

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

July 7, 2014

In accordance with advertisements placed in the press with respect to applications from Ashton Calnan, and the City of Belleville, 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

ABSENT

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
Ms. Christine Stewart, Deputy 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, – 365 MAITLAND DRIVE, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-960
APPLICANT/OWNER: ASHTON CALNAN

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

"The application pertains to an approximate 112 square metre building located at 365 Maitland Drive. The land is zoned 'M1 – General Industrial' and the applicant requests a modification to the zone to add a fitness studio as a permitted use. No new development is contemplated at this time.

The land is described municipally as 365 Maitland Drive, City of Belleville, County of Hastings.

OFFICIAL PLAN:

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

ZONING BY-LAW:

The subject land is zoned 'M1 – General Industrial' in Zoning By-law Number 3014, as amended. The applicant requests an amendment to the M1 zone to add a fitness studio as a permitted use."

No 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 Denyes

THAT the "Ashton Calnan" 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, – 320 AIRPORT PARKWAY WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-961
APPLICANT/OWNER: CITY OF BELLEVILLE

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

"The application pertains to a City owned parcel of land with approximately 70 metres of frontage and 1.57 hectares of area. The land is zoned 'H - Holding' and the requested zoning change is to 'M2-1 – General Industrial' and 'E - Environmental Control'. The parcel is vacant and no development is contemplated at this time.

The land is described municipally as 320 Airport Parkway West, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Industrial Land Use' and 'Environmental Protection' in the Official Plan. The purpose of the proposed zoning changes is to implement the policies of the Plan.

ZONING BY-LAW:

The subject land is zoned 'H – Holding' and the requested zoning change is to 'M2-1 – General Industrial' and 'E - Environmental Control'. The 'M2-1' zone would permit a range of industrial uses and the 'E' zone would recognize the flood line in this area."

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

Moved by Councillor Denyes
Seconded by Councillor Culhane

THAT the "City of Belleville" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Christopher
Seconded by Councillor Denyes

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

July 7, 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 Taso Christopher

Mr. David Joyce
Mr. Michael Graham
Mr. Ross Rae
Dr. Mike Letwin

ABSENT

Councillor Jack Miller

STAFF PRESENT

Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Art MacKay, Manager of Policy Planning
Mr. Spencer Hutchison, Manager of Approvals
Christine Stewart, Deputy 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 May 5, 2014 had been circulated.

Moved by Mr. Joyce
Seconded by Mr. Letwin

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on May 5, 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, – 365 MAITLAND DRIVE, FORMERLY IN THE
TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NUMBER: B-77-960
APPLICANT/OWNER: ASHTON CALNAN**

The Planning Advisory Committee considered the “Ashton Calnan” Planning Application in light of the Public Meeting.

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 the application to amend the City’s Zoning By-law Number 3014, as amended, for 365 Maitland Drive, 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 “M1 – General Industrial” zone by adding a fitness studio as a permitted use.

- CARRIED -

6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED, – 320 AIRPORT PARKWAY WEST, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-961
APPLICANT/OWNER: CITY OF BELLEVILLE**

The Planning Advisory Committee considered the "City of Belleville" 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 320 Airport Parkway West, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands from "H - Holding" to "M2-1 - General Industrial" and "E - Environmental Control".

- CARRIED -

7. REPORTS

- 7.1 **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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The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2014-19.

Moved by Councillor Culhane
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 the City's Zoning By-law Number 3014, as amended, for 38 Cannifton Road North, 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 - Low

Density Residential Type 1” to “R2 – Low Density Residential Type 2” with a special provision.

- CARRIED -

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to July 7, 2014.

Moved by Councillor Denyes
Seconded by Mr. Graham

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to July 7, 2014 be received.

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

There was no General Business or Inquiries.

10. ADJOURNMENT

Moved by Mr. Rae
Seconded by Mr. Graham

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -