

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

November 2, 2015

In accordance with an advertisement placed in the press with respect to an application from Lloyd Prins, 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 Jackie Denyes (Chair)
Councillor Mike Graham
Councillor Jack Miller

Councillor Paul Carr
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. 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 AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 56 SILLS ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-988
APPLICANT/OWNER: LLOYD PRINS
AGENT: WATSON LAND SURVEYORS LTD., c/o KEITH WATSON

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 3, 2015 (Committee File # B 32/15). The consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farmlands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the applicant is requesting that the 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 parcel that contains the farm dwelling (approximately 7,285 square metres of area) is to be rezoned from 'PA' to 'RR – Rural Residential'.

The land is described municipally as 56 Sills 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 agricultural policies of the Plan permit the disposal of surplus farm dwellings when farmland is being consolidated, subject to satisfying various requirements.

ZONING BY-LAW:

The subject land is zoned 'PA – Prime Agriculture' in Zoning By-law Number 3014, as amended. The applicant requests that the land zoned 'PA' be rezoned to a special 'PA' zone so as to not permit the construction of a residential dwelling and to satisfy a condition of a consent application granted by the Committee of Adjustment (Committee File # B 32/15). The parcel containing the farm dwelling is to be rezoned to 'RR - Rural Residential'."

Mr. Keith Watson, agent for the applicant, was in attendance to speak in favour of and 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 Miller
Seconded by Councillor Carr

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

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Carr
Seconded by Councillor Graham

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

November 2, 2015

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 Jackie Denyes (Chair)
Councillor Paul Carr
Councillor Mike Graham
Councillor Kelly McCaw
Councillor Jack Miller

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

ABSENT

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, 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 September 8, 2015 had been circulated.

Moved by Mr. Joyce
Seconded by Councillor Carr

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on September 8, 2015 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

- 4.1 Mr. Tom Lafferty and Ms. Connie Reid, Executive Director of the Quinte Children's Foundation, appeared as a deputation to provide information regarding the fundraising request from the Quinte Children's Foundation to auction off the naming rights to a new City street.
Reports Item 7.4 refers.

Moved by Councillor McCaw
Seconded by Councillor Miller

THAT the deputation of Mr. Tom Lafferty and Ms. Connie Reid, Executive Director of the Quinte Children's Foundation, to provide information regarding the fundraising request from the Quinte Children's Foundation to auction off the naming rights to a new City street be received and referred to Reports Item 7.4.

- CARRIED -

5. **COMMUNICATIONS**

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

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014,
AS AMENDED – 56 SILLS ROAD, TOWNSHIP OF THURLOW, NOW
IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-988
APPLICANT/OWNER: LLOYD PRINS
AGENT: WATSON LAND SURVEYORS LTD., c/o KEITH WATSON**

The Planning Advisory Committee considered the “Lloyd Prins” Planning Application in light of the Public Meeting.

Moved by Councillor Graham
Seconded by Councillor Carr

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 56 Sills Road, 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 land from “PA – Prime Agriculture” to “PA-47 – Agriculture” and “RR – Rural Residential”.

- CARRIED -

7. REPORTS

7.1 DIRECTION REGARDING MEDICAL CANNABIS PRODUCTION AND DISTRIBUTION

The Planning Advisory Committee considered the Special Projects Planner’s Report No. PP-2015-31.

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 a Zoning By-law Amendment Application to define medical marihuana and cannabis-related uses within City of Belleville Zoning By-laws be prepared for Planning Advisory Committee and Council’s consideration.

- CARRIED -

7.2 ONTARIO MUNICIPAL BOARD APPROVAL OF APPEAL OF COUNCIL’S REFUSAL TO AMEND ZONING BY-LAW NUMBER 10245, AS AMENDED – 250 BRIDGE STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS, FILE NO: B-77-972 APPLICANT/OWNER: BELMONT LONG-TERM CARE FACILITY AGENT: RFA PLANNING CONSULTANT INC.

The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2015-37.

Moved by Councillor McCaw
Seconded by Mr. Letwin

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the permitted hours of operation for the Personal Fitness Training Facility and Massage Therapy Clinic located at 250 Bridge Street West shall be Monday to Friday, 6 AM to 8 PM and Saturdays, 8 AM to 1 PM.

- CARRIED -

7.3 **URBAN AGRICULTURE – HENNING**

The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2015-38.

Moved by Mr. Letwin
Seconded by Mr. Baltutis

THAT the Manager of Policy Planning's Report No. PP-2015-38 be received.

- CARRIED -

7.4 **NEW STREET NAME, REQUEST FOR DONATION – CHARITY FUNDRAISER, QUINTE CHILDREN'S FOUNDATION**

The Planning Advisory Committee considered the Manager of Approvals Report No. APS-2015-38.

Moved by Councillor Miller
Seconded by Councillor Graham

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

THAT Belleville City Council accept the fundraising request from the Quinte Children's Foundation to auction off the naming rights to a new City street.

- CARRIED -

8. INFORMATION MATTERS

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

Report to November 2, 2015.

Moved by Councillor Carr
Seconded by Councillor McCaw

THAT the Official Plan and Zoning By-law
Amendment Monitoring Report to November 2, 2015
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 Councillor Graham
Seconded by Mr. Joyce

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -