

# TOWNSHIP OF NORTH DUNDAS

## PUBLIC MEETING TO CONSIDER A ZONING BY-LAW AMENDMENT

July 13, 2021

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A Public Meeting of Council, under Section 34 of the *Planning Act, R.S.O. 1990*, as amended was held to consider a proposed amendment to the (former Village of Chesterville) zoning by-law of the Corporation of the Township of North By-law No. 04-95. 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 Deputy Mayor Armstrong and seconded by Councillor Annable 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 6:35 pm (Dario Laliberte)  
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 23, 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 **Dario Laliberte Amendment**

The Township of North Dundas has received an application to amend the By-law No. 04-95 to rezone a property from general commercial (CG) to Residential Second Density (R2) to permit the construction of six townhome dwellings.

Council must look at the Provincial Policy Statement issued in 2020. Section 1.1.3.2 states that land use patterns shall be based on densities and a mix of land uses which effectively use land and resources and are appropriate for and efficiently use the infrastructure and public services which are planned or which are available. This proposed rezoning is an infill and an intensification and would use existing services consistent with the Provincial Policy Statement.

The Official Plan from the Counties also has to be considered by Council. This proposal meets requirements of the Official Plan.

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:

CP Rail have a set of adopted guidelines and respectfully requests that these be followed. They prefer not to have any developments close to their tracks; however, this development is outside of their right of way. These guidelines have been submitted to the Chief Building Official to consider during site plan approval.

Public Meeting Comments:

Tracy Casselman, 53 John Street, Chesterville spoke at the meeting and indicated that she was speaking by proxy for all neighbours east of this proposed development, across the street and on the same side. They are not opposed to this development but have some concerns.

Ms. Casselman inquired about the number of parking spaces per unit. Planner Pol indicated there is a setback of 7 metres from the road which allows for two parking spots on the property and potentially a third if they have a garage.

Ms. Casselman expressed concern over an increase in traffic on the street, a potential for increased competition for street parking, a potential for increased noise with more residents and concern over snow removal as this is a dead end street. These concerns were noted but are not rezoning considerations.

Ms. Casselman also wanted to know if mandatory fencing or sound barrier fencing could be part of this development. Planner Pol indicated that once the property is zoned residential, fencing is an issue to be decided between neighbours.

Ms. Casselman also expressed concerns over how the additional units would affect the existing water, sewer and storm drainage systems. These concerns were noted and will be addressed during site plan control by the Public Works Department.

Mr. Dario Laliberte commented that the property is zoned for commercial use in a residential zone. He could build a commercial building (i.e. a bar) that could result in more traffic, more noise and potentially lighting 24 hours/day which could bring in more complaints than the proposed residential dwelling.

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

Deputy Mayor wanted to ensure that there was sufficient water and sewer capacity. Planner Pol stated that there is available infill capacity now and the applicant would have to apply for it. Also, capacity in existing lines would have to be looked at by an engineer to make sure there is underground capacity.

Mayor Fraser reiterated that generally fencing is the responsibility of the property owners. Planner Pol agreed.

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 Council adjourn at 7:02 pm. (Dario Laliberte) CARRIED.**

Tony Fraser, CHAIRPERSON

Jo-Anne McCaslin, CLERK

These minutes are approved as presented August 17, 2021.