

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

August 4, 2015

In accordance with advertisements placed in the press with respect to applications from Dagmar and Peter Settle, and Stormin Development Corp., 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 Jackie Denyes (Chair)
Councillor Kelly McCaw
Mayor Taso Christopher

Councillor Mike Graham
Councillor Jack Miller

ABSENT

Councillor Paul Carr

STAFF PRESENT:

Mr. Spencer Hutchison, Manager of Approvals
Mr. Greg Pinchin, Special Projects Planner
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 brought forward under this section of today's agenda.

3. PUBLIC MEETING - THE PLANNING ACT

**3.1 PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 593 MUDCAT ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-985
APPLICANT/OWNER: DAGMAR & PETER SETTLE**

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

"The applicant requests a Temporary Use By-law to permit the continued occupancy of their existing dwelling while a 2nd dwelling is under construction on the subject land. The Official Plan permits Council to pass Temporary Use By-laws for a period of time of up to three (3) years, subject to satisfying various policies. Once the 2nd dwelling is completed for occupancy the existing dwelling is proposed to be used for storage which will require a special zoning to permit an accessory building to be located closer to Mudcat Road than the proposed new dwelling.

The land is described municipally as 593 Mudcat Road, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The affected land is designated 'Rural Land Use' in the Official Plan. Temporary use by-laws and special front yard depths for accessory buildings are permitted subject to complying with the policies of the Official Plan.

ZONING BY-LAW:

The affected land is zoned 'RU — Rural' in Zoning By-law Number 3014, as amended. The applicant requests a Temporary Use By-law to permit the continued occupancy of their existing dwelling while a 2nd dwelling is under construction. The applicant also requests a special RU zone to allow an accessory building to be located closer to Mudcat Road than the proposed new dwelling.”

Mr. Peter Settle, applicant, appeared before the Committee and advised them of his plans for development.

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 Graham

THAT the “Dagmar and Peter Settle” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **REQUEST TO DRAFT APPROVE PLAN OF SUBDIVISION SAND CHERRY SUBDIVISION – PART OF LOTS 3 & 4, REGISTRAR’S COMPILED PLAN 1819, CITY OF BELLEVILLE (PALMER ROAD)
OWNER: STORMIN DEVELOPMENT CORP.
AGENT: MCINTOSH PERRY CONSULTING ENGINEERS LTD.**

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

“The applicant requests draft approval of a Plan of Subdivision for approximately 1.3 hectares of land on the west side of Palmer Road, south of Moira Street West.

PLAN OF SUBDIVISION

The proposed subdivision will comprise a total of nine (9) blocks consisting of seven (7) residential blocks for a total of 39 street townhouses; one (1) block for stormwater control, and one (1) block for servicing and emergency access. Primary access to the site will be from Palmer Road with a secondary access from Pepper Avenue for emergency vehicles only. Full municipal services would be extended to the proposed development.

OFFICIAL PLAN

The land is designated 'Residential' in the Official Plan and residential development of the form proposed is permitted by the Plan.

ZONING BY-LAW

The land is zoned 'R5-33 – Residential Fifth Density Exception No. 33' which permits street townhouses."

Ms. Victoria Coates and Mr. Greg Newman from McIntosh Perry Consulting Engineers Ltd., agent for the applicant, made a brief presentation to the Committee.

Mr. Arthur Harrison (35 Pepper Avenue) was opposed to the proposed subdivision and questioned what type of development will take place.

Mr. Evin Bergeron (405 Moira Street West) had questions pertaining to the protection of a private well in the area and the service capacity of existing water and sewer infrastructure.

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

Moved by Councillor McCaw
Seconded by Councillor Graham

THAT the "Stormin Development Corp." request to Draft Approve Plan of Subdivision be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Miller
Seconded by Councillor Graham

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

August 4, 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 Mike Graham	Mr. David Joyce
Councillor Kelly McCaw	Mr. Ross Rae
Councillor Jack Miller	
Mayor Taso Christopher	

ABSENT

Councillor Paul Carr
Mr. Mike Letwin

STAFF PRESENT

Mr. Spencer Hutchison, Manager of Approvals
Mr. Greg Pinchin, Special Projects Planner
Mr. Matt MacDonald, Acting Director of Corporate Services, City Clerk

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Councillor Miller referenced a previous declaration of pecuniary interest in relation to a line item in the August 4, 2015 Monitoring Report.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on July 6, 2015 had been circulated.

Moved by Mr. Joyce
Seconded by Mr. Baltutis

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on July 6, 2015 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

- 4.1 Mr. Joe O'Connor of Sol Force Energy Inc. made a deputation to the Committee.
Reports Item 7.1 refers

Moved by Mayor Taso Christopher
Seconded by Mr. Joyce

THAT the deputation of Mr. Joe O'Connor of Sol Force Energy Inc. be received and referred to Reports Item 7.1.

- CARRIED -

5. **COMMUNICATIONS**

There were no items brought forward under this section of today's agenda.

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014,
AS AMENDED – 593 MUDCAT ROAD, TOWNSHIP OF THURLOW,
NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-985
APPLICANT/OWNER: DAGMAR & PETER SETTLE**
-

The Planning Advisory Committee considered the "Dagmar and Peter Settle" Planning Application in light of the Public Meeting.

Moved by Mayor Christopher
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 593 Mudcat Road, City of Belleville, County of Hastings, be APPROVED as follows:

1. THAT Zoning By-law Number 3014, as amended, be amended by rezoning a portion of the subject land from "RU – Rural" to a special RU zone so as to permit the locating of an accessory building closer to the street than the main residential dwelling;

2. THAT Zoning By-law Number 3014, as amended, be amended to permit a Temporary Use By-law for a period of twenty four (24) months to allow the existing dwelling unit on the subject parcel to be temporarily occupied while a 2nd (second) dwelling unit is under construction, and;
3. THAT the Applicant enter into an agreement with the City of Belleville, including the posting of securities, to ensure compliance with the Temporary Use By-law upon completion of the 2nd (second) dwelling.

- CARRIED -

6.2 **REQUEST TO DRAFT APPROVE PLAN OF SUBDIVISION SAND CHERRY SUBDIVISION – PART OF LOTS 3 & 4, REGISTRAR’S COMPILED PLAN 1819, CITY OF BELLEVILLE (PALMER ROAD)
OWNER : STORMIN DEVELOPMENT CORP.
AGENT: MCINTOSH PERRY CONSULTING ENGINEERS LTD.**

The Planning Advisory Committee considered the “Stormin Development Corp” request to Draft Approve Plan of Subdivision in light of the Public Meeting.

Moved by Councillor Miller
Seconded by Councillor Graham

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

THAT approval of a Draft Plan of Subdivision, prepared by McIntosh Perry Consulting Engineers Ltd., dated July 29, 2015, as shown on APPENDIX 2 attached to the Manager of Approvals’ Report No. APS-2015-28, be granted for the lands identified as Part of Lots 3 & 4, Registrar’s Compiled Plan 1819, City of Belleville, County of Hastings (File: 12T-150001) subject to the draft plan conditions outlined in APPENDIX 3 attached to the Manager of Approvals’ Report No. APS-2015-28.

- CARRIED -

Moved by Mr. Baltutis
Seconded by Councillor McCaw

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

THAT the Owner indicate on the Approved Engineering Design Drawings, to the satisfaction of the City of Belleville, the number, size, type and location of 'street trees' to be planted within the future Sand Cherry Court road allowance.

- CARRIED -

7. REPORTS

7.1 774 SCUTTLEHOLE ROAD, PART OF LOT 31, CONCESSION 8, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS, MUNICIPAL SUPPORT FOR A GROUND MOUNT SOLAR SYSTEM

The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2015-26.

Moved by Mr. Rae
Seconded by Mr. Baltutis

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that Council endorse the construction and operation by Sol Force Energy Inc. of ground mounted solar photovoltaic panels at 774 Scuttlehole Road, Part of Lot 31, Concession 8, Township of Thurlow, Now in the City of Belleville, County of Hastings, under the Ontario 4.0 Feed-In Tariff Program.

- CARRIED -

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to August 4, 2015.

Moved by Councillor Graham
Seconded by Mr. Joyce

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to August 4, 2015 be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There were no items brought forward under this section of today's agenda.

10. **ADJOURNMENT**

Moved by Councillor Graham
Seconded by Mr. Rae

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -