

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

March 6, 2017

A Regular Meeting of the Belleville Planning Advisory Committee was held in the City Hall Council Chambers on the above date at 5:30 p.m.

1. ATTENDANCE

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| Councillor Jackie Denyes (Chair) | Mr. John Baltutis |
| Councillor Egerton Boyce | Mr. David Joyce |
| Councillor Paul Carr | Mr. Ross Rae |
| Councillor Mike Graham | |
| His Worship Mayor Christopher | |

ABSENT

Mike Letwin

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.a) 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.

- 2.b)** The Chair asked for members to volunteer to be on the Brownsfield Sub-Committee. John Baltutis, David Joyce and Councillor Denyes put names forward and will comprise members of The Brownsfield Sub-Committee.

3. CONFIRMATION OF MINUTES

- 3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on February 6, 2017 had been circulated.

Moved by David Joyce
Seconded by Councillor Carr

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on February 6, 2017 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

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

5. **COMMUNICATIONS**

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

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – PART OF LOT 13, CONCESSION 1, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1017
OWNER/APPLICANT: HILDEN HOMES LTD.
AGENT: ANGELA MARKLAND
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The Planning Advisory Committee considered the "Hilden Homes" Planning Application in light of the Public Meeting.

Moved by Councillor Miller
Seconded by Councillor Boyce

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 land located in Part of Lot 13, Concession 1, the property, formerly in the Township of Thurlow, now the 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 "R4-41 –

Residential Fourth Density” zone to permit minimum 1.2 metre interior side yard widths for two (2) storey dwellings.

- CARRIED -

6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF LOT 1, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1018
APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.

The Planning Advisory Committee considered the “Settlers Ridge Development Inc.” Planning Application in light of the Public Meeting.

Moved by Mr. Rae
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 Zoning By-Law Number 3014, as amended, for land located in Part of Lot 1, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

Parcel #1

That Zoning By-Law Number 3014, as amended, be amended by rezoning the subject land from ‘PA – Prime Agriculture’ to an ‘RR – Rural Residential’ zone with special provisions to permit a home based office with four (4) employees; and

Parcel #2

That Zoning By-Law Number 3014, as amended, be amended by rezoning the subject land from ‘PA – Prime Agriculture’ to ‘RR – Rural Residential’.

Moved by Councillor Boyce
Moved by Councillor Miller

THAT the application to amend Zoning By-Law number 3014, as amended, for land located in Part 1 of Lot 1, Concession 3, formerly in Part 1 of Lot 1, Concession 3, formerly in the Township of Thurlow, now in The City of Belleville, County of Hastings, be referred to the Planning Advisory Committee meeting on April 3, 2017, pending a meeting with area residents.

-CARRIED-

7. **REPORTS**

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

8. **INFORMATION MATTERS**

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

Moved by Mr. Baltutis
Seconded by Mr. Joyce

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to March 6, 2017 be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

Councillor Denyes brought forth the following motions to the Planning Advisory Committee.

Moved by Councillor Miller
Seconded by Mr. Rae

THAT management in the Engineering and Development Services Department be directed to engage professional services (consultant) to undertake a Comprehensive Review within the

framework of updating the Official Plan for the purpose of investigating options for future growth, including, but not limited to, an analysis of servicing implications, and forward to Operating Budget for consideration.

-CARRIED-

Moved by Councillor Boyce
Seconded by Mr. Baltutis

THAT The Planning Advisory Committee forward a request to The Traffic Advisory Committee to consider a traffic impact study on Sunningdale Drive regarding the speed of traffic and parking in proximity of the intersection of Sidney Street and Sunningdale Drive and increased enforcement.

-CARRIED-

10. ADJOURNMENT

Moved by Mr. Baltutis
Seconded by Councillor Boyce

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -