

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

June 6, 2016

In accordance with an advertisement placed in the press with respect to an application from Settlers Ridge Developments Inc., 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:

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. Art MacKay, Manager of Policy Planning
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 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-77-1002 & 12T-12503
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:

"The purpose of the application is to consider an amendment to Zoning By-law Number 3014, as amended, for a portion of a draft approved plan of subdivision described as Phase 3 of Settlers Ridge subdivision. The applicant requests an alteration to the locations and mix of some of the draft approved single detached dwellings and townhouses proposed for this development. Portions of the subdivision currently zoned to permit single detached dwellings ('R1-23 – Low Density Residential Type 1') are to be rezoned to permit townhouses and semi-detached dwellings ('R4-2 – High Density Residential') and a block currently zoned to permit townhouses is to be rezoned from R4-2 to R1-23 to permit single detached dwellings. The end result would be a mix of 67 single detached units, 4 semi-detached units and 33 townhouse units and an overall reduction of three (3) dwelling units from 107 units to 104 units. To achieve this, the applicant has also requested that the draft approved lot fabric be 'red-lined' to accommodate these changes.

The land is described as Part of Lots 1 & 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 'R1-23 – Low Density Residential Type 1' and 'R4-2 – High Density Residential' in By-law 3014, as amended and is currently part of a draft approved plan of subdivision. The applicant requests a modification to the locations of the R1-23 and R4-2 zones which would allow a different combination and location of the dwelling types currently permitted. The end result would be a mix of 67 single detached units, 4 semi-detached units and 33 townhouse units and an overall reduction of three (3) dwelling units from 107 units to 104 units."

Ms. Ruth Ferguson Aulhouse, agent for the applicant, was in attendance to provide information and answer questions pertaining to the application.

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 Carr

THAT the "Settlers Ridge Developments Inc." 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 6, 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)
Councillor Paul Carr
Councillor Kelly McCaw
Councillor Jack Miller

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

ABSENT

Councillor Mike Graham
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 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 2, 2016 had been circulated.

Moved by Mr. Joyce
Seconded by Mr. Rae

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on May 2, 2016 be approved and adopted.

- CARRIED -

4. DEPUTATIONS

- 4.1 Mr. V. Frank Miceli of Ameresco Canada Inc. made a deputation to the Committee.

Moved by Mr. Baltutis
Seconded by Councillor Miller

THAT the deputation of V. Frank Miceli of Ameresco Canada Inc. seeking to obtain Municipal support for several school sites where solar photovoltaic systems have been installed in accordance with the Feed In Tariff 3.0 and 3.5 programs, be received.

- CARRIED -

- 4.2 Mr. Evan Koebel, of Algonquin Power Co., made a deputation to the Committee.

Moved by Mr. Baltutis
Seconded by Mr. Rae

THAT the deputation of Evan Koebel, of Algonquin Power Co. regarding a prospective solar power project potentially being submitted to the next Large Renewable Procurement Program, be received.

- CARRIED -

5. **COMMUNICATIONS**

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

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-77-1002
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 Councillor Miller
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 and 2, Concession 3, 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 to rezone the subject lands from "R1-23 – Low Density Residential Type 1" to "R4-2 – High Density Residential" and from "R4-2" to "R1-23".

- CARRIED -

7. **REPORTS**

- 7.1 **REQUEST TO REDLINE SETTLERS RIDGE – PHASE 3, PARTS
5 & 6, PLAN 21R-17881, PARTS OF LOT 1 & 2, CONCESSION 3,
FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF
BELLEVILLE (HAMPTON RIDGE DRIVE, FARMINGTON
CRESCENT)
OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.**
-

The Planning Advisory Committee considered the Manager of Approval's Report No. APS-2016-23.

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-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-2016-23.
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-12503) submitted by RFA Planning Consultant Inc. on behalf of Settlers Ridge Developments Inc. until such time as the required Zoning By-law Amendment for the subject lands is finalized.

- CARRIED -

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to June 6, 2016.

Moved by Councillor Carr
Seconded by Councillor McCaw

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to June 6, 2016 be received.

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

Councillor McCaw inquired about the projected distribution date for the Subdivision Manual. The Director of Engineering and Development Services indicated they are making progress compiling the manual and anticipates the process will be completed by the end of the summer. The Manager of Approvals stated that parts of the manual are being implemented, i.e. section dealing with model homes.

10. ADJOURNMENT

Moved by Councillor Carr
Seconded Mr. Joyce

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -