

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

July 4, 2016

In accordance with an advertisement placed in the press with respect to Applications from 734317 Ontario Inc., Adam Wilson c/o Ainley Group, Tankhouse Developments Inc. and RHH Rental Properties Ltd., 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 Kelly McCaw

Councillor Paul Carr
Councillor Jack 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
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 AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 970 HIGHWAY 37, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**

FILE NUMBER: B-77-1003
APPLICANT/OWNER: 734317 ONTARIO INC.
AGENT: GLEN JARRELL

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

"The purpose of the Application is to consider an amendment to Zoning By-law Number 3014, as amended. The applicant requests a rezoning of a portion of the property from 'C1 – Highway Commercial' to a special C1 zone to permit a commercial storage facility. The property has one existing building, two existing sheds and four existing storage containers. The applicant is proposing to live in the existing building, add additional storage containers and operate a storage business on the property.

The land is municipally known as 970 Highway 37 and legally described as Concession 4 Part Lot 10, Plus Row; Over RP 21R9208 Part 2, former Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Rural Land Use' in the Official Plan. Commercial development is permitted in this designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned 'C1 – Highway Commercial' in By-law 3014. The applicant requests a rezoning to a special C1 zone to permit a commercial storage facility.”

Mr. Keith Watson, Agent for the applicant, was in attendance to provide information and answer questions pertaining to the Application.

Mr. M. McKeown, 956 High

way 37, appeared before the Committee against 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 Graham

THAT the “734317 Ontario Inc.” 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 – EAST SIDE OF HAIG ROAD AT OAK RIDGE BOULEVARD, PLAN NOS. 21R-13850, 21R-16909 AND 21R-20759, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1004
APPLICANT/AGENT: ADAM WILSON C/O AINLEY GROUP
OWNER: ERIC DENOUDEN
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At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

“The purpose of the Application is to consider an amendment to Zoning By-law Number 10245, as amended. The applicant requests a rezoning from ‘R4-41 – Residential Fourth Density’ to a special ‘R5 – Residential Fifth Density’ zone to permit townhouses. The purpose of the Application is to replace 13 single detached lots located on the north side of Spruce Gardens with 20 freehold townhouse units.

The land is located on the east side of Haig Road and legally described as – Part of Lot 13, Concession 1, Plan No.’s 21R-13850, 21R-16909 and 21R-20759, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Residential Land Use' in the Official Plan. Residential development is permitted in this designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned 'R4-41 – Residential Fourth Density' in By-law 10245. The applicant requests a rezoning to a special 'R5 – Residential Fifth Density' zone to permit 20 freehold townhouse units.”

Mr. Eric DenOuden, Owner, was in attendance to provide information and answer questions pertaining to the Application.

Mr. Mike Frisk, 59 Spruce Gardens appeared before the Committee against the Application. Mr. Frisk submitted a related petition.

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 McCaw

THAT the “Adam Wilson c/o Ainley Group” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.3 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PLAN 44 PART LOT 14, PLAN 61 PART LOT 4, PART EARLE STREET; RP 21R-23923, PARTS 3 AND 4, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS

FILE NUMBER: B-77-1005

APPLICANT/OWNER: TANKHOUSE DEVELOPMENTS INC.

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

“The purpose of the Application is to consider an amendment to Zoning By-law Number 3014, as amended. The applicant requests a rezoning from 'M1 – General Industrial' to a special M1 zone to permit an assembly hall, patio, retail shop and a commercial parking area which are all proposed to be associated with the operation of a proposed brewery. The commercial/industrial uses are proposed to occupy three (3) existing buildings on the west side of River Road and the proposed parking area is to be located on the opposite side of the road. In addition, the applicant

requests recognition of minimum 2.4 m. parking space widths and minimum 6.7 m. aisle widths for the parking area.

The land which includes the three existing buildings is municipally known as 86 River Road and is also legally described as – Plan 44 Pt Lot 14 Plan 61 Pt; Lot 4 Pt Earle Street RP 21R23923 Parts 3 and 4, City of Belleville, County of Hastings. The proposed parking area is to be located at 93 River Road and is also legally described as – Plan 44 Pt Parsonage Lot; Plan 61 Pt Blk A RP 21R23923; Part 1, City of Belleville, County Of Hastings.

OFFICIAL PLAN:

The land is designated 'Industrial Land Use' in the Official Plan as part of the Corbyville Village Planning Area. Commercial and Industrial development is permitted in this designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned 'M1 – General Industrial' in By-law 3014. The applicant requests a rezoning to a special zone to permit an assembly hall, patio, retail shop and a commercial parking area in support of a proposed brewery. The applicant also requests consideration of minimum 2.4 m. parking space widths and minimum 6.7 m. aisle widths for the proposed parking area.”

Mr. Richard Courneyea, Owner/Agent, was in attendance to provide information 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 Miller
Seconded by Councillor Carr

THAT the “Tankhouse Developments Inc.” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – PART OF LOTS 32 AND 33, CONCESSIONS 1 AND BROKEN FRONT, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1007
APPLICANT/OWNER: RHH RENTAL PROPERTIES LTD.
AGENT: RFA PLANNING CONSULTANT INC.

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

“The purpose of the Application is to consider an amendment to Zoning By-law Number 10245, as amended. The land comprises approximately 2 hectares in area and is part of a draft plan of subdivision (File No. 12T-13501) that received draft plan approval in 2013. At that time, the subject land was also re-zoned to ‘R6-32 – Residential Sixth Density’ which allowed for two (2) apartment buildings totaling 72 dwelling units with maximum heights of 12 m. each. The applicant now requests modifications to the R6-32 zone to allow for two (2) four (4) storey buildings (maximum height of 15.2 m. each) comprising a total of 102 dwelling units (51 units in each building). The applicant also requests modifications regarding the minimum allowable distance between habitable rooms and the parking area for Building 1 (5 m. proposed) as well as the minimum required distance from the proposed parking spaces and the front lot line (3 m. proposed).

The land is described as Part of Lots 32 and 33, Concessions 1 and Broken Front, former Township of Sidney, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated ‘Residential’ in the Official Plan as part of the Loyalist Planning Area. Residential development is permitted in the ‘Residential’ designation subject to satisfying various policies

ZONING BY-LAW:

The land is zoned ‘R6-32 – Residential Sixth Density’ in By-law 10245, as amended. The applicant has requested modifications to the R6-32 zone that would permit two (2) four (4) apartment buildings each containing 51 dwelling units.”

Ms. Ruth Ferguson-Aulthouse, Agent, was in attendance to provide information 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 Graham

THAT the "RHH Rental Properties Ltd." Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Carr
Seconded by Councillor Miller

THAT the Public Meeting be adjourned.

- CARRIED -