

# CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

## MINUTES

February 2, 2015

In accordance with an advertisement placed in the press with respect to an application from Jennifer French, a Public Meeting was held in the City Hall Council Chamber on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the application.

### PRESENT:

Councillor Jackie Denyes (Chair)  
Councillor Mike Graham  
Councillor Jack Miller

Councillor Paul Carr  
Mayor Taso Christopher

### ABSENT

Councillor Kelly McCaw

### STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services  
Mr. Art MacKay, Manager of Policy Planning  
Mr. Spencer Hutchison, Manager of Approvals  
Mr. Matt MacDonald, Acting Director of Corporate Services/City Clerk

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. 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 Ontario Municipal Board.

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 Ontario Municipal Board 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."

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

There were no disclosures of pecuniary interest.

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

3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 514 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-976  
APPLICANT/AGENT: JENNIFER FRENCH  
OWNER: ADTECH PERIPHERAL SUPPORT LTD.**

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

"The application pertains to a commercial building that is located at 514 Dundas Street East. The land is zoned 'C7 – Motor Vehicle Commercial' and the applicant requests a rezoning to 'C3 - Highway Commercial', with a special provision, to permit the building to be internally converted for an eating establishment as well as allowing for a portion of the building to be used for inside storage. No new development is proposed.

The land is described municipally as 514 Dundas Street East, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated 'Commercial Land Use' in the Official Plan. Within this land use designation, an eating establishment is a permitted use.

**ZONING BY-LAW:**

The subject land is zoned 'C7 – Motor Vehicle Commercial' in Zoning By-law Number 10245, as amended. The applicant requests a rezoning to

'C3 - Highway Commercial', with a special provision, to permit the building to be internally converted for an eating establishment as well as allowing for a portion of the building to be used for inside storage."

Ms. Jennifer French, applicant, was in attendance to speak in favour of and answer questions pertaining to 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 Miller  
Seconded by Councillor Graham

THAT the "Jennifer French" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

#### **4. ADJOURNMENT**

Moved by Councillor Carr  
Seconded by Councillor Graham

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**February 2, 2015**

A Regular Meeting of the Belleville Planning Advisory Committee was held in the City Hall Council Chamber on the above date at 5:30 p.m.

**1. ATTENDANCE**

Councillor Jackie Denyes (Chair)	Mr. Mike Letwin
Mayor Taso Christopher	Mr. Ross Rae
Councillor Paul Carr	
Councillor Mike Graham	
Councillor Jack Miller	

**ABSENT**

Councillor Kelly McCaw  
Mr. John Baltutis  
Mr. David Joyce

**STAFF PRESENT**

Mr. Rod Bovay, Director of Engineering and Development Services  
Mr. Art MacKay, Manager of Policy Planning  
Mr. Spencer Hutchison, Manager of Approvals  
Mr. Matt MacDonald, Acting Director of Corporate Services/City Clerk

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

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There were no disclosures of pecuniary interest.

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on January 20, 2015 had been circulated.

Moved by Mr. Letwin  
Seconded by Councillor Carr

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory

Committee Meeting held on January 20, 2015 be approved and adopted.

- CARRIED -

**4. DEPUTATIONS**

There were no deputations.

**5. COMMUNICATIONS**

5.1 Correspondence from the following individuals objecting to Zoning By-law Amendment Application B-77-976, 514 Dundas Street East, was circulated for review. Referrals from Public Meeting Item 6.1 refers.

- February 2, 2015 email from Ray Mullin, Gary Morton and Jack Lone
- Letter from Marguerite Shipley
- January 30, 2015 letter from Dianne Shipley
- January 16, 2015 letter from Janet Sirvage

Moved by Councillor Graham  
Seconded by Mr. Rae

THAT correspondence from the following individuals objecting to Zoning By-law Amendment Application B-77-976, 514 Dundas Street East, be received and referred to Referrals from Public Meeting Item 6.1.

- February 2, 2015 email from Ray Mullin, Gary Morton and Jack Lone
- Letter from Marguerite Shipley
- January 30, 2015 letter from Dianne Shipley
- January 16, 2015 letter from Janet Sirvage

- CARRIED -

**6. REFERRALS FROM PUBLIC MEETING**

6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,  
AS AMENDED – 514 DUNDAS STREET EAST, CITY OF  
BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-976  
APPLICANT/AGENT: JENNIFER FRENCH  
OWNER: ADTECH PERIPHERAL SUPPORT LTD.**

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The Planning Advisory Committee considered the “Jennifer French” Planning Application in light of the Public Meeting and Correspondence Item 5.1.

Moved by Mr. Rae  
Seconded by Mr. Letwin

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 10245, as amended, for 514 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from “C7 – Motor Vehicle Commercial” to “C3 – Highway Commercial” with a special provision. The C3 zone would permit the building to be internally converted to accommodate an eating establishment. The special provision would permit a portion of the building to be used for inside storage.

- CARRIED -

**7. REPORTS**

There were no reports.

**8. INFORMATION MATTERS**

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

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Report to February 2, 2015.

Moved by Councillor Miller  
Seconded by Councillor Carr

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to February 2, 2015 be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There was no general business or inquiries.

10. **ADJOURNMENT**

Moved by Mayor Christopher  
Seconded by Councillor Graham

THAT the Regular Planning Advisory Committee  
Meeting adjourn.

- CARRIED -