

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

December 2, 2013

In accordance with advertisements placed in the press with respect to applications from Monte Smith, and Geertsma Homes Ltd., 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. Greg Pinchin, Special Projects Planner
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

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 – SOUTH FRONT STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-915
APPLICANT/OWNER: MONTE SMITH
AGENT: K. KNUDSEN CONSTRUCTION LTD.**

At the request of the Chair, the Special Projects Planner described the subject application as follows:

"The subject property is zoned 'C6-1 – Water Oriented Commercial' and is vacant. A Public Meeting was previously held on June 4, 2012 to consider residential development for this property. The applicant has revised the proposal, and now requests a rezoning to a special 'C6 - Water Oriented Commercial' zone in order to construct a 4-unit residential dwelling. The parcel has a frontage of 22.45 metres and an area of 406.5 square metres.

The property is described as Part of Lots 2 and 3, West of South Front Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'City Centre' in the City's Official Plan as part of the Bayshore Planning Area. A wide range of residential and commercial uses are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned 'C6-1 – Water Oriented Commercial' in Zoning By-law Number 10245, as amended. The applicant is requesting a

change in zoning to 'C6 - Water Oriented Commercial' with special provisions to allow the construction of a 4-unit residential dwelling. The special provisions would recognize the current lot area and frontage, while proposing a building height of 14 metres, lot coverage of 76%, front and side yard setbacks of 1.22 metres and rear yard setback of nil to the leased property behind."

Mr. Monte Smith, applicant, was in attendance to speak in favour of and answer questions pertaining to the application.

Mr. Tony McGarvey, Director of Finance for W.T. Hawkins Ltd., was not opposed to the application but cautioned that potential buyers/residents of the subject property should be advised that W.T. Hawkins Ltd. (located at 105 Pinnacle Street) is a viable manufacturing operation within close proximity and the resultant noise and odour of their operation does impact the immediate area.

Dr. M. Gwizdal, 41 South Front Street, spoke against the application mentioning the loss of greenspace and view of the water.

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

Moved by Councillor Culhane
Seconded by Councillor Christopher

THAT the "Monte Smith" 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 – 200 HAIG ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-949
APPLICANT/OWNER: GEERTSMA HOMES LTD.

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

"The application pertains to a parcel of land that comprises a lot area of approximately 800 square metres located at 200 Haig Road.

The property is zoned 'R3 – Residential Third Density' and the applicant requests a rezoning to a special 'R6 - Residential Sixth Density' zone to permit a three (3) storey, six (6) unit apartment. The special provisions

include: recognizing 18.4 metres of lot frontage; a southern interior side yard width of 3.4 metres; 0.7 metres distance between the parking area and the interior lot line; a building height of 11.9 metres (to peak of roof); a lot area per dwelling unit of approximately 133 square metres; and, a rear yard depth of 6.0 metres.

The land is described municipally as 200 Haig Road, 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 'R3 – Residential Third Density' and the applicant is requesting a rezoning to a 'R6 – Residential Sixth Density' zone, with special provisions, to permit the construction of a three (3) storey, six (6) unit apartment."

Mr. Jim Heidinga, agent for Geertsma Homes Ltd., was in attendance to speak in favour of and answer questions pertaining to the application and addressed plans and development in the area.

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 Culhane

THAT the "Geertsma Homes Ltd." Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Christopher
Seconded by Councillor Denyes

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

December 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. Ross Rae
Mr. Michael Graham
Mr. Mike Letwin

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/Clerk

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

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 November 4, 2013 had been circulated.

Moved by Councillor Denyes
Seconded by Councillor Culhane

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on November 4, 2013 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

- 4.1 Bassam Hamwi and Jennifer Armstrong from Morrison Hershfield Ltd. made a presentation regarding the City of Belleville Transportation Master Plan.

Moved by Councillor Christopher
Seconded by Councillor Miller

THAT the presentation by Bassam Hamwi and Jennifer Armstrong from Morrison Hershfield Ltd. regarding the City of Belleville Transportation Master Plan be received.

- CARRIED -

5. **COMMUNICATIONS**

- 5.1 Email from Bernie and Fiona King regarding Planning Amendment Application B-77-915.
Referrals from Public Meeting Item 6.1 refers.

Moved by Mr. Letwin
Seconded by Councillor Denyes

THAT the November 27, 2013 email from Bernie and Fiona King regarding Planning Amendment Application B-77-915 be received and referred to Referrals from Public Meeting Item 6.1.

- CARRIED -

- 5.2 Letter from K. Simpson regarding Planning Amendment Application B-77-949.
Referrals from Public Meeting Item 6.2 refers.

Moved by Councillor Denyes
Seconded by Mr. Graham

THAT the November 26, 2013 letter from K. Simpson regarding Planning Amendment Application B-77-949 be received and referred to Referrals from Public Meeting Item 6.2.

- CARRIED -

- 5.3 Email from Linda and Jim Parkinson regarding Planning Amendment Application B-77-949.
Referrals from Public Meeting Item 6.2 refers.

Moved by Councillor Denyes
Seconded by Mr. Graham

THAT the November 26, 2013 email from Linda and Jim Parkinson regarding Planning Amendment Application B-77-949 be received and referred to Referrals from Public Meeting Item 6.2.

- CARRIED -

- 5.4 Email from Elaine and Stan Wilkinson regarding Planning Amendment Application B-77-949.
Referrals from Public Meeting Item 6.2 refers.

Moved by Councillor Denyes
Seconded by Mr. Graham

THAT the November 27, 2013 email from Stan and Elaine Wilkinson regarding Planning Amendment Application B-77-949 be received and referred to Referrals from Public Meeting Item 6.2.

- CARRIED -

- 5.5 Letter from Global Point Energy regarding a Rooftop Solar Installation under the FIT Program in the City of Belleville.
Reports Item 7.1 refers.

Moved by Councillor Denyes
Seconded by Mr. Graham

THAT the November 21, 2013 letter from Global Point Energy requesting a Municipal Support Resolution for a Rooftop Solar Installation under the FIT Program in the City of Belleville be received and referred to Reports Item 7.1.

- CARRIED -

6. REFERRALS FROM PUBLIC MEETING

- 6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED – SOUTH FRONT STREET, CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NO.: B-77-915
APPLICANT/OWNER: MONTE SMITH
AGENT: K. KNUDSEN CONSTRUCTION LTD.**
-

The Planning Advisory Committee considered the “Monte Smith” Planning Application in light of the Public Meeting and Communications Item 5.1.

Moved by Mr. Rae
Seconded by Mr. 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, 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 4 unit dwelling on the property; and

THAT the property owner enter into an appropriate agreement with the City to enable the proposed encroachment of balconies over the leased waterfront land, to the satisfaction of the City.

- CARRIED -

- 6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER
10245, AS AMENDED – 200 HAIG ROAD, CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NO.: B-77-949
APPLICANT/OWNER: GEERTSMA HOMES LTD.**
-

The Planning Advisory Committee considered the “Geertsma Homes Ltd.” Planning Application in light of the Public Meeting and Communication Items 5.2, 5.3 and 5.4.

Moved by Councillor Culhane
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, for 200 Haig Road, 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 "R3 – Residential Third Density" to a "R6 – Residential Sixth Density" zone, with special provisions, to permit a three (3) storey, six (6) unit apartment building.

- LOST-

Moved by Councillor Culhane
Seconded by Councillor Denyes

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 200 Haig Road, City of Belleville, County of Hastings, be DENIED.

- CARRIED -

7. REPORTS

7.1 **49 MILLENNIUM PARKWAY, CITY OF BELLEVILLE, MUNICIPAL SUPPORT FOR A ROOFTOP SOLAR SYSTEM IN THE CITY OF BELLEVILLE**

The Planning Advisory Committee considered the Manager of Policy Planning's Report No. AM-2013-41 and Communications Item 5.5.

Moved by Councillor Christopher
Seconded by Councillor Denyes

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that Council endorse the construction

and operation by Global Point Energy Inc. of rooftop solar photovoltaic panels at 49 Millennium Parkway, City of Belleville, County of Hastings, under the Ontario 3.0 Feed-In Tariff Program.

- CARRIED -

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to December 2, 2013.

Moved by Mr. Joyce
Seconded by Councillor Culhane

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

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

There was no General Business or Inquiries.

10. ADJOURNMENT

Moved by Mr. Rae
Seconded by Mr. Graham

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -