

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

March 4, 2019

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

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

Ms. Kathryn Brown
Mr. Paul Jennings
Mr. David Joyce

ABSENT

Councillor Ryan Williams
Mr. John Baltutis

STAFF PRESENT

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

2. 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 6.2 due to owning property adjacent to the subject lands.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on February 4, 2019 had been circulated.

Moved by Councillor Carr
Seconded by David Joyce

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on February 4, 2019 be approved and adopted.

-CARRIED-

4. **DEPUTATIONS**

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

5. **COMMUNICATIONS**

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

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 150 ST. PAUL STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1078
APPLICANT/OWNER: SCHNELL INVESTMENTS LTD.
AGENT: SIG SCHNELL**
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The Planning Advisory Committee considered the "Schnell Investments Ltd." Planning Application in light of the Public Meeting.

Moved by Kathryn Brown
Seconded by Councillor Kelly

THAT Report No. PP-2019-07 dated March 4, 2019 Regarding Introductory Public Meeting for Proposed Amendment to Zoning By-laws Numbered 10245, 3014 and 2076-80, as Amended – update to cannabis terminology be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

- 6.2 **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 NUMBER: B-77-1072
OWNER/APPLICANT: JOHN BELANGER (JENLAND PROPERTIES LIMITED)
AGENT: FOTENN CONSULTANTS INC. & AINLEY GROUP

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

Moved by David Joyce
Seconded by Paul Jennings

THAT Report No. PP-2019-11 dated March 4, 2019 regarding Proposed Amendment to Zoning By-law Number 2076-80, as amended – Bell Boulevard – Lots 35 & 36, Concession 2, former Township of Sidney, now City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

- 6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 2 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1073
OWNER: MOHAMMAD SHAHID (INTEGRATED REAL ESTATE INVESTMENT PLATFORM INC.)
APPLICANT/AGENT: ALEXANDER WILSON ARCHITECT INC. (SANDY WILSON)

Moved by Councillor Sandison
Seconded by Paul Jennings

THAT Report No. PP-2019-10 dated March 4, 2019 regarding Proposed Amendment to Zoning By-law Number 10245, as Amended – 2 Dundas Street West, City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

- 6.4 **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 NUMBER: B-77-1074/12T-12503
OWNER/APPLICANT: COVINGTON CRESCENT J/V
AGENT: AINLEY GROUP
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Moved by Councillor Culhane
Seconded by: Kathryn Brown

THAT Report No. PP-2019-16 dated March 4, 2019 regarding Notice of Complete Application and Introductory Public Meeting, Application for Proposed Amendment to Zoning Bylaw Number 3014, as Amended – Parts of Lots 1 & 2, Concession 3, of Settlers Ridge Subdivision Phase 5, former Township of Thurlow, now City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

- 6.5 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 20-80 WIMS WAY, CANNIFF MILLS ESTATES – NORTH (PHASES 8+), FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**

FILE NUMBER: B-77-1075
OWNER/APPLICANT: STAIKOS HOMES (2014) LTD.
AGENT: VANMEER LIMITED

Moved by David Joyce
Seconded by Councillor Sandison

THAT Report No. PP-2019-17 dated March 4, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 3014, As Amended – 20-80 Wims Way, Canniff Mill Estates – North (Phases 8+), former Township of Thurlow, now City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

-CARRIED-

6.6 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 250 SIDNEY STREET CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1076
OWNER/APPLICANT: 2589989 ONTARIO INC.
AGENT: RFA PLANNING CONSULTANT INC.

Moved by Mayor Panciuk
Seconded by Councillor Culhane

THAT Report No. PP-2019-15 dated March 4, 2019 Regarding Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to Zoning By-law Number 10245, as Amended – 250 Sidney Street, City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and

addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

6.7 **PROPOSED AMENDMENT TO ZONING BY-LAWS NUMBERED 10245, 3014, AND 2076-80 AS AMENDED
FILE NUMBER: B-77-1077
OWNER/APPLICANT: CITY OF BELLEVILLE**

The Planning Advisory Committee considered the “City of Belleville” Planning Application in light of the Public Meeting.

Moved by Paul Jennings
Seconded by Councillor Culhane

THAT Report No. PP-2019-08 dated March 4, 2019 regarding Introductory Public Meeting for Proposed Amendment to Zoning By-laws Numbered 10245, 3014 and 2076-80, as Amended – add public use terminology and general provisions be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

7. **REPORTS**

7.1 **PROPOSED AMENDEMNENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 5 SCENIC DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1070
OWNER/APPLICANT: MARTIN J. GEERTSMA**

Moved by David Joyce
Seconded by Councillor Sandison

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

THAT Application B-77-1070 to amend Zoning By-law Number 3014, as amended, for land described as 5 Scenic Drive, 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 the current Low Density Residential Type 1 (R1) Zone to Low Density residential Type 1 (R1-22) Zone with special provisions to be consistent with the zoning along Scenic Drive by permitting an increase in lot coverage and a reduction in front yard and interior side yard depths.

-CARRIED-

7.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 473 WILLET ROAD, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1071
APPLICANT: JAIME CASEY
OWNER: BLAINE M. CASEY
AGENT: RFA PLANNING CONSULTANT INC**

Moved by Councillor Sandison
Seconded by Councillor Culhane

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

THAT Application B-77-1071 to amend Zoning By-law Number 3014, as amended, for land described as 473 Willet Road, Belleville, County of Hastings be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject lands from the current 'PA – Prime Agricultural' Zone to 'RR- Rural Residential' Zone to fulfill a condition of consent for applications B32/18 and B33/18.

-CARRIED-

7.3 **REGISTRATION OF INTENT TO UTILIZE PROGRAMS – 135 STATION STREET AND 50 ALBION STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**

FILE NUMBER: B-85-10-9
APPLICANT: 1993388 ONTARIO INC. O/A KGF CAPITAL
REALTY

Moved by Mayor Panciuk
Seconded by David Joyce

THAT the Belleville Planning Advisory Committee recommends to the Council of the Corporation of the City of Belleville that Application B-85-10-9 for Registration of Intent to Utilize Programs under the City's Brownfields Community Improvement Plan by 1993388 Ontario Inc. O/A KGF Capital Realty for the subject lands located at 135 Station Street and 50 Albion Street, City of Belleville, County of Hastings, be APPROVED as follows:

1. That Program 3 – The City of Belleville Environmental Site Assessment Grant Program be considered for the above application subject to:
 - a. Submission of the cost to conduct a Phase I and II Environmental Site Assessment for the subject lands;
 - b. Submission of paid invoices to conduct the Phase I and II Environmental Site Assessment for the subject lands, prior to the distribution of any funds for the Phase I and II Environmental Site Assessments, and
2. Approval in principle of the Building Permit Grant Program, Development Charge Grant Program, Tax Increment Equivalent Grant Program and Tax Cancellation Assistance Program subject to the strict eligibility requirement of each of these programs being adhered to and implemented by City Staff once the results of the Environmental Site Assessment demonstrate the degree and seriousness of contamination and remediation needs for the subject lands.

-CARRIED-

7.4 **REGISTRATION OF INTENT TO UTILIZE PROGRAMS – 170 COLEMAN STREET, 180 COLEMAN STREET AND 2 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-85-10-10
APPLICANT: INTEGRATED REAL ESTATE INVESTMENT PLATFORM INC. AND INTERCONTINENTAL HOLDINGS CORPORATION**

Moved by Mayor Panciuk
Seconded by Councillor Culhane

THAT the Belleville Planning Advisory Committee recommends to the Council of the Corporation of the City of Belleville that Application B-85-10-10 for Registration of Intent to Utilize Programs under the City's Brownfields Community Improvement Plan by Integrated Real Estate Investment Platform Inc. and Inter-Continental Holdings Corporation for each of the three properties located at 170 Coleman Street, 180 Coleman Street and 2 Dundas Street West, City of Belleville, County of Hastings, be **APPROVED** as follows:

1. That Program 3 – The City of Belleville Environmental Site Assessment Grant Program be considered for the above application subject to:

a. Submission of the cost to conduct a Phase I and II Environmental Site Assessment for each of the three properties;

b. Submission of paid invoices to conduct the Phase and II Environmental Site Assessment for each of the three properties, prior to the distribution of any funds for the Phase I and II Environmental Site Assessments, and

2. Approval in principle of the Building Permit Grant Program, Development Charge Grant Program, Tax Increment Equivalent Grant Program and Tax Cancellation Assistance Program subject to the strict eligibility requirement of each of these programs

being adhered to and implemented by City Staff once the results of the Environmental Site Assessment demonstrate the degree and seriousness of contamination and remediation needs for each of the three properties.

-CARRIED-

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Moved by Councillor Sandison
Seconded by Kathryn Brown

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to March 4, 2019 be received.

-CARRIED-

9. GENERAL BUSINESS AND INQUIRIES

Closing remarks were read by the Chair.

10. ADJOURNMENT

Moved by Councillor Carr
Seconded by David Joyce

THAT the Regular Planning Advisory Committee Meeting adjourn.

-CARRIED-