

THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS
PUBLIC MEETING MINUTES

FEBRUARY 11, 2020

A Public Meeting of Council, under Sections 34 of the *Planning Act*, R.S.O. 1990, as amended was held to consider a Zoning By-law Amendment to the former Village of Winchester Zoning By-law No. 25-96. (Applicant Winchester Meadows Communities Ltd.)

Roll Call:

Tony Fraser	Present
Allan Armstrong	Present
Gary Annable	Present
Tyler Hoy	Present
John Thompson	Absent

Township of North Dundas Staff present included CAO, Angela Rutley; Township Planner, Calvin Pol 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 to the former Village of Winchester Zoning By-law No. 25-96 be called to order at 6:31 pm. (Applicant Winchester Meadows Communities Ltd.)
CARRIED.

The Chairperson confirmed that in accordance with Section 34 of the *Planning Act* and Ontario Regulation 545/06, Public Notices were mailed to all property owners within 120 metres, and to the prescribed agencies and public bodies and a sign posted on the subject property on January 22nd, 2020.

The Chairperson declared the meeting properly constituted as per the requirements of the *Planning Act* and called the meeting to order. An attendance sheet was circulated.

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 Zoning By-law 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 Local Planning Appeal Tribunal.

Planner Calvin Pol explained the **Prem Arora/Winchester Meadows Communities Ltd. Amendment**

The Township of North Dundas received a Zoning By-law Amendment application to amend the former Village of Winchester Zoning By-law No. 25-96 under Section 34 of the *Planning Act* for the property legally described as Part of Block 3, Plan 34, Part 3 on Registered Plan 8R-5193, former Village of Winchester, now the Township of North Dundas, municipally known as 465 Ottawa Street, Winchester.

The purpose is to rezone part of the property from Institutional – Special Exception Two (1-2) to Residential Type Four-Exception Nine (R4-9) to permit a multi-unit residential building with the option to construct townhomes should the existing services in the area not have the capacity to service the proposed apartment building. If approved, the effect would be that the owner could construct a three-story residential building, containing thirty-six (36) residential apartment units or townhomes.

In closing, Mr. Pol commented the proposed Zoning By-law Amendment constitutes good planning and is consistent with the 2014 Provincial Policy Statements and the Official Plan.

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

Ministries & Public Bodies:

South Nation Conservation advised they do not object to the application, but requested to be circulated on the site plan application due to the fact the proposed development abuts the alternate branch of the Henderson Creek which may contain fish at certain times. Further, they advised an Environmental Impact Study is required and that the applicant must demonstrate conformity to the original stormwater design during site plan review.

Comments from the Public:

No comments received to date.

Public Meeting Comments:

The Chairperson asked Members of Council if they had any questions or concerns and then opened the Public Meeting to questions and comments from the public. The applicant was not present at the meeting.

Vincent Zandbelt of 435 Winchester Queen Street and Lillian Gibbons of 475 Lancaster Lane asked about access to the new development.

Planner Pol replied the proposed development (apartment building) will have frontage and access from Lancaster Lane.

Ed Mueller of 478 North Street commented that Queen Street is narrow at Ottawa Street. He asked why access to the proposed building cannot come from Ottawa Street?

Planner Pol replied the Henderson Creek Municipal Drain runs through the property. The proposed apartment building will only occupy the eastern portion of the lot with no direct access to Ottawa Street due to the location of the Henderson Creek Municipal Drain.

Deputy Mayor Armstrong assured residents that Queen Street at Ottawa Street conforms to required road standards, and was looked at before the subdivision was approved.

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

Moved by Councillor Annable and seconded by Deputy Mayor Armstrong that the Public Meeting of the Council of the Corporation of the Township of North Dundas to consider a Zoning By-law Amendment to the former Village of Winchester Zoning By-law 25-96 adjourn at 6:40 pm.
CARRIED.

Tony Fraser, CHAIRPERSON

Jo-Anne McCaslin, CLERK

These minutes are approved as presented March 10, 2020