

# TOWNSHIP OF NORTH DUNDAS

## PUBLIC MEETING TO CONSIDER TWO ZONING AMENDMENTS

September 14, 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 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 in person and broadcast virtually on the Township's YouTube channel. An invitation to attend and participate virtually was offered to the public.

**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 Thompson that the Public Meeting of the Council of the Township of North Dundas to consider two Zoning By-law Amendments be hereby called to order at 6:31 pm.  
CARRIED.**

The Chairperson confirmed that in accordance with Section 34 of the Planning Act and Ontario Regulation 545/06, Public Notices were mailed on August 16<sup>th</sup> and signs posted on August 20<sup>th</sup>, 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 **Elsayed Ali & Azza Jabakhanji**.

The Township of North Dundas received an application to amend the former Township of Winchester Zoning By-law No. 12-93 to rezone a property to Residential Second Density Special Exemption 6 (R2-6) to permit the construction of three townhome dwellings.

The lands affected by this amendment are describes as Part of Lot 4, Concession 7, former Township of Winchester, now the Township of North Dundas, County of Dundas.

If the proposed by-law amendment is adopted, the subject land will be rezoned to Residential Second Density Exemption 6 (R2-6) to allow the construction of three townhome dwelling units on a newly created lot (Consent Application B-66-2021).

The property/land to which the proposed Zoning By-law amendment applies is the subject of another application under the *Planning Act*.

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

Ministries & Public Bodies:

United Counties of SDG provided comment regarding the geographic limitations of the re-zoning.

Comments from the Public:

- Clarity on which part of the land is to be rezoned to residential
- Clarity on what is proposed to be constructed
- Clarity on water and sewer requirements
- Clarity on parking location.

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

Planner Calvin Pol explained the **Chelsea Baker Amendment**

The Township of North Dundas received an application to amend the former Township of Mountain Zoning By-law No. 79-6 to rezone a property from General commercial (C1) to Residential First Density (R1) to permit the construction of a residential single-family dwelling.

The lands affected by this amendment are described as Part of Lot 7, Concession 2, former Township of Mountain, now the Township of North Dundas, County of Dundas, municipally known as 10584 Main Street, South Mountain.

If the proposed by-law amendment is adopted, the subject land will be rezoned to Residential First Density (R1) to allow the construction of a residential single-family dwelling.

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:

SNC does not object to residential development. They are recommending deferral until these natural hazards are established and a scaled site plan is submitted and reviewed. This will ensure the owner or purchaser has an accurate building envelope before a building permit application is submitted.

Mr. Pol advised a scaled site plan was provided on September 14, 2021.

Public Meeting Comments:

None received.

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 Council, the applicant or from members of the public.

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

**Moved by Councillor Thompson and seconded by Deputy Mayor Armstrong that the Public Meeting of the Council of the Township Dundas to consider two Zoning By-law Amendments be hereby adjourned at 6:50 pm.  
CARRIED.**

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Tony Fraser, CHAIRPERSON

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Jo-Anne McCaslin, CLERK