

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JULY 6, 2020

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly

Councillor Bill Sandison
Councillor Ryan Williams

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

3. **PUBLIC MEETING - THE PLANNING ACT**

- 3.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 135 CANNIFTON ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1111 & B-50-3-32
OWNER: DAKHA INVESTMENT PROPERTIES LTD.
APPLICANT: HILARY MURPHY, TASKFORCE ENGINEERING INC.
AGENT: SPENCER HUTCHISON, RFA PLANNING CONSULTANT INC.
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- 3.2 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – BLOCKS 80 AND 81, REGISTERED PLAN 21M-271, AND PARTS 1 THROUGH 4 OF PLAN 21R-25429, BEING PART OF LOT 2, CONCESSION 3, FORMERLY TOWNSHIP OF THURLOW, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-1112
OWNER: 2215100 ONTARIO INC. & 2380416 ONTARIO INC.
APPLICANT: RFA PLANNING CONSULTANT INC.

Notice of Meeting and Map

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- 3.3 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 20 BLESSINGTON ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1113
OWNER: CHADY OUEINI, 2706684 ONTARIO INC.
APPLICANT: SPENCER HUTCHISON, RFA PLANNING CONSULTANT INC.

Notice of Meeting and Map

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4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JULY 6, 2020

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COUNCIL CHAMBER

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PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly
Councillor Bill Sandison
Councillor Ryan Williams

John Baltutis
Kathryn Brown
Paul Jennings
David Joyce

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on June 1, 2020

4. DEPUTATIONS

5. CORRESPONDENCE

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 135 CANNIFTON ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1111 & B-50-3-32
OWNER: DAKHA INVESTMENT PROPERTIES LTD.
APPLICANT: HILARY MURPHY, TASKFORCE ENGINEERING INC.
AGENT: SPENCER HUTCHISON, RFA PLANNING CONSULTANT INC.

Policy Planner's Report No. PP-2020-28

6-1

RESOLUTION

“THAT Report No. PP-2020-28 dated July 6, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to Zoning By-law Number 10245, as Amended – 135 Cannifton Road, City of Belleville, County of Hastings, be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

- 6.2 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – BLOCKS 80 AND 81, REGISTERED PLAN 21M-271, AND PARTS 1 THROUGH 4 OF PLAN 21R-25429, BEING PART OF LOT 2, CONCESSION 3, FORMERLY TOWNSHIP OF THURLOW, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1112
OWNER: 2215100 ONTARIO INC. & 2380416 ONTARIO INC.
APPLICANT: RFA PLANNING CONSULTANT INC.

Principal Planner's Report No. PP-2020-29

6-54

RESOLUTION

“THAT Report No. PP-2020-29 dated July 6, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 3014, As Amended – Blocks 80 and 81, Registered Plan 21M-271, and Parts 1 through 4 of Plan 21R-25429, being Part of Lot 2, Concession 3, formerly Thurlow Township, City of Belleville, County of Hastings be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

- 6.3 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 20 BLESSINGTON ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1113
OWNER: CHADY OUEINI, 2706684 ONTARIO INC.
APPLICANT: SPENCER HUTCHISON, RFA PLANNING CONSULTANT INC.**

Policy Planner’s Report No. PP-2020-30

6-193

RESOLUTION

“THAT Report No. PP-2020-30 dated July 6, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 3014, As Amended, 20 Blessington Road, City of Belleville, County of Hastings be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

7. REPORTS

- 7.1 **RECOMMENDATION REPORT FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 8092 HIGHWAY 62, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1104
OWNER/APPLICANT: GURINDER SARAN
AGENT: NITIN MALHOTRA
-

Principal Planner's Report No. PP-2020-31

7-1

RESOLUTION

“THAT the Planning Advisory Committee recommends the following to City Council:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject land described as 8092 Highway 62, from 'C3-4 – General Commercial' Zone to 'C3-17 – h – General Commercial – holding' Zone with special provisions to add eating establishment as a permitted use to facilitate the development of the land for a gas bar, with an associated convenience store, and an eating establishment.”

- 7.2 **RECOMMENDATION REPORT FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 464 MITCHELL ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1106
OWNER/APPLICANT: SHAWN MILNE
-

Principal Planner's Report No. PP-2020-32

7-109

RESOLUTION

“THAT the Planning Advisory Committee recommends the following to City Council:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning a portion of subject land described as 464 Mitchell Road, from Prime Agriculture (PA) Zone to Prime Agriculture (PA-57) Zone with special provisions to permit a brewery and/or distillery as an accessory use with a maximum lot

coverage of 2% and a maximum water usage of 10,000 litres per day.”

- 7.3 **RECOMMENDATION REPORT FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 144 AVONDALE ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1107
OWNER/APPLICANT: MATT GIESEBRECHT
AGENT: CAITLIN SHEAHAN, AINLEY GROUP

Policy Planner’s Report No. PP-2020-33

7-175

RESOLUTION

“THAT the Planning Advisory Committee recommends the following to City Council:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the two (2) severed parcels of the subject land described as 144 Avondale Road, from Residential First Density (R1) Zone to Residential Second Density (R2) Zone as a condition for consent applications B11/20 and B12/20.”

- 7.4 **RECOMMENDATION REPORT FOR APPLICATION FOR PROPOSED AMENDMENT TO THE LOYALIST SECONDARY PLAN, AS AMENDED, AND ZONING BY-LAW NUMBER 2076-80, AS AMENDED – WALLBRIDGE-LOYALIST ROAD, PART LOT 31, CONCESSION 1, PART 1, REGISTERED PLAN 21R-19789, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1108, B-50-3-31
OWNER: QUINTE BUSINESS DEVELOPMENT CENTRE INC.
APPLICANT/AGENT: RFA PLANNING CONSULTANT INC.

Principal Planner’s Report No. PP-2020-34

7-218

RESOLUTION

“THAT the Planning Advisory Committee recommends the following to City Council:

THAT Applications B-77-1108 and B-50-3-31 to amend the City of Belleville Loyalist Secondary Plan and Zoning By-law Number 2076-80, as amended for Wallbridge-Loyalist Road, Part Lot 31, Concession 1, Part 1, Registered Plan 21R-19789, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Schedule 'A' Land Use of the Loyalist Secondary Plan be amended by re-designating the subject land from 'Residential' to 'Community Facility'; and

THAT Zoning By-law Number 2076-80, as amended, be amended by rezoning the subject land from Rural Residential (RR-44) Zone to Community Facility (CF) Zone."

7.5 **RECOMMENDATION REPORT FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 247 HARMONY ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1109
OWNER/APPLICANT: MARLENE MACKENZIE
AGENT: KEITH WATSON, WATSON LAND SURVEYORS LTD.**

Principal Planner's Report No. PP-2020-35

7-305

RESOLUTION

"THAT THE Planning Advisory Committee recommends the following to City Council:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning a portion of the subject land described as 247 Harmony Road, from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone, with special provisions to reduce the required lot frontage to 44.5 metres and recognize the existing accessory building's lot coverage as a condition of consent application B5/20."

- 7.6 **RECOMMENDATION REPORT FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 406 MAITLAND DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1110
OWNER: ANDY GEERTSMA
APPLICANT: G.C.C. DEVELOPMENTS LTD.

Policy Planner’s Report No. PP-2020-36

7-321

RESOLUTION

“THAT the Planning Advisory Committee recommends the following to City Council:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject land described as 406 Maitland Drive, to add veterinary clinic as a permitted use within the General Industrial (M1-16) Zone.”

8. INFORMATION MATTERS

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

Report to July 6, 2020

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9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT