

# BELLEVILLE PLANNING ADVISORY COMMITTEE

## AGENDA

AUGUST 7, 2012

5:30 P.M.

COUNCIL CHAMBER

Starting  
Page No.

### CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Taso Christopher  
Councillor Pat Culhane  
Councillor Jackie Denyes

Councillor Tom Lafferty  
Councillor Jack Miller

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

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

- 3.1 **PROPOSED AMENDMENT TO OFFICIAL PLAN, ZONING BY-LAW NUMBER 10245, AS AMENDED AND PROPOSED PLAN OF CONDINIUM – 26 COLBORNE STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-920**  
**APPLICANT/OWNER: TEDDINGTON LIMITED**  
**AGENT: STEPHEN HYNDMAN**

- 3.2      **PROPOSED AMENDMENT TO OFFICIAL PLAN, ZONING BY-LAW NUMBER 3014, AS AMENDED & PROPOSED PLAN OF SUBDIVISION – PART OF LOT 13, CONCESSION 7, FORMERLY TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER:            B-77-921**  
**APPLICANT/OWNER: SHADY RIDGE STOCK FARMS INC., C/O AL OSBORNE**
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Notice of Meeting and Map

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- 3.3      **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245 AS AMENDED AND PROPOSED PLAN OF CONDOMINIUM – 68 AND 76 COLLEGE STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER:    B-77-922**  
**APPLICANT:        DOMENICO RAPINO**  
**OWNERS:            DOMENICO & FIORINA RAPINO AND**  
**DOMENICO & ELISABETTA RAPINO**  
**AGENT:              RFA PLANNING CONSULTANT INC.**
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Notice of Meeting and Map

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**4.      ADJOURNMENT**

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## PLANNING ADVISORY COMMITTEE MEETING

### 1. ATTENDANCE

Councillor Taso Christopher  
Councillor Pat Culhane  
Councillor Jackie Denyes  
Councillor Tom Lafferty  
Councillor Jack Miller

Michael Graham  
David Joyce  
Mike Letwin  
Ross Rae

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

### 3. CONFIRMATION OF MINUTES

3.1 Minutes of the Planning Advisory Committee Meeting held on July 3, 2012

### 4. DEPUTATIONS

4.1 Ruth Ferguson Aulhouse will address the Committee on a "City Centre Intensification Plan and Report". Bound copies of the report have been provided to the Committee with the agenda packages.

**5. COMMUNICATIONS**

- 5.1 July 24, 2012 letter from Shirley M. Weeks regarding Zoning By-law Amendment Application B-77-921 Referrals from Public Meeting Items 6.2 & 6.3 refer **12**

**RESOLUTION**

“THAT the July 24, 2012 letter from Shirley M. Weeks regarding Zoning By-law Amendment Application B-77-921 be received and referred to Referrals from Public Meeting Item No. 6.2 and Item No. 6.3.”

**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245, AS AMENDED – NORTHWEST CORNER OF COLEMAN STREET AND DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-920**  
**APPLICANT/OWNER: TEDDINGTON LIMITED**  
**AGENT: STEPHEN HYNDMAN**

Manager of Policy Planning's Report No. AM-2012-17

**14****RESOLUTION**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the Official Plan and Zoning By-law Number 10245, as amended, for approximately 0.3 hectares of land located at the northwest corner of Coleman Street and Dundas Street West, City of Belleville, County of Hastings, be APPROVED as follows:

1. That the subject site be exempted from the high density residential threshold of Subsection 3.10.2 a) iii) of the Official Plan to permit a residential density of 310 residential units per hectare; and
2. That Zoning By-law Number 10245, as amended, be amended by rezoning the subject site from 'C2-18 - General Residential' to a special 'R8 - Residential Eighth Density' zone with an 'h' holding symbol to permit a fifteen storey, 97 unit residential apartment building. The

'h' symbol requires the demonstration that the required environmental remediation has been completed for the site, the filing of a Record of Site Condition, and, that site plan control approval has been obtained before development is permitted to occur."

6.2 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN, AND ZONING BY-LAW NUMBER 3014, AS AMENDED – PHASE 2 EXPANSION OF HEARTHSTONE RIDGE SUBDIVISION, NORTH OF MUDCAT ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-921**  
**APPLICANT/OWNER: SHADY RIDGE STOCK FARMS INC., C/O AL OSBORNE**

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Manager of Policy Planning's Report No. AM-2012-18  
Communications Item 5.1 refers

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RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the Official Plan and Zoning By-law Number 3014, as amended, for land located in Part of Lot 13, Concession 7, Formerly Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

1. That Subsection 3.3.3 of the 'Rural Land Use' policies of the Official Plan be amended by incorporating a special policy to permit an expansion to Hearthstone Ridge estate residential subdivision not to exceed thirty eight (38) residential lots subject to satisfying the pertinent policies of Subsection 3.3.3 c); and
2. That Zoning By-law Number 3014, as amended, be amended by rezoning the subject site from 'PA – Prime Agriculture' and 'RU-Rural' to 'ER-Estate Residential' and 'H-Hazard' to permit a thirty eight (38) lot expansion to Hearthstone Ridge subdivision."

- 6.3 **REQUEST TO DRAFT APPROVE A PLAN OF SUBDIVISION, HEARTHSTONE RIDGE SUBDIVISION – PHASE 2, PART OF LOT 13, CONCESSION 7, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: 12T-10501**  
**OWNER: SHADY RIDGE STOCK FARMS INC.**

Manager of Approvals Section's Report No. APS-2012-27  
 Communications Item 5.1 refers

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RESOLUTION

"THAT approval of a Draft Plan of Subdivision, prepared by The Greer Galloway Group Inc., dated July 4, 2012, as shown on **APPENDIX 2** attached to the Manager of Approvals' Report No. APS-2012-27, be granted for the lands identified as Part of Lot 13, Concession 7, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-10501), subject to the draft plan conditions outlined in **APPENDIX 3** of same."

- 6.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245 AS AMENDED – 68 AND 76 COLLEGE STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-922**  
**APPLICANT: DOMENICO RAPINO**  
**OWNERS: DOMENICO, FIORINA & ELISABETTA RAPINO**  
**AGENT: RFA PLANNING CONSULTANT INC.**

Manager of Policy Planning's Report No. AM-2012-19

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RESOLUTION

"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 the properties described as 68 and 76 College Street East, City of Belleville, County of Hastings, be APPROVED, as follows:

That Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands from 'R6-10 – Residential Sixth Density' and 'R2 – Residential Second Density' to a special R6 zone with an 'h' holding symbol to permit the construction of a three (3) storey fifteen (15) unit condominium building. The 'h' symbol shall require that the properties be merged on title, as well as other condominium approval conditions, before development is permitted to occur."

## 7. REPORTS

- 7.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 499 AIRPORT PARKWAY, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-918**  
**APPLICANT: RICHARD SHERIDAN**  
**OWNER: JOE MILNE**  
**AGENT: WATSON LAND SURVEYORS LTD.**

Application B-77-918 was deferred from the July 3, 2012 meeting to allow the applicant or their representative to be notified that they are requested to attend the August 7, 2012 meeting.

Manager of Policy Planning's Report No. AM-2012-13

**56**

### RESOLUTION

"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 499 Airport Parkway, 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 the subject lands from 'PA – Prime Agriculture ' and 'RU – Rural' to special 'PA' and 'RU' zones, respectively."

- 7.2      **REQUEST FOR EXEMPTION FROM CONDOMINIUM REVIEW PROPOSED PLAN OF CONDOMINIUM - PT LT 38 WEST OF COLEMAN STREET, PT LT 39 WEST OF COLEMAN STREET, SOUTH OF BRIDGE STREET, HASLETTS PLAN, PART OF KING STREET CLOSED BY QR111693, PT OF BROCK STREET CLOSED BY QR370817 LT 7 NORTH OF BROCK STREET, LTS 1 & 2 EAST OF KING STREET LTS 3, 4 & 5 EAST OF KING STREET, NORTH OF COLBORNE STREET PT OF COLBORNE STREET CLOSED BY QR21781 PT OF LT 1, LTS 2 & 3 NORTH OF WATER STREET, PT OF WATER STREET CLOSED BY QR370817, PLAN 14, CITY OF BELLEVILLE - 26 COLBORNE STREET**  
**FILE:            B-75-780**  
**OWNER:        TEDDINGTON LIMITED**  
**APPLICANT:   STEPHEN HYNDMAN**
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Manager of Approvals Section's Report No. APS-2012-25

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RESOLUTION

"That the Belleville Planning Advisory Committee recommends the following to City Council:

1. That, pursuant to Section 9(3)(b) of the Condominium Act, 1998, the Council of the Corporation of the City of Belleville approve the request for an exemption from condominium review for lands owned by Teddington Limited, as described above, being part of PIN 40476-0089 (LT), municipally known as 26 Colborne Street in the City of Belleville; and,
2. THAT the Plan of Condominium (File No. B-75-780) for the lands identified in Recommendation No. 1 be granted final approval;
3. THAT the Manager of Approvals be authorized to stamp and sign the final plans provided that the Owner has satisfied all City requirements and the surveyor's condominium plans are satisfactory to Approvals staff; and,
4. THAT Recommendations No. 1 and No. 2 be subject to the rezoning of the subject lands to allow the proposed development and the approval of a Site Plan pursuant to Section 41 of the Planning Act by the City for the development of the subject lands."

- 7.3      **REQUEST FOR EXEMPTION FROM CONDOMINIUM REVIEW – REQUEST FOR CONDOMINIUM CONVERSION - PROPOSED PLAN OF CONDOMINIUM 68 & 76 COLLEGE STREET EAST**  
**APPLICANT: DOMENICO RAPINO**  
**AGENT:        RFA PLANNING CONSULTANT INC.**  
**FILE:         B-75-777**
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Manager of Approvals Section's Report No. APS-2012-26

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RESOLUTION

“That the Belleville Planning Advisory Committee recommends the following to City Council:

1. THAT, pursuant to Section 9(3)(b) of the Condominium Act, 1998, the Council of the Corporation of the City of Belleville approve the request for an exemption from condominium review for lands owned by Domenico, Fiorina and Elisabetta Rapino, known municipally as 68 & 76 College Street East in the City of Belleville; and,
2. THAT the Plan of Condominium (File No. B-75-777) for the lands identified in Recommendation No. 1 be granted final approval;
3. THAT the Manager of Approvals be authorized to stamp and sign the final plans provided that the Owner has satisfied all City requirements and the surveyor's condominium plans are satisfactory to Approvals staff; and,
4. THAT Recommendations No. 1 and No. 2 be subject to: a) the rezoning of the subject lands to allow the proposed development; b) the approval of a Site Plan pursuant to Section 41 of the Planning Act by the City for the development of the subject lands; and, c) the merging on title of the two properties at 68 & 76 College Street East.”

**8. INFORMATION MATTERS**

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

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Report to August 7, 2012

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**9. GENERAL BUSINESS AND INQUIRIES**

**10. ADJOURNMENT**