

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

December 7, 2015

In accordance with advertisements placed in the press with respect to applications from Lloyd Prins and Thamer Younes, a Public Meeting was held in the City Hall Council Chamber on the above date at 6:15 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

Councillor Jackie Denyes (Chair)
Councillor Mike Graham
Councillor Jack Miller

Councillor Paul Carr
Councillor Kelly McCaw

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 AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1977 HARMONY ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-989
APPLICANT/OWNER: LLOYD PRINS
AGENT: WATSON LAND SURVEYORS LTD., c/o KEITH WATSON

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

"The applicant requests a rezoning of land that is subject to a consent application granted by the Committee of Adjustment on October 1, 2015 (Committee File # B 30/15). The consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farmlands being consolidated in accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement. The applicant is requesting that the retained farmland zoned 'PA – Prime Agriculture' and 'RU – Rural' be rezoned to special 'PA' and 'RU' zones so as to not permit the construction of a residential dwelling. In addition, the proposed severed lot containing the farmhouse and garage (approximately 0.4 hectares) is requested to be rezoned from 'PA' to 'RR - Rural Residential'.

The land is described municipally as 1977 Harmony Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land subject to this application is designated 'Agricultural Land Use' in the City's Official Plan. The policies of the Plan permit the disposal of surplus farm dwellings when farmland is being consolidated, subject to satisfying various requirements.

ZONING BY-LAW:

The land is zoned 'PA – Prime Agriculture' and 'RU - Rural' in Zoning By-law Number 3014, as amended and is subject to Committee of Adjustment File # B 30/15. The applicant requests a rezoning to special 'PA' and 'RU' zones to prohibit the construction of a residential dwelling on the proposed retained land. The applicant also requests a rezoning to 'RR – Rural Residential' for the proposed severed lot.”

Mr. Keith Watson, agent for the applicant, was in attendance to speak in favour 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 McCaw
Seconded by Councillor Graham

THAT the “Lloyd Prins” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80,
AS AMENDED – 486-488 DUNDAS STREET WEST, FORMER
TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NUMBER: B-77-990
APPLICANT: THAMER YOUNES
OWNER: 1609416 ONTARIO INC.
AGENT: TASKFORCE ENGINEERING INC**

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

“486 Dundas Street West contains a residential dwelling and 488 Dundas Street West contains a gas station. The purpose of the application is to remove the existing buildings and construct a two (2) storey commercial building with commercial uses proposed on the ground floor and two (2) residential apartments proposed for the second floor. The proposed building would be approximately 30.5 metres in width with a proposed depth of approximately 18.3 metres (100 feet by 60 feet).

The lands are zoned 'CH-9 – Highway Commercial' and the applicant requests a modified CH zone to allow the two (2) residential apartments on the second floor and to permit a reduced rear yard depth of 2.5 metres for the proposed building versus the minimum requirement of 7.5 metres.

The total lot area of the subject lands comprises approximately 2,525 square metres with an overall lot frontage of approximately 49 metres.

The lands are described as 486 and 488 Dundas Street West, former Township of Sidney, now the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Employment Area' as part of the Loyalist Secondary Plan. Both commercial and residential uses are permitted by the policies of the Secondary Plan.

ZONING BY-LAW:

The subject lands are zoned 'CH-9 – Highway Commercial' and the applicant requests a modified CH zone to permit residential units on the second floor of a proposed commercial building and to allow a minimum rear yard depth of 2.5 metres."

Mr. Kempenaar (Taskforce Engineering), agent for the applicant, was in attendance to speak in favour 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 Graham

THAT the "Thamer Younes" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Carr
Seconded by Councillor Graham

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

December 7, 2015

A Regular Meeting of the Belleville Planning Advisory Committee was held in the City Hall Council Chamber on the above date at 6:15 p.m.

1. ATTENDANCE

Councillor Jackie Denyes (Chair)
Councillor Paul Carr
Councillor Mike Graham
Councillor Kelly McCaw
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. 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 November 2, 2015 had been circulated.

Moved by Mr. Letwin
Seconded by Mr. Joyce

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on November 2, 2015 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

- 4.1 Mr. Keith Watson of Watson Land Surveyors Ltd. made a deputation to the Committee regarding Zoning Amendment Application B-77-944, 25 Blessington Road. Reports Item 7.1 refers.

Moved by Councillor Miller
Seconded by Mr. Rae

THAT the deputation of Keith Watson of Watson Land Surveyors Ltd. regarding Zoning Amendment Application B-77-944, 25 Blessington Road, formerly in the Township of Thurlow, now in the City of Belleville, be received and referred to Reports Item 7.1.

- CARRIED -

5. **COMMUNICATIONS**

December 1, 2015 letter from Mr. Justin Harrow (Hastings County - Planning & Development) regarding Zoning By-law Amendment Application B-77-990. Referrals from Public Meeting Item 6.2 refers.

Moved by Councillor Carr
Seconded by Councillor Graham

THAT the December 1, 2015 letter from Mr. Justin Harrow (Hastings County – Planning & Development) regarding Zoning By-law Amendment Application B-77-990 be received and referred to Referrals from Public Meeting Item 6.2.

- CARRIED -

6. REFERRALS FROM PUBLIC MEETING

- 6.1 PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014,
AS AMENDED – 1977 HARMONY ROAD, TOWNSHIP OF
THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF
HASTINGS
FILE NUMBER: B-77-989
APPLICANT/OWNER: LLOYD PRINS
AGENT: WATSON LAND SURVEYORS LTD., c/o KEITH WATSON**
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The Planning Advisory Committee considered the “Lloyd Prins” Planning Application in light of the Public Meeting.

Moved by Mr. Rae
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 3014, as amended, for the property described as 1977 Harmony Road, 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 land from “PA – Prime Agriculture” and “RU – Rural” to “RR – Rural Residential”, “PA-47” and “RU-23”, respectively.

- CARRIED -

- 6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80,
AS AMENDED – 486-488 DUNDAS STREET WEST, FORMER
TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NUMBER: B-77-990
APPLICANT: THAMER YOUNES
OWNER: 1609416 ONTARIO INC.
AGENT: TASKFORCE ENGINEERING INC.**
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The Planning Advisory Committee considered the “Thamer Younes” Planning Application in light of the Public Meeting and Communications Item 5.1.

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 the City's Zoning By-law Number 2076-80, as amended, for 486-488 Dundas Street, Former Township of Sidney, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 2076-80, as amended, be amended by rezoning the subject lands from 'CH-9 – Highway Commercial' to a modified CH zone by permitting two (2) residential units on the second floor of the proposed commercial building and permitting a rear yard depth of 2.5 metres. In addition it is recommended that an "H" Holding symbol be attached to the zone requiring that stormwater management has been addressed as part of site plan review and that a Record of Site Condition has been filed.

Moved by Councillor Miller
Seconded by Mr. Baltutis

THAT the Belleville Planning Advisory Committee recommends that the application to amend the City's Zoning By-law Number 2076-80, as amended, for 486-488 Dundas Street, Former Township of Sidney, Now in the City of Belleville, County of Hastings, be TABLED to the January 4, 2016 Planning Advisory Committee Meeting.

- CARRIED -

7. REPORTS

- 7.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 25 BLESSINGTON ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-944
APPLICANT/OWNER: BRIAN AND KAREN ROSEBUSH
AGENT: WATSON LAND SURVEYORS LTD.
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The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2015-42 and Deputations Item 4.1.

Moved by Councillor Graham
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 City's Zoning By-law Number 3014, as amended, for the property described as 25 Blessington Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be DENIED due to the inactivity of the file since August 2013.

- FAILED -

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to December 7, 2015.

Moved by Mr. Rae
Seconded by Mr. Joyce

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to December 2, 2015 be received.

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

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

10. **ADJOURNMENT**

Moved by Councillor McCaw
Seconded by Councillor Carr

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -