

**CITY OF BELLEVILLE
CITY COUNCIL PLANNING COMMITTEE**

MINUTES

March 4, 2019

In accordance with both a mailing to every owner of land within 120 metres of the subject properties and the posting of a notice on the properties with respect to applications from City of Belleville; John Belanger (Jenland Properties Inc.), Sandy Wilson (Alexander Wilson Architect Inc.), Staikos Homes, Covington Crescent J/V, Ontario 2589989 Inc., Mohammad Shahid and City of Belleville, a Public Meeting was held in Council Chambers, 4th Floor City Hall, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

His Worship Mayor Panciuk
Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly
Councillor Bill Sandison

ABSENT:

Councillor Ryan Williams

STAFF PRESENT:

Mr. Matt MacDonald, Director of Corporate Services/City Clerk
Mr. Rod Bovay, Director of Engineering & Developmental Services
Mr. Stephen Ashton, Manager of Policy Planning
Mr. Greg Pinchin, Manager of Approvals
Mr. Thomas Deming, Policy Planner

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. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Councillor Ryan Williams emailed prior to meeting (as he was absent for tonight's meeting) to declare a pecuniary interest in item 3.2. due to owning property adjacent to the subject lands.

2. 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, Ms. Kathryn Brown, Mr. Paul Jennings and Mr. David Joyce. 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 Local Planning Appeal Board (LPAT).

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 Local Planning Appeal Board (LPAT) 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.”

3. PUBLIC MEETING - THE PLANNING ACT

**3.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBERS
10245, 3014, AND 2076-80, AS AMENDED
FILE NO.: B-77-1069
OWNER/APPLICANT: CITY OF BELLEVILLE**

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

“This application is to amend the Zoning By-laws to update terminology and definitions contained within these by-laws related to cannabis (marijuana, marihuana) uses ensuring they are in accordance with the new Federal and Provincial legislation concerning cannabis legalization that was recently passed.”

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

Moved by Councillor Sandison
Seconded by Councillor Culhane

THAT the "City of Belleville" 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 – LOTS 35 & 36, CONCESSION 2, FORMER TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1072
OWNER/APPLICANT: JOHN BELANGER (JENLAND PROPERTIES LTD.)
AGENT: FONTENN CONSULTANTS INC. & AINLEY GROUP

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

"The property has approximately 365 metres of frontage on Bell Boulevard. The Applicant requests a rezoning of a portion of the subject lands from Highway Commercial/ Special Industrial (CH28/MS-H) to Highway Commercial with special provisions (CH-34) to expand the list of permitted commercial uses on the subject lands with reduced setbacks and require 5.5 spaces of off-street parking per 100 square metres of floor space.

In the Loyalist Secondary Plan, the subject land is designated as 'Employment Area'."

Mike Keene from Fontenn Consultants Inc. provided development summary and timing of commencement and staging to finish.

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

Moved by Mayor Panciuk
Seconded by Councillor Kelly

THAT the “John Belanger (Jenland Properties Ltd.)”
Planning Application be referred to the Regular
Planning Meeting for further consideration.

- CARRIED -

- 3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER
10245, AS AMENDED – 2 DUNDAS STREET WEST, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-1073
OWNER: Mohammad Shahid (INTEGRATED REAL ESTATE
PLATFORM INC.)
APPLICANT/AGENT: Alexander Wilson Architect Inc.
(SANDY WILSON)**
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At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

“The property has approximately 45.99 metres of frontage on Dundas Street West. The Applicant requests a rezoning from Motor Vehicle Commercial (C7-2) Zone to General Commercial (C2-49) Zone with special provisions to permit mixed use commercial and residential development with reduced parking requirements.

In the Official Plan, the subject land is designated as ‘City Centre’.”

Mr. Nathan Merrithew from Alexander Wilson Architect Inc., Agent for the Owner was in attendance to support the application and on hand for any comments or questions.

Mr. Mohammad Shahid, property owner, provided details on the development, including proposal and timing from start to anticipated end, predicted on, sales & market.

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

Moved by Councillor Kelly
Seconded by Councillor Sandison

THAT the "Alexander Wilson Architect Inc." Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

3.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS OF LOTS 1 & 2, CONCESSION 3, SETTLERS RIDGE SUBDIVISION, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1074 & 12T-12503
OWNER/APPLICANT: COVINGTON CRESCENT J/V
AGENT: AINLEY GROUP

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

"The area has an approximate area of 1.23 hectares. The Applicant requests a rezoning from Low Density Residential Type 1 (R1-17, R1-23) Zones to High Density Residential (R4-2) Zone with special provisions to permit 40 townhouse units. In addition, a 60 metre walk path is no longer required by the City and will be rezoned from Community Facility (CF-10) Zone to Low Density Residential Type 1 (R1-17) and merge with the two adjacent residential lots.

In the Official Plan, the subject land is designated as 'Residential'."

Mr. Adam Wilson representing Ainley Group was present to answer any questions, concerns or comments.

Mr. Paul Ressor, resident on Kempton Avenue voiced concerns over traffic influx and speed, lack of municipal trees and proper drainage, citing sump pumps run all of the time as it is.

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

Moved by Councillor Culhane
Seconded by Councillor Kelly

THAT the “Covington Crescent J/V” Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

Mayor Panciuk left the meeting at this time.

3.5 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 20-80 WIMS WAY, CANNIFF MILL ESTATES – NORTH (PHASE 8+), FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1075
OWNER/APPLICANT: STAIKOS HOMES (2014) LTD.
AGENT: VANMEER LIMITED

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

“The Applicant requests a rezoning of the subject lands south of Wims Way from High Density Residential (R4-4) to Low Density Residential Type 1 (R1-23) Zone with special provisions to permit single detached dwellings and rezone the subject lands north of Wims Way from Low Density Residential Type 1 (R1-23) Zone and High Density Residential (R4-4) to High Density Residential (R4-2) with special provisions to permit townhouse units with reduced setback requirements and increased lot coverage.

In the Official Plan, the subject land is designated as ‘Residential’.”

Arnold Vandermeer, Agent for applicant, gave a summary of the project and reasoning behind the request.

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

Moved by Councillor Culhane
Seconded by Councillor Kelly

THAT the “Staikos Homes (2014) Ltd.” Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

3.6 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 250 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-1076
OWNER/APPLICANT: 2589989 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 property has approximately 253.2 metres of frontage on Sidney Street. The Applicant requests a rezoning to add Cannabis Processing Facility as a permitted use to the Restricted Industrial (M1-11) Zone.

In the Official Plan, the subject land is designated as ‘Industrial’.”

Mr. Shawn Leger (RFA Consultant Inc.) Agent for the Applicant provided an overview of the proposal.

Virginia MacLean, Council for the owners spoke about the Health Canada’s strict guidelines, and about the security of the building and site.

Owners Frank Mondelli and Michael Sannella of “2589989 Ontario Inc.” were in attendance and answered questions and addressed concerns.

Mr. Michael DesChamp resident of Boyce Crescent voiced his concerns regarding the affect the facility will have on property values.

Mr. Peter O’Connell, resident of 27 Boyce Crescent spoke about his concerns with security; specifically lights/cameras/fencing, increased traffic and proximity to schools.

Mr. Tony Rivers resident of Dundas Street cited his concerns with the appearance of the building because of its security measures. (high fences, cameras).

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

Moved by Councillor Culhane
Seconded by Councillor Sandison

THAT the "2589989 Ontario Inc" Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

3.7 **PROPOSED AMENDMENT TO ZONING BY-LAWS
NUMBERED 10245, 3014, AND 2076-80 AS AMENDED – 250
SIDNEY STREET - CITY OF BELLEVILLE, COUNTY OF
HASTINGS
FILE NO.: B-77-1077
OWNER/APPLICANT: CITY OF BELLEVILLE**

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

"This application is to amend the Zoning By-laws to define public uses and to add general provisions in relation to those uses. The proposed amendment applies to the entire municipality."

No persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Sandison
Seconded by Councillor Culhane

THAT the "City of Belleville" Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

4. **ADJOURNMENT**

Moved by Councillor Kelly
Seconded by Councillor Carr

THAT the Public Meeting be adjourned.

-CARRIED-