

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

October 1st, 2018

In accordance with both a mailing to every owner of land within 120 metres of the subject properties and the posting of a notice on the properties with respect to applications from Paramathas Joseph, Panagiotis Karaglaus, Jonathan Van Huizen, Mary Ann & Keith Robertson, and Belleville Complex Inc., a Public Meeting was held in Council Chambers, 4th Floor City Hall, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

Councillor Egerton Boyce
Councillor Paul Carr
Councillor Jackie Denyes
Councillor Jack Miller
Councillor Mitch Panciuk

ABSENT:

Councillor Mike Graham

STAFF PRESENT:

Mr. Matt MacDonald, Director of Corporate Services/City Clerk
Mr. Rod Bovay, Director of Engineering & Developmental Services
Mr. Stephen Ashton, Manager of Policy Planning

The Chair proceeded to call the Public Meeting to order and outlined, for the benefit of those present, the procedure to be followed with respect to the hearing of presentations.

1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

No disclosures at today's meeting.

2. OPENING REMARKS BY THE CHAIR

"The Public Meeting is being heard by the City Council Planning Advisory Committee and public notice has been given in accordance with the

Planning Act. The non-elected members of the Planning Advisory Committee are Mr. John Baltutis, Mr. David Joyce, Mr. Mike Letwin and Mr. Ross Rae. Citizen appointees may ask questions and participate in the discussion in order to assist in making recommendations to City Council but may not make motions or vote in connection with the Public Meeting.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Planning Committee or City Council before the By-law is passed, the person or public body is not entitled to appeal the decision of City Council or the Planning Committee to the Local Planning Appeal Board (LPAT).

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to City Council or the Planning Committee before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Board (LPAT) unless, in the opinion of the Board, there are reasonable grounds to do so.

Any persons wishing to be advised of the Belleville Planning Advisory Committee's recommendation with respect to today's Applications are requested to leave their name and address on the appropriate notification sheet located on the clipboard beside the podium. In general, any recommendation made today will be forwarded to the next City Council Meeting."

3. PUBLIC MEETING - THE PLANNING ACT

3.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 55 SOUTH CHURCH STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS FILE NO.: B-77-1058 OWNER: PARAMATHAS JOSEPH APPLICANT: CHRIS NAVA

At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

"This property has frontage of 18.3 m on South Church Street. The Applicant requests a rezoning of the subject lands from Residential Second Density (R2-1) with special provisions to Residential Third Density (R3) to permit a semi-detached dwelling. In the Official Plan, the subject land is designated as 'City Centre'."

Mr. Chris Nava from Hestia Design & Build provided a summary of the proposed development.

Mr. Murray LaBerge spokesperson and resident of 42 South Front Street, spoke against the proposed development and cited concerns about potential use for room and board/rental property, parking issues, area road drainage, bad fit with the surrounding residential development. Mr. Laberge presented the committee with an information package for consideration.

Tom Wickett of 38 South Church Street spoke against the application.

Ms. Wendy Russell-Sheppard resident of 24 South Church Street spoke against the application and voiced concerns over parking.

Ms. Sharon Muir, 33 Finch Drive shared her concerns about setting a precedent for short term housing rentals, and objected to the application.

Ms. Nadine Goulet, resident of 39 South Church Street, raised concerns that the potential development could become student housing units, and with that a number of potential issues.

Mr. John Royle of 18 St. Paul Street opposed the application as he was concerned with planning and link to building process.

Mr. Robert Messer, 57 South Church voiced concerns over insufficient parking and drainage in the area to support the proposed development.

No other persons responded to the Chair's call upon those wishing to speak either for or against the application.

Moved by Councillor Miller
Seconded by Councillor Panciuk

THAT the "Paramathas Joseph" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 59 SOUTH CHURCH STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1059
OWNER: PANAGIOTIS KARAGLAUS
APPLICANT: CHRIS NAVA

At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

“This property has frontage of 18.3 m on South Church Street. The Applicant requests a rezoning of the subject lands from Residential Second Density (R2-1) with special provisions to Residential Third Density (R3) to permit semi-detached dwelling. In the Official Plan, the subject land is designated as ‘City Centre’.”

No other persons responded to the Chair’s call to speak for or against the application.

Moved by Councillor Carr
Seconded by Councillor Boyce

THAT the “Panagiotis Karaglaus” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED –

3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1334 CLEARVIEW ROAD, FORMERLY TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1060
OWNER: 2521461 ONTARIO LTD.
APPLICANT: JONATHAN VAN HUIZEN

At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

“The subject lands front on Clearview Road at two locations, 68.6 metres and 77.7 metres in width respectfully. The Applicant requests a rezoning of the subject lands from Rural (RU) Zone to Rural Residential (RR) Zone to permit a single detached dwelling. In the Official Plan, the subject land is designated as ‘Rural’.”

Mr. Jonathan Van Huizen, applicant for the above application was in attendance to answer any questions or concerns.

No other persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Boyce
Seconded by Councillor Panciuk

THAT the "Jonathan Van Huizen" Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

**3.4 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 58 AVONDALE ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-1061
OWNER: MARYANN & KEITH ROBERTSON
APPLICANT/AGENT: RFA PLANNING CONSULTANT INC.**

At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

"This property has frontage of 21.6 m on Avondale Road. The Applicant requests a rezoning of the subject lands from Residential First Density (R1) Zone to Residential Fourth Density (R4) Zone to permit a converted dwelling with two units. In the Official Plan, the subject land is designated as 'Residential'."

Mr. Shawn Leger from RFA Planning Consultant Inc., Applicant/Agent was there to speak to the application and answer questions or concerns if needed.

Mrs. Norine Johnstone resident of 69 Avondale Road opposed the application over concerns about the number of units and potential for use as student housing.

No other persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Panciuk
Seconded by Councillor Miller

THAT the “Maryann & Keith Robertson” Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

- 3.5 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 500 COLLEGE STREET EAST, FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-1062
OWNER: SEARS CANADA INC.
APPLICANT: BELLEVILLE COMPLEX INC.
AGENT: RFA PLANNING CONSULTANT INC.**
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At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

“This property has frontage of 760.55 m on College Street East. The Applicant requests a rezoning of the subject lands from General Industrial (M2-1) Zone to General Industrial (M2-10) Zone with special provisions to permit a ‘Medical Marihuana Production Facility’. In the Official Plan, the subject land is designated as ‘Industrial’.”

Shawn Leger from RFA Planning Consultants Inc., Agent for the application, was on hand to answer any questions or concerns.

Mr. Devan Pennell, from Hexo (Belleville Complex), appeared in support of the application and advised the committee of the building plans, job opportunities, and licensing.

Mr. Paul Bell resident of 143 Dufferin Avenue, addressed the committee and provided a written submission opposing the application.

No other persons responded to the Chair's call upon those wishing to speak either for or against the application.

Moved by Councillor Panciuk
Seconded by Councillor Carr

THAT the "Belleville Complex Inc." Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. **ADJOURNMENT**

Moved by Councillor Carr
Seconded by Councillor Boyce

THAT the Public Meeting be adjourned.

- CARRIED -