

TOWNSHIP OF NORTH DUNDAS

PUBLIC MEETING TO CONSIDER A ZONING AMENDMENT

June 9, 2021

A Public Meeting of Council, under Section 34 of the *Planning Act, R.S.O. 1990*, as amended was held to consider a proposed zoning amendment to the former Township of Winchester Zoning By-law No. 12-93. The meeting was held virtually and broadcast on the Township's You-Tube channel.

Roll Call:

Mayor Fraser	Present
Deputy Mayor Armstrong	Present
Councillor Annable	Present
Councillor Hoy	Present
Councillor Thompson	Present

Township of North Dundas Staff present included CAO, Angela Rutley; Township Planner, Calvin Pol, Deputy Clerk Nancy Johnston and Clerk, Jo-Anne McCaslin who recorded the minutes. The Applicants, Willyan and Andia DeJong, representing Johndin Farms, attended virtually.

Chairperson Fraser called for a motion to open the public meeting.

Moved by Deputy Mayor Armstrong and seconded by Councillor Thompson that the Public Meeting of the Council of the Corporation of the Township of North Dundas to consider a Zoning By-law Amendment be hereby called to order at 6:30 pm (Applicant Johndin Farms Inc /Willyan DeJong.)
CARRIED.

The Chairperson confirmed that in accordance with Section 34 of the Planning Act and Ontario Regulation 545/06, Public Notices were mailed out, emailed and a sign posted on May 18, 2021.

The Chairperson declared the meeting properly constituted as per the requirements of the *Planning Act* and called the meeting to order.

A detailed planning report and draft by-law prepared by Township Planner; Calvin Pol was previously circulated to Council and posted on the Township Website. The Chairperson then turned the meeting over to Mr. Pol who then made a power point presentation outlining the proposed amendment.

It was pointed out by the Planner that if a person or public body does not make oral submissions at this public meeting or make written submissions to North Dundas Township before the by-law is passed, the person or public body may not be entitled to appeal the decision of the Council of North Dundas to the Ontario Land Tribunal.

Planner Calvin Pol explained the **Johndin Farms Inc./Willyan DeJong Amendment**

The Township of North Dundas has received a site-specific-application zoning amendment application to amend the former Township of Winchester Zoning By-law No. 12-93 to rezone a portion of a property to allow a farm machinery repair, services and welding facility, in addition to the permitted uses of the Agricultural (AG) Zone.

The lands affected by this amendment are described as part of Parts of 20 and 21, Concession 2, former Township of Winchester, now the Township of North Dundas.

The applicant has applied to rezone a ~0.5-acre portion of the existing agricultural property fronting on County Road 43, known as 13640 County Rd 43, from the Agricultural (AG)

zone to an Agricultural Exception Zone, to permit the use of existing buildings for a farm equipment repair and welding shop. The remainder of the property will remain Agricultural (AG) zoned. The applicant does not intend to construct any new buildings and will use existing farm buildings for the machine shop.

If the proposed by-law amendment is adopted, part of the subject land will be rezoned to Agricultural – Special Exception Forty-One (AG 41) to allow a farm machinery repair service and welding facility.

The property/land to which the proposed Zoning By-law amendment applies is not the subject of another application under the *Planning Act*.

In closing, Mr. Pol commented the proposed Zoning By-law Amendment constitutes good planning and is consistent with the 2020 Provincial Policy Statement and the County Official Plan.

Comments received under Section 34(15) of the Planning Act:

Ministries & Public Bodies:

No comments have been received to date.

Public Meeting Comments:

The Chairperson asked Members of Council and the Applicant if they had any questions or concerns and then opened the Public Meeting to questions and comments from the public.

There were no questions from the Applicant or members of the public.

Council concurred with Mr. Pol's recommendation to support this application.

Chairperson Fraser stated the by-law would be considered during the regular meeting of Council.

**Moved by Councillor Hoy and seconded by Councillor Annable that the Public Meeting of the Council of the Corporation of the Township Dundas to consider a Zoning By-law Amendment be hereby adjourned at 6:42 pm. (Johndin Farms Inc/ Willyan DeJong.)
CARRIED.**

Tony Fraser, CHAIRPERSON

Jo-Anne McCaslin, CLERK

These minutes are approved as presented, June 22, 2021.