

# **CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE**

## **MINUTES**

**August 2, 2016**

In accordance with advertisements placed in the press with respect to applications from Potters Creek Developments Inc., and Stan Dafoe, 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 Jackie Denyes (Chair)  
His Worship Mayor Taso Christopher  
Councillor Mike Graham  
Councillor Jack Miller  
Councillor Mitch Panciuk

### **ABSENT:**

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 AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – PART OF LOTS 33 AND 34, CONCESSION 1, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1006 & 12T-06501  
APPLICANT/OWNER: POTTER'S CREEK 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 Amendment to Zoning By-Law Number 2076-80, as amended, pertains to a portion (i.e. Phase 6) of the Potters Creek subdivision which received draft plan of subdivision approval in April, 2008. At the time of draft approval this phase was proposed to comprise a total of 112 residential units consisting of 56 single detached dwellings and 56 townhouse dwellings.

The current application proposes a total of 110 residential units comprising 56 single detached units and 54 townhouses. To accommodate these

proposed uses the Applicant requests a rezoning from 'UH – Urban Holding' to 'R2-28 – Residential Second Density', 'R4-48 – Residential Fourth Density' and 'R5-41 – Residential Fifth Density', respectively. 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 33 and 34, Concession 1, former Township of Sidney, now in the City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated 'Residential' in the Official Plan as part of the Loyalist Secondary Plan. Residential development is permitted in the 'Residential' designation subject to satisfying various policies.

**ZONING BY-LAW:**

The land is zoned 'UH – Urban Holding' in By-Law 2076-80, as amended. The Applicant requests a rezoning to 'R2-28 – Residential Second Density' and 'R4-48 – Residential Fourth Density' to permit 56 single detached dwellings and to 'R5-41 – Residential Fifth Density' to permit 54 townhouse units."

Ms. Ruth Ferguson Aulhouse, agent for the applicant, was in attendance and provided information and overview about the development.

Ms. Susan Sayers of 73 Aldersgate Drive spoke about concerns relating to the lack of garages with the proposed units resulting in items such as lawnmowers, bicycles, etc., being stored outside.

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 "Potters Creek Developments Inc."  
Planning Application be referred to the Regular  
Planning Meeting for further consideration.

- CARRIED -

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 412 ASHLEY STREET, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1008**  
**AGENT/APPLICANT: STAN DAFOE**  
**OWNER: JEFF ASHLEY**
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At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

“The purpose of the amendment to Zoning By-Law Number 3014, as amended, for land that is also subject to a Committee of Adjustment consent application granted by the Committee on June 9, 2016 (Committee File No. B 17/16). The purpose is to convey to Emmanuel United Church approximately 0.2 hectares of land that is being used as a parking lot by the church. The subject land is zoned ‘D – Development’ and the Applicant requests a rezoning to ‘CF – Community Facility’ to match the zoning of the church property.

The land is described municipally as 412 Ashley Street, former Township of Thurlow, now in the City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated ‘Hamlet’ in the Official Plan as part of the hamlet of Foxboro. Community facility uses are permitted in this designation subject to satisfying various policies.

**ZONING BY-LAW:**

The land is zoned ‘D – Development’ in By-Law 3014. The applicant requests a rezoning to ‘CF – Community Facility’ zone to recognize a church parking lot.”

Mr. Stan Dafoe, applicant/agent was in attendance to speak 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 Panciuk  
Seconded by His Worship Mayor Christopher

THAT the “Stan Dafoe” 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**

**August 2, 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)  
His Worship Mayor Taso Christopher  
Councillor Mike Graham  
Councillor Jack Miller  
Councillor Mitch Panciuk

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

**ABSENT**

Councillor Paul Carr  
Councillor Kelly McCaw  
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 THEROF**

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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 July 4, 2016 had been circulated.

Moved by Councillor Miller  
Seconded by Councillor Graham

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on July 4, 2016 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

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

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 2076-80, AS AMENDED – PART OF LOTS 33 AND 34, CONCESSION 1, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1006 & 12T-06501  
APPLICANT/OWNER: POTTER'S CREEK DEVELOPMENTS INC.  
AGENT: RFA PLANNING CONSULTANT INC.**

The Planning Advisory Committee considered the "Potters Creek Development Inc." Planning Application in light of the Public Meeting.

Moved by Mr. David Joyce  
Seconded by Mr. John 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 2076-80, as amended, for land located in Parts of Lots 33 and 34, Concession 1, formerly in the Township of Sidney, now the City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 2076-80, as amended, be amended to rezone the subject lands from “UH – Urban Holding” to “R2-28 –Residential Second Density”, “R4-48 – Residential Fourth Density” and “R5-41 – Residential Fifth Density”, and

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that no further notice is required pursuant to Subsection 34 (17) of the Planning Act.

- CARRIED-

6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – FOR A PORTION OF 412 ASHLEY STREET, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1008**  
**AGENT/APPLICANT: STAN DAFOE**  
**OWNER: JEFF ASHLEY**

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The Planning Advisory Committee considered the “Stan Dafoe” Planning Application in light of the Public Meeting.

Moved by Mr. Ross Rae  
Seconded by Councillor Graham

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 a portion of 412 Ashley Street, 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 “D – Development” to “CF – Community Facility”

- CARRIED-

## 7. REPORTS

- 7.1 **REQUEST TO REDLINE POTTERS CREEK – PHASE 6, PART OF LOTS 33 & 34, CONCESSION 1, FORMERLY TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE (DEACON PLACE, ALDERSGATE DRIVE, STREET “A”) OWNER: POTTERS CREEK DEVELOPMENTS INC. AGENT: RFA PLANNING CONSULTANT INC.**
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The Planning Advisory Committee considered the “Stan Dafoe” Planning Application in light of the public meeting

Moved by His Worship Mayor Christopher  
Seconded by Mr. Ross Rae

### RESOLUTION

THAT the Belleville Planning Advisory Committee recommend 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-06501) submitted by RFA Planning Consultant Inc. on behalf of Potters Creek Developments Inc., as shown on **APPENDIX 3** attached to the Manager of Approvals Report No. APS-2016-27.
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-065601) submitted by RFA Planning Consultant Inc. on behalf of Potters Creek 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**

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Report to July 25, 2016.

Moved by Mr. David Joyce  
Seconded by Mr. Ross Rae

THAT the Official Plan and Zoning By-law  
Amendment Monitoring Report to July 25, 2016 be  
received.

- CARRIED -

**9. GENERAL BUSINESS AND INQUIRIES**

There was no general business brought forward under this section of  
today's agenda.

**10. ADJOURNMENT**

Moved by Councillor Panciuk  
Seconded Mr. John Baltutis

THAT the Regular Planning Advisory Committee  
Meeting adjourn.

- CARRIED -