



**THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS MINUTES
PUBLIC MEETING MINUTES - GARDEN SUITE ZONING AMENDMENT**

Date: December 14, 2021, 6:30 PM
Location: 636 St. Lawrence St. Winchester, ON

Council Present: Mayor: Tony Fraser
Deputy Mayor: Allan Armstrong
Councillor: John Thompson
Councillor: Gary Annable

Staff Present: CAO: Angela Rutley
Clerk: Jo-Anne McCaslin
Director of Public Works: Khurram Tunio
Economic Development & Communications: Stephen Mann
Director of Planning, Building and Enforcement: Calvin Pol
Deputy Clerk: Nancy Johnston
Administrative Assistant: Emily Beach
Communications Officer: Jennifer Westendorp

Others; The DiZazzio applicants were present.

1. Call Meeting to Order by Resolution

A Public Meeting of Council was held to consider a proposed amendment to (Former Township of Mountain) Zoning Bylaw No. 79-6 under Sections 34 and 39.1 of the Planning Act, R.S.O, 1990, Chapter P.13, as amended. This meeting was open to the public and was also held through Zoom videoconferencing and broadcast live on YouTube.

Resolution No. 01

Moved By: Deputy Mayor Armstrong

Seconded By: Councillor Annable

THAT the Public Meeting of the Council of the Corporation of the Township of North Dundas to consider a proposed amendment to the former Township of Mountain Zoning Bylaw No. 79-6 be hereby called to order at 6:33 PM.

2. Confirmation of Record and Notice

3. Presentation - Director of Planning, Building and Enforcement

The Chairperson confirmed that in accordance with Section 34 of the Planning Act and Ontario Regulation 545/06, Public Notices were mailed November 17th and a sign was posted on November 18th.

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 bylaw 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 temporary Garden Suite (DiZazzo) Amendment.

The Township of North Dundas received a site-specific application to amend the former Township of Mountain Zoning Bylaw No. 79-6, as amended, to rezone the subject property from “Rural (RU)” to “Rural Temporary Use Nine (RU-T9).”

The proposed Zoning By-law Amendment would allow the owners to install a temporary dwelling unit on their property for a maximum of 20 years (renewable for three (3) year periods thereafter).

The subject area is located within the Agricultural Resource Lands under the United Counties of Stormont, Dundas and Glengarry’s Official Plan. The subject area also contains provincially significant wetlands and woodlands on the southern portion of the parcel. The northern portion of the lands are currently being used as a single detached dwelling.

The surrounding uses are primarily residential and agricultural.

The proposed temporary use zone (RU-T9) is required due to the limited timeline of a “garden suite.” In 2011, the Province of Ontario extended the time limit in the Planning Act to allow for garden suites for a term not exceeding 20 years (formerly was 10 years).

When considering a new garden suite in the Township, several site specific issues must be considered such as:

1. The location of the garden suite: setbacks from property lines and other buildings for aesthetic and fire safety considerations;
2. The location and availability of parking;
3. The type and size of property where the garden suite is being considered;
4. The servicing of the garden suite;
5. The housing needs of the occupant of the unit.

Owners will have to enter into an agreement with the Township for the occupancy and removal of the Garden Suite (draft by-law attached).

This application for a temporary use follows the intent of the Planning Act, Provincial Policy Statement and the County Official Plan for garden suites.

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:

No written comments were 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 the Applicant or members of the public.

4. Open Discussion

Council has no concerns with this proposal. This amendment serves the public need for affordable housing and the garden suite option is available to many people in North Dundas.

Director Pol informed Council that development charges do not apply to these units and the application fees are lower - these are two incentives.

5. Concluding Remarks - Chairperson Fraser

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

Chairperson Fraser stated the bylaw would be considered during the Regular Meeting of Council.

6. Adjournment

Resolution No. 02

Moved By: Councillor Thompson

Seconded By: Councillor Annable

THAT the Public Meeting to consider a proposed amendment to the former Township of Mountain Zoning Bylaw No. 79-6 adjourn at 6:45 PM.

MAYOR

CLERK