

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

June 3, 2019

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 applications from City of Belleville, RFA Planning Consultants Inc., Mark Glassford and Clint Hamilton, a Public Meeting was held in Council Chambers, 4th Floor City Hall, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly
Councillor Bill Sandison
Councillor Ryan Williams

ABSENT:

STAFF PRESENT:

Mr. Matt MacDonald, Director of Corporate Services/City Clerk
Mr. Rod Bovay, Director of Engineering & Developmental Services
Mr. Stephen Ashton, Manager of Policy Planning
Mr. Thomas Deming, Policy Planner

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. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

2. 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, Ms. Kathryn Brown, Mr. Paul Jennings and Mr. David Joyce. 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 Local Planning Appeal Board (LPAT).

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 Local Planning Appeal Board (LPAT) 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."

3. PUBLIC MEETING - THE PLANNING ACT

3.1 CITY OF BELLEVILLE MUNICIPAL COMPREHENSIVE REVIEW OF URBAN SERVICED AREA, OFFICIAL PLAN UPDATE

The Manager of Policy Planning introduced consultants Mr. J Cook, from Watson & Associates Economists Limited and Ms. Belliveau, associate at Dillon Consulting Ltd.

Presentation of the Municipal Comprehensive Review Report prepared by Watson & Associates Economists Limited in association with Dillon Consulting, by Jamie Cook, Director, Watson Associates Economists Limited and Monica Belliveau, Associate, Dillon Consulting Ltd.

Ruth Ferguson Aulhouse spoke about urban serviced areas, specifically, Settlers Ridge Subdivision, and the limited lands available for residential growth.

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

Moved by Councillor Williams
Seconded by Councillor Culhane

THAT “The City of Belleville Municipal Comprehensive Review of Urban Serviced Area, Official Plan Update” be received.

- CARRIED -

3.2 **NOTICE OF REVISED APPLICATIONS AND INTRODUCTORY PUBLIC MEETING FOR APPLICATIONS FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED; AND PROPOSED PLAN OF SUBDIVISION AND PLAN OF COMMON ELEMENTS CONDOMINIUM – 427 FARNHAM ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1079 AND 12CD-19001
OWNER: HERITAGE PARK J/V
APPLICANT/AGENT: RFA PLANNING CONSULTANT INC**

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

“The property is located on the east side of Farnham Road, south of Laurel Street, and north of Maitland Drive, which is known as 427 Farnham Road. The subject lands have approximately 99.3 metres of frontage on Farnham Road. The Applicant requests a rezoning from Rural Residential (RR) Zone to Low Density Residential Type 2 Zone with special provisions to permit 10 semi-detached dwelling units including reduced front yard setback, reduced lot frontage, and increased lot coverage. Revised Applications for a Draft Plan of Subdivision and Common Elements Condominium have also been received by the City to permit the proposed development with freehold lots accessed by a common elements driveway.

In the Official Plan, the subject land is designated as ‘Commercial’.”

Spencer Hutchison from RFA Consultants Inc. summarized the development plans for the site and how the developer is attempting to address issues identified by neighbours.

Ms. Christine Krause, 47 Chelsea Crescent spoke about her concerns with the development proposal being on a small area of land, along with safety issues for walking, traffic and pollution.

Mr. Trul Trulsen, also of 47 Chelsea Crescent voiced concerns regarding traffic and the roundabout.

Ms. Diane Turrall resident of 3 Bristol Place, takes issue with the 5% cash-in-lieu of parkland, and questioned the validity of the results of the traffic study conducted.

Ms. Tammy Robson resident of 23 Moira Lea Court, read a prepared statement previously submitted to the Clerk's office outlining all of her objections and concerns with the application.

Mr. Peter Schlummerl spoke against application and felt this land should be converted to greenspace.

Ms. Jennifer Robertson of 27 Moira Lea Court stated concerns with busing and bus stops, and the hill on Farnham Road.

Mr. Brian Boulet resident of 34 Moira Lea Court stated his concern with lot coverage and the roundabout traffic.

Mr. John Scott, 19 Moira Lea Court voiced concerns regarding traffic & safety, along with privacy issues.

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

Moved by Councillor Sandison
Seconded by Councillor Kelly

THAT the "RFA Planning Consultant Inc." Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

3.3 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 9 & 13 WILKIE STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1084
OWNER/APPLICANT: MARK GLASSFORD

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

“The property is located on the east side of Wilkie Street, south of Dundas Street East, which is municipally known as 9 & 13 Wilkie Street. The property has approximately 21.8 metres of frontage on Wilkie Street. The Applicant requests a rezoning of the subject lands from Open Space (O2-1) Zone to Open Space (O2-4) Zone with special provisions to recognize the existing dwelling units on the properties. In the Official Plan, the subject land is designated as ‘Open Space’.”

Mark Glassford, owner appeared on behalf of the application.

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

Moved by Councillor Sandison
Seconded by Councillor Culhane

THAT the “Mark Glassford” Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

3.4 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1437 & 1455 MUDCAT ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1085
APPLICANT: CLINT HAMILTON
OWNER: ROBERT ROLLINS**

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

“The property located north of Mudcat Road, east of Country Charm Drive, and west of Phillipston Road, which is municipally known as 1437 & 1455 Mudcat Road. The property has approximately 376 metres of frontage on Mudcat Road. The Applicant requests a rezoning of the subject lands from Prime Agriculture (PA) Zone and Rural (RU) Zone to Rural Residential (RR) Zone and to Prime Agriculture (PA-56) Zone with special provisions to prohibit future severances as a condition of Consent for Application B8/19. In the Official Plan, the subject land is designated as ‘Agricultural’.”

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

Moved by Councillor Kelly
Seconded by Councillor Williams

THAT the "Clint Hamilton" Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

4. **ADJOURNMENT**

Moved by Councillor Kelly
Seconded by Councillor Culhane

THAT the Public Meeting be adjourned.

-CARRIED-

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

June 3, 2019

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 Paul Carr	Ms. Kathryn Brown
Councillor Pat Culhane	Mr. Paul Jennings
Councillor Sean Kelly	Mr. David Joyce
Councillor Bill Sandison	Mr. John Baltutis
Councillor Ryan Williams	

ABSENT

STAFF PRESENT

Mr. Matt MacDonald, Director of Corporate Services/ City Clerk
Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Stephen Ashton, Manager of Policy Planning
Mr. Thomas Deming, Policy Planner

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on May 6, 2019 had been circulated.

Moved by Kathryn Brown
Seconded by John Baltutis

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on May 6, 2019 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 **NOTICE OF REVISED APPLICATIONS AND INTRODUCTORY PUBLIC MEETING FOR APPLICATIONS FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED; AND PROPOSED PLAN OF SUBDIVISION AND PLAN OF COMMON ELEMENTS CONDOMINIUM – 427 FARNHAM ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1079 AND 12CD-19001
OWNER: HERITAGE PARK J/V
APPLICANT/AGENT: RFA PLANNING CONSULTANT INC.**

The Planning Advisory Committee considered the "RFA Planning Consultant Inc." Planning Application in light of the Public Meeting.

Moved by Kathryn Brown
Seconded by David Joyce

THAT Report No. PP-2019-45 dated June 3, 2019 regarding Notice of Revised Applications and Introductory Public Meeting for Zoning Amendment, Plan of Subdivision, Plan of Common Elements Condominium, 427 Farnham Road, City of Belleville, be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

6.2 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 9-11 & 13 WILKIE STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1084
OWNER/APPLICANT: MARK GLASSFORD

The Planning Advisory Committee considered the “Mark Glassford” Planning Application in light of the Public Meeting.

Moved by Councillor Sandison
Seconded by Councillor Kelly

THAT Report No. PP-2019-42 dated June 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 10245, as amended – 9-11 & 13 Wilkie Street, City of Belleville, County of Hastings be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

6.3 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1437 & 1455 MUDCAT ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1085
APPLICANT: CLINT HAMILTON
OWNER: ROBERT ROLLINS

The Planning Advisory Committee considered the “Clint Hamilton” Planning Application in light of the Public Meeting.

Moved by Councillor Sandison
Seconded by John Baltutis

THAT Report No. PP-2019-43 dated June 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting, Application for Proposed Amendment to Zoning By-law Number 3014, as amended – 1437 and 1455 Mudcat Road, Former Township of Thurlow, now City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

7. **REPORTS**

7.1 **RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 4807 OLD HIGHWAY 2, CITY OF BELLEVILLE, COUNTY OF HASTINGS** **FILE NUMBER: B-77-1080** **APPLICANT/OWNER: RAY & JEAN O'NEILL**

Moved by David Joyce
Seconded by Paul Jennings

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

THAT Application B-77-1080 to amend Zoning By-law Number 3014, as amended, for land described as 4807 Old Highway 2, Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the severed parcel from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and the retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone to fulfil a condition of consent for application B9/19.

-CARRIED-

7.2 **RECOMMENDATION REPORT FOR PROPOSED AMENDMENT
TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 288 PINE
HILL CRESCENT, CITY OF BELLEVILLE, COUNTY OF
HASTINGS**
FILE NUMBER: B-77-1082
APPLICANT: TOM REID
AGENT: ELEANOR MCEVOY
OWNER: TOM REID & ELEANOR MCEVOY

Moved by John Baltutis
Seconded by Paul Jennings

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

THAT Application B-77-1082 to amend Zoning By-law
Number 3014, as amended, for land described as 288
Pine Hill Crescent, Belleville, County of Hastings, be
APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be
amended by rezoning the severed parcel from Prime
Agriculture (PA) Zone to Rural Residential (RR) Zone
and the retained parcel from Prime Agriculture (PA)
Zone to Rural (RU) Zone to fulfil a condition of
consent for application B3/19.

-CARRIED-

7.3 **RECOMMENDATION REPORT FOR PROPOSED AMENDMENT
TO ZONING BY-LAW NUMBER 10245, AS AMENDED, RE: 125
SOUTH CHURCH STREET, CITY OF BELLEVILLE, COUNTY OF
HASTINGS**
FILE NUMBER: B-77-1083
**APPLICANT/OWNER: MEYERS CREEK DEVELOPMENT
GROUP**
AGENT: JOE SHUNOCK

Moved by Councillor Sandison
Seconded by John Baltutis

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

THAT Zoning By-law Number 10245, as amended, be
amended by rezoning the subject lands described as

125 South Church Street from General Commercial (C2) and Non-Retail Commercial (C5) Zones to General Commercial (C2-49) Zone with special provisions to a methadone dispensary ; and

THAT a Development Agreement be required to address both lighting and garbage receptacles; and

THAT Staff be directed to update the City's three general zoning by-laws in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms regarding the regulation of methadone dispensaries.

-CARRIED-

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Moved by John Baltutis
Seconded by Councillor Culhane

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to June 3, 2019 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 Kelly
Seconded by Kathryn Brown

THAT the Regular Planning Advisory Committee Meeting adjourn.

-CARRIED-