

# CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

## MINUTES

March 7, 2016

In accordance with advertisements placed in the press with respect to applications from Fred Prins and Brian Todd Waite, 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

Councillor Paul Carr  
Councillor Jack Miller

### ABSENT

Councillor Mike Graham

### STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services  
Mr. Art MacKay, Manager of Policy Planning  
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 – 42 A & B SHAW ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-993  
APPLICANT/OWNER: FRED PRINS  
AGENT: WATSON LAND SURVEYORS LTD.**

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

"The applicant requests a rezoning of land that is subject to a consent application granted by the Committee of Adjustment on December 10, 2015 (Committee File # B 37/15). The consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farm lands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the applicant is requesting that the retained farm land zoned 'PA - Prime Agriculture' be rezoned to a special 'PA' zone so as to not permit the construction of a residential dwelling. In addition, the proposed severed lot containing the farmhouse and sheds (approximately 0.4 hectares) is requested to be rezoned from 'PA' to 'RR- Rural Residential'.

The land is described municipally as 42 A & B Shaw Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land subject to this application is designated 'Agricultural Land Use' in the City's Official Plan. The policies of the Plan permit the disposal of

surplus farm dwellings when farm land is being consolidated, subject to satisfying various requirements.

ZONING BY-LAW:

The land is zoned 'PA- Prime Agriculture' in Zoning By-law 3014, as amended and is subject to Committee of Adjustment File# B 37/15. The applicant requests a rezoning to special 'PA' to prohibit the construction of a residential dwelling on the proposed retained land. The applicant also requests a rezoning to 'RR- Rural Residential' for the proposed severed lot."

Mr. Keith Watson, agent for the applicant, was in attendance to speak in favour of 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 Carr  
Seconded by Councillor Miller

THAT the "Fred Prins" 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 – 1450 HARMONY ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-994  
APPLICANT/OWNER: BRIAN TODD WAITE  
AGENT: WATSON LAND SURVEYORS LTD.**

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

"The applicant requests a rezoning of land that is subject to a consent application granted by the Committee of Adjustment on December 10, 2015 (Committee File # B 39/15). The consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farm lands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the applicant is requesting that the portion of the retained farm land zoned 'PA- Prime Agriculture' be rezoned to a special 'PA' zone so as to not permit the construction of a residential dwelling. In addition, the proposed severed lot containing the farmhouse, barn and sheds (approximately 2.1 hectares) is requested to be rezoned from 'PA' to 'RR- Rural Residential'.

The land is described municipally as 1450 Harmony Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land subject to this application is designated 'Agricultural Land Use' in the City's Official Plan. The policies of the Plan permit the disposal of surplus farm dwellings when farm land is being consolidated, subject to satisfying various requirements.

**ZONING BY-LAW:**

The land is zoned 'PA- Prime Agriculture' in Zoning By-law 3014, as amended and is subject to Committee of Adjustment File # B 39/15. The applicant requests a rezoning to special 'PA' to prohibit the construction of a residential dwelling on the proposed retained land. The applicant also requests a rezoning to 'RR- Rural Residential' for the proposed severed lot."

Mr. Keith Watson, agent for the applicant, was in attendance to speak in favour of 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 McCaw  
Seconded by Councillor Carr

THAT the "Brian Todd Waite" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

**4. ADJOURNMENT**

Moved by Councillor Carr  
Seconded by Councillor McCaw

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**March 7, 2016**

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 Kelly McCaw	Mr. Mike Letwin
Councillor Jack Miller	Mr. Ross Rae

**ABSENT**

Councillor Mike Graham

**STAFF PRESENT**

Mr. Rod Bovay, Director of Engineering and Development Services  
Mr. Art MacKay, Manager of Policy Planning  
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**

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There were no disclosures of pecuniary interest brought forward under this section of today's agenda.

**3. CONFIRMATION OF MINUTES**

- 3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on February 1, 2016 had been circulated.

Moved by Councillor Carr  
Seconded by Mr. Rae

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on February 1, 2016 be approved and adopted.

- CARRIED -

**4. DEPUTATIONS**

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

**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 – 42 A & B SHAW ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-993**  
**APPLICANT/OWNER: FRED PRINS**  
**AGENT: WATSON LAND SURVEYORS LTD.**
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The Planning Advisory Committee considered the "Fred Prins" Planning Application in light of the Public Meeting.

Moved by Mr. Rae  
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 Zoning By-law Number 3014, as amended, for the property described as 42 A & B Shaw Road, former 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 land from “PA – Prime Agriculture” to both a special “PA” zone and “RR – Rural Residential”.

Moved by Councillor Carr  
Seconded by Mr. Rae

THAT the Belleville Planning Advisory Committee recommends that the application to amend Zoning By-law Number 3014, as amended, for the property described as 42 A & B Shaw Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be deferred to the next PAC meeting.

- CARRIED -

6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1450 HARMONY ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-994**  
**APPLICANT/OWNER: BRIAN TODD WAITE**  
**AGENT: WATSON LAND SURVEYORS LTD.**

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The Planning Advisory Committee considered the “Brian Todd Waite.” Planning Application in light of the Public Meeting.

Moved by Councillor Miller  
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 Zoning By-law Number 3014, as amended, for the property described as 1450 Harmony Road, former 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 “PA – Prime Agriculture” to “RR – Rural Residential” and to a special “PA” zone, respectively.

- CARRIED -

7. **REPORTS**

7.1 **REQUEST FOR EXEMPTION FROM CONDOMINIUM REVIEW,  
PROPOSED PLAN OF CONDOMINIUM, 199 FRONT STREET  
OWNER: CENTURY VILLAGE LTD.  
AGENT: KIRSTEN MUSGROVE, O’FLYNN WEESE LLP**

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The Planning Advisory Committee considered the Manager of Approvals’ Report No. APS-2016-11.

Moved by Mr. Letwin  
Seconded by Mr. Baltutis

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

1. That, pursuant to Section 9(3)(b) of the Condominium Act, 1998, the Council of the Corporation of the City of Belleville approve the request for an exemption from condominium review for lands owned by Century Village Ltd. known municipally as 199 Front Street in the City of Belleville; and
2. That the Plan of Condominium (File No. 12CD-16002) for the lands identified in Recommendation No. 1 be granted final approval; and
3. That the Manager of Approvals be authorized to stamp and sign the final plans provided that the Owner has satisfied all City requirements and the surveyor’s condominium plans are satisfactory to Approvals staff.

- CARRIED -



7.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,  
AS AMENDED – 25 BLESSINGTON ROAD, FORMERLY IN THE  
TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE,  
COUNTY OF HASTINGS  
FILE NUMBER: B-77-944  
APPLICANT/OWNER: BRIAN AND KAREN ROSEBUSH  
AGENT: WATSON LAND SURVEYORS LTD.**

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The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2016-10.

Moved by Councillor McCaw  
Seconded by Mr. Letwin

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 property described as 25 Blessington Road, former 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 "PA – Prime Agriculture" to "RR – Rural Residential" and a special "M1 – General Industrial" zone to permit a heating and plumbing shop, with the associated parking of trucks, as well as a store and lock facility.

- CARRIED -

7.3 **DIRECTION REGARDING ZONING AMENDMENTS FOR MODEL  
HOMES**

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The Planning Advisory Committee considered the Special Project Planner's Report No. PP-2016-11.

Moved by Councillor Carr  
Seconded by Mr. Baltutis

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that a Zoning By-law Amendment

Application to define and introduce provisions governing “model homes” and other technical amendments within City of Belleville zoning by-laws be prepared for Planning Advisory Committee and Council’s consideration.

- CARRIED -

**8. INFORMATION MATTERS**

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

Report to March 7, 2016.

Moved by Councillor Miller  
Seconded by Councillor Carr

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to March 7, 2016 be received.

- CARRIED -

**9. GENERAL BUSINESS AND INQUIRIES**

Mr. Rae advised that Jeff Leal, Ontario Minister of Agriculture, Food and Rural Affairs had attended Donini Chocolate that day to announce a \$127,000 investment in the local chocolate manufacturing facility.

**10. ADJOURNMENT**

Moved by Mr. Baltutis  
Seconded by Councillor Carr

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -