

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

August 6, 2013

In accordance with advertisements placed in the press with respect to applications from Mark Donnan c/o Ridgeline Farms Inc., Brian and Karen Rosebush, and Henry Mains, 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 Tom Lafferty, Chair
Councillor Pat Culhane
Councillor Jack Miller

Councillor Taso Christopher
Councillor Jackie Denyes

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/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. Michael Graham, 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 3014, AS AMENDED – PART OF LOT 1, CONCESSIONS 4 AND 5, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-943
APPLICANT/OWNER: MARK DONNAN C/O RIDGELINE FARMS INC.
AGENT: WATSON LAND SURVEYORS LTD.**

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

"The applicant requests a rezoning of land that is subject to a severance application to allow a lot boundary adjustment granted by the Committee of Adjustment on March 28, 2013 (Committee File #B 3/13). The benefiting parcel is zoned 'RU – Rural' and the land to be added is zoned 'H – Hazard'. The applicant requests the RU zoned parcel be rezoned to 'RR – Rural Residential' and the upland portion of the H zoned land, as determined by Quinte Conservation, be rezoned to the same RR zone. The purpose of the application is to permit the construction of a single detached dwelling.

The lands are described as Part of Lot 1, Concessions 4 and 5, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The parcels are designated 'Rural Land Use' and 'Environmental Protection' in the Official Plan. The 'Rural Land Use' designation permits residential uses and minor variations to the boundary of the 'Environmental Protection' designation is permitted subject to the approval of the Conservation Authority.

ZONING BY-LAW:

The affected lands are zoned 'RU – Rural' and 'H – Hazard' in Zoning By-law Number 3014, as amended, and are subject to Committee of Adjustment Severance File # B 3/13, granted by the Committee on March 28, 2013. The applicant requests a rezoning from RU and H to 'RR – Rural Residential' to permit a single detached dwelling. The total area of land subject to this application is approximately 0.8 hectares."

Mr. Mark Donnan, applicant, was in attendance to provide information and answer questions pertaining to the application.

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

Moved by Councillor Denyes
Seconded by Councillor Culhane

THAT the "Mark Donnan c/o Ridgeline Farms 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 – 25 BLESSINGTON ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-944
APPLICANT/OWNER: BRIAN & KAREN ROSEBUSH
AGENT: WATSON LAND SURVEYORS LTD.**

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

"The applicant requests a rezoning of land that is subject to a severance application granted by the Committee of Adjustment on September 6, 2012 (Committee File # B 34/12). The proposed retained parcel (approximately 1.7 hectares of area) is zoned 'PA – Prime Agriculture' and the applicant requests a rezoning to a special 'M1 – General Industrial' zone to permit a proposed heating and plumbing shop, with the associated parking of trucks, as well as allowance for a future store and lock facility. The proposed severed parcel (approximately 7,600 square metres of lot area) is proposed to be rezoned from the same PA zone to 'RR – Rural Residential'. This parcel contains a single detached dwelling and no development is proposed.

The land is described municipally as 25 Blessington Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Industrial Land Use' as part of the Cannifton Planning Area. Both rural industrial uses and residential uses are permitted subject to satisfying various policies of the Plan.

ZONING BY-LAW:

The affected lands are zoned 'PA – Prime Agriculture' in Zoning By-law Number 3014, as amended, and are subject to Committee of Adjustment Severance File # B 34/12, granted by the Committee on September 6, 2012. The applicant requests a rezoning for the proposed retained parcel to a special 'M1 – General Industrial' zone to permit a proposed heating and plumbing shop, with the associated parking of trucks, as well as allowance for a future store and lock facility. The proposed severed parcel is to be rezoned to 'RR – Rural Residential' to recognize the existing single detached dwelling."

Mr. Keith Watson (Watson Land Surveyors Ltd.), agent for the applicant, was in attendance to provide information and answer questions pertaining to the application.

Mr. James Coward, representative for Ms. Colleen Odette DeLong (162 Ashley Street, Foxboro), was opposed to the application and requested clarification regarding storage trailers on the subject property.

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

Moved by Councillor Christopher
Seconded by Councillor Denyes

THAT the "Brian and Karen Rosebush" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

**3.3 PROPOSED CONVERSION TO PLAN OF CONDOMINIUM – 255
GEORGE STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: 12CD-13501
OWNER: HENRY MAINS
AGENT: RFA PLANNING CONSULTANT INC.**

At the request of the Chair, the Manager of Approvals described the proposed conversion to Plan of Condominium as follows:

“The City of Belleville has received an application for approval of a Draft Plan of Condominium for a property municipally known as 255 George Street. The subject property is located on the southeast corner of Victoria Avenue and George Street and contains a 5-storey 40-unit apartment building. The 40 apartment units are currently rented out by one owner.

The proposed Draft Plan of Condominium would see the existing 40 units converted to condominium ownership. No new development or construction on this site is planned. Thus the physical use of the property will not change but the type of tenure could.

It is noted that Section 51 of the Residential Tenancies Act, 2006 provides security of tenure for existing tenants and also provides for the first right of refusal on the purchase of an existing townhouse unit for the existing tenant.”

Ms. Ruth Ferguson Aulhouse, agent for the applicant, was in attendance to provide information regarding the applicant’s future plans and answer questions pertaining to the application.

Ms. Kathryn MacDonald (101 Victoria Avenue - abutting property owner) and Ms. Barbara Wansbrough (255 George Street) were opposed to the proposed Draft Plan of Condominium and expressed concerns over the impact on parking.

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 Christopher

THAT the “Henry Mains” Proposed Conversion to Plan of Condominium be referred to the Regular Planning Meeting for further consideration

- CARRIED -

5. ADJOURNMENT

Moved by Councillor Denyes
Seconded by Councillor Culhane

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

August 6, 2013

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 Tom Lafferty, Chair
Councillor Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes
Councillor Jack Miller

Mr. David Joyce
Mr. Mike Letwin
Mr. Michael Graham
Mr. Ross Rae

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/Clerk

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 July 2, 2013 had been circulated.

Moved by Mr. Letwin
Seconded by Councillor Culhane

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on July 2, 2013 be approved and adopted.

- CARRIED -

4. DEPUTATIONS

Mr. Jamie Cook of Watson & Associates Economists Ltd. provided a PowerPoint presentation detailing the City's Municipal Comprehensive Review.

Moved by Councillor Miller
Seconded by Mr. Rae

THAT the presentation by Mr. Jamie Cook of Watson & Associates Economists Ltd. detailing the City's Municipal Comprehensive Review be received.

- CARRIED -

5. COMMUNICATIONS

- 5.1 July 25, 2013 letter from Colleen Odette Delong regarding Zoning By-law Amendment Application B-77-944.
(Referrals from Public Meeting Item 6.2 refers)
- 5.2 August 2, 2013 letter from the Ministry of Transportation regarding Zoning By-law Amendment Application B-77-944.
(Referrals from Public Meeting Item 6.2 refers)

Moved by Councillor Miller
Seconded by Councillor Culhane

That the following Communications Items be received and referred to Referrals from Public Meeting Item 6.2:

- 5.1) July 25, 2013 letter from Colleen Odette Delong regarding Zoning By-law Amendment Application B-77-944.
- 5.2) August 2, 2013 letter from the Ministry of Transportation regarding Zoning By-law Amendment Application B-77-944.

- CARRIED -

6. REFERRALS FROM PUBLIC MEETING

- 6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,
AS AMENDED – PART OF LOT 1, CONCESSIONS 4 AND 5,
TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NO.: B-77-943
APPLICANT/OWNER: MARK DONNAN C/O RIDGELINE FARMS
INC.
AGENT: WATSON LAND SURVEYORS LTD.**
-

The Planning Advisory Committee considered the “Mark Donnan c/o Ridgeline Farms Inc.” Planning Application in light of the Public Meeting.

Moved by Councillor Christopher
Seconded by Councillor Denyes

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 land located in Part of Lot 1, Concessions 4 and 5, 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 by rezoning the subject lands from “RU - Rural” and “H - Hazard” to “RR - Rural Residential”.

- CARRIED -

- 6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,
AS AMENDED – 25 BLESSINGTON ROAD, TOWNSHIP OF
THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF
HASTINGS
FILE NO.: B-77-944
APPLICANT/OWNER: BRIAN & KAREN ROSEBUSH
AGENT: WATSON LAND SURVEYORS LTD.**
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The Planning Advisory Committee considered the “Brian & Karen Rosebush” Planning Application in light of the Public Meeting and Communications Items 5.1 and 5.2.

Moved by Mr. Letwin
Seconded by Councillor Culhane

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 land located at 25 Blessington Road, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be DEFERRED until the property is brought into compliance with an outstanding Property Standards Order to the satisfaction of the City of Belleville.

- CARRIED -

**6.3 PROPOSED CONVERSION TO PLAN OF CONDOMINIUM – 255
GEORGE STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: 12CD-13501
OWNER: HENRY MAINS
AGENT: RFA PLANNING CONSULTANT INC.**

The Planning Advisory Committee considered the “Henry Mains” Proposed Conversion to Plan of Condominium in light of the Public Meeting.

Moved by Councillor Miller
Seconded by Mr. Rae

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

That the Council of The Corporation of the City of Belleville approve the request for approval of a Plan of Condominium (File: 12CD-13501) for the 40-unit apartment building located at 255 George Street, more specifically described as Part of Lot 21, all of Lots 22 and 23, east of George Street, Registered Plan No. 1 Thurlow, now City of Belleville, County of Hastings, subject to the draft plan conditions outlined in APPENDIX 3 of the Manager of Approvals’ Report No. APS-2013-22.

- CARRIED -

7. **REPORTS**

There were no Reports.

8. **INFORMATION MATTERS**

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

Report to August 6, 2013.

Moved by Mr. Rae
Seconded by Mr. Joyce

THAT the Official Plan and Zoning By-law
Amendment Monitoring Report to August 6, 2013 be
received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

Councillor Christopher inquired about the status of the building located at the
corner of Station/Front/Pinnacle.

The Director of Engineering and Development Services provided a summary
of the building's current condition and actions taken to date.

10. **ADJOURNMENT**

Moved by Councillor Denyes
Seconded by Councillor Christopher

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -