

TOWNSHIP OF NORTH DUNDAS

PUBLIC MEETING TO CONSIDER TWO ZONING AMENDMENTS

February 23, 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 Mountain Zoning By-law No. 79-06 and one to the former Village of Chesterville Zoning By-law No. 04-95. This meeting was held at the Joel Steele Community Hall.

Roll Call:

Tony Fraser	Present
Allan Armstrong	Present
Gary Annable	Present
Tyler Hoy	Present
John 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 Council to consider two zoning by-law amendments be hereby called to order at 6:30 pm.
Former Township of Mountain Zoning By-law No. 79-06 (applicant Kleins Agricultural Services)
Former Village of Chesterville Zoning By-law No. 04-95 (applicant Ashley Gabrys)
CARRIED.**

The Chairperson confirmed that in accordance with Section 34 of the Planning Act and Ontario Regulation 545/06, Public Notices were mailed out, faxed, emailed and signs posted on February 2nd, 2021.

The Chairperson declared the meeting properly constituted as per the requirements of the *Planning Act* and called the meeting to order. Attendance sheets were presented at the registration desk in accordance with COVID-19 protocols.

Detailed planning reports and draft by-laws prepared by the Township Planning Technician 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 Local Planning Appeal Tribunal.

Planner Calvin Pol explained the **Klein's Agri Services Amendment:**

The Township of North Dundas received a Zoning By-law Amendment application to amend the former Township of Mountain Zoning By-law 79-06, under Section 34 of the Planning Act for the property legally described as Part of Lot 15, Concession 6, Part 1 on Registered Plan 8R-2383, former Township of Mountain, now the Township of North Dundas, municipally known as 2190 Crowder Road. If the proposed by-law amendment is adopted, part of the subject land will be rezoned Rural (RU) to Rural – Exception Twenty-Seven (RU-27). The purpose is to rezone the property to allow for an agriculture-related business with farm machinery storage and an accessory dwelling unit. The property/land

to which the proposed Zoning By-law amendment applies is not the subject of another application under the Planning Act. If approved, the effect would be that the owners can expand the existing business and continue their application for Regional Improvement Plan (RIP) Grant.

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 Official Plan.

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

Comments from Ministries & Public Bodies – None.

Comments from the Public - None

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 comments from the Applicant, Council or members of the public.

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

Planner Calvin Pol explained the **29 Chesterville Main Street Zoning Amendment:**

The Township of North Dundas received a revised Zoning By-law Amendment application to amend the former Village of Chesterville Zoning By-law No. 04-95, under Section 34 of the Planning Act for the property legally described as Parts of Lots 67 and 76 on Block C, Plan 35, being Part 2 on 8R-4030, former Village of Chesterville, now the Township of North Dundas, County of Dundas, municipally known as 29 Main Street, Chesterville. The purpose is to rezone the property to allow an accessory residential apartment unit on the ground floor of a commercial building. If approved, the effect would be that the owner can apply for a building permit to convert less than 50% of the ground floor of the existing building into a residential apartment unit. If the proposed by-law amendment is adopted, part of the subject land will be rezoned from General Commercial (CG) to General Commercial – Exception Twelve (CG-X12) permitting commercial and residential use on ground floor with residential use on the second floor.

In closing, Mr. Pol commented the proposed Zoning By-law Amendment constitutes good planning and is consistent with the 2020 Provincial Policy Statement and in general conformity with the Official Plan.

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

Comments from Ministries & Public Bodies – None.

Comments from the Public: A letter of objection to the proposed amendment was filed with the Clerk on February 19, 2021.

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.

Councillor Thompson stated he does not want to lose commercial space in the downtown core and requested the residential area at the rear of the building not be over 50% of the ground floor space. He also asked if there would be a legal agreement (registered on title) relating to parking arrangements.

Calvin Pol advised he would speak with the owner regarding the residence requirements at the back of the building and advise space percentage requirements. He confirmed a parking agreement would be registered on title if this Zoning By-law is passed.

Deputy Mayor Armstrong, Councillor Annable and Councillor Hoy concurred with the comments presented by Councillor Thompson.

Mayor Fraser stated storefronts are vitally important to the village and that he is in support of this application providing the location and size of the residential space be confirmed.

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

**Moved by Councillor Thompson and seconded by Councillor Hoy that the Public Meeting of Council to consider two Zoning By-law amendments adjourn at 6:55 pm.
CARRIED.**

Tony Fraser, CHAIRPERSON

Jo-Anne McCaslin, CLERK

These minutes are approved as presented March 9, 2021.