

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

April 7, 2015

In accordance with an advertisement placed in the press with respect to an application from Crown Ridge Health Care Services Inc., 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 Paul Carr
Councillor Mike Graham

Councillor Kelly McCaw
Councillor Jack Miller

STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services
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. John Baltutis, 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 – 37 WILKIE STREET AND 381 AND 387 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-978
APPLICANT/AGENT: OCA ARCHITECTS
OWNER: CROWN RIDGE HEALTH CARE SERVICES INC.**

At the request of the Chair, the Director of Engineering & Development Services described the subject application as follows:

"The application pertains to the Westgate Lodge Nursing Home located at 37 Wilkie Street, as well as two (2) single detached residential properties located at 381 and 387 Dundas Street West. The subject parcels are zoned 'NH-3 – Nursing Home', 'NH-6 – Nursing Home' and 'R1 – Residential First Density' and the applicant requests a rezoning of all three (3) parcels to 'NH – Nursing Home' to permit an approximate 2,323 square metre, one (1) storey, addition to the east of the existing nursing home building. This addition is required to meet the new design criteria of the Ministry of Health and Long Term Care and therefore maintain the current 88 bed occupancy level. The zoning change will also permit the ability for possible future expansion to the nursing home should additional beds be required. The dwellings located at 381 and 387 Dundas Street West are proposed to be demolished to permit the addition.

The lands are described as 37 Wilkie Street and 381 and 387 Dundas Street West, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Residential Land Use' in the Official Plan and a nursing home is a permitted use in this designation.

ZONING BY-LAW:

The subject lands are 'NH-3 – Nursing Home', 'NH-6 – Nursing Home' and 'R1 – Residential First Density' in Zoning By-law Number 10245, as amended. The applicant requests a rezoning to 'NH – Nursing Home' to permit an approximate 2,323 square metre, one (1) storey addition, to the Westgate Lodge Nursing Home.”

Mr. G. Freeman, owner of Crown Ridge Health Care Services Inc., spoke with respect to this application and its intent.

No other 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 McCaw

THAT the “Crown Ridge Health Care Services Inc.”
Planning Application be referred to the Regular
Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Carr
Seconded by Councillor Graham

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

April 7, 2015

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)	Mr. John Baltutis
Councillor Paul Carr	Mr. David Joyce
Councillor Mike Graham	Mr. Mike Letwin
Councillor Kelly McCaw	Mr. Ross Rae
Councillor Jack Miller	

STAFF PRESENT

Mr. Rod Bovay, Director of Engineering and Development Services
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 March 2, 2015 had been circulated.

Moved by Mr. Joyce
Seconded by Mr. Letwin

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on March 2, 2015 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **CORRESPONDENCE**

- 5.1 Emails from Orlanda Papaleo, Anna Mauro and Maria Codispoti regarding Zoning Amendment Application No. B-77-978. Referrals from Public Meeting Item 6.1 refers

Moved by Councillor Miller
Seconded by Mr. Joyce

THAT the emails from Orlanda Papaleo, Anna Mauro and Maria Codispoti regarding Zoning Amendment Application No. B-77-978 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 – 37 WILKIE STREET AND 381 AND 387 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-978
APPLICANT/AGENT: OCA ARCHITECTS
OWNER: CROWN RIDGE HEALTH CARE SERVICES INC.**
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The Planning Advisory Committee considered the “Crown Ridge Health Care Services Inc.” Planning Application in light of the Public Meeting and Correspondence Item 5.1.

Moved by Councillor Carr
Seconded by Councillor McCaw

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, 37 Wilkie Street and 381 and 387 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 the subject parcels from “NH-3 – Nursing Home”, “NH-6 – Nursing Home” and “R1 – Residential First Density” to “NH – Nursing Home” to permit an expansion to the existing building.

- CARRIED -

7. REPORTS

**7.1 QUINTE HEALTH CARE – EXTENSION OF TEMPORARY USE –
111 BAY DRIVE, CITY OF BELLEVILLE**

Manager of Policy Planning’s Report No. AM-2015-10

Mr. Tom Crosbie, 107 Bay Drive, appeared before the Committee to express his concern in regards to this matter.

Moved by Councillor Graham
Seconded by Councillor Carr

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the request to extend the Temporary Use By-law for a further one (1) year to permit parking of Quinte Health Care employee vehicles at 111 Bay Drive be APPROVED.

- CARRIED -

8. INFORMATION MATTERS

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

Report to April 7, 2015.

Moved by Councillor Carr
Seconded by Mr. Letwin

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to April 7, 2015 be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There was no General Business or Inquiries.

10. **ADJOURNMENT**

Moved by Councillor Carr
Seconded by Councillor Graham

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -