



Township of  
**North Dundas**

**PLANNING, BUILDING AND ENFORCEMENT DEPARTMENT**

<b>To:</b>	Mayor and Members of Council
<b>Prepared by:</b>	Calvin Pol, Director of Planning, Building and Enforcement
<b>Date of Meeting:</b>	January 7, 2014
<b>Subject:</b>	Supplemental Report - December 2013

**1. Winchester District Memorial Hospital - Cloverdale Meadows Subdivision**

Winchester District Memorial Hospital is considering a land purchase of 17 residential lots directly west of the hospital from the developer (1332484 Ontario Inc.). This purchase proposes to eliminate Ault Street and merge the 17 lots into one block. This block of land may be used in the future for expanding the Hospital's campus.

A well attended neighbourhood consultation was held on December 11, 2013 at the Old Town Hall. Concerns raised included: land locking the Hospital campus if the subdivision proceeds; setbacks for new institutional uses; buffering; height restrictions; access on Fred Street; potential overflow parking on Fred Street; and maintenance of the vacant land in the interim.

**Action Item:**

The Hospital and the developers would like to proceed with negotiations regarding the land acquisition. However, they would like to know Council's general opinion if they oppose or would block concept of converting 17 residential lots and the roadway to institutional use. Secondly, they would like to know Council's opinion on converting the southern part of Ault Street (undeveloped and unopen) to a residential lot, thereby having only one access point from Clarence Street to the newly formed block of land. As noted at the neighbourhood consultation, several individuals were concerned about the southern access and possible overflow on-street parking on Fred Street. From a planning position, two entrances would provide more options when developing this land.

Report prepared by:           (Original Signed by)           Calvin L. Pol, MCIP, RPP

Reviewed & approved by:           (Original Signed by)           Angela Rutley, CAO