

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

August 7, 2012

In accordance with advertisements placed in the press with respect to applications from Teddington Limited, Shady Ridge Stock Farms Inc., c/o Al Osborne and Domenico Rapino, 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 Taso Christopher
Councillor Pat Culhane

Councillor Jackie Denyes
Councillor Jack Miller

STAFF PRESENT:

Mr. Rick Kester, Chief Administrative Officer
Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Art MacKay, Manager of Policy Planning
Mr. Spencer Hutchison, Manager of Approvals
Ms. Julie Oram, Director of Corporate Services/City Clerk

The Chair then 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 application 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 OFFICIAL PLAN, ZONING BY-LAW NUMBER 10245, AS AMENDED AND PROPOSED PLAN OF CONDOMINIUM – 26 COLBORNE STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-920
APPLICANT/OWNER: TEDDINGTON LIMITED
AGENT: STEPHEN HYNDMAN

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

"The applicant requests amendments to the Official Plan and Zoning By-Law Number 10245, as amended, and to consider a proposed Plan of Condominium. The site is currently designated 'City Centre' and zoned 'C2-18 – General Commercial' zone and the applicant requests the amendments to permit a fifteen (15) storey, 97 unit condominium apartment building.

The proposed location is described as 26 Colborne Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'City Centre' in the City's Official Plan and the applicant requests relief from the high density residential provisions of the Plan that apply to this dwelling type.

ZONING BY-LAW:

The subject land is zoned 'C2-18 – General Commercial' in Zoning By-Law Number 10245, as amended. The applicant requests an amendment to a special 'R8 – Residential Eighth Density' zone to permit a fifteen (15) storey, 97 unit condominium apartment building.”

Mr. Brian Magee and Mr. Stephen Hyndman were in attendance to answer any forthcoming questions from the Committee.

It was noted that the close proximity of the CPR railway is not considered an issue as the building can be insulated to address the noise.

In reply to a question from Councillor Denyes, Mr. Magee stated that the north lot line of the building parking lot will be 400 ft. from the new Courthouse.

In reply to a further question from Councillor Denyes, Mr. Magee noted that he is not aware of any safety concerns/issues being raised.

Mr. Magee advised Mr. Letwin that parking will be located underneath the building.

Mr. Magee stated that parking will not be an issue and the adjacent corner property was not purchased by him because there was not a guarantee as to its environmental status.

Mr. Vin Bolton, present to speak to another application abutting property owned by his mother, felt the Courthouse and condominiums will create a wall obliterating the view of the downtown. Mr. Bolton also felt the modern buildings will detract from the older buildings in the area. However, Mr. Bolton stated that he was not aware of the building materials that will be used.

Mr. Graham noted that the Downtown Task Force identifies the need for development with a view to promoting the downtown.

Councillor Miller noted that the development is not planned for the downtown core and felt the development will stimulate the economy with more people living, shopping in the area.

Mr. Bolton wished for the general aesthetics to be protected.

No other 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 Miller

THAT the "Teddington Limited" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

- 3.2 **PROPOSED AMENDMENT TO OFFICIAL PLAN, ZONING BY-LAW NUMBER 3014, AS AMENDED & PROPOSED PLAN OF SUBDIVISION – PART OF LOT 13, CONCESSION 7, FORMERLY TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-921
APPLICANT/OWNER: SHADY RIDGE STOCK FARMS INC., C/O AL OSBORNE
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At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

"The applicant requests amendments to the Official Plan and Zoning By-Law Number 3014, as amended and to consider a proposed Plan of Subdivision. The purpose of the applications is to permit a portion of the site to be developed with a total of thirty eight (38) single detached dwellings by registered Plan of Subdivision. The proposal constitutes an expansion (Phase 2) of the existing Hearthstone Ridge subdivision.

To permit the proposed additional residential lots the applicant has requested an Official Plan amendment and a rezoning from 'PA – Prime Agriculture' and 'RU – Rural' to 'ER – Estate Residential'. Approximately 34% of the subject lands will remain as wetland.

The land is described as Part of Lot 13, Concession 7, Formerly Township of Thurlow, Now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Rural Land Use' and 'E – Environmental Protection' in the Official Plan. Residential subdivisions may be permitted within areas designated 'Rural Land Use' subject to an amendment to the Plan and an analysis of a number of technical issues.

ZONING BY-LAW:

The land is zoned 'PA – Prime Agriculture', 'RU – Rural' and 'H – Hazard'. The portion zoned 'PA' and 'RU' is proposed to be rezoned to 'ER – Estate Residential' to permit a total of thirty eight (38) single detached lots by registered Plan of Subdivision. The minimum requirements for a lot in the 'ER' zone are 45 metres of lot frontage and 4,047 square metres of lot area.

PLAN OF SUBDIVISION:

The proposed Plan of Subdivision would comprise a total of thirty eight (38) single detached dwellings. The lots would front on an internal road extending westward from Windwhisper Drive. Land has been set aside for a stormwater management facility (Blocks 39 and 40) and for wetland/open space (Block 41). The lots will be serviced by individual wells and private septic disposal systems.”

Mr. Al Osborne was in attendance to answer any forthcoming questions from the Committee.

In reply to a question from Councillor Christopher, Mr. Osborne noted that development could take eight or nine years as growth will be based on demand.

Mr. Osborne reviewed the setback and southwest buffer and that Phase 1 will drain to the storm water pond which will protect the wetlands by filtering the run-off.

In reply to a question from Councillor Denyes, Mr. Osborne discussed well implications.

Mr. Osborne advised Councillor Miller that Phase II will be the final Phase.

Ms. Robin Godwin appeared before the Committee and advised that her property, which she has resided at since January 2012, faces the proposed development and her 20' deep dug well went dry last week. Also there is no water in the wetlands.

Ms. Godwin has a concern in regards to the single entrance/exit to the subdivision and that a second access road would be desirable. As well there are no sidewalks.

Mr. Osborne stated that there are two sources for water and the development is viewed as a “private” country community and that it is felt the one way in/out deters the criminal element.

Ms. Krista Aubertin who owns Lot 27 on Windwhisper Drive inquired where the construction access would be as well as how the appeal process works.

Mr. Hutchison noted that the construction access would be north of Lot 26.

In reply to a question from Ms. Aubertin, Mr. Hutchison replied that the unopened road allowance between Lots 12 and 13 could not be utilized.

Ms. Aubertin stated that she is not in favour of the bog being filled in.

Mr. Bovay stated that Quinte Conservation had no objection to the application in regards to the bog being filled in.

Ms. Susan Kiley Mallaly and Tanya Hill appeared before the Committee to discuss the issue of sidewalks in the area and the lack of green space. It was felt that wetland conservation is required.

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 Denyes

THAT the "Shady Ridge Stock Farms Inc., c/o Al Osborne" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

- 3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED AND PROPOSED PLAN OF CONDOMINIUM – 68
AND 76 COLLEGE STREET EAST, CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NUMBER: B-77-922
APPLICANT: DOMENICO RAPINO
OWNERS: DOMENICO & FIORINA RAPINO AND
DOMENICO & ELISABETTA RAPINO
AGENT: RFA PLANNING CONSULTANT INC.**

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

"The applicant requests an amendment to Zoning By-Law Number 10245, as amended, and to consider a proposed plan of condominium for 68 and 76 College Street East.

68 College Street East contains an apartment building and is zoned 'R6-10 – Residential Sixth Density' and 76 College Street East contains a single detached dwelling and is zoned 'R2 – Residential Second Density'. It is the applicant's intention to remove the single detached dwelling and replace it with a three (3) storey fifteen (15) unit condominium building. To achieve this the applicant requests a rezoning of both these parcels to a special R6 zone to permit the proposed new building, as well as allow changes to the existing parking lot, specifically reducing the westerly landscaped strip from 6.3 metres to 3 metres. The existing apartment building is also proposed to be converted to a condominium with the two (2) buildings sharing a single common driveway access. Covered garages are proposed to be constructed to the rear of the property.

The properties are described as 68 and 76 College Street East, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Residential Land Use' in the City's Official Plan. Residential development of the form and density proposed is permitted subject to satisfying various policies in the Plan.

ZONING BY-LAW:

68 College Street East is zoned 'R6-10 – Residential Sixth Density' and 76 College Street East is zoned 'R2 – Residential Second Density'. The applicant requests a rezoning of these lands to a special R6 zone to permit the construction of a three (3) storey, fifteen (15) unit condominium apartment building. The special provisions requested include a reduction in the westerly landscaped strip adjacent to the existing parking lot from 6.3 metres to 3 metres, and a reduced required easterly interior side yard from 5.5 metres to 4.6 metres to accommodate the new building."

Ms. Ruth Ferguson Aulthouse and Mr. Rapino were in attendance to answer any forthcoming questions from the Committee.

Ms. Ferguson Aulthouse advised that the Site Plan was prepared by Mr. Arnold Vandermeer and that the new buildings will be comparable to the old.

Ms. Ferguson Aulthouse advised that the Applicant agrees with the conditions proposed by City staff.

In reply to a question from Councillor Christopher, Mr. Rapino advised that no responses had been received to the letter sent to the current tenants.

In response to Mr. Rae, Ms. Ferguson Aulhouse advised that the driveways are located in such a manner to ensure safety.

Mr. Vin Bolton appeared before the Committee representing his mother who resides in the area. Mr. Bolton questions the impact of sound, and traffic in the area.

Mr. Bolton was of the opinion that the tenants/renters have little to say, however, the owners have concerns.

Mr. Bolton hoped that the property could be made more appealing and that it would be better to retain as much natural growth as possible and appealed to the Developer to do so.

Ms. Kelly Sage who resides on Donald Street and whose property backs onto the property appeared before the Committee. Ms. Sage stated that she would like to see the existing trees remain.

Councillor Christopher agreed that consideration must be given to retaining the trees.

Mr. Bovay advised that the application could be deferred and presented with a plan indicating how the trees can be maintained.

Mr. Bolton urged the Committee Members to visit the school yard to visualize tree coverage.

No other 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 Christopher

THAT the "Domenico Rapino" 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

August 7, 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

Councillor Tom Lafferty, Chair	Mr. Michael Graham
Councillor Pat Culhane	Mr. David Joyce
Councillor Taso Christopher	Mr. Mike Letwin
Councillor Jackie Denyes	Mr. Ross Rae
Councillor Jack Miller	

STAFF PRESENT

Mr. Rick Kester, Chief Administrative Officer
Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Art MacKay, Manager of Policy Planning
Mr. Spencer Hutchison, Manager of Approvals
Ms. Julie Oram, Director of Corporate Services/City Clerk

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

There were no Disclosures of Pecuniary Interest.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the Belleville Planning Advisory Committee Meeting held on July 3, 2012, had been circulated.

Moved by Mr. Letwin
Seconded by Councillor Culhane

THAT the Minutes of the City Council Planning Committee Meeting held on July 3, 2012, be approved and adopted.

- CARRIED -

Moved by Mr. Rae
Seconded by Mr. Joyce

THAT the Minutes of the Belleville Planning Advisory Committee Meeting held on July 3, 2012 be approved as amended.

- CARRIED -

4. DEPUTATIONS

- 4.1 Ruth Ferguson Aulthouse appeared before the Committee to present the "City Centre Intensification Plan Report". Bound copies of the Report were forwarded to the Committee with the agenda package.

Moved by Mr. Joyce
Seconded by Councillor Christopher

THAT Ms. Ruth Ferguson Aulthouse's Deputation on the "City Centre Intensification Plan and Report" be deferred to the end of the meeting.

- CARRIED -

Item 4.1 "City Centre Intensification Plan and Report" was considered at this time.

Councillor Miller departed the Meeting prior to Ms. Ferguson Aulthouse's presentation.

Ms. Ferguson Aulthouse provided an overview of the Plan and Report.

Moved by Councillor Denyes
Seconded by Mr. Joyce

That Ms. Ferguson Aulthouse's August 7, 2012 Deputation in regards to the "City Centre Intensification Plan Report" be received.

- CARRIED -

5. COMMUNICATIONS

5.1 A July 24, 2012 letter from Shirley M. Weeks regarding Zoning By-Law Amendment Application B-77-921 was before the Committee. Referrals from Public Meeting Items 6.2 & 6.3 refer.

Moved by Councillor Denyes
 Seconded by Councillor Miller

THAT the July 24, 2012 letter from Shirley M. Weeks regarding Zoning By-law Amendment Application B-77-921 be received and referred to Referrals from Public Meeting Item No. 6.2 and Item No. 6.3.

- CARRIED -

6. REFERRALS FROM PUBLIC MEETING

6.1 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245, AS AMENDED – NORTHWEST CORNER OF COLEMAN STREET AND DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-920
APPLICANT/OWNER: TEDDINGTON LIMITED
AGENT: STEPHEN HYNDMAN

In light of the Public Meeting together with consideration of the Manager of Policy Planning’s Report No. AM-2012-17, the Planning Advisory Committee considered the “Teddington Limited” Planning Application.

Moved by Councillor Christopher
 Seconded by Councillor Denyes

THAT the reading of B-77-920 be dispensed with.

- CARRIED -

Moved by Councillor Culhane
 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 approximately 0.3 hectares of land located at the northwest corner of Coleman Street and Dundas Street West, City of Belleville, County of Hastings, be APPROVED as follows:

1. That the subject site be exempted from the high density residential threshold of Subsection 3.10.2 a) iii) of the Official Plan to permit a residential density of 310 residential units per hectare; and
2. That Zoning By-law Number 10245, as amended, be amended by rezoning the subject site from "C2-18 - General Residential" to a special "R8 - Residential Eighth Density" zone with an "h" holding symbol to permit a fifteen storey, 97 unit residential apartment building. The "h" symbol requires the demonstration that the required environmental remediation has been completed for the site, the filing of a Record of Site Condition, and, that site plan control approval has been obtained before development is permitted to occur.

- CARRIED -

6.2 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 3014, AS AMENDED – PHASE 2 EXPANSION OF HEARTHSTONE RIDGE SUBDIVISION, NORTH OF MUDCAT ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-921
APPLICANT/OWNER: SHADY RIDGE STOCK FARMS INC., C/O AL OSBORNE

In light of the Public Meeting together with consideration of the Manager of Policy Planning's Report No. AM-2012-17, the Planning Advisory Committee considered the "Shady Ridge Stock Farms Inc., c/o Al Osborne" Planning Application. Communications Item 5.1 refers.

Moved by Councillor Denyes
Seconded by Councillor 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 Official Plan and Zoning By-law Number 3014, as amended, for land located in Part of Lot 13, Concession 7, Formerly Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

1. That Subsection 3.3.3 of the “Rural Land Use” policies of the Official Plan be amended by incorporating a special policy to permit an expansion to Hearthstone Ridge estate residential subdivision not to exceed thirty eight (38) residential lots subject to satisfying the pertinent policies of Subsection 3.3.3 c); and
2. That Zoning By-law Number 3014, as amended, be amended by rezoning the subject site from “PA – Prime Agriculture” and “RU-Rural” to “ER-Estate Residential” and “H-Hazard” to permit a thirty eight (38) lot expansion to Hearthstone Ridge subdivision.

- CARRIED -

**6.3 REQUEST TO DRAFT APPROVE A PLAN OF SUBDIVISION,
HEARTHSTONE RIDGE SUBDIVISION – PHASE 2, PART OF LOT 13,
CONCESSION 7, FORMER TOWNSHIP OF THURLOW, NOW IN THE
CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: 12T-10501
OWNER: SHADY RIDGE STOCK FARMS INC.**

In light of the Public Meeting together with consideration of the Manager of Approvals Section’s Report No. APS-2012-27, the Planning Advisory Committee considered the “Shady Ridge Stock Farms Inc.” Planning Application. Communications Item 5.1 refers.

Moved by Councillor Denyes
Seconded by Mr. Rae

THAT approval of a Draft Plan of Subdivision, prepared by The Greer Galloway Group Inc., dated July 4, 2012, as shown on **APPENDIX 2** attached to the Manager of Approvals’ Report No. APS-2012-27, be granted for the lands identified as Part of Lot 13, Concession 7, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-10501), subject to the draft plan conditions outlined in **APPENDIX 3** of same.

- CARRIED -

- 6.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245 AS AMENDED – 68 AND 76 COLLEGE STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-922
APPLICANT: DOMENICO RAPINO
OWNERS: DOMENICO, FIORINA & ELISABETTA RAPINO
AGENT: RFA PLANNING CONSULTANT INC.
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In light of the Public Meeting together with consideration of the Manager of Policy Planning's Report No. AM-2012-19, the Planning Advisory Committee considered the "Domenico Rapino" Planning Application.

