

# CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

## MINUTES

August 5, 2014

In accordance with advertisements placed in the press with respect to applications from Tulip Development Corp., Shady Ridge Stock Farms Inc., and Kristian Bonn, 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 Tom Lafferty, Chair  
Councillor Pat Culhane  
Councillor Taso Christopher

Councillor Jackie Denyes  
Councillor Miller

### STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services  
Mr. Art MacKay, Manager of Policy Planning  
Mr. Spencer Hutchison, Manager of Approvals  
Ms. Christine Stewart, 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 2076-80, AS AMENDED, – PARTS 1 AND 2, PLAN 21R-23868, PART OF LOT 36, CONCESSION 2, BELL BOULEVARD, TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-962  
APPLICANT/OWNER: TULIP DEVELOPMENT CORP.  
AGENT: MCINTOSH PERRY CONSULTING ENGINEERS LTD., c/o  
GREG NEWMAN**

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

"The application pertains to a 2.5 hectare vacant parcel of land located on the south side of Bell Boulevard. It is the applicant's intention to develop the site with a mixed commercial/office development comprising six (6) buildings totaling approximately 9,900 square metres of area. The land is zoned 'CH-25/MS-H – Highway Commercial/Special Industrial-Holding' and the applicant requests a change to the zoning by removing the industrial uses currently permitted, as well as extensively modifying the range of commercial and retail uses presently allowed. In addition, the applicant requests a reduction by approximately 14 percent in the number of parking spaces required, as well as relief on the number of loading spaces required.

The land is described as Parts 1 and 2, Plan 21R-23868, Part of Lot 36, Concession 2, Township of Sidney, Now in the City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated 'Employment Area' in the Loyalist Secondary Plan. The uses requested are permitted by the policies of the Plan.

ZONING BY-LAW:

The subject land is zoned 'CH-25/MS-H – Highway Commercial/Special Industrial-Holding' and the applicant requests that the current permitted industrial uses be deleted; modifications to the existing permitted commercial uses; and, relief on minimum parking and loading requirements.”

Mr. Eric DenOuden, applicant, and Mr. Greg Newman, agent for the applicant, were in attendance and spoke in favour of and answered questions pertaining to the application. Mr. Newman advised that the property was in compliance with the MOE Guideline that establishes separation distances between industrial facilities and sensitive land uses.

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 Culhane

THAT the “Tulip Development Corp.” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED, – 773 BELL BOULEVARD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-963**  
**APPLICANT/OWNER: SHADY RIDGE STOCK FARMS INC.**

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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 1.4 hectare parcel of land located at 773 Bell Boulevard. The applicant requests a rezoning to permit a medical clinic which will be comprised of chiropractic, massage, physiotherapy, acupuncture, rehabilitation and conditioning. The land is zoned 'CH-9/MS – Highway Commercial/Special Industrial' and the applicant requests a modification to the zoning to allow the clinic uses which are to be housed in a proposed 464.5 square metre building. The property presently contains a commercial building which houses a fireplace retail and installation business. The site is also subject to Committee of Adjustment Severance File #B 22/14.

The land is described municipally as 773 Bell Boulevard, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated 'Employment Area' in the Loyalist Secondary Plan. Within this land use designation a medical clinic is a permitted use.

**ZONING BY-LAW:**

The subject land is zoned 'CH-9/MS – Highway Commercial/Special Industrial' and the applicant requests a modification to the existing zoning to add a medical clinic as a permitted use."

Mr. Al Osbourne, 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 Denyes  
Seconded by Councillor Christopher

THAT the "Shady Ridge Stock Farms Inc." 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, – 10 EARL STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-965  
APPLICANT: KRISTIAN BONN  
OWNER: TAMMY TALBOT  
AGENT: CENTURY 21/LANTHORN REAL ESTATE LTD., C/O TOM MCEVOY**

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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 parcel of land comprising approximately 511 square metres of area that contains a single detached dwelling and a frame garage which are proposed to be removed. The site is zoned 'R4 - Residential Fourth Density' and the applicant requests a rezoning to a special 'C2 – General Commercial' zone to allow the land to be utilized as a parking area for the adjacent commercial property located at 54 North Front Street.

The land is described as 10 Earl Street, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated 'Residential Land Use' in the Official Plan, contiguous to the 'Commercial Land Use' designation. The Plan permits minor variations to land use boundaries provided the general intent of the Plan is maintained.

**ZONING BY-LAW:**

The subject land is zoned 'R4 – Residential Fourth Density' in Zoning By-law Number 10245, as amended. The applicant requests a special 'C2 – General Commercial' zone to permit the site to be developed as additional parking to service the adjacent commercial building at 54 North Front Street."

Mr. Kristian Bonn, applicant, and Mr. Tom McEvoy, agent for the applicant, were in attendance to speak in favour of and answer questions pertaining to the application.

Mr. Brian Hodgins, 67 Gordon Street, expressed his concerns about the removal of trees from the subject property and the negative impact on his property value as a result of having a parking lot immediately adjacent to his home.

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

Moved by Councillor Culhane  
Seconded by Councillor Christopher

THAT the "Kristian Bonn" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

**4. ADJOURNMENT**

Moved by Councillor Christopher  
Seconded by Councillor Miller

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**August 5, 2014**

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

Mr. David Joyce  
Mr. Michael Graham  
Mr. Ross Rae  
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  
Ms. Christine Stewart, Deputy City Clerk

**2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

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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 July 7, 2014 had been circulated.

Moved by Councillor Culhane  
Seconded by Mr. Joyce

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on July 7, 2014 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **COMMUNICATIONS**

- 5.1 July 21, 2014 correspondence from Brian and Lucille Hodgins regarding Zoning Amendment Application B-77-965.  
Referrals from Public Meeting 6.3 refers.

Moved by Councillor Denyes  
Seconded by Mr. Graham

THAT the July 21, 2014 correspondence from Brian and Lucille Hodgins regarding Zoning Amendment Application B-77-965 be received and referred to Referrals from Public Meeting Item 6.3.

- CARRIED -

- 5.2 July 21, 2014 correspondence from Edward Graves regarding Zoning Amendment Application B-77-965.  
Referrals from Public Meeting 6.3 refers.

Moved by Councillor Denyes  
Seconded by Mr. Graham

THAT the July 21, 2014 correspondence from Edward Graves regarding Zoning Amendment Application B-77-965 be received and referred to Referrals from Public Meeting Item 6.3.

- CARRIED -

- 5.3 August 1, 2014 correspondence from Dave Hamilton (Autosystems) regarding Zoning Amendment Application B-77-962.  
Referrals from Public Meeting Item 6.1 refers.

Moved by Councillor Denyes  
Seconded by Mr. Graham

THAT the August 1, 2014 correspondence from Dave Hamilton (Autosystems) regarding Zoning Amendment Application B-77-962 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 2076-80, AS AMENDED, – PARTS 1 AND 2, PLAN 21R-23868, PART OF LOT 36, CONCESSION 2, BELL BOULEVARD, TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-962  
APPLICANT/OWNER: TULIP DEVELOPMENT CORP.  
AGENT: MCINTOSH PERRY CONSULTING ENGINEERS LTD., c/o  
GREG NEWMAN**
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The Planning Advisory Committee considered the “Tulip Development Corp.” Planning Application in light of the Public Meeting and Correspondence Item 5.3.

Moved by Councillor Miller  
Seconded by Mr. Rae

"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 2076-80, as amended, for Parts 1 and 2, Plan 21R-23868, Part of Lot 36, Concession 2, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 2076-80, as amended, be amended by modifying the provisions of the 'CH-25/MS-H – Highway Commercial/Special Industrial-Holding' zone by deleting the permitted industrial uses, modifying the permitted highway commercial uses and reducing the required number of parking spaces and loading spaces."

- CARRIED -

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED, – 773 BELL BOULEVARD, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-963  
APPLICANT/OWNER: SHADY RIDGE STOCK FARMS INC.**

The Planning Advisory Committee considered the “Shady Ridge Stock Farms Inc.” Planning Application in light of the Public Meeting.

Moved by Councillor Denyes  
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 the City’s Zoning By-law Number 2076-80, as amended, for 773 Bell Boulevard, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 2076-80, as amended, be amended by modifying the provisions of the ‘CH-9/MS – Highway Commercial/Special Industrial’ zone by adding a medical clinic as a permitted use and incorporating special provisions to accommodate a shared driveway access.”

- CARRIED -

**6.3 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, – 10 EARL STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-965  
APPLICANT: KRISTIAN BONN  
OWNER: TAMMY TALBOT  
AGENT: CENTURY 21/LANTHORN REAL ESTATE LTD., C/O TOM MCEVOY**

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The Planning Advisory Committee considered the “Kristina Bonn” Planning Application in light of the Public Meeting and Communications Items 5.1 and 5.2.

Moved by Mr. Joyce  
Seconded by Councillor Christopher

“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, for 10 Earl 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 land from ‘R4-Residential Fourth Density’ to a special ‘C2-General Commercial’ zone to permit the land to be used as a parking area in association with the commercial building located at 54 North Front Street.”

- CARRIED -

7. **REPORTS**

There were no Reports.

8. **INFORMATION MATTERS**

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

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Report to August 5, 2014.

Moved by Councillor Miller  
Seconded by Mr. Letwin

THAT the Official Plan and Zoning By-law  
Amendment Monitoring Report to August 5, 2014 be  
received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There was no General Business or Inquiries.

10. **ADJOURNMENT**

Moved by Mr. Letwin  
Seconded Mr. Joyce

THAT the Regular Planning Advisory Committee  
Meeting adjourn.

- CARRIED -