

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

October 3, 2017

A Regular Meeting of the Belleville Planning Advisory Committee was held in the Council Chambers, 4th floor City Hall on the above date at 5:30 p.m.

1. ATTENDANCE

Councillor Jackie Denyes (Chair)	Mr. David Joyce
Councillor Paul Carr	Mr. Ross Rae
Councillor Mike Graham	Mr. John Baltutis
Councillor Jack Miller	

ABSENT

Councillor Egerton Boyce
Mr. Mike Letwin

STAFF PRESENT

Mr. Matt MacDonald, Acting Director of Corporate Services/City Clerk
Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Spencer Hutchison, Manager of Approvals

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

No disclosures were declared at this meeting.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on July 4, 2017 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 July 4, 2017 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

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

5. **COMMUNICATIONS**

5.1 September 28, 2017 letter from Dennis Baxter.

Moved by Councillor Graham
Seconded by Mr. Baltutis

THAT the September 28, 2017 letter from Dennis Baxter regarding a Proposed Plan of Subdivision, Potters Creek, File No. 12T-06501/B-77-1032 be received and referred to Referrals from Public Meeting Items 6.1 and Report Items 7.1.

-CARRIED-

6. **REFERRALS FROM PUBLIC MEETING**

6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – PART OF LOTS 33 & 34, CONCESSION 1, FORMERLY IN THE TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1032
OWNER/APPLICANT: POTTERS 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. Baltutis
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 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” and “CD – District Commercial” to “R1 – Residential First Density” and various special “R2 – Residential Second Density”, “R4 – Residential Fourth Density” and “R5 – Residential Fifth Density” zones, as well as “O1 – Open Space” with the requirement that the townhouses situated on Blocks 108 to 111 be limited to a maximum height of 1-storey.

- CARRIED -

7. REPORTS

- 7.1 **REQUEST TO REDLINE POTTERS CREEK - PHASES 7 & 8 SUBDIVISION, PART OF LOTS 33 & 34, CONCESSION 1, FORMERLY TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE**
FILE NUMBER: 12T-06501
OWNER: POTTERS CREEK DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.

The Planning Advisory Committee considered the Manager of Approvals Report No. APS-2017-39

Moved by Mr. Joyce
Seconded by Mr. Rae

That the Belleville Planning Advisory Committee recommend the following to Belleville City Council:

That, pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approve 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., for Phases 7 & 8, as shown on APPENDIX 3 attached to the Manager of Approvals Report No. APS-2017-39 subject to the draft plan conditions outlined in APPENDIX 4 attached to same with the revision to Conditions No. 26 and 31 as follows:

26. That prior to final approval of the plan, the Owner shall retain a consultant, approved by the City of Belleville, to complete and submit to the City of Belleville for its approval, a tree identification and vegetation preservation plan, identifying the existing natural vegetation which should be protected and preserved.

31. That the subdivision agreement between the Owner and the City of Belleville contain a provision wherein the Owner agrees to construct continuous fencing, to the satisfaction of the City of Belleville, along the full length of the western boundary of Lots 31 to 44 and Lots to 50 to 58, and the northern boundary of Lots 49 and 50 where these Lots abut existing single detached dwellings. Alternatively, if the existing vegetation, as identified in Condition No. 26, provides sufficient buffering and privacy then sections of the fencing may not be required.

-CARRIED-

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Moved by Councillor Miller
Seconded by Councillor Graham

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to October 2, 2017 be received.

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

Councillor Carr declared an interest in the continued development of lands north of Maitland Drive as he is a property owner in that area. He will therefore be refraining from discussion and voting on this matter in view of the possibility that a Pecuniary Interest may be involved.

Moved by Councillor Denyes
Seconded by Mr. Rae

THAT the Planning Advisory Committee recommends to the Council of the Corporation of the City of Belleville that funding be included in the 2018 Capital Budget to support the installation of a watermain on Sidney Street from Maitland Drive to Kempton Avenue, in order to support the continued development of the lands north of Maitland Drive, and to provide for the eventual connection of existing development currently on private services to full municipal services in the

in the urban are of Ward 2, and That this recommendation be forwarded to the City Council Capital Budget meeting scheduled for November 28 & 29, 2017.

- CARRIED -

10. **ADJOURNMENT**

Moved by Mr. Baltutis
Seconded by Councillor Carr

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

October 3, 2017

In accordance with both a mailing to every owner of land within 120 metres of the subject property and the posting of a notice on the property with respect to an application from Potters Creek Development Inc., a Public Meeting was held in Council Chambers, 4th Floor City Hall, on the above date at 5:30pm. for the purpose of receiving submissions in connection with the application.

PRESENT:

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

ABSENT:

Councillor Egerton Boyce

STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services
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 & 34, CONCESSION 1, FORMERLY IN THE TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1032
APPLICANT/OWNER: POTTERS CREEK DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.**

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

"The Public Meeting is being held to consider an amendment to Zoning By-Law Number 2076-80, as amended, for portions (i.e. Phases 7,8 and 9) of the Potters Creek subdivision which received draft plan of subdivision approval in April, 2008. At the time of draft approval these phases were proposed to comprise a total of 157 residential units consisting of 153 single detached dwellings and 4 townhouse dwellings.

The current application proposes a much broader mix of dwelling types that would total 194 residential units comprising 103 single detached units, 44 semi-detached units, 14 duplexes and 33 townhouses. To accommodate these proposed residential uses the Applicant requests a rezoning from 'UH – Urban Holding' and 'CD – District Commercial' to a range of 'R1 – Residential First Density', 'R2 – Residential Second Density' and 'R5 – Residential Fifth Density' zones, respectively. In addition a portion is requested to be rezoned to 'O1 – Open Space'. 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' and 'CD – District Commercial' in By-Law 2076-80, as amended. The Applicant requests a rezoning to a range of 'R1 – Residential First Density', 'R2 – Residential Second Density', 'R4 – Residential Fourth Density' and 'R5 – Residential Fifth Density' zones, respectively. In addition a portion is requested to be rezoned to 'O1 – Open Space'. The requested rezoning would permit a total of 194 residential units."

Ms. Ruth Aulthouse, RFA Planning Consultant Inc., Agent for the Applicant gave a presentation explaining proposed changes and reasons for the change.

Mr. Dennis Baxter of 70 Monteagle Blvd. spoke in opposition to the 2&3 storey development abutting Monteagle as it degrades privacy in backyards, and he would prefer single story units and lowering the ground grade.

Mr. Tony Primeau, 74 Glenview Crescent, stated he has concerns with the increase and volume of traffic, along with the cleanliness of the construction site.

Mr. Paul Simmons resident of 77 Glenview Crescent also voiced his concerns with the volume and increase in traffic because of the single access on Sienna.

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 Carr

THAT the "Potters Creek Developments Inc."
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 -