

# CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

## MINUTES

September 8, 2015

In accordance with advertisements placed in the press with respect to applications from Paul Stinson and the Quinte Humane Society Corporation, 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)  
Councillor Kelly McCaw  
Mayor Taso Christopher

Councillor Paul Carr  
Councillor Jack Miller

### ABSENT

Councillor Mike Graham

### STAFF PRESENT:

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**

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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 – CANNIFTON ROAD NORTH, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-986  
APPLICANT: PAUL STINSON  
OWNER: PAUL STINSON BUILDER LTD.  
AGENT: WATSON LAND SURVEYORS LTD.**

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

"The land is zoned 'D - Development' and the applicant requests a rezoning to 'RU - Rural'. The rezoning is subject to Consent Applications (File #'s B 30/14 and B 31/14) granted by the Committee of Adjustment on November 27, 2014. The Consents are proposing to create two (2) severed lots and a retained parcel each to be developed with single detached dwellings. In addition, rear yard lot additions are to be conveyed to four (4) residential properties (530, 534, 536 and 542 Cannifton Road North).

The land is described as Part of Lots 30, 31 and 32, RP No. 66, Township of Thurlow, now in the City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated 'Industrial Land Use' in the City's Official Plan as part of the Cannifton Planning Area. Until such time as lands designated 'Industrial Land Use' located east of the Moira River are needed for industrial purposes, development of such lands in accordance with the

policies of the 'Rural Land Use' designation may be permitted. The policies of the 'Rural Land Use' Designation Plan permit both residential consents and residential dwellings subject to satisfying various requirements.

ZONING BY-LAW:

The land is zoned 'D - Development' in Zoning By-law Number 3014, as amended, and the applicant requests a rezoning to 'RU - Rural' to permit the construction of three (3) single detached residential dwellings on lots created by consents to land severances."

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 "Paul Stinson" 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 – PARTS 1 AND 2, PLAN 21R-11782, PART OF LOT 31, CONCESSION BROKEN FRONT, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-987**  
**APPLICANT: QUINTE HUMANE SOCIETY CORPORATION**  
**OWNER: CIBC c/o BRIAN KNUDSEN**  
**AGENT: EKORT REALTY LTD., c/o JAMIE TROKE**
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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 application is to permit a vacant parcel of land located on the east side of Wallbridge-Loyalist Road to be developed with a building to house the Quinte Humane Society Corporation. The lot area of the parcel comprises approximately 2.53 hectares. The land is zoned 'CH-9 – Highway Commercial' and the applicant requests a modified CH-9 zone to add the Humane Society use.

The land is described as Part 1, Plan 21R-11782, 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. The proposed use complies with the policies of the Secondary Plan.

ZONING BY-LAW:

The subject land is zoned 'CH-9 – Highway Commercial' and the applicant requests a modified CH-9 zone to permit the site to be occupied by the Quinte Humane Society."

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

Moved by Councillor Carr  
Seconded by Councillor McCaw

THAT the "Quinte Humane Society Corporation"  
Planning Application be referred to the Regular  
Planning Meeting for further consideration.

- CARRIED -

**4. ADJOURNMENT**

Moved by Councillor Carr  
Seconded by Councillor Miller

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**September 8, 2015**

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)	Mr. John Baltutis
Councillor Paul Carr	Mr. David Joyce
Councillor Kelly McCaw	Mr. Mike Letwin
Councillor Jack Miller	Mr. Ross Rae
Mayor Taso Christopher	

**ABSENT**

Councillor Mike Graham

**STAFF PRESENT**

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**

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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 August 4, 2015 had been circulated.

Moved by Mr. Joyce  
Seconded by Mr. Baltutis

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on August 4, 2015 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no items 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 3014,  
AS AMENDED – CANNIFTON ROAD NORTH, TOWNSHIP OF  
THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF  
HASTINGS  
FILE NUMBER: B-77-986  
APPLICANT: PAUL STINSON  
OWNER: PAUL STINSON BUILDER LTD.  
AGENT: WATSON LAND SURVEYORS LTD.**
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The Planning Advisory Committee considered the "Paul Stinson" Planning Application in light of the Public Meeting.

Moved by Mayor Christopher  
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 Zoning By-law Number 3014, as amended, for the property described as Part of Lots 30, 31 and 32, RP No. 66, 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 "D – Development" to "RR – Rural Residential".

- CARRIED -

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – PARTS 1 AND 2, PLAN 21R-11782, PART OF LOT 31, CONCESSION BROKEN FRONT, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-987**  
**APPLICANT: QUINTE HUMANE SOCIETY CORPORATION**  
**OWNER: CIBC c/o BRIAN KNUDSEN**  
**AGENT: EKORT REALTY LTD., c/o JAMIE TROKE**
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The Planning Advisory Committee considered the “Quinte Humane Society Corporation” Planning Application in light of the Public Meeting.

Moved by Councillor Miller  
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 2076-80, as amended, for Parts 1 and 2, Plan 21R-11782, Part of Lot 31, Concession Broken Front, 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 adding a “Humane Society” as a permitted use.

- CARRIED -

## 7. REPORTS

- 7.1 **AMENDED DRAFT PLAN CONDITIONS, SAND CHERRY SUBDIVISION, PART OF LOTS 3 & 4, REGISTRAR’S COMPILED PLAN 1819, CITY OF BELLEVILLE (PALMER ROAD)**  
**OWNER: STORMIN DEVELOPMENT CORP.**  
**AGENT: McINTOSH PERRY CONSULTING ENGINEERS LTD.**
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The Planning Advisory Committee considered the Manager of Approvals’ Report No. APS-2015-29.

Moved by Mr. Letwin  
Seconded by Mr. Baltutis

THAT the Belleville Planning Advisory Committee recommends the following to Belleville City Council:

THAT approval of the Sand Cherry Draft Plan of Subdivision (File: 12T-150001), be granted subject to the draft plan conditions outlined in APPENDIX I attached to the Manager of Approvals' Report No. APS-2015-29.

- CARRIED -

7.2 **NEW BY-LAW – SITE ALTERATION IN NEW PLANS OF SUBDIVISION, NEW BY-LAW – TREE CUTTING IN NEW PLANS OF SUBDIVISION, NEW POLICY – PROVISION OF PARKLAND IN NEW PLANS OF SUBDIVISION, NEW POLICY – TREE PLANTING IN NEW PLANS OF SUBDIVISION**

The Planning Advisory Committee considered the Manager of Approvals' Report No. APS-2015-30.

Moved by Mayor Christopher  
Seconded by Mr. Joyce

THAT Item 7.2 from today's agenda be deferred to the November 2015 meeting of the Belleville Planning Advisory Committee.

- CARRIED -

8. **INFORMATION MATTERS**

8.1 **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

Report to September 8, 2015.

Moved by Councillor Miller  
Seconded by Mr. Letwin

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to September 8, 2015 be received.

- CARRIED -



9. **GENERAL BUSINESS AND INQUIRIES**

Mr. Letwin inquired if there were any outstanding Brownfields applications. The Manager of Policy Planning advised that nothing was outstanding.

10. **ADJOURNMENT**

Moved by Councillor Carr  
Seconded by Mr. Baltutis

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -