

TOWNSHIP OF NORTH DUNDAS

PUBLIC MEETING TO CONSIDER TWO ZONING BY-LAW AMENDMENTS

March 10, 2020

A Public Meeting of Council, under Section 34 of the *Planning Act, R.S.O. 1990*, as amended was held to consider two zoning 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 John Thompson and seconded by Gary Annable that the Public Meeting of Council to consider Two Zoning By-law Amendments be called to order at 6:30 pm.
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 a sign posted on February 19, 2020. The General Housekeeping By-law Notice was published on February 19, 2020 in the Chesterville Record.

The Chairperson declared the meeting properly constituted as per the requirements of the *Planning Act* and called the meeting to order. Attendance sheets were circulated.

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 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 **Housekeeping By-law Amendment**

The Township of North Dundas has initiated a Housekeeping By-law Amendment to update definitions and general provisions in order to harmonize the four (4) Zoning By-laws in North Dundas. The proposed changes are updates to the provisions for recreational vehicles in Chesterville and the use of shipping containers throughout the Township. The By-law will also rezone multiple properties in the former Township of Winchester (By-law No. 12-93) and the former Township of Mountain (By-law No. 79-6) as a required condition of severance. The majority of properties affected by this By-law are surplus dwellings that were granted a severance as a result of farm consolidation under the *Provincial Policy Statement, 2014* and the United Counties of Stormont, Dundas and Glengarry Official Plan. This By-law will prohibit residential dwellings from being constructed on the remaining prime agricultural land as required by the *Provincial Policy Statement, 2014* and the United Counties Official Plan.

If adopted, this By-law will also slightly modify the zoning of two (2) other properties, and will update some definitions and general provisions.

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

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

Ministries & Public Bodies: None.

Public Meeting Comments:

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.

Questions from the public:

Sandy Johnston, 12050 Winchester Main St. stated there is a shipping container located at the Winchester Fire Station. He asked if a minor variance would be required for a second unit?

Calvin Pol replied yes, the Committee of Adjustment will be the approval body.

Deputy Mayor Armstrong suggested guidelines (perhaps a policy) be provided to assist the Committee of Adjustment (color etc.) Mr. Pol will investigate this option further.

Deputy Mayor Armstrong asked if the new Restricted Land - exception 1 (one) zone along the Wylie Creek Drain would impact the lot size.

Mr. Pol stated that Mr. Drew has prepared a layout for each of these properties showing that the houses and septic systems can fit on each property (all 1 acre).

Councillor Hoy asked about the set-back to the municipal drain.

Calvin Pol explained that this municipal drain falls under this category; and minimum setbacks are in place, (15 metres).

Planner Calvin Pol explained the Sevita Amendment

The Township of North Dundas has received an application to amend the former Township of Mountain Zoning By-law No. 79-6 to rezone a 15m “no build” zone along the proposed property lines of a consent (severance) and to reduce the minimum required side yard setback for the retained parcel, and prohibit residential dwellings on the retained farmland. This zoning amendment is a required condition of consent (severance) and is required to ensure adequate fire separation between the severed and retained parcels.

The lands affected by this amendment are described as Part of Lot 22, Concession 3 Part 1 on Registered Plan 8R-5149, former Township of Mountain now the Township of North Dundas.

If the proposed by-law amendment is adopted, part of the subject land will be rezoned to Rural – Exception Twenty-Five (RU-25) and the remaining part of the subject land will be rezoned to Rural – Exception Twenty-Six (RU-26).

The property/land to which the proposed Zoning By-law amendment applies is the subject of a consent (severance).

Questions from the public:

Sandy Johnston, 12050 Winchester Main St. felt the fire separation distance was excessive when comparing to the separation of houses in subdivisions

Calvin Pol stated the fire separation distance was based on the Building Code and Fire Code and based on the direction provided by the North Dundas Chief Building Official who conducted a site visit of the property to determine the existing building materials on the industrial (F1) building.

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

**Moved by John Thompson and seconded by Gary Annable that the Public Meeting of the Council of the Corporation of the Township of North Dundas adjourn at 7:00 pm.
CARRIED.**



Tony Fraser, CHAIRPERSON



Jo-Anne McCaslin, CLERK