

THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

PUBLIC MEETING MINUTES

AUGUST 11, 2020

A Public Meeting of Council, under Sections 34 of the *Planning Act, R.S.O. 1990*, as amended was held to consider two Zoning By-law Amendments.

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 and Clerk, Jo-Anne McCaslin who recorded the minutes.

Chairperson, Fraser called for a motion to open the public meeting.

Moved by Allen Armstrong and seconded by Tyler Hoy that the Public Meeting of the Council of the Corporation of the Township of North Dundas to consider two Zoning By-law Amendments be called to order at 6:30 pm. (former Village of Winchester Zoning By-law 25-96 and former Township of Mountain Zoning By-law 79-6.)
CARRIED.

The Chairperson confirmed that in accordance with Section 34 of the Planning Act and Ontario Regulation 545/06, the Notice of Public Meeting was posted on the subject lands and circulated to the prescribed persons and public bodies on July 22nd, 2020.

The Chairperson declared the meeting properly constituted as per the requirements of the *Planning Act* and called the meeting to order. Attendance was recorded at the entrance in accordance with COVID -19 recording procedures.

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 zoning 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 **FSI Welding Amendment**.

The Township of North Dundas has received an application to amend the former Village of Winchester Zoning By-law No. 25-96 to rezone part of a parcel from Development (D) to Industrial (M1) to permit the construction of a welding and fabrication facility.

The lands affected by this amendment are described as Part of Block 7, Plan 34, Part of Part 2 on Registered Plan 8R-3724 former Village 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 Industrial (M1) and the applicant can move forward with the site plan control process and construction of a welding and fabrication facility.

The property/land to which the proposed Zoning By-law amendment applies is the subject of a consent (severance) SDG. File # B-52-2020) is currently being reviewed by the United Counties of SD&G Land Division. It is the owner's intent to sever approximately 4.7 acres from the east section of the land and sell it to FSI Welding (Fortier Stark Industrial) for their new facility.

FSI Welding is currently located in Ottawa and this facility is part of an expansion of their existing business. FSI Welding provides a variety of services including structural steel fabrication, high-pressure pipe welding, food-grade stainless steel piping and custom stainless-steel fabrication.

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

Ministries & Public Bodies:

South Nation Conservation noted no objection. Source Water Protection policies must be followed and the applicant must prepare a risk management plan.

Comments received before Public Meeting:

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, Curtis Fortier was in attendance and did not have any questions or comments.

Deputy Mayor Armstrong stated this application checks all the boxes and has his support. He asked Planner Pol the reason for the increase in LPAT fees?

Planner Pol advised there was no Provincial explanation for the increase in fees and noted there is help available for those who cannot afford the LPAT Appeal fee.

Planner Calvin Pol explained the **Sevita International Amendment**

The Township of North Dundas has received an application to amend the former Village of Mountain Zoning By-law No. 79-6 to rezone the property located at 11791 Sandy Row to permit a soybean processing facility as part of an expansion of the existing facilities.

The lands affected by this amendment are described as Part of Lot 22, Concession 2, being Parts 2,3 and 5 on Registered Plan 8R-5459, former Township of Mountain, now the Township of North Dundas, County of Dundas.

If the proposed by-law amendment is adopted, the subject land will be rezoned to Rural – Exception Twenty (RU-20) to permit a warehouse, processing facility and office where the existing house is currently located.

The property/land to which the proposed Zoning By-law amendment applies is the subject of a severance application (Lot Addition: SDG File#B-4-2020) under the *Planning Act*.

Ministries & Public Bodies:

South Nation Conservation recommends deferral of the amendment to determine if safe access to the site can be obtained during peak flood events, and that a permit can be obtained under the *Conservation Authorities Act*.

Comments received before Public Meeting:
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, Robert Hart, Operations Manager, Sevita International, stated the company needs to be up and running in 13 months. He asked if Council has any other concerns other than the height of the road, as they need to build this plant ASAP.

Planner Pol replied that safe access is the main issue and plans to sit down with SNCA Engineer before the next Council meeting, scheduled for September 8, 2020.

Mayor Fraser reiterated, this a safety issue and we will work toward a solution.

Mr. Hart agreed with the safety concern expressed.

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

**Moved by Allan Armstrong and seconded by Tyler Hoy that the Public Meeting of the Council of the Corporation of the Township of North Dundas to consider two Zoning By-law Amendments adjourn at 6:57 pm.
CARRIED.**

Tony Fraser, CHAIRPERSON

Jo-Anne McCaslin, CLERK

These minutes are approved as written September 8, 2020.