Moved by Councillor Miller
Seconded by Mr. Graham

THAT the Belleville Planning Advisory Committee recommends that the application to amend the City's Zoning By-law Number 10245, as amended, for the properties described as 68 and 76 College Street East, City of Belleville, County of Hastings, be DEFERRED to the next meeting.

- CARRIED -

7. REPORTS

- 7.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 499 AIRPORT PARKWAY, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-918
APPLICANT: RICHARD SHERIDAN
OWNER: JOE MILNE
AGENT: WATSON LAND SURVEYORS LTD.
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Application B-77-918 was deferred from the July 3, 2012 meeting to allow the applicant or their representative to be notified that they are requested to attend today's meeting.

The Manager of Policy Planning's Report No. AM-2012-13 was before the Committee.

Moved by Councillor Christopher
Seconded by Councillor Culhane

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 the property described as 499 Airport Parkway, former 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 rezoning the subject lands from "PA – Prime Agriculture" and "RU – Rural" to special "PA" and "RU" zones, respectively.

- CARRIED -

- 7.2 **REQUEST FOR EXEMPTION FROM CONDOMINIUM REVIEW PROPOSED PLAN OF CONDOMINIUM - PT LT 38 WEST OF COLEMAN STREET, PT LT 39 WEST OF COLEMAN STREET, SOUTH OF BRIDGE STREET, HASLETTS PLAN, PART OF KING STREET CLOSED BY QR111693, PT OF BROCK STREET CLOSED BY QR370817 LT 7 NORTH OF BROCK STREET, LTS 1 & 2 EAST OF KING STREET LTS 3, 4 & 5 EAST OF KING STREET, NORTH OF COLBORNE STREET PT OF COLBORNE STREET CLOSED BY QR21781 PT OF LT 1, LTS 2 & 3 NORTH OF WATER STREET, PT OF WATER STREET CLOSED BY QR370817, PLAN 14, CITY OF BELLEVILLE - 26 COLBORNE STREET**
FILE: B-75-780
OWNER: TEDDINGTON LIMITED
APPLICANT: STEPHEN HYNDMAN
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The Manager of Approvals Section's Report No. APS-2012-25 was before the Committee.

Moved by Councillor Christopher
Seconded by Councillor Culhane

THAT the reading of B-75-780 be dispensed with.

- CARRIED -

Moved by Councillor Christopher
 Seconded by Councillor Denyes

THAT the Belleville Planning Advisory Committee recommends the following to 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 approve the request for an exemption from condominium review for lands owned by Teddington Limited, as described above, being part of PIN 40476-0089 (LT), municipally known as 26 Colborne Street in the City of Belleville; and,
2. THAT the Plan of Condominium (File No. B-75-780) for the lands identified in Recommendation No. 1 be granted final approval;
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; and,
4. THAT Recommendations No. 1 and No. 2 be subject to the rezoning of the subject lands to allow the proposed development and the approval of a Site Plan pursuant to Section 41 of the Planning Act by the City for the development of the subject lands.

- CARRIED -

7.3 **REQUEST FOR EXEMPTION FROM CONDOMINIUM REVIEW –
 REQUEST FOR CONDOMINIUM CONVERSION - PROPOSED PLAN
 OF CONDOMINIUM 68 & 76 COLLEGE STREET EAST**
APPLICANT: DOMENICO RAPINO
AGENT: RFA PLANNING CONSULTANT INC.
FILE: B-75-777

The Manager of Approvals Section's Report No. APS-2012-26 was before the Committee.

Moved by Councillor Christopher
Seconded by Mr. Graham

That the Belleville Planning Advisory Committee recommends this request be DEFERRED to the next meeting of the Committee.

- CARRIED -

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to August 7, 2012 was before the Committee.

Moved by Mr. Rae
Seconded by Mr. Letwin

That the Official Plan and Zoning By-Law Amendments Monitoring Report to August 7, 2012 be received.

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

There was no General Business or Inquiries.

10. ADJOURNMENT

Moved by Mr. Graham
Seconded by Mr. Letwin

THAT the Regular Planning Advisory Committee Meeting be adjourned.

- CARRIED -