

**CITY OF BELLEVILLE
CITY COUNCIL PLANNING COMMITTEE**

MINUTES

January 20, 2015

In accordance with advertisements placed in the press with respect to applications from CP REIT ON, Ray and Jean O'Neill and City of Belleville, and Beauty Works Day Spa, 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 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. Greg Pinchin, Special Projects Planner
Mr. Matt MacDonald, Acting Director of Corporate Services/City Clerk
Mr. Mark MacDonald, Director of Fire and Emergency Services/Fire Chief

APPOINTMENT OF CHAIR AND VICE-CHAIR

Mr. Matt MacDonald, Acting Director of Corporate Services/City Clerk proceeded to call the Public Meeting to order and called for nominations from the floor for the position of Chair of the City Council Planning Committee and Planning Advisory Committee.

Moved by Councillor Graham
Seconded by Councillor Carr

THAT Councillor Denyes be nominated as Chair of the City Council Planning Committee and the Planning Advisory Committee.

- CARRIED -

Moved by Councillor Miller
Seconded by Councillor Graham

THAT nominations for the position of Chair of the City Council Planning Committee and the Planning Advisory Committee be closed.

- CARRIED -

Councillor Denyes assumed the chair and called for nominations from the floor for the position of Vice-Chair of the City Council Planning Committee and the Planning Advisory Committee

Moved by Councillor Miller
Seconded by Councillor Carr

THAT Councillor Graham be nominated as Vice-Chair of the City Council Planning Committee and the Planning Advisory Committee.

- CARRIED -

There were no further nominations from the floor. Councillor Graham was acclaimed as Vice Chair of the City Council Planning Committee and the Planning Advisory Committee.

Councillor Denyes proceeded to outline, 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.

3. **PUBLIC MEETING - THE PLANNING ACT**

3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 400-420 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-973
APPLICANT/OWNER: CP REIT ON
AGENT: ZELINKA PRIAMO LTD. (ATTN: EDWARD TERRY)**

At the request of the Chair, the Special Projects Planner described the subject application as follows:

"The property is zoned 'C5-10 – Non-Retail Commercial' and 'C3 - Highway Commercial', and presently contains a food store. The applicant requests that the whole parcel be placed in the same 'C3 – Highway Commercial' zone with special provisions attached in order to permit the C5-10 zoned portion to accommodate a new retail building with approximately 566 sq. m. of floor area.

The property is described as Lots 4 & 5, Registered Plan No. 65, and is municipally known as 400 & 420 Dundas Street East, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Commercial Land Use' in the City's Official Plan. Commercial uses are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned 'C5-10 – Non-Retail Commercial' and 'C3 – Highway Commercial' in Zoning By-law Number 10245, as amended. The applicant is requesting a change in zoning to a special 'C3 – Highway Commercial' zone in order to permit a new retail building on the property, and to place the entire site in the same zone classification. The special provisions requested propose a minimum front yard setback of 2.5 m. for the proposed retail building, and required off-street parking of one (1) space for every 24 sq. m. of floor area versus the By-law's minimum of one (1) space for every 18.5 sq. m. to accommodate both the existing seasonal garden centre and the proposed additional retail use. In addition, the current C5-10 zoned area permits, among other things, a Medical Clinic and Veterinary Hospital. The applicant requests that these two (2) uses continue to be permitted in the amended zoning."

Mr. Jonathan Roger, representative for the agent (Zelinka Priamo Ltd.), was in attendance to speak in favour of and answer questions pertaining to the application.

Mr. Chris Pearson, 128 Hastings Drive, expressed concern regarding truck traffic issues.

Mr. Paul McAllister, 24 Pinegrove Court, spoke against the application on behalf of his homeowners' association. He indicated collective concern with noise, traffic, reduced property values, the type of usage permitted in the new building and the size of the proposed structure.

Ms. Elizabeth Cotter, 17 Pinegrove Court, indicated her concern with not knowing what type of business would occupy the space.

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

Moved by Councillor Graham
Seconded by Councillor Miller

THAT the "CP REIT ON" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS 1 AND 2, PLAN 21R-24323, PART OF LOT 26, CONCESSION BROKEN FRONT AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND

**BROKEN FRONT, TOWNSHIP OF THURLOW, NOW IN THE CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-974
APPLICANT/AGENT: CITY OF BELLEVILLE
OWNER: RAY & JEAN O'NEILL AND CITY OF BELLEVILLE**

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 approximately 300 metres east of Mitchell Road to be developed for a fire hall. The lot area of the parcel comprises approximately 7,362 square metres.

To permit the fire hall, the applicant has requested an Official Plan designation change from ‘Rural Land Use’ to ‘Community Facility’ and a rezoning from ‘PA – Prime Agriculture’ to ‘CF – Community Facility’.

The land is described as Parts 1 and 2, Plan 21R-24323, Part of Lot 26, Broken Front Concession and Part of the Road Allowance between Concession 1 and Broken Front Concession, Geographic Township of Thurlow, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated ‘Rural Land Use’ in the Official Plan and the applicant has requested a re-designation to ‘Community Facility’ to permit the construction of a fire hall.

ZONING BY-LAW:

The subject land is zoned ‘PA – Prime Agriculture’ and the applicant requests a ‘CF – Community Facility’ zone to permit the construction of a fire hall.”

Mr. Mark MacDonald, Director of Fire and Emergency Services/Fire Chief spoke to the application and stated that the proposed usage was in response to a need to replace the existing Station #3.

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

Moved by Councillor Graham
Seconded by Councillor Carr

THAT the “Ray and Jean O’Neill and City of Belleville”
Planning Application be referred to the Regular
Planning Meeting for further consideration.

3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 615 SIDNEY STREET AND 2 MAPLE DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-975
APPLICANT/OWNER: BEAUTY WORKS DAY SPA, C/O RHONDA BARRIAGE
AGENT: IDC DESIGN, C/O MICHAEL EFFLER

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

“The application pertains to both a beauty salon that is located at 615 Sidney Street and a residential dwelling located at 2 Maple Drive. 615 Sidney Street is zoned ‘C1-4 – Local Commercial’ and the applicant requests a modification to the C1-4 zone to permit an approximate 220 square metre expansion to the rear of the building, as well as to allow a minimum interior north side yard of four (4) metres for the proposed addition. 2 Maple Drive is zoned ‘R2 - Residential Second Density’ and the applicant requests a special ‘R2’ zone to allow the existing dwelling to be internally converted and used as part of the beauty salon business.

The lands are described municipally as 615 Sidney Street and 2 Maple Drive, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The lands are designated ‘Residential Land Use’ in the Official Plan. The Plan permits the extension or enlargement of non-conforming uses subject to satisfying certain policies.

ZONING BY-LAW:

The subject lands are zoned ‘C1-4 – Local Commercial’ and ‘R2 – Residential Second Density’ in Zoning By-Law Number 10245, as amended. The applicant requests an amendment to the C1-4 zone to allow the existing beauty salon located at 615 Sidney Street to be expanded to the rear subject to a minimum four (4) metre interior side yard for the proposed addition. The applicant also requests a special R2 zone to permit the existing dwelling located at 2 Maple Drive to be internally converted and used as part of the beauty salon business.”

Ms. Rhonda Barriage, applicant/owner, spoke to the Committee regarding the rationale behind the application.

Mr. Michael Effler, agent for the applicant, spoke in support on 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 McCaw

THAT the "Beauty Works Day Spa" 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

January 20, 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. Mike Letwin
Councillor Kelly McCaw	Mr. Ross Rae
Councillor Mike Graham	
Councillor Jack Miller	

ABSENT

Mr. David Joyce

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. Greg Pinchin, Special Projects Planner
Mr. Matt MacDonald, Acting Director of Corporate Services/City Clerk
Mr. Mark MacDonald, Director of Fire and Emergency Services/Fire Chief

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on November 26, 2014 had been circulated.

Moved by Mr. Letwin
Seconded by Councillor Miller

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory

Committee Meeting held on November 26, 2014 be approved and adopted.

- CARRIED -

4. DEPUTATIONS

There were no depositions.

5. COMMUNICATIONS

- 5.1 Letter from Derrick Palmateer objecting to Zoning By-law Amendment Application B-77-975, 615 Sidney Street and 2 Maple Drive. Referrals from Public Meeting Item 6.3 refers.

Moved by Councillor Carr
Seconded by Mr. Rae

THAT the letter received from Derrick Palmateer objecting to Zoning By-law Amendment Application B-77-975, 615 Sidney Street and 2 Maple Drive, be received and referred to Referrals from Public Meeting Item 6.3.

- CARRIED -

- 5.2 Email from Robert J. Stenner objecting to Zoning By-law Amendment Application B-77-975, 615 Sidney Street and 2 Maple Drive. Referrals from Public Meeting Item 6.3 refers.

Moved by Councillor Carr
Seconded by Councillor Graham

THAT the email received from Robert J. Stenner objecting to Zoning By-law Amendment Application B-77-975, 615 Sidney Street and 2 Maple Drive, be received and referred to Referrals from Public Meeting Item 6.3.”

- CARRIED -

6. REFERRALS FROM PUBLIC MEETING

- 6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED – 400-420 DUNDAS STREET EAST, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-973
APPLICANT/OWNER: CP REIT ON
AGENT: ZELINKA PRIAMO LTD. (ATTN: EDWARD TERRY)**
-

The Planning Advisory Committee considered the “CP REIT ON” Planning Application in light of the Public Meeting.

Moved by Mr. Rae
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 10245, as amended, for the property identified as 400-420 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcel from “C5-10 – Non-Retail Commercial” and “C3 – Highway Commercial” to a special C3 zone to accommodate a new retail building with approximately 566 sq. m. of floor area, and to retain the following permitted uses from the C5-10 zone: medical clinic and veterinary hospital.

- CARRIED -

- 6.2 PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND
ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS 1 AND
2, PLAN 21R-24323, PART OF LOT 26, CONCESSION BROKEN
FRONT AND PART OF THE ROAD ALLOWANCE BETWEEN
CONCESSIONS 1 AND BROKEN FRONT, TOWNSHIP OF
THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF
HASTINGS
FILE NUMBER: B-77-974
APPLICANT/AGENT: CITY OF BELLEVILLE
OWNER: RAY & JEAN O’NEILL AND CITY OF BELLEVILLE**
-

The Planning Advisory Committee considered the “Ray and Jean O’Neill and City of Belleville” Planning Application in light of the Public Meeting.

Moved by Mr. Rae
Seconded by Councillor Carr

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the Official Plan and Zoning By-law Number 3014, as amended, for the property identified as Parts 1 and 2, Plan 21R-24323, Part of Lot 26, Concession Broken Front and Part of the Road Allowance between Concessions 1 and Broken Front, Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

1. That Schedule “A” – Land Use Plan of the Official Plan be amended by redesignating the subject lands from “Rural Land Use” to “Community Facility”; and
2. That Zoning By-law Number 3014, as amended, be amended by rezoning the subject lands from “PA – Prime Agriculture” to “CF – Community Facility” to permit the construction of a fire hall.

- CARRIED -

**6.3 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED – 615 SIDNEY STREET AND 2 MAPLE DRIVE, CITY
OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-975
APPLICANT/OWNER: BEAUTY WORKS DAY SPA, C/O RHONDA
BARRIAGE
AGENT: IDC DESIGN, C/O MICHAEL EFFLER**

The Planning Advisory Committee considered the “Beauty Works Day Spa” Planning Application in light of the Public Meeting and Correspondence Items 5.1 and 5.2.

Moved by Councillor Carr
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 the

City's Zoning By-law Number 10245, as amended, for 615 Sidney Street and 2 Maple Drive, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by modifying the provisions of the "C1-4 – Local Commercial" zone to permit an approximate 220 square metre expansion for 615 Sidney Street and to rezone 2 Maple Drive from "R2 – Residential Second Density" to a special R2 zone to allow the existing dwelling to be used as part of the beauty salon business.

- CARRIED -

7. **REPORTS**

There were no reports.

8. **INFORMATION MATTERS**

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

Report to January 20, 2015.

Moved by Councillor Carr
Seconded by Mr. Rae

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to January 20, 2015 be received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

The Director of Engineering and Development Services announced that he had brought copies of the City's Official Plan, Zoning By-laws, Provincial Planning Act and other related planning documents for distribution to the new members and other members of the Committee as required.

10. **ADJOURNMENT**

Moved by Councillor Carr
Seconded by Councillor Graham

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -