

# THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

## PUBLIC MEETING MINUTES

September 22, 2020

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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.

**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 Councillor Annable and seconded by Councillor Thompson that the Public Meeting of the Council of the Corporation of the Township of North Dundas to consider a Zoning By-law Amendment be called to order at 7:00 pm. (former Township of Winchester Zoning By-law 12-93) – Daniel Evans/10041068 Canada Corp. 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 land and circulated to the prescribed persons and public bodies on September 2<sup>nd</sup>, 2020. A location change was posted, faxed and mailed on September 15<sup>th</sup>, 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.

A detailed planning report and draft by-law 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 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 **Daniel Evans Amendment:**

The Township of North Dundas has received a Zoning By-law Amendment application to amend the former Township of Winchester, Zoning By-law No. 12-34, under Section 34 of the *Planning Act* for the property legally described as part of Lot 2, Concession 6, Parts 3 and 4 on Registered Plan 8R-997, former Township of Winchester, now the Township of North Dundas.

The purpose of this amendment is to rezone the property from Commercial (C) to

Commercial - Exception Eleven (C-11) to permit a mini-warehouse business in addition to the permitted uses of the Commercial (C) zone.

If the proposed by-law amendment is approved, the applicant can use the existing building for a mini-warehouse business.

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

Ministries & Public Bodies:  
South Nation Conservation noted no objection.

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 applicant and from the public.

The applicant was not in attendance. There were no questions from members of the public.

Mayor Fraser asked what would be required should the applicant wish to add a building(s) to the property.

Planner Pol advised should the applicant wish to expand the footprint of the current physical structure; a building permit and site plan approvals would be required.

Chairperson Fraser stated the By-law would be considered during the regular meeting of Council on October 6<sup>th</sup>, 2020.

**Moved by Deputy Mayor Armstrong and seconded by Councillor Hoy that the Public Meeting of the Council of the Corporation of the Township of North Dundas adjourn at 7:08 pm.  
CARRIED.**

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Tony Fraser, CHAIRPERSON

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Jo-Anne McCaslin, CLERK

These minutes were approved as written October 6, 2020.