

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

September 3, 2013

In accordance with advertisements placed in the press with respect to applications from Guan Realty Ltd. and Bax Vintage Homes, 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 Jack Miller

Councillor Taso Christopher

ABSENT:

Councillor Jackie Denyes

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/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 10245, AS AMENDED – 264-266 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-945
APPLICANT/OWNER: GUAN REALTY LTD.
AGENT: O'FLYNN WEESE LLP, C/O STEPHEN WEESE**

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

"The application pertains to a commercial building that is located at 264 - 266 Dundas Street East. The land is zoned 'C3-11 – Highway Commercial' and the applicant requests a modification to the C3-11 zone to also permit a professional office and a medical clinic as permitted uses. No new development is proposed.

The land is described municipally as 264 - 266 Dundas Street East, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Commercial Land Use' in the Official Plan. Within this land use designation, the policies of the Plan allow a professional office and a medical clinic as permitted uses.

ZONING BY-LAW:

The subject land is zoned 'C3-11 – Highway Commercial' in Zoning By-law Number 10245, as amended. The applicant requests an amendment

to the C3-11 zone to add a professional office and a medical clinic as permitted uses.”

Mr. Matt Gemmell, a representative from the law firm of O’Flynn Weese (agent for the applicant), was in attendance to provide information 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 Miller
Seconded by Councillor Culhane

THAT the “Guan Realty Ltd.” 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 & PROPOSED PLAN OF SUBDIVISION – PART 1, PLAN 21R-1013 AND 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 NO.: B-77-946
APPLICANT: BAX VINTAGE HOMES, C/O ADRIAN BAX
OWNER: STANLEY PARK LIMITED C/O PROCTER PROFESSIONAL CORPORATION
AGENT: RFA PLANNING CONSULTANT 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 an amendment to Zoning By-law Number 2076-80, as amended and to consider a proposed Plan of Subdivision for Potters Creek West. The land comprises approximately three (3) hectares in area and is zoned ‘UH – Urban Holding’ in By-law Number 2076-80, as amended. The applicant requests a rezoning to ‘R4-51 – Residential Fourth Density’ to permit eleven (11) duplex dwellings and a rezoning to a special ‘R6 – Residential Sixth Density’ zone to permit two (2) three (3) storey apartment buildings each proposed to contain 36 units. The special provision will allow for a maximum building height between 11 to 12 metres for the apartments versus the maximum of 10.6 metres permitted by the R6 zone.

The land is described as Part 1, Plan 21R-1013 and 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 'UH – Urban Holding' in By-law Number 2076-80, as amended. The applicant has requested a 'R4-51 – Residential Fourth Density' zone and a special 'R6 – Residential Sixth Density' zone to permit eleven (11) duplex dwellings and two (2) three (3) storey apartment buildings, respectively. The special provision will allow for a maximum building height between 11 to 12 metres for the apartments versus the maximum of 10.6 metres permitted by the R6 zone.

PLAN OF SUBDIVISION:

The proposed Plan of Subdivision would total 94 units comprising eleven (11) duplex dwellings and two (2) three (3) storey apartment buildings. Access to the proposed development will be via a new east/west street joining Avonlough Road to the developing Potters Creek subdivision to the east. Full municipal services would be extended to the proposed development.”

Ms. Ruth Ferguson-Aulhouse, agent for the applicant, was in attendance and summarized plans for future development. She supported a deferral of the application at this time.

Ms. Lois McEwen (495 Avonlough Road) was opposed to the application and cited safety concerns with increased traffic in the vicinity of the existing school and nursing home on Avonlough Road.

Moved by Councillor Culhane
Seconded by Councillor Christopher

THAT the “Bax Vintage Homes” Planning Application and Request to Draft Approve Plan of Subdivision, Potters Creek - West, be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

5. ADJOURNMENT

Moved by Councillor Culhane
Seconded by Councillor Miller

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

September 3, 2013

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 Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes (late)
Councillor Jack Miller

Mr. David Joyce
Mr. Mike Letwin
Mr. Michael Graham
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/Clerk

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

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 August 6, 2013 had been circulated.

Moved by Mr. Letwin
Seconded by Mr. Graham

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on August 6, 2013 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **COMMUNICATIONS**

- 5.1 August 20, 2013 email from Rob Allison regarding Zoning Amendment Application B-77-946 and proposed Plan of Subdivision 12T-1350 (Referrals from Public Meeting Items 6.2 & 6.3 refer).

Moved by Mr. Joyce
Seconded by Mr. Rae

THAT the August 20, 2013 email from Rob Allison regarding Zoning By-law Amendment Application B-77-946 and proposed Plan of Subdivision 12T-13501 be received and referred to Referrals from Public Meeting Items 6.2 and 6.3.

- CARRIED -

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED – 264-266 DUNDAS STREET EAST, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-945
APPLICANT/OWNER: GUAN REALTY LTD.
AGENT: O'FLYNN WEESE LLP, C/O STEPHEN WEESE**
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The Planning Advisory Committee considered the “Guan Realty Ltd.” Planning Application in light of the Public Meeting.

Moved by Councillor Culhane
Seconded by Mr. Joyce

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 264-266 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by modifying the provisions of the “C3-11 –

Highway Commercial” zone by adding a professional office and a medical clinic as permitted uses.

- CARRIED -

At this point in the proceedings Councillor Denyes joined the meeting.

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – PART 1, PLAN 21R-1013 AND 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 NO.: B-77-946
APPLICANT: BAX VINTAGE HOMES, C/O ADRIAN BAX
OWNER: STANLEY PARK LIMITED C/O PROCTER PROFESSIONAL CORPORATION
AGENT: RFA PLANNING CONSULTANT INC.
-

The Planning Advisory Committee considered the “Bax Vintage Homes” Planning Application in light of the Public Meeting and Communications Item 5.1.

Moved by Councillor Miller
Seconded by Councillor Culhane

THAT Management recommends to the Belleville Planning Advisory Committee that the application to amend Zoning By-law Number 2076-80, as amended, for the lands identified as Part 1, Plan 21R-1013, Part of Lots 32 and 33, Concessions 1 and Broken Front, Former Township of Sidney, Now in the City of Belleville, County of Hastings, be DEFERRED pending further review of sightlines for the proposed new road at the location where it would intersect Avonlough Road.

- CARRIED -

- 6.3 **REQUEST TO DRAFT APPROVE PLAN OF SUBDIVISION, POTTERS CREEK – WEST, PART 1, PLAN 21R-1013, PARTS OF LOTS 32 & 33, CONCESSION 1 AND PARTS OF LOTS 32 & 33, BROKEN FRONT CONCESSION, FORMERLY TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE
OWNER: STANLEY PARK LIMITED
AGENT: RFA PLANNING CONSULTANT
FILE NO.: 12T-13501**
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The Planning Advisory Committee considered the “Bax Vintage Homes” Request to Draft Approve Plan of Subdivision, Potters Creek - West, in light of the Public Meeting (Item 3.1) and Communications Item 5.1 on today’s Agenda.

Moved by Mr. Joyce
Seconded by Councillor Denyes

THAT the Belleville Planning Advisory Committee passes the following resolution:

THAT the Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated July 30, 2013, as shown on APPENDIX 2 attached to the Manager of Approvals’ Report No. APS-2013-29 be referred back to Staff for further review and a follow-up report to the Committee.

- CARRIED -

7. **REPORTS**

- 7.1 **REQUEST FOR USE OF STREET NAME, GREEN ACRES II (MCDAVITT) SUBDIVISION, FILE: ER-3**
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The Planning Advisory Committee considered the Manager of Approval’s Report No. APS-2013-28.

Moved by Councillor Culhane
Seconded by Mr. Graham

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

THAT a by-law to designate and dedicate Part 1 on Plan 21R-14483 and Parts 1, 3, 4, 5, 6 & 8 on Plan 21R-18653, City of Belleville, as part of a public

highway and to name same Greenhill Lane, be prepared for Council's consideration.

- CARRIED -

7.2 **REQUEST FOR USE OF STREET NAMES, POTTERS CREEK – PHASE 3 SUBDIVISION. FILE: ER-72**

The Planning Advisory Committee considered the Manager of Approval's Report No. APS-2013-31.

Moved by Councillor Culhane
Seconded by Councillor Denyes

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

THAT Belleville City Council authorizes the use of Cobblestone, Edgewood, Glenbridge, Mavis, Ridgeway and Sienna as new street names within Phase 3 of the Potters Creek subdivision.

- CARRIED -

7.3 **MUNICIPAL COMPREHENSIVE REVIEW**

The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2013-33.

Moved by Mr. Letwin
Seconded by Councillor Culhane

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the City proceed with the proposed vacant employment land exchange and undertake the recommended servicing analysis involving approximately 140 gross hectares of expropriated lands, (excluding environmentally protected lands) as recommended in the Municipal Comprehensive Review conducted by Watson & Associates.

- WITHDRAWN -

Moved by Councillor Denyes
Seconded by Mr. Graham

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the City not proceed with the proposed vacant employment land exchange as recommended in the Municipal Comprehensive Review conducted by Watson & Associates.

Members of the Committee discussed this resolution and a Recorded Vote was requested.

YEAS:	Councillor Culhane Councillor Christopher Councillor Denyes Councillor Lafferty Councillor Miller Mr. Graham Mr. Joyce Mr. Letwin Mr. Rae	NAYS: nil
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YEAS: In total number of (9) nine.
NAYS: In total number of (0) zero.

The resolution was - CARRIED -

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to September 3, 2013.

Moved by Councillor Denyes
Seconded by Mr. Rae

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to September 3, 2013 be received.

- CARRIED -

The Committee requested an update/clarification regarding the Rosebush Application. The Director of Engineering and Development Services indicated that a staff report would not be forthcoming until action was taken by the applicant with regards to Orders against the property in question.

9. **GENERAL BUSINESS AND INQUIRIES**

Councillor Miller sought information regarding the College Street East and Geddes Development. Information was provided by the Director of Engineering and Development Services, the Manager of Policy Planning and the Manager of Approvals.

10. **ADJOURNMENT**

Moved by Mr. Graham
Seconded by Mr. Joyce

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -