

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

February 3, 2014

In accordance with an advertisement placed in the press with respect to an application from Teddington Limited, a Public Meeting was held in the Fireplace Room at the Quinte Sports and Wellness Centre, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the application.

PRESENT:

Mayor Neil Ellis
Councillor Jackie Denyes, Acting Chair
Councillor Jack Miller

Councillor Taso Christopher
Councillor Tom Lafferty

ABSENT:

Councillor Pat Culhane

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/Clerk

The Acting 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. Michael Graham, 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 – NORTHWEST CORNER OF COLEMAN STREET AND DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-952
APPLICANT/OWNER: TEDDINGTON LIMITED
AGENT: STEPHEN HYNDMAN

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

"In August 2012, Council approved planning amendments to permit a fifteen (15) storey, 97 unit condominium apartment building to be located at the northwest corner of Coleman Street and Dundas Street West. The applicant is requesting an adjustment to the northerly zone boundary to allow an enlargement of the property by approximately 1,712 square metres and thereby reduce the size of the structure required to accommodate on-site parking. Neither the height, location nor number of units of the proposed building is being changed. The land to be added is zoned 'C2-18 – General Commercial' and the Applicant requests a rezoning to 'R8-1-h – Residential Eighth Density-holding' to match the adjacent R8-1-h zone classification approved in 2012. The land is also subject to Committee of Adjustment Land Severance File # B 04/14.

The proposed location is described as 170 - 180 Coleman Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'City Centre' in the City's Official Plan and the proposed rezoning complies with the policies of the Plan.

ZONING BY-LAW:

The subject land is zoned 'C2-18 – General Commercial' in Zoning By-law Number 10245, as amended. The applicant requests an amendment to 'R8-1-h – Residential Eighth Density-holding' to match the current adjacent R8-1-h zoning located to the south."

Mr. Stephen Hyndman, agent for the applicant, was in attendance to speak in favour of and answer questions pertaining to the application. He also addressed issues raised in a letter received from Mr. Brian Ferrier who stands in opposition to the application (Communications Item 5.1 - Planning Advisory Committee Minutes of February 3, 2014).

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

Moved by Councillor Lafferty
Seconded by Councillor Miller

THAT the "Teddington Limited" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Lafferty
Seconded by Mayor Ellis

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

February 3, 2014

A Regular Meeting of the Belleville Planning Advisory Committee was held in the Fireplace Room at the Quinte Sports and Wellness Centre, on the above date at 5:30 p.m.

1. ATTENDANCE

Mayor Neil Ellis
Councillor Taso Christopher
Councillor Jackie Denyes, Acting Chair
Councillor Tom Lafferty
Councillor Jack Miller

Mr. Michael Graham
Mr. Mike Letwin
Mr. Ross Rae

ABSENT

Councillor Pat Culhane

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/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 January 6, 2014 had been circulated.

Moved by Mr. Letwin
Seconded by Councillor Lafferty

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on January 6, 2014 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **COMMUNICATIONS**

- 5.1 February 3, 2014 letter from Brian Ferrier regarding Planning Amendment Application B-77-952.
Referrals from Public Meeting Item 6.1 refers.

Moved by Councillor Christopher
Seconded by Councillor Lafferty

THAT the February 3, 2014 letter from Brian Ferrier regarding Planning Amendment Application B-77-952 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 10245,
AS AMENDED – NORTHWEST CORNER OF COLEMAN STREET
AND DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF
HASTINGS
FILE NUMBER: B-77-952
APPLICANT/OWNER: TEDDINGTON LIMITED
AGENT: STEPHEN HYNDMAN**
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The Planning Advisory Committee considered the "Teddington Limited" Planning Application in light of the Public Meeting and Communications Item 5.1

Moved by Councillor Miller
Seconded by Councillor Christopher

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 approximately 0.5 hectares of land located at the northwest corner of Coleman Street and Dundas Street West, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning approximately 1,712 square metres of land from “C2-18 – General Commercial” to match the adjacent “R8-1-h – Residential Eighth Density” zone and to modify the same R8-1-h zone to permit a fifteen (15) storey, 97 unit condominium apartment building on approximately 4,856 square metres of land.

- CARRIED -

7. REPORTS

- 7.1 **REQUEST TO DRAFT APPROVE PLAN OF SUBDIVISION
SETTLER’S RIDGE – PHASE 2, PARTS 5 & 6, PLAN 21R-17881,
PARTS OF LOT 1 & 2, CONCESSION 3, FORMERLY TOWNSHIP
OF THURLOW, NOW CITY OF BELLEVILLE (HAMPTON RIDGE
DRIVE)
OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT**
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The Planning Advisory Committee considered the Manager of Approvals’ Report No. APS-2014-09.

Moved by Councillor Christopher
Seconded by Mr. Graham

THAT the Belleville Planning Advisory Committee recommend the following to City Council:

THAT approval of a Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated November 21, 2012, revised to July 4, 2013, as shown on **APPENDIX 2** attached to the Manager of Approval’s Report No. APS-2014-09, be granted for the lands identified as Parts 5 & 6, Plan 21R-17881, Parts of Lot 1 & 2, Concession 3, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-12503) subject to the draft plan conditions

outlined in **APPENDIX 3** attached to the Manager of Approvals' Report No. APS-2014-09.

- CARRIED -

- 7.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS 5 AND 6, PLAN 21R-17881, PART OF LOTS 1 AND 2, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-928
APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.
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The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2014-05.

Moved by Councillor Lafferty
Seconded by Councillor Christopher

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 lands identified as Parts 5 and 6, Plan 21R-17881, Part of Lots 1 and 2, Concession 3, Formerly in the 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 the subject lands from "D – Development", "D-r - Development" and "PA – Prime Agriculture" to "R1-17 – Low Density Residential Type 1", "R1-22 – Low Density Residential Type 1", "R1-23 – Low Density Residential Type 1", "R4-2 – High Density Residential", "C4 – Local Commercial", "CF-9 – Community Facility" and "CF-10 – Community Facility".

- CARRIED -

8. INFORMATION MATTERS

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

Report to February 3, 2014.

Moved by Councillor Christopher
Seconded by Mr. Letwin

THAT the Official Plan and Zoning By-law
Amendment Monitoring Report to February 3, 2014
be received.

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

There was no General Business or Inquiries.

10. ADJOURNMENT

Moved by Councillor Lafferty
Seconded by Councillor Miller

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -