

TOWNSHIP OF NORTH DUNDAS

PUBLIC MEETING TO CONSIDER TWO ZONING AMENDMENTS

June 22, 2021

A Public Meeting of Council, under Section 34 of the *Planning Act, R.S.O. 1990*, as amended was held to consider two proposed zoning amendments; one to the former Township of Winchester Zoning By-law No. 12-93 and one to the former Township of Mountain Zoning By-law 79-6. The meeting was held virtually and broadcast on the Township's You-Tube channel. Pre-registration was offered to members of the public who wished to address Council during the public meeting.

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.

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

**Moved by Councillor Thompson and seconded by Councillor Hoy that the Public Meeting of the Council of the Corporation of the Township of North Dundas to consider two Zoning By-law Amendments be hereby called to order at 6:31 pm (Martin Reichert & Marc Bisson/Maurice Lafortune Investments.)
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 signs posted on June 2, 2021.

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

Detailed planning reports and draft by-laws prepared by Township Planner; Calvin Pol were 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 amendments.

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 **Marc Brisson Amendment**

The Township of North Dundas has received an application to amend the former Township of Mountain Zoning By-law No. 79-6 to rezone two blocks to Estate Residential – Exception Three (ER-3) to allow the construction of single detached residential dwellings in accordance with the approved plan of subdivision.

The property/land to which the proposed Zoning By-law amendment applies is the subject of a plan of subdivision.

The applicant has applied to amend the former Township of Mountain Zoning By-law No. 79-6, on behalf of Falcon Home Construction Inc. to rezone the two blocks from Rural (RU) to Estate Residential – Exception Three (ER-3) to facilitate the development of the parcels in accordance with the plan of subdivision and the zoning will be consistent with the rest of Country Lane.

The County Official Plan designation is Rural Settlement Area, which allows for rural subdivisions and low-density residential development.

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.

Comments from the Public:

None.

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

There were no questions from Council. The Applicant was not present and there were no members of the public present.

Planner Calvin Pol explained the **Martin Reichert Amendment**

The Township of North Dundas has received an application to amend the former Township of Winchester Zoning By-law No. 12-93 to rezone a property to Light Industrial – Exception One (ML-1) to allow a custom workshop.

The lands affected by this amendment are described as Part of Lot 18, Concession 11, Part 1 on Registered Plan 8R-4740, former Township of Winchester, now the Township of North Dundas.

If the proposed by-law amendment is adopted, the subject land will be rezoned to Light Industrial – Exception One (ML-1) to allow a custom workshop, specifically for woodworking and drying and selling of garlic crops.

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

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

Ministries & Public Bodies:

No comments have been received to date.

Public Meeting Comments:

A neighbour spoke with Planning Technician, Paul Clarke during a site visit. The neighbour expressed support for the business.

The Clerk also received a written letter from a neighbour expressing their support for the proposed zoning amendment.

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

There were no questions from Council. The Applicant was not present and there were no members of the public present.

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

**Moved by Councillor Thompson and seconded by Councillor Hoy that the Public Meeting of the Council of the Corporation of the Township Dundas to consider two Zoning By-law Amendments be hereby adjourned at 6:45 pm. (Martin Reichert & Marc Bisson/Maurice Lafortune Investments.)
CARRIED.**

Tony Fraser, CHAIRPERSON

Jo-Anne McCaslin, CLERK

These minutes are approved as presented July 13, 2021.