

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

January 6, 2014

In accordance with advertisements placed in the press with respect to applications from Dr. Douglas Smith and Dr. Kenneth Lawless, and Dr. Nadia Bielawa, 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 applications.

PRESENT:

Councillor Tom Lafferty, Chair
Councillor Pat Culhane
Councillor Jack Miller

Councillor Taso Christopher
Councillor Jackie Denyes

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. Greg Pinchin, Special Projects Planner
Mr. Matt MacDonald, Acting Director of Corporate Services/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. 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 – 11 AND 15 CHATHAM STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-950
APPLICANT/OWNER: DR. DOUGLAS SMITH & DR. KENNETH LAWLESS
AGENT: VAN MEER LIMITED**

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

"The application pertains to 11 and 15 Chatham Street which, in 2012, were rezoned to 'R4-49 – Residential Fourth Density' to allow for parking in the rear yards of the existing dwellings to service the adjacent dental centre. The applicant now proposes to remove the two (2) dwellings and requests a special 'C5 – Non-Retail Commercial' zone to allow the parcels to be used solely as a parking area for the dental building.

OFFICIAL PLAN:

The affected lands are designated 'Residential Land Use' in the City's Official Plan. A limited range of commercial uses are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject lands are zoned 'R4-49 – Residential Fourth Density' in Zoning By-law Number 10245, as amended. The applicant is requesting a change to a special 'C5 - Non-Retail Commercial' zone to allow parking for the adjacent dental centre."

Mr. Arnold Vandermeer, agent for the applicant, was in attendance to speak to 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 Denyes
Seconded by Councillor Miller

THAT the "Dr. Douglas Smith and Dr. Kenneth Lawless" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 580 ASHLEY STREET, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-951
APPLICANT: DR. NADIA BIELAWA
OWNERS: GEORGE & AMY LYN STEPHEN
AGENT: DUCON CONTRACTORS LTD., C/O DENNIS MARTIN

At the request of the Chair, the Special Projects Planner described the subject application as follows:

"The property is zoned 'C3-15 – General Commercial' and the applicant requests a rezoning to a special 'C3 – General Commercial' zone in order to operate a veterinarian clinic. To accommodate this, the applicant proposes a 1,000 sq. ft. addition to the existing building (for a total enlarged area of approximately 1,900 sq. ft.).

The property is described as 580 Ashley Street, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Hamlet' in the City's Official Plan as part of the hamlet of Foxboro. A wide range of commercial uses are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned 'C3-15 – General Commercial' in Zoning By-law Number 3014, as amended. The applicant is requesting a change in zoning to allow a veterinarian clinic as a permitted use, in addition to the uses currently permitted under the C3-15 zone."

Mr. Dennis Martin, agent for the applicant, was in attendance to speak to 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 Councillor Culhane
Seconded by Councillor Denyes

THAT the "Dr. Nadia Bielawa" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Denyes
Seconded by Councillor Christopher

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

January 6, 2014

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

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

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. Greg Pinchin, Special Projects Planner
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 December 2, 2013 had been circulated.

Moved by Mr. Graham
Seconded by Councillor Miller

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on December 2, 2013 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **COMMUNICATIONS**

- 5.1 December 30, 2013 letter from Jakup Mikkelsen and Margaret M. Ruiz regarding Zoning Amendment Application B-77-950. Referrals from Public Meeting 6.1 refers.

Moved by Mr. Joyce
Seconded by Mr. Letwin

“THAT the December 30, 2013 letter from Jakup Mikkelsen and Margaret M. Ruiz regarding Zoning Amendment Application B-77-950 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 – 11 AND 15 CHATHAM STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-950
APPLICANT/OWNER: DR. DOUGLAS SMITH & DR. KENNETH LAWLESS
AGENT: VAN MEER LIMITED

The Planning Advisory Committee considered the “Dr. Douglas Smith and Dr. Kenneth Lawless” 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 the City's Zoning By-law Number 10245, as amended, for 11 and 15 Chatham 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 “R4-49 – Residential Fourth Density” to a special “C5 – Non-Retail Commercial” zone for the purpose of adding off-street parking as a permitted use for the adjacent dental centre.

- CARRIED -

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 580 ASHLEY STREET, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-951
APPLICANT: DR. NADIA BIELAWA
OWNER: GEORGE & AMY LYN STEPHEN
AGENT: DUCON CONTRACTORS LTD., C/O DENNIS MARTIN
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The Planning Advisory Committee considered the “Dr. Nadia Bielawa” Planning Application in light of the Public Meeting.

Moved by Councillor Denyes
Seconded by Mr. Joyce

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 580 Ashley Street, 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 modifying the provisions of the “C3-15 – General Commercial” zone to add a veterinarian clinic as a permitted use, and to recognize an existing southerly landscaped strip adjacent to the driveway and parking area.

- CARRIED -

7. REPORTS

**7.1 REQUEST TO DRAFT APPROVE A PLAN OF SUBDIVISION
HEARTHSTONE RIDGE SUBDIVISION – PHASE 2
PART OF LOT 13, CONCESSION 7, FORMER TOWNSHIP OF
THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF
HASTINGS
OWNER: SHADY RIDGE STOCK FARMS INC.**

The Planning Advisory Committee considered the Manager of Approvals' Report No. APS-2014-01

Moved by Mr. Graham
Seconded by Mr. Rae

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

THAT approval of a Draft Plan of Subdivision, prepared by The Greer Galloway Group Inc., dated July 4, 2012, revised to November 16, 2013, as shown on APPENDIX 2 attached to the Manager of Approvals' Report No. APS-2014-1, be granted for the lands identified as Part of Lot 13, Concession 7, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-10501), subject to the draft plan conditions outlined in APPENDIX 3 of same.

- CARRIED -

8. INFORMATION MATTERS

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

Report to January 6, 2014.

Moved by Mr. Letwin
Seconded by Councillor Denyes

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to January 6, 2014 be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

Committee members were advised that the February 3, 2014 meeting needs to be held at a different location due to the elevator at City Hall being scheduled for repairs.

A decision was made to hold the February 3, 2014 meeting at the Quinte Sports and Wellness Centre.

10. **ADJOURNMENT**

Moved by Councillor Miller
Seconded by Councillor Christopher

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -