

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

March 3, 2014

In accordance with advertisements placed in the press with respect to applications from Man Hole Ten Developments Inc. and Heritage Park Joint Venture, 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 applications.

PRESENT:

Councillor Tom Lafferty, Chair
Councillor Pat Culhane

Councillor Jackie Denyes
Councillor Jack Miller

ABSENT:

Councillor Taso Christopher

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 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 3014, AS AMENDED – PART OF PARK LOTS 4, 5, 6 AND 7, REGISTERED PLAN 124, PART OF LOT 8, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-953
APPLICANT: MAN HOLE TEN DEVELOPMENTS INC.,
c/o BELLEVUE FABRICATING
OWNER: ALEXANDER, DOEF, SCOTT & VADER
AGENT: VAN MEER LTD.**
-

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

"The applicant requests an amendment to Zoning By-law Number 3014, as amended, for Canniff Mills North, a draft approved plan of subdivision located north of the Trans Canada Pipeline and east of Farnham Road. In 2009, draft plan of subdivision approval was given to this site for a total of 542 dwelling units on approximately 37 hectares of land.

The land is currently zoned 'R1 – Low Density Residential Type 1', 'R2-4-h – Low Density Residential Type 2-holding', 'D-r – Development', 'CF-4 – Community Facility' and 'RR – Rural Residential'. In order to implement the draft approved lot fabric for the subdivision, the applicant is requesting 'R1-23 – Low Density Residential Type 1', 'R4-2 – High Density Residential' and special 'R4 – High Density Residential' zoning to permit single detached residential dwellings, town houses and both walk up and high rise apartment dwellings. In addition, 'CF-4 – Community Facility'

and 'CF-9 – Community Facility' zoning is requested for open space uses and a stormwater management facility, respectively.

The applicant has also requested that the draft approved lot fabric from the 2009 plan be 'red-lined' to accommodate a slight boundary adjustment, as well as a re-configuration of some of the proposed town house units to single detached dwellings.

The land is described as Part of Park Lots 4, 5, 6 and 7, Registered Plan 124 Part of Lot 8, Concession 3, formerly Township of Thurlow, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Residential Land Use' in the Official Plan as part of the Cannifton Planning Area. Residential development is permitted in the 'Residential Land Use' designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned 'R1 – Low Density Residential Type 1', 'R2-4-h – Low Density Residential Type 2-holding', 'D-r - Development', 'CF-4 – Community Facility' and 'RR – Rural Residential' in By-Law Number 3014, as amended. The Applicant requests 'R1-23 – Low Density Residential Type 1', 'R4-2 – High Density Residential' and special 'R4 – High Density Residential' zoning to permit single detached residential dwellings, town houses and both walk up and high rise apartment dwellings. In addition, 'CF-4 – Community Facility' and 'CF-9 - Community Facility' zoning is requested for open space uses and a stormwater management facility, respectively."

Mr. Arnold Van Meer, agent for the applicant, was present to speak in favour of and answer questions pertaining to the application.

Mr. Bruce Anderson, 34 Gale Crescent, had questions regarding storm water management issues.

Ms. Marsha Turner, 208 Farnham Road, questioned whether an environmental assessment or baseline study had been completed on the subject area. She expressed concerns regarding fracking in the development and road widening in the area.

Mr. Brian Johnson, 17 Kipling Drive, expressed concerns regarding the impact of increased traffic on the condition of Farnham Road.

Mr. Alan Wood, 32 Gale Crescent, spoke to his concerns regarding safety issues with increased traffic on Farnham Road.

No other 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 “Man Hole Ten Developments Inc.”
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 – PART OF LOT 5, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-954
APPLICANT: HERITAGE PARK JOINT VENTURE
c/o GEERTSMA HOMES LTD.
OWNER: HASTINGS ENTERPRISES INC. & G.C.L. DEVELOPMENTS
c/o GEERTSMA HOMES LTD.
AGENT: GEERTSMA HOMES LTD.
-

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

“The applicant requests an amendment to Zoning By-law Number 3014, as amended, for a total of thirteen (13) single detached residential lots located in the Heritage Park draft approved plan of subdivision.

The proposed lots are zoned ‘R1-23 – Low Density Residential Type 1’ and the Applicant is requesting a rezoning to ‘R2-5 – Low Density Residential Type 2’ to match the zoning of the adjacent single detached lots in the subdivision. A special provision is also requested for nine (9) of the lots located on a cul-de-sac so as to permit a minimum 7.0 metre rear yard versus the current requirement of 7.6 metres.

The land is described as Part of Lot 5, Concession 3, formerly Township of Thurlow, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated ‘Residential Land Use’ in the Official Plan as part of the Cannifton Planning Area. Residential development is permitted in the ‘Residential Land Use’ designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned ‘R1-23 – Low Density Residential Type 1’ in By-Law Number 3014, as amended. The Applicant requests a rezoning to ‘R2-5 – Low Density Residential Type 2’ and R2-5 with a special provision, the

latter of which would permit a minimum rear yard of 7.0 metres for those single detached lots fronting on a cul-de-sac.”

Mr. Tony Englesdorfer, agent for the applicant, was in attendance at the meeting to support the application.

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 Culhane

THAT the “Heritage Park Joint Venture” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Culhane
Seconded by Councillor Denyes

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

March 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

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

Mr. David Joyce
Mr. Mike Letwin

ABSENT

Mr. Michael Graham

Mr. Ross Rae

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 February 3, 2014 had been circulated.

Moved by Councillor Miller
Seconded by Mr. Letwin

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on February 3, 2014 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **COMMUNICATIONS**

There were no Communications.

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF PARK LOTS 4, 5, 6 AND 7, REGISTERED PLAN 124, PART OF LOT 8, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-953
APPLICANT: MAN HOLE TEN DEVELOPMENTS INC.,
c/o BELLEVUE FABRICATING
OWNER: ALEXANDER, DOEF, SCOTT & VADER
AGENT: VAN MEER LTD.**
-

The Planning Advisory Committee considered the “Man Hole Ten Developments Inc.” Planning Application in light of the Public Meeting.

Moved by Councillor Denyes
Seconded by Councillor Culhane

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 Part of Park Lots 4, 5, 6 and 7, Registered Plan 124, Part of Lot 8, 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 “R1 – Low Density Residential Type 1”, “R2-4-h – Low Density Residential Type 2-holding”, “D-r - Development”, “CF-4 – Community Facility” and “RR – Rural Residential” to “R1-23 – Low Density Residential Type 1”, “R4-2 - High Density Residential”, special “R4 – High Density Residential” zones, “CF-4 – Community Facility” and, “CF-9 – Community Facility”.

- CARRIED -

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF LOT 5, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-954
APPLICANT: HERITAGE PARK JOINT VENTURE
c/o GEERTSMA HOMES LTD.
OWNER: HASTINGS ENTERPRISES INC. & G.C.L.
DEVELOPMENTS
c/o GEERTSMA HOMES LTD.
AGENT: GEERTSMA HOMES LTD.
-

The Planning Advisory Committee considered the “Heritage Park Joint Venture” Planning Application in light of the Public Meeting.

Moved by Mr. Joyce
Seconded by Councillor Denyes

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 5, 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 to rezone the subject lands from “R1-23 – Low Density Residential Type 1” to “R2-5 – Low Density Residential Type 2” and “R2-5” with a special provision.

- CARRIED -

7. **REPORTS**

- 7.1 **REQUEST TO RED-LINE DRAFT APPROVED PLAN OF SUBDIVISION, PROPOSED PLAN OF SUBDIVISION, CANNIFF MILL ESTATES – NORTH, PART OF PARK LOTS 4 TO 7 REGISTERED PLAN NO. 124, PART OF LOT 8, CONCESSION 3, FORMERLY TOWNSHIP OF THURLOW
OWNER: MAN HOLE TEN DEVELOPMENT INC.
AGENT: VAN MEER LIMITED**
-

The Planning Advisory Committee considered the Manager of Approvals' Report No. APS-2014-10.

Moved by Councillor Miller
Seconded by Councillor Christopher

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

THAT, pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approve the request to modify the draft approved Plan of Subdivision (File No.: 12T-09501) submitted by Van Meer Limited on behalf of Man Hole Ten Development Inc., as shown on APPENDIX 3 attached to the Manager of Approvals Section Report No. APS-2014-10.

- CARRIED -

8. **INFORMATION MATTERS**

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

Report to March 3, 2014.

Moved by Mr. Letwin
Seconded by Councillor Denyes

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

- CARRIED -

8.2 **LUNARLIGHT SOLAR PROJECT (FORMERLY SKYPOWER LIMITED) – 157 BETHEL ROAD, CITY OF BELLEVILLE**

Moved by Councillor Culhane
Seconded by Councillor Miller

THAT the information provided regarding the LunarLight Solar Project (formerly SkyPower Limited) at 157 Bethel Road, be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There was no General Business or Inquiries.

10. **ADJOURNMENT**

Moved by Mr. Joyce
Seconded by Councillor Culhane

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -