

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

May 5, 2014

In accordance with advertisements placed in the press with respect to applications from Vreugdenhil Enterprise c/o Dor-Ann Homes, Cobblestone Homes Quinte Inc., and Bell North Properties 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 Taso Christopher

Councillor Jackie Denyes
Councillor Jack Miller

STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Art MacKay, Manager of Policy Planning
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. 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 3014, AS AMENDED, – 347 FARNHAM ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-957
APPLICANT: VREUGDENHIL ENTERPRISE c/o DOR-ANN HOMES
OWNER: RENE MELANSON
AGENT: VAN MEER 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 comprising approximately 2,569 square metres that contains a residential dwelling. The purpose of the rezoning is to permit the construction of two (2) additional single detached dwellings on full municipal services. The land is zoned 'RR – Rural Residential' and the applicant requests a rezoning to the 'R1-20 – Low Density Residential Type 1' zone which would match the zoning of the adjacent Canniff Mills subdivision. The land is also subject to Committee of Adjustment Land Severance File #'s B 02/14 and B 03/14 granted by the Committee on January 30, 2014.

The land is described municipally as 347 Farnham Road, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Residential Land Use' in the Official Plan. 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 Number 3014, as amended. The applicant requests an amendment to the 'R1-20 – Low Density Residential Type 1' zone to match the zoning of the adjacent Canniff Mills subdivision and thereby permit the lands to be developed with two (2) additional single detached residential dwellings on full municipal services.”

Neither the applicant nor the applicant's agent were in attendance and as such were unable to answer questions pertaining to the application.

Mr. Ron Pilgrim (8 Kipling Drive) asked questions regarding the Adams Street Pumping Station and water pressure in the immediate area. It was indicated that work on the station was almost complete and that Belleville Water had recorded a pressure increase.

Mr. Brian Johnson (17 Kipling Drive) questioned whether there was any difference in the application from that made before the Committee of Adjustment. A condition of the severance was re-zoning.

Mr. John Bolton (47 Chestnut Drive) appeared before the Committee to ask questions regarding the installation of sidewalks and bicycle paths on Farnham Road and Maitland Drive. Additional questions were asked regarding an extension of the city bus service to the area and any anticipated changes to scheduled garbage collection.

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 Culhane

THAT the “Vreugdenhil Enterprise c/o Dor-Ann Homes” 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, – 38 CANNIFTON ROAD NORTH, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-958
APPLICANT/OWNER: COBBLESTONE HOMES QUINTE INC.
AGENT: VAN MEER LTD.
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At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

“The application pertains to approximately 3,150 square metres of land that currently contains a single detached dwelling. The site is zoned ‘R1 – Low Density Residential Type 1’ and the applicant has requested a rezoning to a ‘R2 – Low Density Residential Type 2’ zone, with a special provision, to allow for the site to be redeveloped with a total of six (6) dwelling units, comprising two (2) semi-detached dwellings and two (2) single detached dwellings. The special provision would recognize minimum 16 metre frontages for the proposed single detached dwellings. One of the proposed semi and single detached dwellings would front on Cannifton Road North and the other proposed semi and single detached dwellings would front on Lywood Street. The existing single detached dwelling is to be removed. The lands are also proposed to be subdivided by applications for land severances.

The land is described municipally as 38 Cannifton Road North, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated ‘Commercial Land Use’ in the Official Plan. The policies of the Plan allow for residential uses in this designation when they are in the vicinity of residential areas.

ZONING BY-LAW:

The subject land is zoned ‘R1 – Low Density Residential Type 1’ and the applicant has requested a rezoning to ‘R2 – Low Density Residential Type 2’ with a special provision. The provisions of the R2 zone would allow for the development of the lands with two (2) semi-detached dwellings, in addition to the two (2) proposed single detached dwellings. The special provision requested will permit 16 metre frontages for the single detached dwellings versus the By-law’s minimum of 18 metres.”

Neither the applicant nor the applicant’s agent were in attendance and as such were unable to answer questions pertaining to the application.

Mr. Gary Downer (24 Cannifton Road North) appeared before the Committee to voice his concern about the discrepancy between the description of the purpose of the application and supplied sketch. The sketch shows six single detached family dwellings being constructed on the land in question. The Manager of Policy Planning’s description regarding the purpose of the application outlines the applicant’s intent to build 2 single detached dwellings and 2 semi-detached dwellings.

Mr. John Royle (owner of 20 Cannifton Road North) spoke to the Committee in general terms about the application and development in the area.

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

Committee members discussed the discrepancy between the described purpose of the application and supplied sketch. They expressed concern regarding the absence of the developer and his agent and resultant inability to seek further clarification regarding the application and proposed severance.

Moved by Councillor Miller
Seconded by Councillor Denyes

THAT the "Cobblestone Homes Quinte Inc." 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 – 6835 HIGHWAY 62, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-959
APPLICANT/OWNER: BELL NORTH PROPERTIES LTD.

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

"The application pertains to a commercial plaza that is located at 6835 Highway No. 62. The land is zoned 'C1 - Highway Commercial' and the applicant requests a modification to the zone to add a personal service shop, medical clinic, day nursery and flea market as permitted uses. No new development is proposed.

The land is described municipally as 6835 Highway No. 62, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Commercial Land Use' in the Official Plan. Within this land use designation, the requested uses are permitted.

ZONING BY-LAW:

The subject land is zoned 'C1 – Highway Commercial' in Zoning By-law Number 3014, as amended. The applicant requests an amendment to the C1 zone to add a personal service shop, medical clinic, day nursery and flea market as permitted uses."

Mr. Bill Heron, representative for the applicant, was in attendance to support the application.

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

Moved by Councillor Christopher
Seconded by Councillor Denyes

THAT the "Bell North Properties Ltd." Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Christopher
Seconded by Councillor Miller

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

May 5, 2014

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 Pat Culhane
Councillor Jackie Denyes
Councillor Jack Miller
Councillor Taso Christopher

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

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on April 7, 2014 had been circulated.

Moved by Mr. Rae
Seconded by Mr. Joyce

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on April 7, 2014 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **COMMUNICATIONS**

There were no Communications.

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,
AS AMENDED, – 347 FARNHAM ROAD, FORMERLY IN THE
TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NUMBER: B-77-957
APPLICANT: VREUGDENHIL ENTERPRISE c/o DOR-ANN HOMES
OWNER: RENE MELANSON
AGENT: VAN MEER LTD.**
-

The Planning Advisory Committee considered the “Vreugdenhil Enterprise c/o Dor-Ann Homes” Planning Application in light of the Public Meeting.

Moved by Councillor Christopher
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 Zoning By-law Number 3014, as amended, for 347 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 “R1-20 - Low Density Residential Type 1”.

- CARRIED -

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 38 CANNIFTON ROAD NORTH, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-958
APPLICANT/OWNER: COBBLESTONE HOMES QUINTE INC.
AGENT: VAN MEER LTD.
-

The Planning Advisory Committee considered the “Cobblestone Homes Quinte Inc.” Planning Application in light of the Public Meeting.

Moved by Councillor Christopher
Seconded by Mr. Rae

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 38 Cannifton Road North, 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 “R1 – Low Density Residential Type 1” to “R2 – Low Density Residential Type 2” with a special provision.

- FAILED -

Moved by Councillor Miller
Seconded by Councillor Denyes

THAT the Belleville Planning Advisory Committee table the “Cobblestone Homes Quinte Inc.” Planning Application for consideration at a future Planning Advisory Committee Meeting.

- CARRIED -

- 6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 6835 HIGHWAY 62, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-959
APPLICANT/OWNER: BELL NORTH PROPERTIES LTD.
-

The Planning Advisory Committee considered the “Bell North Properties Ltd.” Planning Application in light of the Public Meeting.

Moved by Councillor Denyes
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 6835 Highway 62, Formerly in the 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 modifying the provisions of the “C1 – Highway Commercial” zone by adding a personal service shop, medical clinic, day nursery and flea market as permitted uses.

- CARRIED -

7. REPORTS

7.1 REQUEST FOR EXEMPTION FROM CITY OF BELLEVILLE STREET NAMING POLICY - WEATHERSTONE ESTATE SUBDIVISION

The Planning Advisory Committee considered the Manager of Approvals' Report No. APS-2014-17.

Moved by Councillor Miller
Seconded by Councillor Culhane

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

THAT Belleville City Council authorizes the use of Winston Drive, Abbey Court, Dover Drive, Liverpool Lane and Nottingham Court as municipal street names within the Weatherstone Estate Subdivision.

- CARRIED -

8. INFORMATION MATTERS

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

Report to May 5, 2014.

Moved by Councillor Christopher
Seconded by Councillor Denyes

THAT the Official Plan and Zoning By-law
Amendment Monitoring Report to May 5, 2014 be
received.

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

Councillor Denyes sought clarification from the Director of Engineering and Development Services regarding the status of a property at 67 Maitland Drive. She was informed that a building permit had been issued for the property in question and that this action should address the neighbouring property owner's concerns.

10. ADJOURNMENT

Moved by Mr. Rae
Seconded by Mr. Joyce

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -