

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

June 5, 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 Settlers Ridge Subdivision and Andrew Walmsley, 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.

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.”

PRESENT:

Councillor Jackie Denyes (Chair)
Councillor Egerton Boyce
Councillor Paul Carr
Councillor Mike Graham
Councillor Jack Miller

STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Art MacKay, Manager of Policy Planning
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. ATTENDANCE

See above.

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 3014, AS AMENDED - PART OF LOTS 1 & 2, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1025
APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.

At the request of the Chair, the Manager of Policy Planning described the subject Application as follows, and advised of the Agent's request to remove the Commercial Portion of the Application:

"The Applicant requests a rezoning to a townhouse block comprising of 17 proposed townhouse units from "R4-2 – High Density Residential" to "R1-23 – Low Density Residential Type 1" to now permit single detached dwellings. In addition, the Applicant requests a rezoning for a commercial block from "C4 – Local Commercial" to the same R1-23 zone to also permit single detached dwellings. To achieve this, the Applicant has also requested that the draft approved lot fabric be 'red-lined'.

The land is described as 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 Official Plan as part of the Cannifton Planning Area. Residential development is permitted in this designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned "R4-2 – High Density Residential" and "C4 – Local Commercial" and the Applicant requests a rezoning to "R1-23 – Low Density Residential Type 1" to permit single detached dwellings.

Ms. Ruth Aulthouse, RFA Planning Consultant Inc., spoke to the removal of the Commercial Portion 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 Councillor Graham

THAT the "Settlers Ridge Developments 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 – 216 MACDONALD AVENUE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1026
OWNER: ARBORETUM PARK & WELLNESS CENTRE INC.
APPLICANT: ANDREW WALMSLEY.

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

"The application pertains to a former medical building that presently contains two (2) dwelling units. The property and building is zoned "R2-3 – Residential Second Density" and the Applicant requests a rezoning to a special "R4 – Residential Fourth Density" zone so as to permit a dwelling unit to be located in the basement.

The land is described as 216 MacDonald Avenue, City of Belleville, County of Hastings."

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the Official Plan. Within

this land use designation residential uses are permitted.

ZONING BY-LAW:

The subject land is zoned "R2-3 – Residential Second Density" and it is requested to rezone the land and building to a special "R4 – Residential Fourth Density" so as to permit a residential dwelling unit to be located in the basement.

Applicant, Mr. Andrew Walmsley addressed concerns raised in correspondence from Trevor and Ellie Cleave, residents of 219 MacDonald Avenue regarding traffic and parking concerns in this area.

Mr. David Elliott, resident of 212 MacDonald Avenue voiced concerns over parking and safety.

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

Moved by Councillor Graham
Seconded by Councillor Boyce

THAT the "Andrew Walmsley" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Miller
Seconded by Councillor Carr

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

June 5, 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 Egerton Boyce
Councillor Paul Carr
Councillor Jackie Denyes (Chair)
Councillor Mike Graham
Councillor Jack Miller

Mr. John Baltutis
Mr. David Joyce
Mr. Mike Letwin
Mr. Ross Rae

STAFF PRESENT

Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Art MacKay, Manager of Policy Planning
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 May 1, 2017 had been circulated.

Moved by Mr. Letwin
Seconded by Councillor Carr

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on May 1, 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 Email from Trevor and Ellie Cleave regarding B-77-1026.

Moved by Mr. Joyce
Seconded by Mr. Baltutis

THAT the May 31, 2017 email from Trevor and Ellie Cleave concerning Zoning By-law Amendment application No. B-77-1026 be referred to Referrals from Public Meeting Item 6.2.

-CARRIED-

5.2 Email from Andrew Walmsley regarding B-77-1026.

Moved by Mr. Rae
Seconded by Councillor Boyce

THAT the June 1, 2017 email from Andrew Walmsley regarding Zoning By-law Amendment application No. B-77-1026 be referred to Referrals from Public Meeting Item 6.2.

-CARRIED-

6. **REFERRALS FROM PUBLIC MEETING**

6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED - PART OF LOTS 1 & 2, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1025
APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.**

The Planning Advisory Committee considered the "Settlers Ridge Developments Inc." Planning Application in light of the Public Meeting.

Moved by Mr. Rae
Seconded by Mr. Joyce

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 Lots 1 & 2, Concession 3, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be considered as follows:

THAT Zoning By-Law Number 3014, as amended, be APPROVED by rezoning the subject lands from 'R4-2 – High Density Residential' to 'R1-23 – Low Density Residential Type 1'.

-CARRIED-

**6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 216 MACDONALD AVENUE, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1026
OWNER: ARBORETUM PARK & WELLNESS CENTRE INC.
APPLICANT: ANDREW WALMSLEY**

The Planning Advisory Committee considered the “Andrew Walmsley” Planning Application in light of the Public Meeting.

Moved by Councillor Miller
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 Zoning By-Law Number 10245, as amended, for 216 MacDonald Avenue, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 10245, as amended, be amended by rezoning the property from 'R2-3 – Residential Second Density' to a special 'R4 – Residential Fourth Density' to permit a third (3rd) dwelling unit.

-CARRIED-

7. **REPORTS**

7.1 **REGISTRATION OF INTENT TO UTILIZE PROGRAMS – 510 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
APPLICANT: 510 DUNDAS STREET EAST INC.**

Moved by Mr. Letwin
Seconded by Mr. Joyce

THAT the Belleville Planning Advisory Committee recommends to the Council of the Corporation of the City of Belleville that the Application for consideration under the City's Brownfields Community Improvement Plan by 510 Dundas Street East Inc. for 510 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

That Program 3 – 'The City of Belleville Environmental Site Assessment Grant Program' be considered for the subject application subject to:

1. Submission of the cost to conduct a Phase II Environmental Site Assessment;
2. The submission of paid invoices to conduct the said Phase II Assessment, prior to the distribution of any funds for the Phase II Environmental Site Assessment, and
3. Approval in principle of the Building Permit Grant, Development Charge Grant and Tax Assistance Grant programs subject to the strict eligibility requirements of each of these programs being adhered to; and, the final decision by the City in its discretion as to whether to utilize all remaining programs once the results of the Environmental Site Assessment demonstrate the degree and seriousness of contamination remediation needs.

-CARRIED-

- 7.2 **REQUEST TO REDLINE SETTLERS RIDGE – PHASE 5 SUBDIVISION, PARTS 5 & 6, PLAN 21R-17881, PARTS OF LOT 1 & 2, CONCESSION 2, FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE**
OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.
FILE: ER-89/12T-12503
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Moved by Mr. Rae
Seconded by Mr. Letwin

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

THAT, pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approve the request to modify the draft approved Plan of Subdivision (File No. 12T-12503) submitted by RFA Planning Consultant Inc. on behalf of Settlers Ridge Developments Inc., as shown on APPENDIX 3 attached to the Manager of Approvals Report No. APS-2017-29.

-CARRIED-

- 7.3 **REQUEST FOR EXEMPTION FROM CONDOMINIUM REVIEW, REQUEST FOR APPROVAL OF A PROPOSED CONDOMINIUM CONVERSION, BAY TERRACE APARTMENTS, 330 DUNDAS STREET EAST AND 334 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
OWNER: 330 DUNDAS STREET LIMITED AND 334 DUNDAS STREET LIMITED.
AGENT: RFA PLANNING CONSULTANT INC.
FILE: 12CD-17001 AND 12CD-17002
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Moved by Councillor Miller
Seconded by Mr. Baltutis

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 118-unit apartment buildings located at 330 Dundas Street East and at 334 Dundas Street East in the City of Belleville; and,

2. THAT the Plan of Condominium (File No. 12CD-17001 and 12CD-17002) 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 June 5, 2017

Moved by Councillor Carr
Seconded by Mr. Baltutis

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to June 5, 2017 be received.

-CARRIED-

9. GENERAL BUSINESS AND INQUIRIES

Councillor Miller spoke to potential parking issues on MacDonald Avenue as referenced in Correspondence Items 5.1 and 5.2 regarding Zoning By-law Amendment application No. B-77-1026.

Moved by Councillor Miller
Seconded by Mr. Rae

THAT the matter of MacDonald Avenue parking issues be referred to the Traffic Advisory Committee to review.

-CARRIED-

10. **ADJOURNMENT**

Moved by Councillor Graham
Seconded by Councillor Boyce

THAT the Regular Planning Advisory Committee
Meeting adjourn.

-CARRIED-