

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

OCTOBER 7, 2019

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 David & Beth Putman, Jane Ann Bouma, Adam Holgate and GCL Developments Ltd. 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 Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly
Councillor Bill Sandison
Councillor Ryan Williams

STAFF PRESENT:

Mr. Matt MacDonald, Director of Corporate Services/City Clerk
Mr. Ray Ford, Acting Director of Engineering and Development Services
Mr. Stephen Ashton, Manager of Policy Planning
Mr. Thomas Deming, Principal Planner

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

There were no disclosures of pecuniary interest.

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, Ms. Kathryn Brown, and Mr. Paul Jennings. 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 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 the City of Belleville before the related 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 Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Comments received at this public meeting as well as written comments will be considered by the Engineering and Development Services Department in analysis of the applications that were part of the public meeting tonight. A recommendation report will be brought forward upon receipt of all agency and public comments in the future.

Any persons wishing to be advised of the Belleville Planning Advisory Committee's recommendations 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."

3. PUBLIC MEETING - THE PLANNING ACT

3.1 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 41 CASEY ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS FILE NUMBER: B-77-1089 APPLICANT/OWNER: DAVID PUTMAN & BETH PUTMAN AGENT: KEITH WATSON, WATSON LAND SURVEYORS LTD.

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

"The property is municipally known as 41 Casey Road in the City of Belleville. The subject property is located north of Casey Road, east of Highway 37, and west of Forsythe Road. The two new severed lots have approximately 61 metres of frontage each on Casey Road. The Applicant requests a rezoning of the subject

lands from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone as a condition of Consent for Applications B13/19 and B14/19.

In the Official Plan, the subject land is designated as 'Industrial Land Use'."

Mr. Keith Watson, Agent for the Applicant, was in attendance and sought acknowledgment of industrial/development lands regarding official plan review.

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

Moved by Councillor Culhane
Seconded by Councillor Sandison

THAT the "David & Beth Putman" Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 5027 OLD HIGHWAY 2, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1090
APPLICANT/OWNER: JANE ANN BOUMA

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

"The property is municipally known as 5027 Old Highway 2 in the City of Belleville. The subject property is located north of Old Highway 2, east of Mitchell Road, and west of the municipal boundary.

The two new severed lots have approximately 61 metres of frontage each on Old Highway 2. The Applicant requests a rezoning of the subject lands from Rural (RU) Zone and Hazard (H) Zone to Rural Residential (RR) Zone as a condition of Consent for Applications B19/19 and B20/19.

In the Official Plan, the subject land is designated as 'Rural Land Use'."

Mr. Bouma was in attendance in support of 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 Kelly
Seconded by Councillor Williams

THAT the "Jane Ann Bouma" Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

3.3 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR EXTENSION TO TEMPORARY USE BY-LAW – 209 CANNIFTON ROAD NORTH, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1091
APPLICANT: ADAM HOLGATE
OWNER: HOLGATE TIRE & BATTERY – JOHN HOLGATE

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

"The property is municipally known as 209 Cannifton Road North in the City of Belleville. The subject property is located at the southwest corner of Maitland Drive and Cannifton Road North.

This property has a lot frontage of 50.2 metres, a lot area of 0.22 hectares, and is zoned General Commercial (C3-16) Zone. The lands are developed with a refreshment vehicle and two storage containers. The Applicant requests consideration of an extension of a temporary use by-law to permit the two existing storage containers for a period of two (2) years. A temporary use by-law was previously approved by Council on September 10, 2018 to recognize the two storage containers for a period of one (1) year.

In the Official Plan, the subject lands are designated part 'Commercial' and part 'Open Space'."

Mr. Adam Holgate, Owner, was in attendance in support of 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 Culhane
Seconded by Councillor Sandison

THAT the "Adam Holgate" Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

**3.4 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245: 656, 660, 664, & 670 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1092
OWNER: BELLEVILLE COMMUNITY DEVELOPMENTS LTD.
APPLICANT: GCL DEVELOPMENTS LTD.
AGENT: RFA PLANNING CONSULTANT INC.**

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

"The property is municipally known as 656, 660, 664, & 670 Sidney Street in the City of Belleville. The subject property is located west of Sidney Street, south of Bell Boulevard, and north of Tracey Park Drive.

The four lots have approximately 98.4 metres of frontage each on Sidney Street. The Applicant requests a rezoning of the subject lands from Restricted Industrial (M1) Zone and Highway Commercial (C3-h) Zone to Residential Seventh Density (R7) Zone with special provisions to permit four (4) apartment buildings with a total of 96 dwelling units.

In the Official Plan, the subject lands are designated as 'Commercial Land Use'. The Applicant requests a re-designation to 'Residential Land Use'."

Mr. Andy Geertsma, of GCL Development Inc., Applicant, was in attendance to provide a summary of development plans.

Mr. Daniel Bedford, of RFA Planning Consultant Inc., was in attendance in support of the Application.

Mr. Ralph Vandenberg, of Vandenberg & Wildeboer Architects, was in attendance and in support of Application.

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

Moved by Councillor Culhane
Seconded by Councillor Williams

THAT the "GCL Developments Ltd." Application be referred to the Regular Planning Meeting for further consideration

-CARRIED-

4. **ADJOURNMENT**

Moved by Councillor Culhane
Seconded by Councillor Sandison

THAT the Public Meeting be adjourned.

-CARRIED-