

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

April 7, 2014

In accordance with advertisements placed in the press with respect to applications from Bonnie and Bruce Sullivan, and Devin Huffman and Leslie Rosebrugh, a Public Meeting was held in the Fireplace Room at the Quinte Sports and Wellness Centre, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

Councillor Tom Lafferty, Chair
Councillor Pat Culhane
Councillor Taso Christopher

Councillor Jackie Denyes
Councillor Jack Miller

STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Art MacKay, Manager of Policy Planning
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 3014, AS AMENDED – 58 DENYES ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-955
APPLICANT/OWNER: BONNIE & BRUCE SULLIVAN
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 November 21, 2013 (Committee File # B 27/13). 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 portions of the farm land zoned 'PA – Prime Agriculture' be rezoned to a special 'PA' zone that would both recognize a farm parcel of approximately 18.4 hectares and to not permit the construction of a residential dwelling. In addition the parcel that contains the farm dwelling (approximately 5,260 square metres of area) is to be rezoned from 'PA' to 'RR – Rural Residential'.

The land is described municipally as 58 Denyes 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' and 'Environmental Protection' in the City's Official Plan. The agricultural

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 subject land is zoned 'PA – Prime Agriculture' and 'H – Hazard' in Zoning By-law Number 3014, as amended. The applicant requests that the portion zoned 'PA' be rezoned to a special 'PA' zone to both recognize a farm parcel of approximately 18.4 hectares and to not permit the construction of a residential dwelling which would satisfy a condition of a consent application granted by the Committee of Adjustment (Committee File # B 27/13). The parcel containing the farm dwelling is to be rezoned to 'RR – Rural Residential'."

Bonnie and Bruce Sullivan, applicants, were 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 Denyes
Seconded by Councillor Culhane

THAT the "Bonnie and Bruce Sullivan" 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 – 224 ZION ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-956
APPLICANT/OWNERS: DEVIN HUFFMAN & LESLIE ROSEBRUGH**

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

"The purpose of the application is to allow the establishment of a malt house business on the subject land. It is the applicant's intention to construct an approximately 167 square metre building which will be used to produce malted grains, primarily barley, for sale as a raw product to the micro/craft beer brewing industry. That portion of the subject land that is zoned 'PA – Prime Agriculture' is proposed to be rezoned to a special 'PA' zone to permit the malt house use.

The land is described municipally as 224 Zion Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land subject to this application is designated 'Rural Land Use', 'Environmental Protection' and 'Mineral Aggregate' in the City's Official Plan. Within the 'Rural Land Use' designation agri-business uses, such as the proposed malt house, are permitted subject to satisfying various requirements.

ZONING BY-LAW:

The subject land is zoned 'PA – Prime Agriculture', 'H - Hazard', 'D – Development' and 'RU – Rural' in Zoning By-law Number 3014, as amended. That portion of the subject land zoned 'PA – Prime Agriculture' is proposed to be rezoned to a special 'PA' zone to permit a malt house business to be located in an approximately 167 square metre building."

Devin Huffman and Leslie Rosebrugh, applicants, were in attendance to answer questions pertaining to the application.

Donna and Gordon Kennedy (Bethel Road) sought clarification from the applicants regarding aspects of 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 Miller
Seconded by Councillor Denyes

THAT the "Devin Huffman and Leslie Rosebrugh"
Planning Application be referred to the Regular
Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Denyes
Seconded by Councillor Culhane

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

April 7, 2014

A Regular Meeting of the Belleville Planning Advisory Committee was held in the Fireplace Room at the Quinte Sports and Wellness Centre, on the above date at 5:30 p.m.

1. ATTENDANCE

Councillor Tom Lafferty, Chair
Councillor Pat Culhane
Councillor Jackie Denyes
Councillor Jack Miller
Councillor Taso Christopher

Mr. David Joyce
Mr. Michael Graham
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

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 3, 2014 had been circulated.

Moved by Mr. Joyce
Seconded by Councillor Miller

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on March 3, 2014 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **COMMUNICATIONS**

There were no Communications.

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,
AS AMENDED – 58 DENYES ROAD, TOWNSHIP OF THURLOW,
NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-955
APPLICANT/OWNERS: BONNIE & BRUCE SULLIVAN
AGENT: WATSON LAND SURVEYORS LTD.**
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The Planning Advisory Committee considered the “Bonnie and Bruce Sullivan” Planning Application in light of the Public Meeting.

Moved by Councillor Christopher
Seconded by Councillor Denyes

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 58 Denyes 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 a portion of the subject lands from “PA – Prime Agriculture” to “RR – Rural Residential” and to a special “PA” zone, respectively.

- CARRIED -

6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,
AS AMENDED – 224 ZION ROAD, TOWNSHIP OF THURLOW, NOW
IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-956
APPLICANT/OWNERS: DEVIN HUFFMAN & LESLIE ROSEBRUGH**

The Planning Advisory Committee considered the “Devin Huffman and Leslie Rosebrugh” Planning Application in light of the Public Meeting.

Moved by Councillor Miller
Seconded by Councillor Culhane

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 a portion of the property described as 224 Zion 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 a portion of the subject lands from “PA – Prime Agriculture” to a special “PA” zone to permit a malt house.

- CARRIED –

7. **REPORTS**

There were no Reports.

8. **INFORMATION MATTERS**

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

Report to April 7, 2014.

Moved by Mr. Rae
Seconded by Councillor Denyes

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to April 7, 2014 be received.

- CARRIED -

8.2 **BUILDING SECTION MONTH END REPORT**

Report period March 2014

Moved by Mr. Rae
Seconded by Councillor Denyes

THAT the Building Section Month End Report for the period of March 2014 be received.

9. **GENERAL BUSINESS AND INQUIRIES**

There was no General Business or Inquiries.

10. **ADJOURNMENT**

Moved by Councillor Christopher
Seconded by Councillor Culhane

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -