

BELLEVILLE PLANNING ADVISORY COMMITTEE

AGENDA

MARCH 5, 2018

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. ATTENDANCE

Councillor Egerton Boyce
Councillor Paul Carr
Councillor Jackie Denyes

Councillor Mike Graham
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 10245, AS AMENDED – 330 COLLEGE STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1040
APPLICANT/OWNER: ROSEBUSH PROPERTIES LTD.
AGENT: BEL-CON DESIGN-BUILDERS LTD.

Notice of Meeting and Map

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- 3.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED AND PROPOSED PLAN OF SUBDIVISION – 129, 137, 143, 145 AND 151 CLOVERLEAF DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1042 & 12T-18001

APPLICANT/OWNERS: MR. & MRS. WESKETT, MS. MCMECHAN, MR. & MRS. GORDON, MR. & MRS. FELSKE, CANADIAN CONFERENCE OF THE BRETHREN IN CHRIST CHURCH

AGENT: ANDY GEERTSMA, GCL DEVELOPMENTS LTD.

Notice of Meeting and Map

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- 3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 121 NORTH FRONT STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1043
OWNER: 2603018 ONTARIO LTD. C/O JOSEPH CHACKO & SINDHU AGUSTINE
APPLICANT: R. MORDEN ENGINEERING & CONTRACTING LTD.

Notice of Meeting and Map

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- 3.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 250 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1044
APPLICANT/OWNER: 2589989 ONTARIO INC.
AGENT: BALDWIN LAW C/O GREGORY PARKER

Notice of Meeting and Map

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4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

MARCH 5, 2018

5:30 P.M.

COUNCIL CHAMBER

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PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Egerton Boyce
Councillor Paul Carr
Councillor Jackie Denyes
Councillor Mike Graham
Councillor Jack Miller

John Baltutis
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 Meetings and Planning Advisory Committee Meetings held on December 4, 2017 and January 2, 2018

4. DEPUTATIONS

5. CORRESPONDENCE

- 5.1 Correspondence regarding the “Cloverleaf Drive Application”
No B-77-1042 was received from the following area residents.

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- Erin Graham and Justin Shakell
- Sandra Mouland
- Heather O'Brien
- Stephen Ellsworth
- Rosemary & JR Allen
- Barry & Erika Davis
- Mark & Lorrie Eberts
- Carolyn Kelly & Lois Kelly
- Charlie Zhang & Lily Li
- Sharan Gosling
- Kevin & Leanne Pond

RESOLUTION

“THAT the correspondence received from Erin Graham & Justin Shakell, Sandra Mouland, Heather O'Brien, Stephen Ellsworth, Rosemary & JR Allen, Barry & Erika Davis, Mark & Lorrie Eberts, Carolyn Kelly & Lois Kelly, Charlie Zhang & Lily Li, Sharan Gosling and Kevin & Leanne Pond regarding Application No. B-77-1042 be received and referred to Referrals from Public Meeting Item 6.2.”

- 5.2 Correspondence regarding the “Sidney Street Application” No.
B-77-1044 was received from the following area residents.

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- Kathy Lauderville
- Bin Xia

RESOLUTION

“THAT the correspondence received from Kathy Lauderville and Bin Xia regarding Application No. B-77-1044 be received and referred to Referrals from Public Meeting Item 6.4.”

- 5.3 Correspondence regarding the “College Street Application” No. B-77-1040 was received from CN – Railway Properties. **42**
- RESOLUTION
- “THAT the correspondence received from CN – Railway Properties regarding Application No. B-77-1040 be received and referred to Referrals from Public Meeting Item 6.1.”
- 5.4 Correspondence regarding the “North Front Street Application” No. B-77-1043 was received from Jack Tweedy of 14 Evans Street. **44**
- RESOLUTION
- “THAT the correspondence received from Jack Tweedy of 14 Evans Street. regarding Application No. B-77-1043 be received and referred to Referrals from Public Meeting Item 6.3.”
- 6. REFERRALS FROM PUBLIC MEETING**
- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 330 COLLEGE STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1040
APPLICANT/OWNER: ROSEBUSH PROPERTIES LTD.
AGENT: BEL-CON DESIGN-BUILDERS LTD.**
- Manager of Policy Planning’s Report No. PP-2018-02 **45**
- 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 10245, as amended, for the property described as 330 College 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 parcel from 'M2-1 – General Industrial' to a modified M2 zone to permit a convenience store and gas bar.”

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED AND PROPOSED PLAN OF SUBDIVISION – 129, 137, 143, 145 AND 151 CLOVERLEAF DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1042 & 12T-18001
APPLICANT/OWNERS: MR. & MRS. WESKETT, MS. MCMECHAN, MR. & MRS. GORDON, MR. & MRS. FELSKE, CANADIAN CONFERENCE OF THE BRETHREN IN CHRIST CHURCH
AGENT: ANDY GEERTSMA, GCL DEVELOPMENTS LTD.**

Manager of Approvals Section's Report No. PP-2018-8
Special Projects Planners Report No. PP-2018-8

51

RESOLUTION

1. That the Belleville Planning Advisory Committee recommends the following to City Council:

"THAT approval of a Draft Plan of Subdivision, as shown on **APPENDIX 4** attached to the Manager of Approval's/Special Projects Planner's Report No. APS-2018-8, be granted for the lands described as Part of Lot 2, Concession 3, formerly Township of Thurlow, now City of Belleville (File: 12T-18001), subject to the draft plan conditions outlined in **APPENDIX 10** of same."

2. "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 land located in Part of Lot 2, Concession 3, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from the current D-r – Development Zone and CF - Community Facility Zone to the R2-5 Zone to permit 25 single detached dwellings on lots with a minimum lot frontage of 12.0 metres."

- 6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 121 NORTH FRONT STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1043
OWNER: 2603018 ONTARIO LTD. C/O JOSEPH CHACKO & SINDHU AGUSTINE
APPLICANT: R. MORDEN ENGINEERING & CONTRACTING LTD.
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Manager of Policy Planning's Report No. PP-2018-03

80

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 10245, as amended, for the property described as 121 North Front Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by modifying the provisions of the 'C3-8 – Highway Commercial' zone to permit a physiotherapy clinic subject to special provisions for rear yard depth, interior side yard widths and size of parking aisle."

- 6.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 250 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1044
APPLICANT/OWNER: 2589989 ONTARIO INC.
AGENT: BALDWIN LAW PROFESSIONAL CORP.
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Special Projects Planner's Report No. PP-2018-04

86

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 10245, as amended, for the property described as 250 Sidney Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by modifying the provisions of the 'M1-11 – Restricted Industrial' zone to add a medical marihuana production facility as a permitted use. In addition, an 'h' – Holding symbol is recommended to be added to the site requiring the issuance of a license from Health Canada before the use is permitted to operate."

7. REPORTS

7.1 PROPOSED DRAFT PLAN OF SUBDIVISION - PARTS OF LOT 2, CONCESSION 3 FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE OWNER: REGINALD & JANETTE BARKEMA APPLICANT: G.D. JEWELL ENGINEERING INC.

Manager of Approvals Section's Report No. APS-2018-7

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RESOLUTION

"That the Belleville Planning Advisory Committee recommend the following to Belleville City Council:

THAT approval of a Draft Plan of Subdivision, prepared by G.D. Jewell Engineering Inc., dated March 2017, as shown on **APPENDIX 3** attached to the Manager of Approvals' Report No. APS-2018-7, be granted for the lands identified as Part of Lot 2, Concession 3, formerly the Township of Thurlow, now in the City of Belleville, County of Hastings (File: 12T-170001) subject to the draft plan conditions outlined in **APPENDIX 4** attached to the Manager of Approvals' Report No. APS-2018-7."

7.2 PROPOSED ZONING BY-LAW AMENDMENT PROPOSED DRAFT PLAN OF A VACANT LAND CONDOMINIUM – PART OF LOTS 2 AND 3, CONCESSION 5 FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE 70 MUDCAT ROAD OWNER: 2506400 ONTARIO INC.

Manager of Approvals Section's Report No. APS-2018-09

114

RESOLUTION

1. That the Belleville Planning Advisory Committee recommends the following to City Council:

“THAT approval of a Draft Plan of Vacant Land Condominium, as shown on **APPENDIX 3** attached to the Manager of Approvals/Special Planner’s Report No. APS-2018-09, be granted for the lands described as Part of Lots 2 and 3, Concession 5, formerly Township of Thurlow, now City of Belleville and municipally known as 70 Mudcat Road (File: 12T-17002), subject to the draft plan conditions outlined in **APPENDIX 5** of same.”

2. “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 land located in Parts of Lots 2 and 3, Concession 5, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Number 3014, as amended, be amended by revising the ‘RR-29 – Rural Residential Exception No. 29 Zone’ for the subject lands to permit an 8-unit vacant land condominium with a minimum lot frontage of 29.0 metres.”

8. INFORMATION MATTERS**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to March 5, 2018

147**9. GENERAL BUSINESS AND INQUIRIES****10. ADJOURNMENT**