

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

April 4, 2016

In accordance with advertisements placed in the press with respect to applications from Bruce Swan, Otter Creek Developments Ltd., and Phil Spry, 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
Mayor Taso Christopher

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
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 – PART OF LOT 29, CONCESSION 6, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-995
APPLICANT/OWNER: BRUCE SWAN
AGENT: F.K. CROSS**

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

"The applicant requests a rezoning of approximately 6 hectares of land located on the north side of Thrasher Road. The property is zoned 'D – Development', 'PA – Prime Agriculture' and 'H – Hazard', and is presently vacant. The applicant requests a rezoning of the 'PA' and 'D' zoned portions to 'PA – Prime Agriculture' with special provisions. The purpose of the application is to permit the construction of a single detached dwelling within the portion currently zoned 'D', and to permit the construction of a detached garage within the front yard.

The property is described as Part of Lot 29, Concession 6, former Township of Thurlow, now City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Agricultural Land Use' in the City's Official Plan. Residential uses are permitted on existing lots in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned 'D – Development', 'PA – Prime Agriculture' and 'H – Hazard' in Zoning By-law Number 3014, as amended. The applicant is requesting that the 'D' zoned portion be rezoned to 'PA'. In addition a special provision is requested to permit the construction of a detached garage in the front yard (between the dwelling and Thrasher Road)."

There was no one in attendance to represent the interests of the applicant or 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 McCaw

THAT the "Bruce Swan" 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 – HIGHWAY 62: PARTS 1 & 2, PLAN 21R-380, SAVE AND EXCEPT PARTS 1 & 2, PLAN HT 52785, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-996
APPLICANT/OWNER: OTTER CREEK DEVELOPMENTS LTD.
AGENT: GEERTSMA CONSTRUCTION LTD.
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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 3014, as amended, for vacant lands fronting on the west side of Highway 62 and which are located to the immediate north of 6863 Highway 62. The lands are zoned 'D – Development' and the applicant requests a rezoning to 'C1 – Highway Commercial' to allow the construction of a 446 square metre commercial building that is proposed to house retail uses. The total land area comprises approximately 2,879 square metres.

The lands are described as Parts 1 & 2, Plan 21R-380, save and except for Parts 1 & 2, Plan HT52785, Former Township of Thurlow, Now the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The lands are designated 'Commercial Land Use' as part of the Cannifton Planning Area. Commercial retail uses are permitted by the policies of the Plan.

ZONING BY-LAW:

The subject lands are zoned 'D – Development' and the applicant requests a rezoning to 'C1 – Highway Commercial' to allow the construction of a 446 square metre commercial building that is proposed to house retail uses."

Mr. Jim Hydinga (Geertsma Construction Ltd.), agent for the applicant, was in attendance to speak in favour of and 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 Carr
Seconded by Councillor McCaw

THAT the "Otter Creek Developments Ltd." 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 – 450 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-998
APPLICANT: PHIL SPRY
OWNER: FRANK MANCUSO
AGENT: VAN MEER LTD.**

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 1.3 hectares in area and is zoned 'NH – Nursing Home'. The applicant requests a rezoning to special 'R6 – Residential Sixth Density' and 'R6-h – Residential Sixth Density-holding' zones to permit four (4) three (3) storey apartment buildings each proposed to contain 30 units. The special provision will allow for a lot area per dwelling unit of 110 square metres per dwelling unit.

The applicant proposes to phase the development by constructing the first apartment building at the location closest to Sidney Street. The remaining three (3) apartments will have an 'h' holding symbol attached that will preclude their development until such matters as traffic impact and storm water management are properly addressed.

The land is described municipally as 450 Sidney Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Residential Land Use' in the Official Plan. Residential development of the type proposed is permitted by the Plan subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned 'NH – Nursing Home' in By-law 10245, as amended. The applicant has requested a rezoning to special 'R6 – Residential Sixth Density' and 'R6-h – Residential Sixth Density-holding' zones to permit the construction of four (4) three (3) storey apartment buildings each proposed to contain 30 units. The special provision will allow for a lot area per dwelling unit of 110 square metres per dwelling unit."

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

Mr. Dave Scarlett, 23 Village Drive, was opposed to the proposed density but indicated he would favour a lower density development.

Mr. Alan McIntosh, 218 College Street West, expressed concerns about increased traffic volume and costs involved in handling this increase.

Mr. Ralph McLean, 237 College Street West, voiced concerns regarding water management and traffic volume.

Ms. Wendy Van Horne, 21 Village Drive, is opposed to the height of the buildings, proximity to the property line and resultant lack of privacy in her back yard.

Mr. Jeff Belanger, 9 Progress Avenue, president of HCC No. 37, submitted correspondence (Correspondence Item 3.3 in today's minutes) outlining concerns with density and water runoff.

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 "Phil Spry" Planning Application be referred
to the Regular Planning Meeting for further
consideration.

- CARRIED -

4. ADJOURNMENT

Moved by His Worship Mayor Christopher
Seconded by Councillor Carr

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

April 4, 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)
Councillor Paul Carr
Councillor Kelly McCaw
Councillor Jack Miller
Mayor Taso Christopher

Mr. John Baltutis
Mr. David Joyce

ABSENT

Councillor Mike Graham
Mr. Mike Letwin
Mr. Ross Rae

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 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 March 7, 2015 had been circulated.

Moved by Mr. Joyce
Seconded by Councillor Carr

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on March 7, 2016 be approved and adopted.

- CARRIED -

4. DEPUTATIONS

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

5. COMMUNICATIONS

- 5.1 Letter from Jeff Belanger, President of Hastings Condominium Corporation No. 37 detailing comments and concerns regarding Application B-77-998.
Referrals from Public Meeting 6.3 refers

Moved by Councillor Miller
Seconded by Councillor McCaw

THAT the letter from Jeff Belanger, President of Hastings Condominium Corporation No. 37, detailing comments and concerns regarding Application B-77-998 be received.

- CARRIED -

6. REFERRALS FROM PUBLIC MEETING

**6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,
AS AMENDED – PART OF LOT 29, CONCESSION 6, TOWNSHIP
OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF
HASTINGS**

FILE NUMBER: B-77-995

APPLICANT/OWNER: BRUCE SWAN

AGENT: F.K. CROSS

The Planning Advisory Committee considered the “Bruce Swan” Planning Application in light of the Public Meeting.

Moved by His Worship Mayor Christopher
Seconded by Mr. Baltutis

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 Part of Lot 29, Concession 6, 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 land from “D – Development” and “PA – Prime Agriculture” to a special “PA” zone.

Moved by Councillor Miller
Seconded by Mr. Joyce

THAT the Belleville Planning Advisory Committee TABLE the application to amend Zoning By-law Number 3014, as amended, for the property described as Part of Lot 29, Concession 6, former Township of Thurlow, now in the City of Belleville, County of Hastings, to the next PAC meeting scheduled for May 2, 2016.

- CARRIED -

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – HIGHWAY 62: PARTS 1 & 2, PLAN 21R-380, SAVE AND EXCEPT PARTS 1 & 2, PLAN HT 52785, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-996
APPLICANT/OWNER: OTTER CREEK DEVELOPMENTS LTD.
AGENT: GEERTSMA CONSTRUCTION LTD.
-

The Planning Advisory Committee considered the “Otter Creek Developments Ltd.” Planning Application in light of the Public Meeting.

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 the application to amend the City’s Zoning By-law Number 3014, as amended, for Parts 1 & 2, Plan 21R-380, Save and Except Parts 1 & 2, Plan HT 52785, 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 “D – Development” to “C1 – Highway Commercial” to permit proposed retail uses.

- CARRIED -

- 6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 450 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-998
APPLICANT: PHIL SPRY
OWNER: FRANK MANCUSO
AGENT: VAN MEER LTD.
-

The Planning Advisory Committee considered the “Phil Spry” Planning Application in light of the Public Meeting and Communications Item 5.1.

Moved by Mayor Christopher
Seconded by Mr. Baltutis

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 the property identified as 450 Sidney Street, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Number 10245, as amended, be amended to rezone the subject lands from “NH – Nursing Home” to “R6 – Residential Sixth Density” and “R6-h – Residential Sixth Density-holding” with a special provision.

Moved by Councillor Carr
Seconded by Mayor Christopher

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 the property identified as 450 Sidney Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended to rezone the subject lands from “NH – Nursing Home” to “R6 – Residential Sixth Density” with special provisions that would only permit one (1) thirty (30) unit apartment building subject to a rear yard setback of 55 metres; and,

THAT the request for three (3) additional apartment buildings will require a separate rezoning application.

- CARRIED -

7. REPORTS

7.1 MUNICIPAL REGULATION OF CLOTHING DONATION BINS

The Planning Advisory Committee considered the Special Project Planner's Report No. PP-2016-15.

Moved by Councillor Carr
Seconded by Mr. Joyce

THAT the Belleville Planning Advisory Committee supports the passing of a by-law to regulate Clothing Donation Bins in the City of Belleville by restricting the ownership/operation of Clothing Bins to registered charities only and limiting placement of Clothing Bins to one (1) per property.

- CARRIED -

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to April 4, 2016.

Moved by Councillor Miller
Seconded by Councillor McCaw

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to April 4, 2016 be received.

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

Discussion took place regarding PAC's ability to table applications when the applicant (or their appointed representative) fails to appear at the Public Meeting to answer questions pertaining to the application. Staff was directed to review and revise the application form to ensure applicants are aware of the need to appear.

10. **ADJOURNMENT**

Moved by Councillor McCaw
Seconded Mr. Joyce

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -