

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

November 5, 2012

In accordance with advertisements placed in the press with respect to Application from "David Cass (Appointed Trustee) Re/Fact Consulting," 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 Application.

PRESENT:

His Worship Mayor Neil Ellis
Councillor Jackie Denyes
Councillor Jack Miller

Councillor Tom Lafferty, Chair
Councillor Taso Christopher

ABSENT:

Councillor Pat Culhane

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

There were no Disclosures of Pecuniary Interest.

3. PUBLIC MEETING - THE PLANNING ACT

3.1 PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245, AS AMENDED – 7-9 EVANS STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-926
OWNER: DAVID CASS (APPOINTED TRUSTEE)
APPLICANT/AGENT: RE/FACT CONSULTING

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

"The site is currently designated "Commercial Land Use" in the Official Plan and zoned "C3 – Highway Commercial" and the applicant has requested the amendments to add a residential use to the permitted uses of the designation and the C3 zone. The applicant has also requested reduction in the minimum front yard and exterior side yard requirement of the C3 zone from 12 metres to 7.5 metres. It is the applicant's intention to construct a two (2) storey, 972 square metre mixed-use building comprising offices and a total of eight (8) residential apartment units.

The currently vacant land is located at the south east corner of Evans Street and North Front Street, comprises approximately 4,844 square metres of area, and is described municipally as 7-9 Evans Street, City of Belleville, County of Hastings

OFFICIAL PLAN:

The land is designated "Commercial Land Use" and the applicant requests an amendment to permit a total of eight (8) residential apartments, in addition to the commercial uses currently permitted.

ZONING BY-LAW:

The land is zoned "C3 – Highway Commercial" which permits the proposed office use. The applicant has requested a special C3 zone to also permit a total of eight (8) residential apartments, in addition to the proposed offices. As well, the applicant has requested a reduction to 7.5 metres for the minimum C3 front yard and exterior side yard requirement of 12 metres."

Moved by Councillor Denyes
Seconded by Mayor Ellis

THAT the "David Cass (Appointed Trustee)/Re/Fact Consulting" Planning Application be referred to the Regular Planning Meeting for further consideration.

Mr. Jack Tweedy of 14 Evans Street appeared before the Committee to discuss his concerns of traffic and suggested a yellow flashing light on the bridge warning of the intersection on the north side of the bridge. Mr. Tweedy requested to be kept informed on this matter.

Ms. Sandra Clayton of 50 Grier St. appeared before the Committee to discuss her concerns of proximity and a buffer strip. She is also concerned about the removal of trees and the natural area, as well with the volume of residents, tenants and the resulting increase in traffic. Ms. Clayton requested to be kept informed on this matter.

Mr. Ken Horricks of 311 Charles Street appeared before the Committee. He had no objections but is concerned about the increased traffic entering North Front Street. Mr. Horricks requested to be kept informed on this matter.

Mr. Danny Cheng of 11 Evans Street appeared before the Committee to discuss his concerns with privacy and storm water issues, as well with traffic volume and safety. Mr. Cheng requested to be kept informed on this matter.

Mr. Ken Foulds representative for the applicant David Cass appeared before the Committee and spoke of the plans of the developer at the property.

In reply to a question from the committee regarding buffers and the development being proposed, the developer stated that he is willing to

meet with residents in an attempt to provide information on the proposed development and to alleviate any concerns they might have.

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

The above resolution was - CARRIED -

4. **ADJOURNMENT**

Moved by Councillor Miller
Seconded by Mayor Ellis

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

November 5, 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 Jackie Denyes
Councillor Taso Christopher
Councillor Jack Miller

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

ABSENT

Councillor Pat Culhane
Mr. Mike Letwin

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

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 October 1, 2012 had been circulated.

Moved by Mr. David Joyce
Seconded by Councillor Denyes

THAT the Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on October 1, 2012, be approved.

- CARRIED -

4. **DEPUTATIONS**

There were no depositions.

5. **COMMUNICATIONS**

5.1 An October 22, 2012 letter from Jack Tweedy regarding Zoning By-law Amendment Application B-77-926 was before the Committee. Referrals from Public Meeting 6.1 refers

Moved by Mr. Rae
Seconded by Councillor Miller

THAT the October 22, 2012 letter from Jack Tweedy regarding Zoning By-law Amendment Application B-77-926 be received and referred to Referrals from Public Meeting Item No. 6.1.

- CARRIED -

5.1a An October 22, 2012 email from CN Rail regarding setback requirements for Application B-77-926 was before the Committee. Referrals from Public Meeting 6.1 refers

Moved by Mr. Rae
Seconded by Councillor Miller

THAT the October 22, 2012 email from CN Rail regarding setback requirements for Application B-77-926 be received and referred to Referrals from Public Meeting Item No. 6.1.

- CARRIED -

5.2 An October 22, 2012 letter from John Lanning regarding municipal support for a roof top solar project at 257-275 Coleman Street was before the Committee. Referrals from Public Meeting Items 7.1 refer.

Moved by Mr. Rae
Seconded by Councillor Miller

THAT the October 22, 2012 letter from John Lanning regarding municipal support for a roof top solar project at 257-275 Coleman Street be received and referred to Referrals from Public Meeting Item No. 7.1.

- CARRIED -

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245, AS AMENDED – 7-9 EVANS STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-926
OWNER: DAVID CASS (APPOINTED TRUSTEE)
APPLICANT/AGENT: RE/FACT CONSULTING
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In light of the Public Meeting together with consideration of the Manager of Policy Planning's Report No. AM-2012-30, the Planning Advisory Committee considered the "David Cass (Appointed Trustee)/Re/Fact Consulting" Planning Application.

Moved by Councillor Christopher
Seconded by Councillor Miller

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the Official Plan and Zoning By-law Number 10245, as amended, for 7-9 Evans Street, City of Belleville, County of Hastings, be APPROVED as follows:

1. That Subsection 3.9 of the Official Plan be amended so as to permit residential swelling units as a permitted use on the subject land in addition to the uses permitted by the 'Commercial Land Use' designation; and
2. That Zoning By-Law Number 10245, as amended, be amended by modifying the provisions of the 'C3 – Highway Commercial' zone so as to permit eight (8) residential dwelling units on the subject parcel as well as permitting minimum 7.5 metre front and outside (exterior) side yards, respectively, versus the minimum requirement of 12 metres; and requiring a 30 metre setback from the railway property limit to the closest wall of a residential building.

- CARRIED -

7. REPORTS**7.1 MUNICIPAL SUPPORT FOR ROOFTOP SOLAR SYSTEMS IN THE CITY OF BELLEVILLE, 257-275 COLEMAN STREET, CITY OF BELLEVILLE**

The Manager of Policy Planning's Report No. AM-2012-31 was before the Committee.

Moved by Councillor Denyes
Seconded by Mr. Joyce

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that Council endorse the construction and operation by G.T. Lanning Limited/1178244 Ontario Inc. of rooftop solar photovoltaic panels at 257-275 Coleman Street, City of Belleville, County of Hastings under the Ontario Feed-In Tariff Program, be APPROVED.

- CARRIED -

8. INFORMATION MATTERS**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

Report to November 5, 2012 was before the Committee.

Moved by Mr. Graham
Seconded by Councillor Denyes

That the Official Plan and Zoning By-Law Amendments Monitoring Report to November 5, 2012 be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There was no General Business and Inquiries.

10. **ADJOURNMENT**

Moved by Mayor Ellis
Seconded by Mr. Rae

THAT the Regular Planning Advisory Committee Meeting
be adjourned.

- CARRIED -