

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

SEPTEMBER 3, 2019

In accordance with both a mailing to every owner of land within 120 metres of the subject properties and the posting of a notice on the properties with respect to applications from John Royle, The Pentecostals of Quinte, Sand Cherry Court G.P. Inc., and 2555111 Ontario Inc. a Public Meeting was held in Council Chambers, 4th Floor, City Hall, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

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

STAFF PRESENT:

Mr. Matt MacDonald, Director of Corporate Services/City Clerk
Mr. Ray Ford, Acting Director of Engineering and Development Services
Mr. Stephen Ashton, Manager of Policy Planning
Mr. Greg Pinchin, Manager of Approvals

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. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest.

2. 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, Ms. Kathryn Brown, and Mr. Paul Jennings. 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 Local Planning Appeal Board (LPAT)

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the related by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Comments received at this public meeting as well as written comments will be considered by the Engineering and Development Services Department in analysis of the applications that were part of the public meeting tonight. A recommendation report will be brought forward upon receipt of all agency and public comments in the future.

Any persons wishing to be advised of the Belleville Planning Advisory Committee's recommendations 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."

3. PUBLIC MEETING - THE PLANNING ACT

3.1 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 18 ST. PAUL STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS FILE NO.: B-77-1087 APPLICANT/OWNER: JOHN ROYLE AGENT: KEITH WATSON, WATSON LAND SURVEYORS LTD.

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

"The property is municipally known as 18 St. Paul Street in the City of Belleville. The subject property is located north of St. Paul Street, east of Pinnacle Street, and west of South Church Street.

The property has a frontage of approximately 21.5 metres on St. Paul Street. The Applicant requests a rezoning from Residential Second Density (R2-1) Zone to Residential Third Density (R3-2) Zone with special provisions to reduce the front yard setback to 6.0 metres to match the existing dwelling. The rezoning is a condition of consent for application B11-19.

In the Official Plan, the subject land is designated as 'City Centre'."

Keith Watson, Agent for the Applicant, was in attendance with John Royle, Owner, to provide information.

Tony McGarvey of Hawkins Inc., adjacent property owner, was in attendance to support 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 Culhane
Seconded by Councillor Kelly

THAT the "John Royle" Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED, 490 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1088
APPLICANT/OWNER: THE PENTECOSTALS OF QUINTE
AGENT: BARRY JOHNSON, RBJ CONCEPTS INC.**

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

"The property is municipally known as 490 Dundas Street West in the City of Belleville. The subject property is located north of Dundas Street West, east of Sienna Avenue, and west of Avondale Road.

The property has a frontage of approximately 90.5 metres on St. Paul Street and an area of 20962.7 square metres (2.1 hectares). The Applicant requests a rezoning to add dwelling units within the

existing building as a permitted accessory use to the Highway Commercial (CH-11) Zone. The existing use is a church.

In the Loyalist Secondary Plan, the subject land is designated as 'Employment Lands'."

Barry Johnson of RBJ Concepts Inc., Agent for the Applicant, was in attendance to provide information.

No other persons responded to the Chair's call upon those wishing to speak either for or against the application.

Moved by Councillor Kelly
Seconded by Councillor Culhane

THAT the "Pentecostals of Quinte" Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

**3.3 NOTICE OF APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR A PROPOSED DRAFT PLAN OF SUBDIVISION, SAND CHERRY COURT, PART OF LOT 37, CONCESSION 1, FORMER TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: 12T-19001
OWNER: SAND CHERRY COURT G.P. INC. C/O SYFEDDIN HOSSEINI
AGENT: MCINTOSH PERRY CONSULTING-MARKO CEKIC**

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

"The property is municipally known as Part of Lot 37, Concession 1, former Township of Sidney, now City of Belleville. The subject application is to divide approximately 1.3 hectares of land on the east side of Palmer Road and south of Moira Street West.

PLAN OF SUBDIVISION:

The proposed subdivision will comprise a total of twelve (12) blocks consisting of:

- ten (10) residential blocks for a total of 39 street townhouses;
- one (1) block for servicing and emergency access, and;
- one (1) block for storm water control.

Primary access to the site will be from Palmer Road with a secondary access from Pepper Avenue for emergency vehicles only. Full municipal services would be extended to the proposed development.

OFFICIAL PLAN:

The land is designated 'Residential' in the Official Plan and residential development of the form proposed is permitted by the Plan.

ZONING BY-LAW:

The land is zoned 'R5-33- Residential Fifth Density Exception No. 33' which permits street townhouses."

Marko Cekic, Agent for the Owner, was in attendance to provide information.

Dan Bentley, area resident, is in favour of development.

Bob Scott, abutting property owner, is concerned with servicing.

Elaine Young, area resident, is concerned with increased traffic and privacy. As well as sewers in new homes vs. septic in existing homes.

No other persons responded to the Chair's call upon those wishing to speak either for or against the application.

Moved by Councillor Sandison
Seconded by Councillor Culhane

THAT the "Sand Cherry Court Subdivision G.P. Inc." Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

- 3.4 NOTICE OF APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR A PROPOSED DRAFT PLAN OF SUBDIVISION, BELL BOULEVARD SUBDIVISION, PART OF LOT 32, CONCESSION 2, FORMER TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: 12T-19002
OWNER: 2555111 ONTARIO INC., C/O BHUPINDER PAUL SHARMA
AGENT: RFA PLANNING CONSULTANT INC., SHAWN LEGERE**

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

“The property is municipally known as Part of Lot 32, Concession 2, former Township of Sidney, now City of Belleville. The subject application is to subdivide approximately 6.8 hectares of land on the east side of Hannafin Road, and north of Bell Boulevard.

PLAN OF SUBDIVISION:

The proposed subdivision will comprise a total of fourteen (14) blocks consisting of:

- nine (9) special commercial-industrial lots for future development
- one (1) block for proposed sight triangle at the corner of Bell Boulevard and Hannafin Road; and
- four (4) blocks for access easements to provide shared access to lots fronting on Bell Boulevard.

Primary access to the lots will be from Hannafin Road and Enterprise Drive, with limited access to Bell Boulevard. The lots would be developed on full municipal services.

OFFICIAL PLAN:

The land is designated ‘Employment’ in the Loyalist Secondary Plan, and commercial development of the form proposed is permitted by the Plan.

ZONING BY-LAW:

The land is zoned ‘CH-29/MS-H – Highway Commercial and Special Industrial’ which permits a range of commercial and industrial uses.”

Shawn Legere, of RFA Planning Consultant Inc., Agent for the Owner, was in attendance to provide information.

No other persons responded to the Chair’s call upon those wishing to speak either for or against the application.

Moved by Councillor Culhane
Seconded by Councillor Sandison

THAT the “2555111 Ontario Inc.” Application be referred to the Regular Planning Meeting for further consideration

-CARRIED-

4. **ADJOURNMENT**

Moved by Councillor Sandison
Seconded by Councillor Williams

THAT the Public Meeting be adjourned.

-CARRIED-