

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

February 1, 2016

In accordance with an advertisement placed in the press with respect to an application from Shady Ridge Stock Farms Inc. and Jack and Charlie Real Estate Holdings Inc., 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 application.

PRESENT:

Councillor Mike Graham (Acting Chair)

Councillor Kelly McCaw

His Worship Mayor Christopher

Councillor Paul Carr

Councillor Jack Miller

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

Greg Pinchin, Special Projects Planner

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 DRAFT PLAN OF CONDOMINIUM AND PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80 AS AMENDED – 773 & 777 BELL BOULEVARD, FORMERLY IN THE TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS FILE NUMBER: B-77-992 & 12CD-16001 APPLICANT/OWNER: SHADY RIDGE STOCK FARMS INC. & JACK AND CHARLIE REAL ESTATE HOLDINGS INC.

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

"The purpose of the application is to consider an amendment to Zoning By-law Number 2076-80, as amended and to consider a proposed Plan of Condominium (File Number B-77-992 and 12CD-16001). The purpose of the amendment and proposed condominium is to create a total of five commercial blocks of land with common elements (i.e. access). Currently two of the blocks of land are occupied by two commercial buildings. The requested zoning is a special 'CH – Highway Commercial' zone to add a retail store as a permitted use and to recognize that three of the proposed blocks of land do not front directly onto a municipal street.

The land is described as Part of Lot 31, Concession 2, Township of Sidney, now in the City of Belleville, County of Hastings and is municipally known as 773 & 777 Bell Boulevard.

OFFICIAL PLAN:

The land is designated 'Employment Area' in the Loyalist Secondary Plan. This designation permits commercial development of the form and type proposed in this application subject to satisfying various policies.

ZONING BY-LAW:

The affected land is zoned 'CH-32/MS – Highway Commercial Exception No. 32/Special Industrial Zone' in Zoning By-law Number 2076-80, as amended. It is requested that the land be rezoned to permit the proposed five blocks of land for commercial uses and to also add a retail store as a permitted use.

PLAN OF CONDOMINIUM:

The proposed Plan of Condominium consists of five blocks of land with a shared entrance from Bell Boulevard. This development is to be serviced with municipal services.”

Mr. Keith Watson was in attendance on behalf of the applicant to 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 McCaw
Seconded by Councillor Miller

THAT the “Shady Ridge Stock Farms Inc., and Jack and Charlie Real Estate Holdings Inc.” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by His Worship Mayor Christopher
Seconded by Councillor Carr

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

February 1, 2016

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 Mike Graham (Acting Chair)	Mr. John Baltutis
Councillor Paul Carr	Mr. Ross Rae
Councillor Kelly McCaw	
Councillor Jack Miller	
His Worship Mayor Christopher	

ABSENT

Councillor Jackie Denyes	Mr. Mike Letwin
Mr. David Joyce	

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. Greg Pinchin, Special Projects Planner
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 January 4, 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 January 4, 2016 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 DRAFT PLAN OF A COMMON ELEMENT CONDOMINIUM, PART OF LOT 31, CONCESSION 2, FORMERLY TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS – 773 & 777 BELL BOULEVARD
FILE NUMBER: 12CD-16001
OWNERS: JACK AND CHARLIE REAL ESTATE HOLDINGS INC., SHADY RIDGE STOCK FARMS INC.
AGENT: SHADY RIDGE STOCK FARMS INC.**
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The Planning Advisory Committee considered the "Shady Ridge Stock Farms Inc., and Jack and Charlie Real Estate Holdings Inc." Planning Application in light of the Public Meeting.

Moved by Mr. Baltutis
Seconded by His Worship Mayor Christopher

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

THAT approval of a Draft Plan of Common Element Condominium, as shown on APPENDIX 2 attached to the Manager of Approvals' Report No. APS-2016-7, be granted for the lands described as Part of Lot 31, Concession 2, formerly Township of Sidney, now City of Belleville and municipally known as 773-777 Bell Boulevard (File: 12CD-16001), subject to the draft plan conditions outlined in APPENDIX 3 of same.

- CARRIED -

6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – 773 & 777 BELL BOULEVARD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-992
APPLICANT/OWNER: SHADY RIDGE STOCK FARMS INC. & JACK AND CHARLIE REAL ESTATE HOLDINGS INC.
AGENT: AL OSBORNE

The Planning Advisory Committee considered the “Shady Ridge Stock Farms Inc., and Jack and Charlie Real Estate Holdings Inc.” Planning Application in light of the Public Meeting.

Moved by Mayor Christopher
Seconded by Councillor McCaw

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 2076-80, as amended, for 773 & 777 Bell Boulevard, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 2076-80, as amended, be amended by modifying the provisions of the “CH-32/MS – Highway Commercial/Special Industrial” zone to add a retail store as a permitted use and to incorporate special provisions to permit the development of the land for condominium purposes with a common elements road.

- CARRIED -

7. REPORTS

**7.1 PROPOSED AMENDMENT TO ZONING BY-LAW
NUMBER 10245, AS AMENDED – 52 SOUTH FRONT STREET,
CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-970
APPLICANT/OWNER: MANUEL PEREIRA
AGENT: ALAN BRIDGE**

The Planning Advisory Committee considered the Special Projects Planner's Report No. PP-2016-07.

Moved by Mr. Rae
Seconded by Councillor McCaw

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 52 South Front 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 parcels from "C6-1 – Water-Oriented Commercial" to a special "C6" zone in order to permit the construction of a two storey single detached residential dwelling.

- CARRIED -

8. INFORMATION MATTERS

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

Report to February 1, 2016.

Moved by Councillor Carr
Seconded by Councillor Miller

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to February 1, 2016 be received.

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

Councillor Miller inquired whether a building permit had been issued for a proposed hotel to be located at the corner of Wallbridge Loyalist Road and Bell Boulevard. The Director of Engineering and Development Services responded that staff is reviewing the application and a building permit should be issued in the next couple of weeks. It was further indicated that zoning and servicing are in place and the site plan has been approved.

Mayor Taso Christopher reported that the president of Bonneville Homes was very impressed with the city during a recent tour and shared positive comments regarding staff on the second floor and the Manager of Approvals in particular.

10. ADJOURNMENT

Moved by Mr. Baltutis
Seconded by Councillor Carr

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -