

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

May 6, 2013

In accordance with advertisements placed in the press with respect to applications from Desert Stream Christian Fellowship and Eden Place Retirement Home, 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 Pat Culhane
Councillor Jack Miller

Councillor Tom Lafferty, Chair

ABSENT

Councillor Jackie Denyes
Councillor Taso Christopher

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/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 10245, AS AMENDED – 610 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-936
APPLICANT: DESERT STREAM CHRISTIAN FELLOWSHIP
AGENT: KEVIN DOWLING
OWNER: RENTX REALTIES CORP**

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

"The application pertains to a commercial building on approximately 1.9 hectares of land that is located at 610 Dundas Street East. The land is zoned 'C3 - Highway Commercial' and the applicant requests a rezoning to a special C3 zone to allow a portion of the existing building to be occupied by a church. No new development is proposed.

The land is described as Block 16, Plan 21M-184, City of Belleville, County of Hastings and is known municipally as 610 Dundas Street East.

OFFICIAL PLAN:

The land is designated 'Commercial Land Use' in the Official Plan. Within this land use designation, the policies of the Plan allow a church as a permitted use.

ZONING BY-LAW:

The subject land is zoned 'C3 – Highway Commercial' in Zoning By-law Number 10245, as amended. The applicant requests a special C3 zone to

add a church as a permitted use, in addition to the uses permitted by the C3 zone.”

Mr. Kevin Dowling, agent for the applicant, was in attendance to speak in support of and answer questions pertaining to 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 Culhane
Seconded by Councillor Miller

THAT the “Desert Stream Christian Fellowship” 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 – 28, 30 and 38 EVERETT STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-937
APPLICANT/OWNER: EDEN PLACE RETIREMENT HOME
AGENT: ALEXANDER WILSON ARCHITECT INC.**

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

“The purpose of the application is to permit the expansion of the Eden Place Retirement Home, a special care residential facility for seniors located at 38 Everett Street. The applicant proposes a three (3) storey addition to the south of the existing facility to add an additional fifteen (15) beds to Eden Place for a total of fifty (50) beds. To accommodate this addition, the residential dwelling, located at 28 - 30 Everett Street, is proposed to be demolished. In 2006, this dwelling had been rezoned by Eden Place to permit its occupancy as an independent seniors-only boarding house. The proposed addition will result in a building setback from Jane Street of 6.3 metres and a west interior side yard setback of 5.3 metres.

The parcels are described municipally as 28, 30 and 38 Everett Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated ‘Commercial Land Use’ and ‘Residential Land Use’ in the Official Plan. The Plan permits a special care residential facility subject to satisfying various policies.

ZONING BY-LAW:

The dwelling at 28 - 30 Everett Street is zoned 'R4-40 - Residential Fourth Density' in Zoning By-Law Number 10245, as amended. The applicant requests a rezoning to a special 'R6-25 – Residential Sixth Density' zone to match the zoning of the adjacent special care residential facility and thereby permit the southerly three (3) storey expansion of the facility to allow a total of fifty (50) beds for seniors. The applicant will be providing a total of nineteen (19) parking spaces to accommodate the facility."

Mr. Sandy Wilson from Alexander Wilson Architects Inc., agent for the applicant, was in attendance to speak in support of and answer questions pertaining to 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 Culhane

THAT the "Eden Place Retirement Home" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. **ADJOURNMENT**

Moved by Councillor Culhane
Seconded by Councillor Miller

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

May 6, 2013

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 Jack Miller
Councillor Pat Culhane

Mr. David Joyce
Mr. Mike Letwin
Mr. Michael Graham

ABSENT

Councillor Jackie Denyes
Councillor Taso Christopher

Mr. Ross Rae

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/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 March 4, 2013 had been circulated.

Moved by Councillor Culhane
Seconded by Mr. Joyce

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on March 4, 2013 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **COMMUNICATIONS**

- 5.1 Letter from Desert Stream Christian Fellowship in support of an application for a Zoning By-law Amendment for 610 Dundas Street East.

Referrals from Public Meeting 6.1 refers.

Moved by Mr. Letwin
Seconded by Mr. Graham

THAT the letter from Desert Stream Christian Fellowship in support of an application for a Zoning By-law Amendment for 610 Dundas Street East be received and referred to Referrals from Public Meeting 6.1

- CARRIED -

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 610 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-936
APPLICANT: DESERT STREAM CHRISTIAN FELLOWSHIP
AGENT: KEVIN DOWLING
OWNER: RENTX REALTIES CORP.
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The Planning Advisory Committee considered the “Desert Stream Christian Fellowship” Planning Application in light of the Public Meeting and Correspondence Item 5.1.

Moved by Mr. Graham
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 the City’s Zoning By-law Number 10245, as amended, for 610 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from “C3 – Highway Commercial” to a special “C3” zone to permit a portion of the existing building to be occupied by a church.

- CARRIED -

**6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 28, 30 and 38 EVERETT STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-937
APPLICANT/OWNER: EDEN PLACE RETIREMENT HOME
AGENT: ALEXANDER WILSON ARCHITECT INC.**

The Planning Advisory Committee considered the “Eden Place Retirement Home” Planning Application in light of the Public Meeting.

Moved by Councillor Culhane
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 the City’s Zoning By-law Number 10245, as amended for 28, 30 and 38 Everett Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning 28 and 30 Everett Street from “R4-40 – Residential Fourth Density” to match the “R6-25 – Residential Sixth Density” zone of 38 Everett Street and to modify the same R6-25 zone to permit a total of fifty (50) special care beds with a minimum yard setback along Everett Street of 1.7 metres, a 6.3 metre minimum yard adjacent to Jane Street and a maximum lot coverage of 43.2%.

- CARRIED -

7. REPORTS

7.1 A BY-LAW TO REVISE SITE PLAN CONTROL BY-LAW 2004-93 – REVISION TO MEMBERSHIP OF TECHNICAL REVIEW COMMITTEE

The Planning Advisory Committee considered the Manager of Approvals' Report No. APS-2013-10.

Moved by Councillor Miller
Seconded by Councillor Culhane

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville:

THAT a by-law to amend By-law Number 2004-93, being a by-law to regulate Site Plan Approval Process in the City of Belleville, be prepared for Council's consideration.

- CARRIED -

7.2 **A BY-LAW TO DELEGATE SUBDIVISION APPROVAL TO THE
MANAGER OF APPROVALS**

The Planning Advisory Committee considered the Manager of Approvals' Report No. APS-2013-11.

Moved by Councillor Culhane
Seconded by Mr. Graham

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville:

THAT, pursuant to Section 51.2(1) of the Planning Act, a by-law to delegate part of the authority of Council to approve plans of subdivision to the Manager of Approvals with the authority as outlined on APPENDIX 1 attached to the Manager of Approvals Section Report No. APS-2013-11, be prepared for Council's consideration.

- CARRIED -

8. **INFORMATION MATTERS**

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

Report to June 3, 2013

Moved by Mr. Letwin
Seconded by Mr. Joyce

THAT the Official Plan and Zoning By-law
Amendment Monitoring Report to June 3, 2013 be
received.

- CARRIED -

8.2 **BUILDING SECTION MONTH END REPORT**

Report Period: March 2013

Moved by Mr. Letwin
Seconded by Councillor Culhane

THAT the Building Section Month End Report ending
March 2013 be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

There was no General Business or Inquiries.

10. **ADJOURNMENT**

Moved by Councillor Miller
Seconded by Councillor Culhane

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -