

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

November 26, 2014

In accordance with an advertisement placed in the press with respect to an application from Belmont Long Term Care Facility (for Belcrest Nursing Homes Limited), 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 Taso Christopher

ABSENT

Councillor Pat Culhane
Councillor Tom Lafferty

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. 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 – 250 BRIDGE STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-972
APPLICANT/OWNER: BELMONT LONG-TERM CARE FACILITY (FOR BELCREST NURSING HOMES LIMITED)
AGENT: RFA PLANNING CONSULTANT INC.**

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

"The application pertains to the Belmont Long-Term Care Facility located at 250 Bridge Street West and which is zoned 'NH – Nursing Home' in the Zoning By-law. The applicant is requesting a modification to the 'NH' zone to allow approximately 186 square metres of the accessory building located to the north of the nursing home to be used as a personal fitness training facility and massage therapy clinic.

The land is described municipally as 250 Bridge Street West, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Residential Land Use' in the Official Plan.

ZONING BY-LAW:

The subject land is zoned 'NH – Nursing Home' in Zoning By-law Number 10245, as amended. The applicant requests an amendment to the 'NH' zone to allow approximately 186 square metres of an accessory building

to be used as a personal fitness training facility and massage therapy clinic.”

Ms. Ruth Ferguson Aulhouse, agent for the applicant, was in attendance to speak to and answer questions pertaining to the application. She requested that the application be deferred.

The following individuals spoke against the application:

- Ms. Susan Primeau, 45 Boyce Court
- Ms. Helen Livingston, 43 Boyce Court
- Mr. David Livingston, 43 Boyce Court
- Ms. Liz Gregory, 29 Boyce Court
- Mr. Peter O’Connell, 27 Boyce Court

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

Moved by Councillor Christopher
Seconded by Councillor Miller

THAT the Agent’s request that the Planning Advisory Committee DEFER a decision on the Belmont Long-Term Care Facility Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

Moved by Councillor Christopher
Seconded by Councillor Miller

THAT the “Belmont Long-Term Care Facility (for Belcrest Nursing Homes Limited)” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Miller
Seconded by Councillor Christopher

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

November 26, 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 Jackie Denyes (Chair)
Councillor Taso Christopher
Councillor Jack Miller

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

ABSENT

Councillor Pat Culhane
Councillor Tom Lafferty
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, 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 November 3, 2014 had been circulated.

Moved by Mr. Letwin
Seconded by Mr. Joyce

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory

Committee Meeting held on November 3, 2014 be approved and adopted.

- CARRIED -

4. DEPUTATIONS

There were no deputations.

5. COMMUNICATIONS

5.1 Letters received objecting to Zoning Amendment Application B-77-972 (250 Bridge Street West). Referrals from Public Meeting Item 6.1 refers.

- Letters from Susan Primeau (2)
- Letter from Beverly & Donald Deacon
- Letter from David & Helen Livingston
- Letter from Martin Charron & Liz Gregory
- Letter from Cynthia & Frank Martineau
- Letter from William Wills
- Letter from Ed & Carol Fisher
- Letter from Trevor & Pat Percy
- Letter from Ron & Catherine LaVallee
- Letter from Claudine Lambert & Peter O'Connell

Moved by Councillor Miller
Seconded by Mr. Graham

THAT the following letters objecting to Zoning Amendment Application B-77-972 for 250 Bridge Street West, be received and referred to Referrals from Public Meeting Item 6.1:

- Letters from Susan Primeau (2)
- Letter from Beverly & Donald Deacon
- Letter from David & Helen Livingston
- Letter from Martin Charron & Liz Gregory
- Letter from Cynthia & Frank Martineau
- Letter from William Wills
- Letter from Ed & Carol Fisher
- Letter from Trevor & Pat Percy
- Letter from Ron & Catherine LaVallee
- Letter from Claudine Lambert & Peter O'Connell

- CARRIED -

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED – 250 BRIDGE STREET WEST, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-972
APPLICANT/OWNER: BELMONT LONG-TERM CARE FACILITY
(FOR BELCREST NURSING HOMES LIMITED)
AGENT: RFA PLANNING CONSULTANT INC.**
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The Planning Advisory Committee considered the “Belmont Long-Term Care Facility (for Belcrest Nursing Homes Limited)” Planning Application in light of the Public Meeting and Communications Item 5.1.

Moved by Councillor Christopher
Seconded by Councillor Miller

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 250 Bridge Street West, City of Belleville, County of Hastings, be DENIED.

- CARRIED -

7. REPORTS

- 7.1 **PROPOSED REVISIONS TO SUBDIVISION REVIEW AND APPROVAL PROCESS, CITY OF BELLEVILLE**

The Planning Advisory Committee considered the Manager of Approvals’ Report No. APS-2014-38.

Moved by Councillor Christopher
Seconded by Mr. Joyce

THAT the Approvals Section recommends the following process to the Belleville Planning Advisory Committee:

1. THAT all documentation related to the proposed revisions to the Subdivision Review and Approval Process for the City of Belleville, as outlined on Table 1 attached to the Manager of Approvals’

Report No. APS-2014-38, be received for information.

2. THAT all documentation related to the proposed revisions to the Subdivision Review and Approval Process for the City of Belleville, as outlined on Table 1 attached to the Manager of Approvals' Report No. APS-2014-38, be circulated to other municipal departments and outside agencies, as appropriate, as well as to members of the local development industry for review and comment and that as part of this consultation process, meetings be held to receive input from the appropriate parties.
3. THAT following an appropriate period of consultation, pursuant to Recommendation No. 2 above, a public meeting will be held as part of a Planning Advisory Committee meeting in 2015, to review and consider all documentation related to the proposed revisions to the Subdivision Review and Approval Process for the City of Belleville.
4. THAT when deemed appropriate the Planning Advisory Committee will forward their recommendations to Belleville City Council on a new Subdivision Review and Approvals Process for the City of Belleville.

- CARRIED -

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to November 26, 2014.

Moved by Mr. Letwin
Seconded by Mr. Graham

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to November 26, 2014 be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There was no general business or inquiries.

10. **ADJOURNMENT**

Moved by Mr. Joyce
Seconded by Mr. Letwin

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -