

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**November 7, 2016**

A Meeting of the Belleville Planning Advisory Committee was held in the Main Floor Meeting Room, 116 Pinnacle Street, on November 7, 2016 at 5:30 p.m.

**1. ATTENDANCE**

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

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

**ABSENT**

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**

---

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 September 6, 2016 had been circulated.

Moved by Mr. Joyce  
Seconded by Councillor Graham

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on September 6<sup>th</sup> , 2016 be approved and adopted.

- CARRIED-

4. **DEPUTATIONS**

Tarun George of Solar Power Network made a deputation to the Committee requesting Council Municipal Consent for a Feed-In Tariff (FIT 5.0) Application for a Rooftop Solar Project at 180 Haig Road, City of Belleville, County of Hastings

Moved by Councillor Miller  
Seconded Councillor Graham

THAT the Planning Advisory Committee recommends to the Council of the Corporation of the City of Belleville that Municipal Consent be given for a Feed-in Tariff (FIT 5.0) Application for a Rooftop Solar Project at 180 Haig Road, City of Belleville, County of Hastings as requested by Solar Power Network.

-CARRIED-

5. **COMMUNICATIONS**

October 24, 2016 letter from Raubia Elahi, Partner Relations Manager, Solar Power Network  
Deputation 4.1 refers

Moved by Mr. Joyce  
Seconded by Mr. Baltutis

“THAT the October 24, 2016 letter from Raubia Elahi, Partner Relations Manager, Solar Power Network requesting Council Municipal Consent for a Feed-in Tariff (FIT 5.0) Application for a Rooftop Solar Project at 180 Haig Road, City of Belleville, County of Hastings, be received.

-CARRIED-

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,  
AS AMENDED – 20 CANNIFTON ROAD NORTH, FORMERLY IN  
THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF  
BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1010  
APPLICANT/OWNER: JOHN ROYLE**
- 

The Planning Advisory Committee considered the “John Royle” Planning Application in light of the Public Meeting.

Moved by Councillor Graham  
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 Zoning By-Law Number 3014, as amended, for 20 Cannifton Road North, formerly in the 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 to rezone the subject lands from “R-1 – Low Density Residential Type 1” to “R2-h - Low Density Residential Type 2-holding” with a special provision. The “h” holding zone shall require entering into a Development Agreement which, among other things, would include a Lot Grading and Drainage Plan, an MTO Building and Land Use Permit, confirmation of servicing and the establishment of proper access to the property.

-CARRIED-

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,  
AS AMENDED – PART OF LOT 3, CONCESSION 3  
(TOWNCENTRE DRIVE), FORMER TOWNSHIP OF THURLOW,  
NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1011  
APPLICANT/OWNER: 2398513 ONTARIO INC.  
AGENT: RFA PLANNING CONSULTANT INC.**
-

The Planning Advisory Committee considered the “2398513 Ontario Inc.” Planning Application in light of the Public Meeting.

Moved by Councillor Carr  
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 Part of Lot 3, Concession 3, 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” and “D-r – Development” to two (2) special “C1- Highway Commercial” zones and to “CF-9 - Community Facility”.

- CARRIED-

## 7. REPORTS

- 7.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 42 A & B SHAW ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-993**  
**APPLICANT/OWNER: FRED PRINS**  
**AGENT: WATSON LAND SURVEYORS LTD.**
- 

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 Zoning By-Law Number 3014, as amended, for the property described as 42 A & B Shaw 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” to both a special “PA” zone and “RR – Rural Residential”.

-CARRIED-

**7.2 REQUEST FOR USE OF FOUR STREET NAMES, SETTLERS RIDGE SUBDIVISION – REMAINING PHASES  
OWNER: SETTLERS RIDGE DEVELOPMENTS INC.  
AGENT: RFA PLANNING CONSULTANT INC.**

---

Moved by Mr. Joyce  
Seconded by Mr. Rae

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

THAT Belleville City Council authorize the use of Covington, Hartford, and Corrigan as new street names within the remaining phases of the Settler’s Ridge subdivision.

-CARRIED-

**8. INFORMATION MATTERS**

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

---

Moved by Councillor McCaw  
Seconded by Mr. Baltutis

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to November 2, 2016 be received.

- CARRIED -

**9. GENERAL BUSINESS AND INQUIRIES**

Councillor Carr requested a staff report outlining options to deal with limiting Loan Broker businesses in the City of Belleville.

10. **ADJOURNMENT**

Moved by Mr. Baltutis  
Seconded by Mr. Joyce

THAT the Regular Planning Advisory Committee  
Meeting adjourn.

- CARRIED -

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

## **MINUTES**

**November 7, 2016**

In accordance with an advertisement placed in the press with respect to applications from John Royle, and 2398513 Ontario Inc., a Public Meeting was held on the Main Floor Meeting Room, 116 Pinnacle Street, 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 Paul Carr  
Councillor Kelly McCaw  
Councillor Mike Graham  
Councillor Jack Miller

### **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 3014, AS AMENDED – 20 CANNIFTON ROAD NORTH, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTING**  
**FILE NUMBER: B-77-1010**  
**APPLICANT/OWNER: JOHN ROYLE**

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

"The application pertains to a property of approximately 1319 square metre that is located at 20 Cannifton Road North. The land is zoned "R1 – Residential First Density" and contains a garage that is to be removed. The Applicant requests a rezoning to a special "R2 – Residential Second Density" zone to allow for construction of a semi-detached dwelling. The special provision would recognize a lot of frontage on Lywood Street of 10 metres.

The land is described as 20 Cannifton Road North, City of Belleville, County of Hastings.



OFFICIAL PLAN:

The land is designated "Commercial Land Use" in the Official Plan as part of Cannifton Planning Area. The policies of the Plan allow for residential uses in this designation when they are in the vicinity of residential areas.

ZONING BY-LAW:

The subject land is zoned "R1 – Residential First Density" in Zoning By-Law 3014, as amended. The applicant requests a rezoning to a special "R2 – Residential Second Density" which will permit a semi-detached dwelling."

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 "John Royle" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

**PUBLIC MEETING - THE PLANNING ACT**

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF LOT 3, CONCESSION 3 (TOWNCENTRE DRIVE), FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTING  
FILE NUMBER: B-77-1011  
APPLICANT/OWNER: 2398513 ONTARIO INC.  
AGENT: RFA PLANNING CONSULTANT INC.**
- 

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

"The land is zoned "D – Development" and "D-r – Development" and is subject to Committee of Adjustment Severance File No. B 24/16. The proposed severed parcel (1.6 hectares) is requested to be rezoned to a special "C1 – Highway Commercial" zone that would permit a range of highway commercial uses, as well as allow for an auto parts warehouse with a minimum lot frontage of 5 metres. The proposed retained parcel (2.94 hectares) is to be rezoned to a special C1 zone to permit a day nursery, in addition to the highway commercial uses permitted by the zone. Finally, a City owned parcel (3.7 hectares) is to be rezoned to "CF-9 – Community Facility" for a storm water management pond and

thus match the current zoning of the storm pond located to the west. This is considered a technical amendment given that the existing D and D-r zoning already permits the storm pond use.

The land is described as Part of Lot 3, Concession 3, former Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Commercial Land Use" in the Official Plan as part of Cannifton Planning Area. Commercial and public uses are permitted subject to satisfying various policies.

ZONING BY-LAW:

The subject land is zoned "D – Development" and "D-r – Development" in By-Law 3014, as amended. It is requested that the land be rezoned to special "C-1 – Highway Commercial" zones to permit an auto parts warehouse and a day nursery, respectively, and to be rezoned to "CF-9-Community Facility" for a storm water management pond."

Mr. Shawn Leger from RFA Planning Consultant Inc. spoke on the proposed usage of the site.

No other 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 "2398513 Ontario Inc." Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

**4. ADJOURNMENT**

Moved by Councillor Miller  
Seconded by Councillor Graham

THAT the Public Meeting be adjourned.

-CARRIED-