

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

May 2, 2016

In accordance with advertisements placed in the press with respect to applications from 6393250 Canada Inc., Stephen Yarrow, and the City of Belleville, 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 Jackie Denyes (Chair)
Councillor Kelly McCaw

Councillor Paul Carr
Councillor Jack Miller

ABSENT

Councillor Mike Graham

STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services
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 AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 31-53 WALLBRIDGE CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-997
APPLICANT/OWNER: 6393250 CANADA INC.
AGENT: JAMES O'BRIEN**

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

"The application pertains to 31-53 Wallbridge Crescent which comprises a total land area of approximately 1 hectare. The land is currently zoned 'M1- Restricted Industrial' and 'M2 – General Industrial' and the applicant requests that the M1 zoned portion of the property be rezoned to M2 to permit the future expansion of the City's Public Works Yard. The site contains a warehouse and associated offices and no new development is proposed.

The lands are described municipally as 31-53 Wallbridge Crescent, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The lands are designated 'Industrial Land Use' in the Official Plan. The proposed rezoning complies with the policies of the Plan.

ZONING BY-LAW:

The land is currently zoned 'M1 – Restricted Industrial' and 'M2 – General Industrial' and the applicant requests that the M1 zoned portion of the

property be rezoned to M2 to permit the future expansion of the City's Public Works Yard."

Mr. James O'Brien, agent for the applicant, was in attendance to speak in favour of and answer questions pertaining to the application.

Mr. Chris Meagher (40 Wallbridge Crescent) voiced his concerns regarding the application which included; the type of operations allowed, whether existing buildings would be removed and new ones built, increased truck traffic, extra entrances/exits being created, increased noise and airborne dust and dirt.

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 Councillor Carr

THAT the "63693250 Canada Inc." 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 – 116 FRANK STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-999
APPLICANT/OWNER: STEPHEN YARROW

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

"The purpose of the application is to consider an amendment to Zoning By-law Number 10245, as amended, for land that is also subject to a Committee of Adjustment consent application granted by the Committee on March 17, 2016 (Committee File No. B 7/16). The applicant proposes to convey to 161 College Street West, via a lot addition, approximately 670 square metres of land to be used as a commercial parking lot. The land is zoned 'R4 – Residential Fourth Density' and the applicant requests a rezoning to a special 'C3 – Highway Commercial' zone to permit the proposed parking lot use.

The subject land is described as the rear portion of 116 Frank Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Residential Land Use' in the Official Plan. A limited range of commercial uses are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The land is zoned 'R4 – Residential Fourth Density' in By-law 10245, as amended. The applicant has requested a rezoning to a special 'C3 – Highway Commercial' zone to permit the construction of a commercial parking lot that will be used in association with the commercial property located at 161 College Street West."

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

Moved by Councillor McCaw
Seconded by Councillor Carr

THAT the "Stephen Yarrow" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBERS 10245, 3014 AND 2076-80, AS AMENDED – REGULATING MODEL HOMES AND OTHER TECHNICAL AMENDMENTS, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1001
APPLICANT/OWNER: CITY OF BELLEVILLE

At the request of the Chair, the Director of Engineering and Development Services described the subject application as follows:

"The purpose of the application is to amend Zoning By-laws Numbered 10245, 3014, 2076-80 as amended. This amendment will define and introduce provisions governing 'model homes' and other technical amendments."

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 McCaw

THAT the "City of Belleville" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Carr
Seconded by Councillor Miller

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

May 2, 2016

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)	Mr. John Baltutis
Councillor Paul Carr	Mr. David Joyce
Councillor Kelly McCaw	Mr. Mike Letwin
Councillor Jack Miller	Mr. Ross Rae

ABSENT

Councillor Mike Graham

STAFF PRESENT

Mr. Rod Bovay, Director of Engineering and Development Services
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 4, 2016 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 April 4, 2016 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

- 4.1 At the discretion of the Planning Advisory Committee, Ms. Ruth Ferguson Aulhouse (RFA Planning Consultant Inc.) and Ms. Kirsten Musgrove (O'Flynn Weese LLP) were permitted to appear as a deputation to comment on and answer questions pertaining to Reports Item 7.3.

5. **COMMUNICATIONS**

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

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 31-53 WALLBRIDGE CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-997
APPLICANT/OWNER: 6393250 CANADA INC.
AGENT: JAMES O'BRIEN
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The Planning Advisory Committee considered the "6393250 Canada Inc." Planning Application in light of the Public Meeting.

Moved by Councillor Miller
Seconded 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 the City's Zoning By-law Number 10245, as amended, 31-53 Wallbridge Crescent, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Number 10245, as amended, be amended by rezoning a portion of the subject lands from “M1 – Restricted Industrial” to “M2 – General Industrial” while prohibiting the following uses:

- bulk storage yard;
- construction yard;
- heavy manufacturing, assembling, processing and/or fabricating of goods and/or materials (NOTE: M1 zone only permits light manufacturing, etc.)
- motor vehicle body shop; and
- railway uses

- CARRIED -

**6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 116 FRANK STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-999
APPLICANT/OWNER: STEPHEN YARROW**

The Planning Advisory Committee considered the “Stephen Yarrow” Planning Application in light of the Public Meeting.

Moved by Mr. Joyce
Seconded by Mr. Baltutis

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 a portion of 116 Frank Street, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Number 10245, as amended, be amended by rezoning a portion of the subject land from “R4 – Residential Fourth Density” to “C3 – Highway Commercial” with special provisions. The special provisions will allow the parcel to be used for commercial parking in association with the commercial business located at 161 College Street West with no outside storage permitted.

- CARRIED -

**6.3 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBERS 10245, 3014 AND 2076-80, AS AMENDED – REGULATING MODEL HOMES AND OTHER TECHNICAL AMENDMENTS, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1001
APPLICANT/OWNER: CITY OF BELLEVILLE**

The Planning Advisory Committee considered the “City of Belleville” Planning Application in light of the Public Meeting.

Moved by Mr. Rae
Seconded by Mr. Baltutis

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 Numbers 10245, 3014, and 2076-80 as amended, be APPROVED as follows:

That Zoning By-law Numbers 10245, 3014, and 2076-80, as amended, be amended as detailed in Appendix ‘A’ to Report PP-2016-18.

- CARRIED -

7. REPORTS

**7.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF LOT 29, CONCESSION 6, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-995
APPLICANT/OWNER: BRUCE SWAN
AGENT: F.K. CROSS**

The Planning Advisory Committee considered the Manager of Policy Planning’s Report No. PP-2016-19.

Moved by Mr. Baltutis
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 Part of Lot 29, Concession 6, 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 a portion of the subject land from “D – Development” and “PA – Prime Agriculture” to a special “PA” zone so as to permit the locating of an accessory building closer to the street than the main residential dwelling.

- CARRIED -

**7.2 REQUEST TO REDLINE MERCEDES MEADOWS – PHASES 3 AND 4 (MERCEDES DRIVE AND SPRUCE GARDENS)
FILE NUMBER: 12T-88012
OWNER: HILDEN HOMES LIMITED
AGENT: AINLEY GROUP**

The Planning Advisory Committee considered the Manager of Approval's Report No. APS-2016-18.

Moved by Mr. Rae
Seconded by Mr. Baltutis

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

1. THAT, pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approve in principle the request to modify the draft approved Plan of Subdivision (File No.: 12T-88012) submitted by Ainley Group on behalf of Hilden Homes Limited, as shown on APPENDIX 3 attached to the Manager of Approvals Report No. APS-2016-18.
2. THAT, the Council of The Corporation of the City of Belleville not grant final approval to the request to modify the draft approved Plan of Subdivision (File No.: 12T-88012) submitted by Ainley Group on behalf of Hilden Homes Limited until such time as the required Zoning By-law Amendment for the subject lands is finalized.

- CARRIED -

**7.3 REQUEST FOR EXEMPTION FROM CONDOMINIUM REVIEW,
REQUEST FOR APPROVAL OF A PROPOSED CONDOMINIUM
CONVERSION, PRINCE WILLIAM APARTMENTS, 165
HERCHIMER AVENUE, CITY OF BELLEVILLE, COUNTY OF
HASTINGS
FILE NUMBER: 12CD-16003
OWNER: 165 HERCHIMER AVENUE LIMITED
AGENT: RFA PLANNING CONSULTANT INC.**

The Planning Advisory Committee considered the Manager of Approval's Report No. APS-2016-19 in light of Deputations Item 4.1.

Moved by Mr. Joyce
Seconded by Councillor McCaw

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

1. THAT, pursuant to Section 9(3)(b) of the Condominium Act, 1998, the Council of The Corporation of the City of Belleville approves the request for an exemption from condominium review for the 136-unit apartment building located at 165 Herchimer Avenue and owned by 165 Herchimer Avenue Limited in the City of Belleville; and,
2. THAT the Plan of Condominium (File No. 12CD-16003) for the lands identified in Recommendation No. 1 be granted final approval; and,
3. THAT, the Manager of Approvals be authorized to stamp and sign the final plans provided that the Owner has satisfied all City requirements and the surveyor's condominium plans are satisfactory to Approvals staff.

- CARRIED -

8. INFORMATION MATTERS

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

Report to May 2, 2016.

Moved by Councillor Carr
Seconded by Councillor Miller

THAT the Official Plan and Zoning By-law
Amendment Monitoring Report to May 2, 2016 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 Mr. Joyce
Seconded Mr. Letwin

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -