

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

January 3, 2017

A Regular Meeting of the Belleville Planning Advisory Committee was held in the Main Floor Meeting Room at 116 Pinnacle Street on the above date at 5:30 p.m.

1. ATTENDANCE

Councillor Jackie Denyes (Chair)
Councillor Paul Carr
Councillor Mike Graham
His Worship Mayor Christopher

Mr. John Baltutis
Mr. David Joyce
Mr. Mike Letwin
Mr. Ross Rae

ABSENT

Councillor Kelly McCaw

Councillor Jack Miller

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. 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.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on November 7, 2016 had been circulated.

Moved by Councillor Carr
Seconded by Mr. Baltutis

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on November 7, 2016 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

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

5. **COMMUNICATIONS**

5.1 December 7, 2016 letter from John Whelan

Moved by Mr. Rae
Seconded by Mr. Baltutis

THAT the December 7, 2016 letter from John Whelan requesting that Bob Peake of Bob Peake Wood Products, a long established Sidney Street business, be added to the list of names considered for street or facilities naming, be received.

- CARRIED -

6. **REFERRALS FROM PUBLIC MEETING**

6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,
AS AMENDED – 1407 ZION ROAD, TOWNSHIP OF THURLOW,
NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1012
APPLICANT/OWNER: ANDREA SILLS**

The Planning Advisory Committee considered the "Sills" Planning Application in light of the Public Meeting.

Moved by Mr. Rae
Seconded by Mr. Letwin

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 1407 Zion Road, former Township of Thurlow, now 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” to “RR – Rural Residential” and to a special “PA” zone, respectively.

- CARRIED -

**6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED – 315 CHURCH STREET, IN THE CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1013
APPLICANT/OWNER: CITY OF BELLEVILLE**

The Planning Advisory Committee considered the “City of Belleville (315 Church Street)” Planning Application in light of the Public Meeting.

Moved by Mr. Letwin
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 10245, as amended, for 315 Church Street, 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 “CF – Community Facility” and “R4 – Residential Fourth Density” to “C2 – General Commercial” with a special provision to permit an after school centre, in addition to the permitted uses of the C2 zone.

- CARRIED -

**6.3 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED – 316 DUNDAS STREET EAST, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1014
APPLICANT/OWNER: CITY OF BELLEVILLE**

The Planning Advisory Committee considered the “City of Belleville (316 Dundas Street East)” Planning Application in light of the Public Meeting.

Moved by Councillor Carr
Seconded by Councillor Graham

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 316 Dundas 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 “CF – Community Facility” to “C3 – Highway Commercial”.

- CARRIED -

**6.4 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED – 116 PINNACLE STREET, CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NUMBER: B-77-1015
APPLICANT/OWNER: CITY OF BELLEVILLE**

The Planning Advisory Committee considered the “City of Belleville (116 Pinnacle Street)” Planning Application in light of the Public Meeting.

Moved by Mr. Joyce
Seconded by Mr. Letwin

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 116 Pinnacle Street, 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 “CF-1 – Community Facility” to “C2-4 – General Commercial”.

- 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**

Report to January 3,2017.

Moved by Councillor Carr
Seconded by Mr. Letwin

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to January 3, 2017 be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

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

10. **ADJOURNMENT**

Moved by Mr. Joyce
Seconded by Baltutis

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

January 3, 2017

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 Andrea Sills and the City of Belleville, a Public Meeting was held in the Main Floor Meeting Room, 116 Pinnacle Street, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

Councillor Jackie Denyes (Chair)
Councillor Mike Graham

Councillor Paul Carr
His Worship Mayor Christopher

ABSENT

Councillor Kelly McCaw

Councillor Jack Miller

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

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. John Baltutis, 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 brought forward under this section of today's agenda.

3. PUBLIC MEETING - THE PLANNING ACT

3.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1407 ZION ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1012
APPLICANT/OWNER: ANDREA SILLS

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

"The applicant requests a rezoning of land that is subject to a consent application granted by the Committee of Adjustment on September 15, 2016 (Committee File # B 19/16). The consent is proposing to separate the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farm lands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the applicant is requesting that the portion of the severed farm land zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone so as to not permit the construction of a residential dwelling. In addition, the proposed retained lot (approximately 2.0 hectares) containing the farmhouse and accessory buildings is requested to be rezoned from PA to "RR – Rural Residential".

The land is described municipally as 1407 Zion Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land subject to this application is designated "Agricultural Land Use" in the City's Official Plan. The policies of the Plan permit the disposal of surplus farm dwellings when farm land is being consolidated, subject to satisfying various requirements.

ZONING BY-LAW:

A portion of the land is zoned "PA – Prime Agriculture" in Zoning By-Law 3014, as amended and is subject to Committee of Adjustment File #B 19/16. The applicant requests a rezoning to special "PA" to prohibit the construction of a residential dwelling on the proposed severed land. The applicant also requests a rezoning to "RR – Rural Residential" for the proposed retained lot.

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

Moved by Councillor Graham
Seconded by Councillor Carr

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

- CARRIED -

3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 315 CHURCH STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1013
APPLICANT/OWNER: CITY OF BELLEVILLE

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

"The application pertains to an existing building that was formerly used as an assembly hall located at 315 Church Street. The site is owned by the City of Belleville and is zoned "CF – Community Facility" and "R4 – Residential Fourth Density". It is requested to rezone the land and building to "C2 – General Commercial" with a special provision to permit an after school centre (which would include fitness activities, homework programs and learning programs) in addition to the permitted uses of the C2 zone. No new development is proposed.

The land is described as 315 Church Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "City Centre" in the Official Plan. Within this land use designation, the policies of the Plan allow a range of commercial uses.

ZONING BY-LAW:

The subject land is zoned "CF – Community Facility" and "R4 – Residential Fourth Density". It is requested to rezone the land and building to "C2 – General Commercial" with a special provision to permit an after school centre (which would include fitness activities, homework programs and learning programs) in addition to the permitted uses of the C2 zone.

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

Moved by Councillor Carr
Seconded by Mayor Christopher

THAT the "City of Belleville (315 Church Street)"
Planning Application be referred to the Regular
Planning Meeting for further consideration.

- CARRIED -

3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS
AMENDED – 316 DUNDAS STREET EAST, CITY OF BELLEVILLE,
COUNTY OF HASTINGS**
FILE NUMBER: B-77-1014
APPLICANT/OWNER: CITY OF BELLEVILLE

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

"The application pertains to an existing building that was formerly used as a municipal fire hall located at 316 Dundas Street East. The site is zoned "CF – Community Facility" and the City of Belleville requests to rezone the land and building to "C3 – Highway Commercial" so as to permit a range of commercial uses. No new development is proposed.

The land is described as 316 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 highway commercial uses are permitted.

ZONING BY-LAW:

The subject land is zoned "CF – Community Facility" and it is requested to rezone the land and building to "C3 – Highway Commercial" so as to permit a range of commercial uses.

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

Moved by Councillor Graham
Seconded by Councillor Carr

THAT the "City of Belleville (316 Dundas Street East)"
Planning Application be referred to the Regular
Planning Meeting for further consideration.

- CARRIED -

3.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS
AMENDED – 116 PINNACLE STREET, CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NUMBER: B-77-1015
APPLICANT/OWNER: CITY OF BELLEVILLE**

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

The application pertains to an existing building that is currently used as a municipal office building located at 116 Pinnacle Street. The building and land is zoned "CF-1 – Community Facility" and the City of Belleville requests that the site be rezoned to "C2-4 –General Commercial" so as to permit a range of commercial uses for the property. No new development is proposed.

The land is described as 116 Pinnacle Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "City Centre" in the Official Plan. Within this land use designation commercial uses are permitted.

ZONING BY-LAW:

The subject land is zoned "CF-1 – Community Facility" and it is requested to rezone the land and building to "C2-4 – General Commercial" so as to permit a range of commercial uses."

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

Moved by Councillor Carr
Seconded by Mayor Christopher

THAT the "City of Belleville (116 Pinnacle Street)"
Planning Application be referred to the Regular
Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Carr
Seconded by Mayor Christopher

THAT the Public Meeting be adjourned.

- CARRIED -