

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

February 6, 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 an application from Hastings Enterprise Inc. & GCL Developments Ltd., 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 application.

ATTENDANCE

Councillor Mike Graham (Chair)
Councillor Paul Carr
Councillor Miller
Councillor Panciuk
His Worship Mayor Taso Christopher

ABSENT

Councillor Jackie Denyes
Councillor Kelly McCaw

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 Manager
Ms. Christine Stewart, Deputy 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 – PART OF LOT 5, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1016
OWNER/APPLICANT: HASTINGS ENTERPRISES INC. & GCL DEVELOPMENTS LTD.
AGENT: AINLEY GROUP

"The Applicant requests an alteration to the locations and mix of some of the draft approved single detached dwellings and townhouses proposed for this development. A portion of the subdivision currently zoned to permit single detached dwellings ("R2-5-h – Low Density Residential Type 2-holding") are to be rezoned to permit townhouses ("R4-2-h – High Density Residential-holding") and a block currently zoned to permit townhouses (R4-2-h) is to be rezoned to "R2-5-h – Low Density Residential Type 2-holding" to permit single detached dwellings. The end result would be a mix of 22 single detached units and 31 townhouse units and an overall reduction of five (5) dwelling units from 58 units to 53 units. To achieve this, the Applicant has also requested that the draft approved lot fabric be "red-lined" to accommodate these changes.

The land is described as Part of Lot 5, Concession 3, former Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The property is designated "Residential Land Use", in the Official Plan as part of the Cannifton Planning Area. The policies of the Official Plan permit a range of dwelling types developed by registered plan of subdivision, subject to satisfying various criteria.

ZONING BY-LAW:

The land is zoned "R2-5-h – Low Density Residential Type 2-holding" and "R4-2-h – High Density Residential-holding" in By-Law 3014, as amended, and is currently part of a draft approved plan of subdivision. The Applicant requests a modification to the locations of the R4-2-h and R2-5-h zones which would allow a different combination and location of the dwelling types currently permitted. The end result would be a mix of 22 single detached units and 31 townhouse units and an overall reduction of five (5) dwelling units from 58 to 53 units.

A representative from Ainley Group (Agent for Owner/applicant) thanked Mr. MacKay for his description of the subject application.

No other person responded to the Chair's call.

Moved by Councillor Miller
Seconded by Councillor Panciuk

THAT the Hastings Enterprise Inc. & GCL Developments Ltd., Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Carr
Seconded by Councillor Miller

THAT the Public Meeting be adjourned.

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

February 6, 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 Mike Graham (Chair)
Councillor Paul Carr
Councillor Miller
Councillor Panciuk
His Worship Mayor Christopher

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

ABSENT

Councillor Jackie Denyes
Councillor Kelly McCaw

Mr. John Baltutis

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
Ms. Christine Stewart, Deputy City Clerk

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

His Worship Mayor Taso Christopher declared an interest in Report P.P-2017-10. Potential Regulation of Payday Loan Establishments (Item 7.1) as he is an owner of a business that is in close proximity to an existing Payday Loan establishment. His Worship Mayor Christopher will therefore refrain from discussion and voting on this matter in view of the possibility that a pecuniary interest may be involved.

3. CONFIRMATION OF MINUTES

- 3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on January 3, 2017 had been circulated.

Moved by Mr. Joyce
Seconded by Mr. Letwin

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on January 3, 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 3014, AS AMENDED – PART OF LOT 5, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1016
OWNER/APPLICANT: HASTINGS ENTERPRISES INC. & GCL DEVELOPMENTS LTD.
AGENT: AINLEY GROUP

The Planning Advisory Committee considered the "Hastings Enterprise Inc., and GCL Developments" Planning Application in light of the Public Meeting.

Moved by Councillor Miller
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 5, Concession 3, formerly in the 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 to rezone the subject lands from 'R4-2-h – High Density Residential – holding' to 'R2-5-h – Low Density Residential Type 2-holding' and from 'R2-5-h' to 'R4-2-h', and

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that no further notice is required pursuant to Subsection 34(17) of the Planning Act.

- CARRIED -

7. REPORTS

7.1 POTENTIAL REGULATION OF PAYDAY LOAN ESTABLISHMENTS

His Worship Mayor Christopher left the Planning Advisory Committee meeting due to a previously declared pecuniary interest.

The Planning Advisory Committee considered the Special Projects Planner's Report No. PP-2017-10

Moved by Councillor Carr
Seconded by Councillor Panciuk

THAT the Belleville Planning Advisory Committee supports the passing of a by law to regulate Payday Loan Establishments and further that a legal opinion be obtained regarding the maximum minimum separation distance that can be required between such establishments.

-CARRIED-

8. INFORMATION MATTERS

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

Moved by Mr. Joyce
Seconded by Councillor Carr

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

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

Councillor Miller made mention of a recent media report indicating Belleville was listed as the second city on U-Hauls Canadian Growth Cities list. The data is compiled from the annual one-way U-Haul truck rental transactions.

Councillor Carr reported that he met with residents in a newer subdivision who expressed concerns with their driveways not being able to accommodate two vehicles, particularly when a sidewalk was located adjacent to their property. The Director of Engineering and Development Services responded that requiring larger driveways would reduce the number of lots in a subdivision. The Director indicated that he could request the developers to note the location of sidewalks with their sales information so potential buyers would be aware of the impact of the sidewalk on the driveway.

10. ADJOURNMENT

Moved by Councillor Miller
Seconded by Councillor Carr

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -