

# BELLEVILLE PLANNING ADVISORY COMMITTEE

## A G E N D A

OCTOBER 6, 2014

5:30 P.M.

COUNCIL CHAMBER

Starting  
Page No.

### CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Taso Christopher  
Councillor Pat Culhane  
Councillor Jackie Denyes

Councillor Tom Lafferty  
Councillor Jack Miller

2. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

3. **PUBLIC MEETING - THE PLANNING ACT**

3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 172 AND 178 TANK FARM ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-967  
APPLICANT/OWNER: GCL DEVELOPMENTS LTD.**

Notice of Meeting and Map

- 3.2      **PROPOSED AMENDMENT TO ZONING BY-LAW  
NUMBER 3014, AS AMENDED – 1695 HARMONY ROAD,  
TOWNSHIP OF THURLOW, NOW IN THE CITY OF  
BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-968  
APPLICANT/OWNER: IRENE VANCLIEF C/O SHARON  
HUYCKE  
AGENT: WATSON LAND SURVEYORS LTD.**

Notice of Meeting and Map

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4.      **ADJOURNMENT**

**BELLEVILLE PLANNING ADVISORY COMMITTEE**

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Page No.

**PLANNING ADVISORY COMMITTEE MEETING**

**1. ATTENDANCE**

Councillor Taso Christopher  
Councillor Pat Culhane  
Councillor Jackie Denyes  
Councillor Tom Lafferty  
Councillor Jack Miller

Michael Graham  
David Joyce  
Mike Letwin  
Ross Rae

**2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on September 2, 2014

**4. DEPUTATIONS**

## 5. COMMUNICATIONS

## 6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 172 AND 178 TANK FARM ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-967  
APPLICANT/OWNER: GCL DEVELOPMENTS LTD.**

Manager of Policy Planning's Report No. PP-2014-29

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RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 3014, as amended, for 172 and 178 Tank Farm Road, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by modifying the provisions of the 'C3-7 – General Commercial' zone by adding a non personal service or repair operation as a permitted use.”

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1695 HARMONY ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-968  
APPLICANT/OWNER: IRENE VANCLIEF C/O SHARON HUYCKE  
AGENT: WATSON LAND SURVEYORS LTD.**

Manager of Policy Planning's Report No. PP-2014-30

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RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-law Number 3014, as amended, for the property described as

1695 Harmony Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning a portion of the subject lands from 'PA – Prime Agriculture' and 'RU – Rural' to 'RR – Rural Residential' and to special 'PA' and 'RU' zones, respectively.”

**7. REPORTS**

**8. INFORMATION MATTERS**

**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT  
MONITORING REPORT**

Report to October 6, 2014

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**9. GENERAL BUSINESS AND INQUIRIES**

**10. ADJOURNMENT**



*City of Belleville*

**Engineering & Development Services Department**  
 169 Front Street  
 Tel: 613-966-8481  
 Fax: 613-967-3262

File No.: B-77 987

**PUBLIC MEETING  
 CITY COUNCIL PLANNING COMMITTEE  
 CITY HALL - COUNCIL CHAMBER  
 169 FRONT STREET  
 MONDAY, OCTOBER 6, 2014  
 AT 6:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 30'4, as amended. The vacant parcel comprises an area of approximately 6 933 square metres and is zoned "C3-7 – General Commercial". The Applicant requests a modification to the C3-7 zone to add a "non personal service or repair operation" as a permitted use in addition to the current permitted uses of the zone. This use would permit a non personal service or trade which would provide for installation, maintenance and/or repair services. This could include such businesses as a plumber's shop, an electrician's shop, a building heating and cooling systems shop or other similar or like uses.

The land is described municipally as 164 Tank Farm Road, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated "Commercial Land Use" in the Official Plan as part of the Cannifton Planning Area. Within this land use designation, the requested use is permitted.

**ZONING BY-LAW:**

The subject land is zoned "C3-7 – General Commercial" in Zoning By-Law Number 30'4, as amended. The Applicant requests an amendment to the C3-7 zone to add a "non personal service or repair operation" as a permitted use to the current allowed uses.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtrmacdonald@citybelleville.on.ca).

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 by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3268, Fax: 613-967-3262).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary  
 Planning Advisory Committee

DATED at the City of Belleville this 16<sup>th</sup> day of September, 2014

