

# CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

## MINUTES

July 2, 2013

In accordance with advertisements placed in the press with respect to applications from Mark Geertsma c/o Royal LePage Pro Alliance Realty and Paul Renaud/Luisa Barton, 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 applications.

### PRESENT:

Councillor Tom Lafferty, Chair  
Councillor Pat Culhane  
Councillor Jack Miller

Councillor Taso Christopher  
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  
Mr. Matt MacDonald, Acting Director of Corporate Services/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. Michael Graham, 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**

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There were no Disclosures of Pecuniary Interest.

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

**3.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – PART OF LOTS 6 AND 7, WEST OF NORTH PARK STREET, GOVERNMENT PLAN, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.: B-77-941  
APPLICANT: MARK GEERTSMA C/O ROYAL LEPAGE PRO ALLIANCE REALTY  
OWNER: S&A (BELLEVILLE) INVESTMENT LIMITED**

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

"The application pertains to the land that serves as the North Park Street driveway access for the commercial plaza located at 257 North Front Street.

The site comprises a land area of approximately 1,312 square metres and the applicant requests a rezoning from 'R2 – Residential Second Density' to a special 'R6 - Residential Sixth Density' zone to permit a six (6) unit apartment. The special provisions include recognizing 15.2 metres of lot frontage on North Park Street, interior side yard widths of 3.0 metres for the proposed building and both a 1.5 metre southerly landscaped strip and a 1.0 metre northerly landscaped strip, respectively, adjacent to a parking area and/or driveway.

The land is also subject to Severance Application File No. B 15/13 which proposes to sever the subject land from the commercial plaza property. The severance will be considered by the Committee of Adjustment on July 11, 2013.

The land is described as Part of Lots 6 and 7, West of North Park Street, Government Plan, Township of Thurlow, Now in the City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated 'Residential Land Use' in the Official Plan which permits a range of dwelling types subject to satisfying the policies of the Plan.

**ZONING BY-LAW:**

The land is zoned 'R2 – Residential Second Density' and the applicant is requesting a rezoning to a 'R6 - Residential Sixth Density' zone, with special provisions, to permit the construction of a six (6) unit apartment. The special provisions include recognizing 15.2 metres of lot frontage, interior side yard widths of 3.0 metres and a 1.5 metre southerly landscaped strip and a 1.0 metre northerly landscaped strip, respectively, adjacent to a parking area and/or driveway."

Mr. Mark Geertsma, applicant, was in attendance to speak in support of and answer questions pertaining to the application.

Ms. Karen Seaton, 100 North Park Street, addressed the Committee regarding her concerns about the impact of the proposed apartment on the residential density of the surrounding area.

Ms. Susan Palmer, 84 North Park Street, expressed concerns about the closing of the driveway to the commercial plaza on North Front Street and the residential density in the area.

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

Moved by Councillor Miller  
Seconded by Councillor Culhane

THAT the "Mark Geertsma c/o Royal LePage Pro Alliance Realty" 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 – 301 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NO.: B-77-942**  
**APPLICANT/OWNER: PAUL RENAUD/LUISA BARTON**

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

“The applicant has requested a rezoning from ‘R1 – Residential First Density’ to a special R1 zone to permit a second dwelling unit to be constructed above a proposed attached two (2) car garage. The property has a lot frontage of approximately 28.5 metres and an approximate lot area of 3,482 square metres.

The land is described municipally as 301 Dundas Street West, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated ‘Residential Land Use’ in the City's Official Plan. Residential uses are permitted subject to satisfying various policies in the Plan.

**ZONING BY-LAW:**

The subject land is zoned ‘R1 – Residential First Density’. The applicant has requested a rezoning to a special R1 zone to permit a second dwelling unit to be constructed above a proposed attached two (2) car garage.

Mr. Paul Renaud and Ms. Luisa Barton were in attendance to speak in support of and answer questions pertaining to the application. They indicated that the new 2-car garage with a bonus room on the 2<sup>nd</sup> floor would be built regardless of the outcome of this application. They wished to use the additional living space for Ms. Barton’s widowed mother.

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

Moved by Councillor Denyes  
Seconded by Councillor Christopher

THAT the “Paul Renaud/Luisa Barton” Planning Application be referred to the Regular Planning Meeting for further consideration

- CARRIED -

**5. ADJOURNMENT**

Moved by Councillor Culhane  
Seconded by Councillor Denyes

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**July 2, 2013**

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

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

**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/Clerk

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

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There were no Disclosures of Pecuniary Interest.

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on June 3, 2013 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 June 3, 2013 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **COMMUNICATIONS**

There were no Communications.

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,  
AS AMENDED – PART OF LOTS 6 AND 7, WEST OF NORTH PARK  
STREET, GOVERNMENT PLAN, TOWNSHIP OF THURLOW, NOW  
IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.: B-77-941  
APPLICANT: MARK GEERTSMA C/O ROYAL LEPAGE PRO  
ALLIANCE REALTY  
OWNER: S&A (BELLEVILLE) INVESTMENT LIMITED**
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The Planning Advisory Committee considered the “Mark Geertsma c/o Royal LePage Pro Alliance Realty” Planning Application in light of the Public Meeting.

Moved by Councillor Christopher  
Seconded by Councillor Culhane

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 Part of Lots 6 and 7, West of North Park Street, Government Plan, Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from “R2 – Residential Second Density” to an “R6 – Residential Sixth Density” zone, with special provisions to permit a six (6) unit apartment building. The special provisions include recognizing 15.2 metres of lot frontage on North Park Street, interior side yard widths of 3.0 metres and a 1.5 metre southerly landscaped strip and a 1.0 metre northerly landscaped strip, respectively, adjacent to the parking area and/or the driveway.

- CARRIED -

6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,  
AS AMENDED – 301 DUNDAS STREET WEST, CITY OF  
BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.: B-77-942  
APPLICANT/OWNER: PAUL RENAUD/LUISA BARTON**

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The Planning Advisory Committee considered the “Paul Renaud/Luisa Barton” Planning Application in light of the Public Meeting.

Moved by Mr. Letwin  
Seconded by Councillor Christopher

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, by permitting a second (2<sup>nd</sup>) dwelling unit for 301 Dundas Street West, City of Belleville, County of Hastings, be DENIED.

- LOST -

Mr. Renaud was permitted to address the Committee to provide further information and answer additional questions regarding the application.

Moved by Councillor Denyes  
Seconded by Councillor Culhane

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 301 Dundas Street West, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from “R1 – Residential First Density” to a special “R1 – Residential First Density” zone to permit a 2nd (second) dwelling unit.

- CARRIED -



7. **REPORTS**

7.1 **REQUEST TO REVISE DRAFT PLAN CONDITION NO. 12, HANLEY PARK SUBDIVISION, PART OF LOT 14, CONCESSION 1, FORMERLY TOWNSHIP OF THURLOW  
OWNER: HANLEY PARK DEVELOPMENTS INC.  
AGENT: MACAULAY SHIOMI HOWSON LTD.**

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The Planning Advisory Committee considered the Manager of Approval's Report No. ARS-2013-21. In addition the Manager of Approvals provided a summary of the proposed reworded Condition No. 12 and its impact.

Moved by Councillor Culhane  
Seconded by Mr. Rae

THAT pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approve the request to modify the draft approved Plan of Subdivision (File No.: 12T-02506) submitted by Macaulay Shiomi Howson Ltd. on behalf of Hanley Park Developments Inc., to re-word Condition No. 12 as follows:

12. That the Owner agrees in the subdivision agreement, in wording acceptable to the City of Belleville, that no vehicular access will be provided to Janlyn Crescent via Street 'A' until such time as a building permit has been issued for the 80th dwelling unit. A temporary vehicular access connection from Bridge Street East to Street 'B' may be provided through Street 'F' and across Block 184 until such time as permanent access is fully constructed.

- CARRIED -

8. **INFORMATION MATTERS**

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

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Report to July 2, 2013.

Moved by Mr. Joyce  
Seconded by Mr. Rae

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to July 2, 2013 be received.

- CARRIED -

8.2 **ONTARIO MUNICIPAL BOARD DECISION**

May 29, 2013 Decision regarding Cloverbell Developments Ltd. and 1255437 Ontario Inc. appeal regarding Part of Lot 3, Concession 2, formerly Township of Thurlow, now City of Belleville to rezone as a special C1 zone and add a casino as a permitted use.

Moved by Mr. Rae  
Seconded by Councillor Culhane

THAT the May 29, 2013 Decision regarding Cloverbell Developments Ltd. and 1255437 Ontario Inc. appeal regarding Part of Lot 3, Concession 2, formerly Township of Thurlow, now City of Belleville to rezone as a special C1 zone and add a casino as a permitted use be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There was no General Business or Inquiries.

10. **ADJOURNMENT**

Moved by Mr. Graham  
Seconded by Councillor Culhane

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -