

# CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

## MINUTES

December 3, 2012

In accordance with advertisements placed in the press with respect to Applications from "Domenico Rapino" and "Settlers Ridge Developments Inc." 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:

His Worship Mayor Neil Ellis  
Councillor Pat Culhane  
Councillor Jack Miller

Councillor Tom Lafferty, Chair  
Councillor Taso Christopher

### ABSENT:

Councillor Jackie Denyes

### STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services/City Planner  
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 – 119 DONALD STREET AND 22 PRINCE OF WALES DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-927**  
**APPLICANT: DOMENICO RAPINO**  
**OWNER: ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF KINGSTON**  
**AGENT: RFA PLANNING CONSULTANT INC.**
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At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

"The purpose of the application is to rezone the subject lands from 'CF-Community Facility' to 'R2-Residential Second Density' and 'R2-9-Residential Second Density' so as to permit the creation of three (3) new single detached residential lots by consents to land severance. The existing dwelling on the retained land at 119 Donald Street will remain and the dwelling located on 22 Prince of Wales Drive is proposed to be removed

Each of the three (3) proposed lots will have minimum frontages of 15 metres with lot areas ranging from 696.3 square metres to 744.6 square metres. The requested R2-9 zoning would apply to the lot proposed for the corner of Donald Street and Prince of Wales Drive and would permit a minimum outside side yard of 6 metres. The lands are

also subject to Committee of Adjustment Land Severance Files #B43/12 to B45/12, inclusive.

The lands are described municipally as 119 Donald Street and 22 Prince of Wales Drive, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Residential Land Use' in the City's Official Plan. Single detached residential development is permitted subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned 'CF – Community Facility' and the applicant has requested a rezoning to 'R2-Residential Second Density' and 'R2-9-Residential Second Density' to permit the creation of three (3) single detached residential lots by consents to land severances. The R2-9 zone would permit a minimum outside side yard of 6 metres for the proposed corner lot. The minimum lot frontage and lot area requirements in both the R2 and R2-9 zone are 15 metres and 464.5 square metres, respectively. All of the lots proposed would comply with these minimum requirements."

Ms. L. Carleton of 21D Prince of Wales Drive expressed concerns which were addressed by the site plan provided by RFA Planning Consultant Inc.

Ms. R. Ferguson Aulhouse was in attendance to speak in support 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 Miller  
Seconded by Mayor Ellis

THAT the "Domenico Rapino" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED AND PROPOSED PLAN OF SUBDIVISION – PARTS 5 AND 6, PLAN 21R-17881, PART OF LOTS 1 AND 2, CONCESSION 3, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-928**  
**APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS INC.**  
**AGENT: RFA PLANNING CONSULTANT INC.**
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At the request of the Chair, the Manager, Approvals Section described the subject Application as follows:

“The purpose of the amendment and proposed subdivision is to permit the development of a total of 290 residential units comprising a mix of 214 single detached lots and 76 townhomes. A small commercial plaza is also proposed as part of the development. This constitutes the Phase 2 expansion of the Settlers Ridge Subdivision development located to the south.

The land is described as parts 5 and 6, Plan 21R-17881, Part of Lots 1 and 2, Concession 3 former Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated ‘Residential Land Use’ in the City’s Official Plan as part of the Cannifton Planning Area. Single detached and townhouse dwellings are permitted in the ‘Residential Land Use’ designation subject to satisfying the policies in the Plan.

ZONING BY-LAW:

The subject land is zoned ‘D – Development’ and ‘PA-Prime Agriculture’ and the applicant requests an amendment to rezone the property to special R1, R2 and R4 zones to permit a range of single detached residential lots (214) and townhomes (76) comprising a total of 290 units. In addition, ‘CF-Community Facility’ zoning is proposed to permit an open space/stormwater management block at the south east corner of the subdivision, as well as a drainage corridor to the south and south west. CF zoning is also proposed to permit parkland both along and adjacent to the Trans-Northern Pipeline located at the south limit of the subject development. Finally, the applicant is requesting a special ‘C4-Local Commercial’ zoning to permit a local commercial plaza at Sidney Street.

PLAN OF SUBDIVISION:

The proposed Plan of Subdivision would comprise a total of 290 residential units that would comprise a mix of 214 single detached lots and 76 townhomes. The development constitutes the Phase 2 expansion of the Settlers Ridge Subdivision located to the south. The lots would front on internal roads with connecting road links to Sidney Street and Hampton Ridge Drive. Full municipal services would be extended to the proposed lots. A stormwater management block is proposed to locate at the south east corner of the subdivision and a drainage corridor block to the south and south west.”

Mr. B. McCarrell of 1098 Sidney Street expressed concern regarding the water table and inquired if studies had been completed looking at the potential impact of the development. The Manager of Approvals, Mr. S.

Hutchison, provided clarification and advised that Quinte Conservation Authority was working to mitigate any issues and protect the water course.

Ms. R. Ferguson Aulhouse was in attendance to speak in support of the application and outlined the future development plans.

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

Moved by Mayor Ellis  
Seconded by Councillor Christopher

THAT the "Settlers Ridge Developments Inc." Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. **ADJOURNMENT**

Moved by Mayor Ellis  
Seconded by Councillor Christopher

THAT the Public Meeting be adjourned.

- CARRIED -

# CITY OF BELLEVILLE PLANNING ADVISORY COMMITTEE MEETING

## MINUTES

December 3, 2012

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

His Worship Mayor Neil Ellis  
Councillor Tom Lafferty, Chair  
Councillor Pat Culhane  
Councillor Taso Christopher  
Councillor Jack Miller

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

### ABSENT

Councillor Jackie Denyes

### STAFF PRESENT

Mr. Rod Bovay, Director of Engineering and Development Services/City Planner  
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 November 5, 2012 had been circulated.

Moved by Mr. Letwin  
Seconded by Mayor Ellis

THAT the Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on November 5, 2012, be approved.

- CARRIED -

**4. DEPUTATIONS**

4.1 Mr. Ian Brady addressed the Committee regarding the Brownfields Community Improvement Plan Application for the former Bakelite site 621 Dundas Street East

Moved by Councillor Miller  
 Seconded by Mr. Graham

THAT the deputation of Ian Brady regarding the Brownfields Community Improvement Plan Application for the former Bakelite site 621 Dundas Street East, be received and referred to Reports item 7.2.

- CARRIED -

**5. COMMUNICATIONS**

There were no Communications.

**6. REFERRALS FROM PUBLIC MEETING**

6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 119 DONALD STREET AND 22 PRINCE OF WALES DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-927**  
**APPLICANT: DOMENICO RAPINO**  
**OWNER: ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF KINGSTON**  
**AGENT: RFA PLANNING CONSULTANT INC.**

In light of the Public Meeting together with consideration of the Manager of Policy Planning’s Report No. AM-2012-34, the Planning Advisory Committee considered the “Domenico Rapino” Planning Application.

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 the properties described as 119 Donald Street and 22 Prince of Wales Drive, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from “CF-Community Facility” to “R2-Residential Second Density” and “R2” with special provisions to permit the creation of three (3) residential lots by consents to land severance. The special provisions are required to address the City’s request for road widening and thus include a minimum lot frontage of 13.2 metres and a minimum outside side yard of 3.6 metres for the most easterly severed lot.

- CARRIED –

**6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS 5 AND 6, PLAN 21R-17881, PART OF LOTS 1 AND 2, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**

**FILE NUMBER: B-77-928**  
**APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS INC.**  
**AGENT: RFA PLANNING CONSULTANT INC.**

In light of the Public Meeting together with consideration of the Manager of Policy Planning’s Report No. AM-2012-35, the Planning Advisory Committee considered the “Settlers Ridge Developments Inc.” Application.

Moved by Mr. Letwin  
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 3014, as amended, for the lands identified as Parts 5 and 6, Plan 21R-17881, Part of Lots 1 and 2, Concession 3, Formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings, be DEFERRED pending further information on servicing details and an additional evaluation by Quinte Conservation of a proposed drainage corridor along the subject lands westerly limit.

- CARRIED –



**7. REPORTS**

- 7.1 **REQUEST TO DRAFT APPROVE PLAN OF SUBDIVISION, SETTLERS RIDGE – PHASE 2, PARTS 5 & 6, PLAN 21R-17881, PARTS OF LOT 1 & 2, CONCESSION 2, FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE (HAMPTON RIDGE DRIVE)  
OWNER: SETTLERS RIDGE DEVELOPMENTS INC.  
AGENT: RFA PLANNING CONSULTANT INC.**
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The Manager of Approvals Section's Report No. APS-2012-42 was before the Committee.

Moved by Mr. Rae  
Seconded by Mayor Ellis

THAT approval of a Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated November 21, 2012, as shown on APPENDIX 2 attached to the Manager of Approvals' Report No. APS-2012-42, be granted **in principle** for the lands identified as Parts 5 & 6, Plan 21R-17881, Parts of Lot 1 & 2, Concession 2, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-12503).

- CARRIED -

- 7.2 **REGISTRATION OF INTENT TO UTILIZE PROGRAMS – 621 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS; APPLICANT 2255718 ONTARIO INC.**
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The Manager of Policy Planning's Report No. AM-2012-36 was before the Committee.

Moved by Councillor Culhane  
Seconded by Mr. Graham

WHEREAS Program 3 – “The City of Belleville Environmental Site Assessment Grant Program” under the City's Brownfields Community Improvement Plan gives the City the option to increase funding above the maximum of \$35,000 per property for properties deemed significant Brownfield sites;

AND WHEREAS the Belleville Planning Advisory Committee recognizes the significance of the property located at 621 Dundas Street East as a signature Brownfield site, as well as the challenges of cleaning up such a large complex property;

NOW THEREFORE, the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the Application for an additional \$35,000 under the City's Brownfields Community Improvement Plan by 2255718 Ontario Inc. for 621 Dundas Street East be APPROVED subject to:

The submission of paid invoices to conduct a Phase 2 Environmental Site Assessment, prior to the distribution of any funds.

- CARRIED -

**8. INFORMATION MATTERS**

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

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Report to December 3, 2012 was before the Committee.

Moved by Mr. Joyce  
Seconded by Mr. Letwin

That the Official Plan and Zoning By-Law Amendments Monitoring Report to December 3, 2012 be received.

- CARRIED -

**9. GENERAL BUSINESS AND INQUIRIES**

There was no General Business or Inquiries.

**10. ADJOURNMENT**

Moved by Mr. Graham  
Seconded by Mr. Rae

THAT the Regular Planning Advisory Committee Meeting be adjourned.

- CARRIED -