

# CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

## MINUTES

May 4, 2015

In accordance with an advertisement placed in the press with respect to applications from Margaret and John Royle, Elva Trudeau, and Rhonda Barriage/Rebecca Kilpatrick, 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 Mike Graham  
Councillor Jack Miller

Councillor Paul Carr  
Councillor Kelly McCaw

### 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. 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**

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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 AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 46 SOUTH JOHN STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-979  
APPLICANT/OWNER: MARGARET & JOHN ROYLE  
AGENT: JOHN ROYLE**

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

"The application pertains to a property with approximately 21.6 metres of frontage and 826.6 square metres of area which contains a single detached dwelling that is proposed to be demolished. The land is zoned 'R2-1 – Residential Second Density' and the applicant requests a rezoning to 'R4 – Residential Fourth Density' to permit the construction of a semi-detached dwelling. The property is also subject to a Committee of Adjustment land severance application (Severance File # B 20/15) which, if approved, would permit the semi-detached dwelling to be constructed along a shared property line and thereby allow each dwelling unit to be conveyed independently of one another.

The land is described as 46 South John Street, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated 'City Centre' in the Official Plan and the construction of a semi-detached dwelling is permitted by the policies of the Plan.

ZONING BY-LAW:

The subject property is zoned 'R2-1 – Residential Second Density' and the applicant requests a rezoning to 'R4 - Residential Fourth Density' to permit the construction of a semi-detached dwelling.”

Mr. John Royle, applicant, provided information regarding his plans for developing the property.

Mr. Randy Neuman was opposed to the application and expressed concern regarding the height of the proposed development.

Ms. Bobbi-Jo Thompson appeared before the Committee on behalf of her mother (who resides at 44 South John Street) to express concerns regarding drainage issues resulting from the development of the subject property and the impact on her mother’s property.

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

Moved by Councillor Graham  
Seconded by Councillor Carr

THAT the “Margaret & John Royle” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – REAR YARD OF 26 VALLEYVIEW CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-980**  
**APPLICANT/OWNER: ELVA TRUDEAU**  
**AGENT: WATSON LAND SURVEYORS LIMITED**

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

“The application pertains to a vacant parcel of land that fronts on Finch Drive and which constitutes the rear yard of 26 Valleyview Crescent. The land is zoned 'RH - Residential Holding' and the applicant is requesting a rezoning to a special 'R4 – Residential Fourth Density' zone to permit the construction of a single detached dwelling. The property is also subject to Committee of Adjustment Severance File # B 34/14 granted by the Committee on November 27, 2014.

The land is described as the rear yard of 26 Valleyview Crescent, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Residential Land Use' in the Official Plan and the construction of a single detached dwelling is permitted by the policies of the Plan.

ZONING BY-LAW:

The subject land is zoned 'RH – Residential Holding' and the applicant requests a rezoning to a special 'R4 - Residential Fourth Density' zone to permit the construction of a single detached dwelling."

Mr. Keith Watson, agent for the applicant, was in attendance to speak in favour of and answer questions pertaining to the application.

Mr. Donald DeGenova (36 Hawthorn St.) indicated that he is opposed to any development of the site other than a single family dwelling.

Mr. Jim Keene (39 Finch Drive) sought clarification regarding the height of the proposed development and stated that he is opposed to a two storey residential construction.

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 "Elva Trudeau" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

**3.3 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 615 SIDNEY STREET AND 14 MAPLE DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-981  
APPLICANT/OWNER: RHONDA BARRIAGE & REBECCA KILPATRICK  
AGENT: RHONDA BARRIAGE**

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

"The application pertains to the rear yard of a residential property located at 14 Maple Drive (zoned 'R2 - Residential Second Density'), as well as the beauty salon located at 615 Sidney Street (zoned 'C1-4 – Local Commercial'). The residential property at 14 Maple Drive is requested to be rezoned to match the beauty salon zone and thus permit the conveyance of the rear yard portion (approximately 953 square metres of

area) to the beauty salon for additional parking. In addition, the applicant is requesting zoning relief to allow a basement stairway access required for the beauty salon to project approximately 1.25 metres from the north side of the building. The application is also subject to a lot addition application granted by the Committee of Adjustment on March 26, 2015 (Severance File # B 12/15).

The lands are described municipally as 14 Maple Drive and 615 Sidney Street, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The lands are designated 'Residential Land Use' in the Official Plan. The Plan permits the extension or enlargement of non-conforming uses subject to satisfying certain policies.

**ZONING BY-LAW:**

The subject lands are zoned 'R2 – Residential Second Density' (14 Maple Drive) and 'C1-4 – Local Commercial' (615 Sidney Street) in Zoning By-law Number 10245, as amended. The rear yard portion of 14 Maple Drive (approximately 953 square metres of area) is requested to be rezoned to permit the land to be used for additional parking to service the beauty salon. In addition, the applicant is requesting zoning relief to allow a basement stairway access required for the beauty salon to project approximately 1.25 metres from the north side of the building."

The applicant/agent was not in attendance to answer questions pertaining to 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 Graham

THAT the "Rhonda Barriage and Rebecca Kilpatrick"  
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**

**May 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)  
Councillor Paul Carr  
Councillor Mike Graham  
Councillor Kelly McCaw  
Councillor Jack Miller

Mr. John Baltutis  
Mr. David Joyce  
Mr. Ross Rae

**ABSENT**

Mr. Mike Letwin

**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**

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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 April 7, 2015 had been circulated.

Moved by Councillor Carr  
Seconded by Mr. Joyce

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on April 7, 2015 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 AMENDMENT TO ZONING BY-LAW NUMBER 10245,  
AS AMENDED – 46 SOUTH JOHN STREET, CITY OF BELLEVILLE,  
COUNTY OF HASTINGS  
FILE NUMBER: B-77-979  
APPLICANT/OWNER: MARGARET & JOHN ROYLE  
AGENT: JOHN ROYLE**
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The Planning Advisory Committee considered the "Margaret and John Royle" Planning Application in light of the Public Meeting.

Moved by Councillor Graham  
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 10245, as amended, for 46 South John Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcel from "R2-1 – Residential Second Density" to "R4 – Residential Fourth Density" to permit the subject land to be developed with a semi-detached dwelling.

Members of the Committee discussed the matter and approved the following resolution as amended:

Moved by Councillor Graham  
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 10245, as amended, for 46 South John Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcel from “R2-1 – Residential Second Density” to “R4 – Residential Fourth Density”, **with a special provision**, to permit the subject land to be developed with a semi-detached dwelling. **The special provision shall require a minimum front yard depth of 6 metres.**

- CARRIED -

**6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,  
AS AMENDED – REAR YARD OF 26 VALLEYVIEW CRESCENT,  
CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-980  
APPLICANT/OWNER: ELVA TRUDEAU  
AGENT: WATSON LAND SURVEYORS LIMITED**

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The Planning Advisory Committee considered the “Elva Trudeau” Planning Application in light of the Public Meeting.

Moved by Mr. Rae  
Seconded by Councillor Graham

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 10245, as amended, for a portion of 26 Valleyview Crescent, City of Belleville, County of Hastings, be APPROVED as follows:



THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcel from “RH – Residential Holding” to “R4 – Residential Fourth Density” with special provisions to only permit a single detached dwelling.

- CARRIED -

6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,  
AS AMENDED – 615 SIDNEY STREET AND 14 MAPLE DRIVE,  
CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-981  
APPLICANT/OWNER: RHONDA BARRIAGE & REBECCA  
KILPATRICK  
AGENT: RHONDA BARRIAGE**

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The Planning Advisory Committee considered the “Rhonda Barriage and Rebecca Kilpatrick” Planning Application in light of the Public Meeting.

Moved by Councillor Miller  
Seconded by Councillor Carr

THAT the Rhonda Barriage and Rebecca Kilpatrick Planning Application be TABLED to the next Planning Advisory Committee Meeting.

- CARRIED -

7. **REPORTS**

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

8. **INFORMATION MATTERS**

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

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Report to May 4, 2015.

Moved by Councillor Carr  
Seconded by Mr. Baltutis

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

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There were no items of general business or inquiries brought forward under this section of today's agenda.

10. **ADJOURNMENT**

Moved by Councillor Graham  
Seconded by Mr. Baltutis

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -