

**CITY OF BELLEVILLE
CITY COUNCIL PLANNING COMMITTEE**

MINUTES

May 1, 2017

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 Reginald & Janette Barkema, MAPS Development Corp., and Viola Richards, Farley & Brenda Vaders, John & Margaret Alexander, 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 Jackie Denyes (Chair)
Councillor Paul Carr
Councillor Mitch Panciuk
Councillor Mike Graham

ABSENT

Councillor Egerton Boyce
Councillor Jack Miller

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. 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.

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, 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."

3. PUBLIC MEETING - THE PLANNING ACT

3.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED AND PROPOSED DRAFT PLAN OF SUBDIVISION PARTS OF LOT 2, CONCESSION 3, FORMERLY TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS FILE NUMBER: 12T17001/B-77-1021 OWNER: REGINALD & JANETTE BARKEMA APPLICANT/AGENT: G.D. JEWELL ENGINEERING INC.

At the request of the Chair, the Manager of Approvals described the subject Application as follows:

"The purpose of the amendment and proposed subdivision is to permit the development of a total of 110 residential units comprising a mix of 90 single detached lots and 20 townhomes. The subject land is immediately east of the Settler's Ridge subdivision.

The land is described as Part Lot 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 of the Plan.

ZONING BY-LAW:

The land is zoned "PA – Prime Agriculture" and the applicant requests an amendment to rezone the property to "R1 – Low Density Residential Type 1", as well as R1-17, R1-22, R1-23 and R4-2 zones to permit a range of single detached residential lots (90) and townhomes (20) comprising a total of 110 units. In addition, "CF-9 – Community Facility" zoning is proposed to permit a storm water management block.

PLAN OF SUBDIVISION/COMMON ELEMENTS CONDOMINIUM:

The proposed Plan of Subdivision would comprise a total of 110 residential units that would comprise a mix of 90 single detached lots and 20 townhomes to be serviced with full municipal services. The lots would front on internal roads with a connecting road link to Trinity Court and eventually Hampton Ridge Drive. Road access is also being planned from the east via Roy Boulevard. A storm water management block is proposed to locate within the central portion of the subdivision."

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

Moved by Councillor Carr
Seconded by Councillor Graham

THAT the "Reginald & Janette Barkema"
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 – 450 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1022
OWNER/APPLICANT: MAPS DEVELOPMENT CORP.
AGENT: VANMEER LTD.
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At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

"The land comprises approximately 1.3 hectares in area and is zoned "R6-33 – Residential Sixth Density". In April 2016, the land was rezoned to

permit a three (3) storey, thirty (30) unit apartment building. The Applicant requests modifications to the current R6-33 zone to permit an additional three (3) apartment buildings each proposed to contain 30 units, thereby resulting in a maximum total of 120 units within the four (4) apartment buildings. In addition, the Applicant requests a modification to the zone to permit a lot area per dwelling unit of 110 square metres.

The land is described municipally as 450 Sidney Street, City of Belleville, County of Hastings.”

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the Official Plan. Residential development of the type proposed is permitted by the Plan subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned "R6-33 – Residential Sixth Density” in By-Law 10245, as amended. The Applicant has requested modifications to the R6-33 zone to permit the construction of an additional three (3) three (3) storey apartment buildings each proposed to contain 30 units. In addition, the Applicant requests a modification to the zone to permit a lot area per dwelling unit of 110 square metres.”

Mr. Phil Spry and Mr. Mike Heuvig spoke about the details of the proposed development and neighbours concerns.

Mr. Bob Cochrane from the Affordable Housing Network, supports the proposed development and developer.

Ms. Wendy VanHorne from 21 Village Drive questioned why a traffic study had not been completed prior to the application being made.

Mr. Ralph McLean resident of 237 College Street West voiced concerns over traffic study not being done, privacy and ground work, along with traffic congestion.

Ms. Shelley McCredie, 235 College Street West talked about concerns regarding traffic congestion.

Mr. Jeff Belanger (Hastings Condo Corporation) voiced concerns with Traffic Study not being completed, Phase IV Building and impact on site line for HCC property, along with trees and landscaping.

Ms. Cecile Flynn from 9 Village Drive spoke about privacy fencing and traffic concerns.

A resident from Sidney Street discussed her concerns about abutting houses and fences, traffic concerns, and garbage bin placements.

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

Moved by Councillor Panciuk
Seconded by Councillor Graham

THAT the "MAPS Development Corp." Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.3 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 257, 273 AND 281 FARNHAM ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBERS: B-77-1023 & B-77-1024
OWNERS: VIOLA RICHARDS, FARLEY & BRENDA VADER, JOHN & MARGARET ALEXANDER
APPLICANT: VAN MEER LIMITED

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

"The application pertains to three (3) parcels of land described as 257, 273 and 281 Farnham Road, respectively, and which each contain a single detached dwelling. The subject parcels are zoned "RR – Rural Residential" and the Applicant requests a rezoning to the "R1-23 – Low Density Residential Type 1" zone which would match the zoning of the adjacent Canniff Mills subdivision. The R1-23 zone only permits single detached dwellings. This application is a condition of land severance File Nos. B 8/16 to B 11/16 and B 3/17 to B 6/17 granted by the Committee of Adjustment to allow the rear portion of the properties to be developed along with the subdivision to the east. The existing dwellings will also be rezoned to R1-23 and will be required to connect to municipal water and sanitary sewer.

The lands are described municipally as 257, 273 and 281 Farnham Road, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the Official Plan, as part of the Cannifton Planning Area. Within this land use designation, single detached uses are permitted.

ZONING BY-LAW:

The subject land is zoned "RR – Rural Residential" in Zoning By-Law 3014, as amended. The Applicant requests an amendment to the "R1-23 – Low Density Residential Type 1" zone to match the zoning of the adjacent Canniff Mills subdivision and thereby permit a portion of the lands to be developed for single detached residential purposes on full municipal services. The existing dwellings are also requested to be rezoned to R1-23."

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

Moved by Councillor Carr
Seconded by Councillor Graham

THAT the "Richards, Vader, Alexander" 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

May 1, 2017

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 Mitch Panciuk

Mr. Mike Letwin
Mr. Ross Rae

ABSENT

Councillor Boyce
Councillor Miller
Mr. John Baltutis
Mr. David Joyce

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 April 3, 2017 had been circulated.

Moved by Mr. Letwin
Seconded by Mr. Rae

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on April 3, 2017 be approved and adopted.

-CARRIED-

4. DEPUTATIONS

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

5. COMMUNICATIONS

5.1 April 19, 2017 letter from Shelley and David McCredie.

Moved by Councillor Carr
Seconded by Councillor Panciuk

THAT the April 19, 2017 letter from Shelley and David McCredie regarding a Proposed Zoning By-law Amendment for 450 Sidney Street be received and referred to Referrals from Public Meeting Item 6.3.

-CARRIED-

5.2 April 15, 2017 letter from Dave and June Scarlett.

Moved by Mr. Rae
Seconded by Councillor Graham

THAT the April 15, 2017 letter from Dave and June Scarlett regarding a Proposed Zoning By-law Amendment for 450 Sidney Street be received and referred to Referrals from Public Meeting Item 6.3.

-CARRIED-

- 5.3 April 21, 2017 letter from Joyce and James Black.

Moved by Mr. Letwin
Seconded by Councillor Panciuk

THAT the April 21, 2017 letter from Joyce and James Black regarding a Proposed Zoning By-law Amendment for 450 Sidney Street be received and referred to Referrals from Public Meeting Item 6.3.”

-CARRIED-

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED DRAFT PLAN OF SUBDIVISION – PARTS OF LOT 2, CONCESSION 3, FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: 12T-17001
OWNER: REGINALD & JANETTE BARKEMA
APPLICANT: G.D. JEWELL ENGINEERING INC.

The Planning Advisory Committee considered the “Reginald & Janette Barkema.” Planning Application in light of the Public Meeting.

Moved by Mr. Rae
Seconded by Mr. Letwin

THAT the Belleville Planning Advisory Committee pass the following resolution:

THAT the Draft Plan of Subdivision, prepared by G.D. Jewell Engineering Inc., dated March 16, 2017, as shown on **APPENDIX 2** attached to the Manager of Approvals’ Report No. APS-2017-27 be referred back to Staff for further review and a follow up report to the Committee.

-CARRIED-

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF LOT 2, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1021
APPLICANT/OWNER: REGINALD & JANETTE BARKEMA
AGENT: G.D. JEWELL ENGINEERING INC.

The Planning Advisory Committee considered the “Reginald & Janette Barkema” Planning Application in light of the Public Meeting.

Moved by Councillor Carr
Seconded by Councillor Graham

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 land located in Part of Lot 2, Concession 3, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be DEFERRED subject to the resolution of certain technical issues.

-CARRIED-

6.3 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 450 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1022
OWNER/APPLICANT: MAPS DEVELOPMENT CORP.
AGENT: VAN MEER LTD.

The Planning Advisory Committee considered the “MAPS Development Corp.” Planning Application in light of the Public Meeting.

Moved by Councillor Graham
Seconded by Mr. Letwin

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 10245, as amended, for the property identified as 450 Sidney Street, City of Belleville, County of Hastings, be approved as AMENDED as follows:

That Zoning By-Law Number 10245, as amended, be amended by modifying the provisions of the ‘R6-33 – Residential Sixth Density’ zone and attaching an ‘h’ holding symbol to analyze issues of traffic impact before development is permitted to occur.

-CARRIED-

Moved by Councillor Carr
Seconded by Mr. Letwin

THAT the 'h' holding symbol be amended to require an amended site plan be submitted, to the City's satisfaction, altering the orientation of the Buildings in Phases 3 and 4 to address concerns raised.

-FAILED-

Moved by Councillor Panciuk
Seconded by Councillor Graham

THAT the 'h' holding symbol be amended to apply only to Phases 3 and 4 to analyze issues of traffic impact before development is permitted to occur.

-CARRIED-

- 6.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 257, 273 AND 281 FARNHAM ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBERS: B-77-1023 & B-77-1024
OWNERS: VIOLA RICHARDS, FARLEY & BRENDA VADER, JOHN & MARGARET ALEXANDER
APPLICANT: VAN MEER LIMITED
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The Planning Advisory Committee considered the “Viola Richards, Farley & Brenda Vader, John & Margaret Alexander” Planning Application in light of the Public Meeting.

Moved by Mr. Rae
Seconded by Mr. Letwin

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 land described as 257, 273 and 281 Farnham Road, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 3014, as amended, be amended to rezone the subject lands from 'RR – Rural Residential' to 'R1-23 – Low Density Residential Type 1' in order to match the zoning of the adjacent Canniff Mills Subdivision and permit single detached dwellings connected to municipal water and sanitary sewer.

-CARRIED-

7. REPORTS

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

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to May 1, 2017

Moved by Councillor Graham
Seconded by Mr. Rae

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to May 1, 2017 be received.

-CARRIED-

9. GENERAL BUSINESS AND INQUIRIES

Mr. Ross Rae requested an update about Tree By-law. Rod Bovay, Director of Engineering and Development Services advised members that a policy in a draft form has been prepared for Council consideration by Environmental & Operational Services. Site plan type issues are dealt with on a "case by case" basis however, and there are standards set in place for size and type of trees.

Councillor Carr sought clarification on public input/correspondence and how it is distributed and circulated. Rod Bovay advised that public input/ correspondence is regularly circulated to staff and developers in an attempt to address concerns of the writer.

10. **ADJOURNMENT**

Moved by Mr. Letwin
Seconded by Councillor Panciuk

THAT the Regular Planning Advisory Committee
Meeting adjourn.

-CARRIED-