

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

March 2, 2015

In accordance with an advertisement placed in the press with respect to an application from Brad Devolin, 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 Jack Miller

Councillor Paul Carr
Mayor Taso Christopher

ABSENT

Councillor Kelly McCaw
Councillor Mike Graham

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 2076-80, AS AMENDED – PARTS 1 & 2, PLAN 21R-23868, PART OF LOT 36, CONCESSION 2 – BELL BOULEVARD, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-962
APPLICANT/OWNER: TULIP DEVELOPMENT CORPORATION
AGENT: MCINTOSH PERRY CONSULTING ENGINEERS LTD.**

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

"The application pertains to a 2.5 hectare vacant parcel of land that was rezoned to 'CH-31/MS - Highway Commercial/Special Industrial' by By-law Number 2014-131 passed by City Council in August 2014. The purpose of the zoning change was to permit the site to be developed with a range of commercial and retail uses, subject to providing relief on required parking and loading provisions. Subsequently, By-law 2014-131 was appealed to the Ontario Municipal Board.

To satisfy the objections raised by the appellant, the applicant is requesting that By-law Number 2014-131 be amended by deleting the following uses: 'Church or Religious Institution', 'Commercial School' and 'Day Care Centre/Day Nursery'.

The land is described as Parts 1 and 2, Plan 21R-23868, Part of Lot 36, Concession 2, Township of Sidney, Now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Employment Area' in the Loyalist Secondary Plan. The proposed amendment complies with the policies of the Secondary Plan.

ZONING BY-LAW:

By-law Number 2104-131 rezoned the subject land to 'CH-31/MS – Highway Commercial/Special Industrial'. The applicant requests that the CH-31/MS zone provisions be amended by removing 'Church or Religious Institution', 'Commercial School' and 'Day Care Centre/Day Nursery' as permitted uses."

No 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 Carr

THAT the "Tulip Development Corporation" 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 – 25 - 27 ST. PAUL STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-977
APPLICANT/OWNER: BRAD DEVOLIN
AGENT: JOHN ROYLE

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

"The application pertains to two (2) vacant parcels of land created by a land severance granted by the Committee of Adjustment on July 11, 2013 (Severance File # B16/13). The parcels are zoned 'R2-1 - Residential Second Density' which would permit a single detached dwelling on each lot. Instead, the applicant requests a rezoning to 'R4 – Residential Fourth Density' to permit the construction of a semi-detached dwelling that would straddle the shared property line.

The lands are described as 25 - 27 St. Paul Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'City Centre' in the Official Plan and the construction of a semi-detached dwelling is permitted by the policies of the Plan.

ZONING BY-LAW:

The subject lands are 'R2-1 – Residential Second Density' and the applicant requests a rezoning to 'R4 - Residential Fourth Density' to permit the construction of a semi-detached dwelling that would straddle the shared property line."

Mr. John Royle, agent for the applicant, was in attendance to support and answer questions pertaining to the application.

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

Moved by Mayor Christopher
Seconded by Councillor Carr

THAT the "Tulip Development Corporation" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Carr
Seconded by Mayor Christopher

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

March 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)
Mayor Taso Christopher
Councillor Paul Carr
Councillor Jack Miller

Mr. John Baltutis
Mr. David Joyce
Mr. Mike Letwin
Mr. Ross Rae

ABSENT

Councillor Kelly McCaw
Councillor Mike Graham

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

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 February 2, 2015 had been circulated.

Moved by Mr. Letwin
Seconded by Councillor Miller

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on February 2, 2015 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no deputations.

5. **COMMUNICATIONS**

- 5.1 Email from Eric DenOuden regarding Zoning Amendment Application No. B-77-962
Referrals from Public Meeting Item 6.1 refers

Moved by Mr. Rae
Seconded by Mr. Joyce

THAT the email from Eric DenOuden regarding Zoning Amendment Application No. B-77-962 be received and referred to Referrals from Public Meeting Item 6.1.

- CARRIED -

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – PARTS 1 & 2, PLAN 21R-23868, PART OF LOT 36, CONCESSION 2 – BELL BOULEVARD, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-962
APPLICANT/OWNER: TULIP DEVELOPMENT CORPORATION
AGENT: MCINTOSH PERRY CONSULTING ENGINEERS LTD.**
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The Planning Advisory Committee considered the “Trillium Development Corporation” Planning Application in light of the Public Meeting and Correspondence Item 5.1.

Moved by Mayor Christopher
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 2076-80, as amended, for Parts 1 and 2, Plan 21R-23868, Part of Lot 36, Concession 2, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 2076-80, as amended, be amended by modifying the provisions of the "CH-31MS – Highway Commercial/Special Industrial" zone by deleting "Church or Religious Institution", "Commercial School" and "Day Care Centre/Day Nursery" as permitted uses.

- CARRIED -

6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED – 25 - 27 ST. PAUL STREET, CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NUMBER: B-77-977
APPLICANT/OWNER: BRAD DEVOLIN
AGENT: JOHN ROYLE**

The Planning Advisory Committee considered the "Brad Devolin" Planning Application in light of the Public Meeting.

Moved by Councillor Carr
Seconded by Mayor Christopher

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 25 and 27 St. Paul Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcels from "R2-1 – Residential Second Density" to "R4 – Residential Fourth Density" to permit the subject land to be developed with a semi-detached dwelling.

- CARRIED -

7. **REPORTS**

There were no reports.

8. **INFORMATION MATTERS**

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

Report to March 2, 2015.

Moved by Mr. Joyce
Seconded by Councillor Carr

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

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There was no general business or inquiries.

10. **ADJOURNMENT**

Moved by Mr. Rae
Seconded by Councillor Miller

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -