

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

September 2, 2014

In accordance with an advertisement placed in the press with respect to an application from Virginia Lawson, 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 application.

PRESENT:

Councillor Tom Lafferty, Chair
Councillor Pat Culhane
Councillor Taso Christopher

Councillor Jackie Denyes
Councillor Jack Miller

STAFF PRESENT:

Mr. Art MacKay, Manager of Policy Planning
Mr. Spencer Hutchison, Manager of Approvals
Ms. Christine Stewart, Deputy 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. 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 10245, AS AMENDED, – 41 DUSSEK STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-966
APPLICANT/OWNER: VIRGINIA LAWSON
AGENT: RFA PLANNING CONSULTANT INC.**

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

"The application pertains to an industrial building on approximately 1,334 square metres of land that is located at 41 Dussek Street. The land is zoned 'M1 – Restricted Industrial' and the applicant requests a rezoning to a special M1 zone to allow approximately 72 square metres of space to be occupied as a dwelling unit accessory to the principal light manufacturing use. The dwelling unit will be occupied by the owners of the building for live-work purposes and only interior renovations are proposed to accommodate the use.

The land is described as 41 Dussek Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Industrial Land Use' in the Official Plan. Within this land use designation, accessory uses are permitted to the main industrial use.

ZONING BY-LAW:

The subject land is zoned 'M1 – Restricted Industrial' in Zoning By-law Number 10245, as amended. The applicant requests a special M1 zone to allow approximately 72 square metres of space to be occupied as a dwelling unit accessory to the principal light manufacturing use."

Ruth Ferguson Aulhouse, agent for the applicant, was in attendance to speak in favour of and answer questions pertaining to 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 Denyes

THAT the "Virginia Lawson" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Christopher
Seconded by Councillor Culhane

THAT the Public Meeting be adjourned.

- CARRIED -

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

September 2, 2014

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 Pat Culhane
Councillor Jackie Denyes
Councillor Jack Miller
Councillor Taso Christopher

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

ABSENT

Mr. Mike Letwin

STAFF PRESENT

Mr. Art MacKay, Manager of Policy Planning
Mr. Spencer Hutchison, Manager of Approvals
Ms. Christine Stewart, Deputy City 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 August 5, 2014 had been circulated.

Moved by Mr. Joyce
Seconded by Mr. Graham

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on August 5, 2014 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no Deputations.

5. **COMMUNICATIONS**

There were no Communications

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,
AS AMENDED, – 41 DUSSEK STREET, CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NUMBER: B-77-966
APPLICANT/OWNER: VIRGINIA LAWSON
AGENT: RFA PLANNING CONSULTANT INC.**
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The Planning Advisory Committee considered the “Virginia Lawson” Planning Application in light of the Public Meeting.

Moved by Councillor Culhane
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 the City’s Zoning By-law Number 10245, as amended, for 41 Dussek Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from “M1 – Restricted Industrial” to a special “M1” zone with an “h” holding symbol to permit a portion of the existing building to be occupied as a dwelling unit accessory to the principal light manufacturing use. The “h” symbol requires the filing of a Record of Site Condition before residential development is permitted to occur.

- CARRIED -

7. **REPORTS**

There were no Reports.

8. INFORMATION MATTERS

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

Report to September 2, 2014.

Moved by Councillor Miller
Seconded by Mr. Graham

THAT the Official Plan and Zoning By-law
Amendment Monitoring Report to September 2, 2014
be received.

- CARRIED -

9. GENERAL BUSINESS AND INQUIRIES

The Manager of Policy Planning provided an update regarding an appeal filed
against a proposed amendment.

10. ADJOURNMENT

Moved by Councillor Christopher
Seconded Culhane

THAT the Regular Planning Advisory Committee
Meeting adjourn.

- CARRIED -