

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

June 1, 2015

In accordance with an advertisement placed in the press with respect to an application from Darnell and David Cummins, 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 application.

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

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 AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 439 BLESSINGTON ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-983
APPLICANT/OWNER: DARNELL & DAVID CUMMINS
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 March 26, 2015 (Committee File # B 14/15). The consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farmlands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the applicant is requesting that the retained farmland zoned 'PA – Prime Agriculture' and 'RU – Rural' be rezoned to special 'PA' and 'RU' zones so as to not permit the construction of a residential dwelling. In addition the proposed severed lot containing the farmhouse and sheds (approximately 0.7 hectares) is requested to be rezoned from PA to 'RR - Rural Residential'.

The land is described municipally as 439 Blessington 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' in the City's Official Plan. The policies of the Plan permit the disposal of

surplus farm dwellings when farmland is being consolidated, subject to satisfying various requirements.

ZONING BY-LAW:

Portions of the land are zoned 'PA – Prime Agriculture' and 'RU – Rural' in Zoning By-Law Number 3014, as amended and are subject to Committee of Adjustment File # B 14/15. The applicant requests a rezoning to special 'PA' and 'RU' zones to prohibit the construction of a residential dwelling on the proposed retained land. The applicant also requests a rezoning to 'RR – Rural Residential' for the proposed severed lot."

Mr. Keith Watson, agent for the applicant, 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 McCaw

THAT the "Darnell and David Cummins" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Carr
Seconded by Councillor McCaw

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

June 1, 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)	Mr. John Baltutis
Councillor Paul Carr	Mr. David Joyce
Councillor Mike Graham	Mr. Mike Letwin
Councillor Kelly McCaw	Mr. Ross Rae
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

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 May 4, 2015 had been circulated.

Moved by Mr. Joyce
Seconded by Mr. Letwin

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on May 4, 2015 be approved and adopted, as corrected.

- CARRIED -

4. **DEPUTATIONS**

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

5. **COMMUNICATIONS**

- 5.1 May 25, 2015 letter from Stewart O'Brien requesting reconsideration of an extension to the term of the temporary use of 111 Bay Drive.

Moved by Mr. Letwin
Seconded by Mr. Baltutis

THAT the letter of May 25, 2015 from Stewart O'Brien requesting reconsideration of an extension to the term of the temporary use of 111 Bay Drive as parking for Belleville General Hospital employees, be received.

- CARRIED -

- 5.2 May 31, 2015 letter from Tom Crosbie and Lisa Elliott regarding the reconsideration of an extension to the term of the temporary use of 111 Bay Drive.

Moved by Councillor Graham
Seconded by Councillor McCaw

THAT the May 31, 2015 letter from Tom Crosbie and Lisa Elliott regarding reconsideration of an extension to the term of the temporary use of 111 Bay Drive, be received.

- CARRIED -

Moved by Councillor Graham
Seconded by Councillor McCaw

THAT the matter regarding reconsideration of an extension to the term of the temporary use of 111 Bay Drive as parking for Belleville General Hospital employees be open for discussion.

- CARRIED -

Moved by Councillor Graham
Seconded by Mr. Rae

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the request to extend the Temporary Use By-law for a further three (3) years to permit parking of Quinte Health Care employee vehicles at 111 Bay Drive be APPROVED.

- CARRIED -

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 439 BLESSINGTON ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-983
APPLICANT/OWNER: DARNELL & DAVID CUMMINS
AGENT: WATSON LAND SURVEYORS LTD.
-

The Planning Advisory Committee considered the “Darnell and David Cummins” Planning Application in light of the Public Meeting.

Moved by Councillor Miller
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 Zoning By-law Number 3014, as amended, for the property described as 439 Blessington 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 portions of the subject lands from “PA – Prime Agricultural” and “RU – Rural”, to “RR – Rural Residential”, “PA-47” and “RU-23”, respectively.

- CARRIED -

7. REPORTS

- 7.1 **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**
-

The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2015-16.

Moved by Councillor Graham
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 10245, as amended, for 615 Sidney Street and 14 Maple Drive, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning a portion of 14 Maple Drive from "R2 – Residential Second Density" to "C1-4 – Local Commercial" to permit additional parking for the beauty salon located at 615 Sidney. It is also requested to modify the provisions of the "C1-4" zone to permit a basement stairway access to project approximately 1.25 metres from the north side of the beauty salon building.

- CARRIED -

8. INFORMATION MATTERS

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

Report to June 1, 2015.

Moved by Councillor Car
Seconded by Councillor McCaw

THAT the Official Plan and Zoning By-law
Amendment Monitoring Report to June 1, 2015 be
received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

Discussion took place regarding the Subdivision Guide being prepared by Development Services. The Director of Engineering and Development Services indicated that within the next couple of months discussions will take place with developers prior to forwarding the proposed guide to the Planning Advisory Committee and then on to Council for approval.

Moved by Councillor Graham
Seconded by Mr. Joyce

THAT the Applications for Official Plan and/or Zoning
By-law Amendment (forming part of the Subdivision
Guide) be amended to contain the following wording:

“THAT the applicant or their representative **shall**
attend the Planning Advisory Committee Meeting to
answer questions pertaining to their application.”

- CARRIED -

10. **ADJOURNMENT**

Moved by Councillor Carr
Seconded by Mr. Letwin

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -