

**TOWNSHIP OF NORTH DUNDAS
PUBLIC MEETING TO CONSIDER A ZONING AMENDMENT
September 8, 2015
7:00 pm**

A Public Meeting of Council, under Section 34 of the *Planning Act, R.S.O. 1990*, as amended was held to consider a proposed zoning amendment to the former Township of Winchester Zoning By-law 12-93.

Roll Call:

Eric Duncan	Present
Gerry Boyce	Present
Al Armstrong	Present
Tony Fraser	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.

Applicant Dominic Manzo was present.

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

**Moved by Allan Armstrong and seconded by John Thompson that the Public Meeting of Council to consider a Zoning By-law Amendment to the former Township of Winchester Zoning By-law 12-93 be called to order at 7:00 pm. (Applicant Dominic Manzo.)
CARRIED.**

The Chairperson confirmed that in accordance with Section 34 of the Planning Act and Ontario Regulation 545/06, a Public Notice was mailed out on August 13, 2015 and a sign posted on August 14, 2015.

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

A detailed planning report and draft by-law were prepared by Township Planner, Calvin Pol and previously circulated to Council. The Chairperson then turned the meeting over to Mr. Pol who then made a power point presentation outlining the Dominic Manzo proposed 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 Ontario Municipal Board.

The Planner explained the **Dominic Manzo Amendment**:
Planner, Calvin Pol explained that the Township of North Dundas received a site specific The Township of North Dundas received a site specific application to amend the former Township of Winchester Zoning By-law No. 12-93, as amended, to rezone a property from Institutional (I) to Residential First Density (R1).

The area affected by this By-law is known as 114 Morewood Main Street, described as Part of Lot 18, Concession 11, Geographic (Former) Township of Winchester, now the Township of North Dundas.

The purpose of the amendment is to allow an existing church building to be converted to a single detached dwelling. If the proposed By-law amendment is adopted, the subject lands will be rezoned to permit the change of use. The property will be rezoned to the "Residential First Density (R1)" zone.

The property/land to which the proposed Zoning By-law amendment applies is not the subject of any other planning application under the Planning Act. The By-law is deemed to conform to the United Counties of Stormont, Dundas and Glengarry Official Plan.

No comments to date under Section 34(15) of the Planning Act were received. South Nation Conservation replied the activity (ies) associated with the proposed development is not subject to Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the Act. (Section 59 Clarence Notice on file.)

The Chairperson asked the Applicant if he had any questions or comments. Mr. Manzo replied no.

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.

Councillor Armstrong asked if this proposed zoning amendment (change of use to residential) would have any impact on local fire services.

Calvin Pol indicated there would be minimal change in service as the bulk and height of the building are not changing.

Mayor Duncan stated the by-law would be considered during the regular meeting of Council.

**Moved by John Thompson and seconded by Allan Armstrong that the Public Meeting of Council to consider a Zoning Amendment to the former Township of Winchester Zoning By-law 12-93 adjourn at 7:09 p.m.
CARRIED.**



Eric Duncan, CHAIRPERSON



Jo-Anne McCaslin, CLERK

MINUTES

A meeting of the Council of the Corporation of the Township of North Dundas was held in Council Chambers, Tuesday September 8, 2015 with Mayor Duncan in the Chair.

Present: Mayor Duncan
Deputy Mayor Boyce
Councillors: Armstrong, Fraser, Thompson
CAO: Rutley
Clerk: McCaslin
Director of Finance: Gareau
Director of Public Works: Belleau
Director of Economic Development & Communications: Hunter
Director of Planning, Building & Enforcement: Pol
Director of Recreation & Culture: Meerburg
Winchester Press Reporter: Matt Uhrig
ChesterVille Record Reporter: Nelson Zandbergen

Colin Jardine of the Eastern Engineering Group and Sandra Mancini, Geoff Owens and Bill Smirle of South Nation Conservation were present to address Council.

1. Call Meeting to Order by Resolution

Resolution No. 01 Sept 8

Moved by Councillor Armstrong

Seconded by Councillor Thompson

THAT the meeting of the Council of the Township of North Dundas be hereby called to order at 7:09 pm.
CARRIED.

2. Adoption of Agenda

Resolution No. 02 Sept 8

Moved by Councillor Thompson

Seconded by Councillor Armstrong

THAT Council approve the agenda as amended.
CARRIED.

3. Disclosure of Pecuniary Interest and General Nature Thereof - nil

4. Adoption of Minutes

a) Resolution No. 03 Sept 8

Moved by Councillor Armstrong

Seconded by Councillor Thompson

THAT the minutes of the Public Meeting of the Council of the Township of North Dundas held August 11, 2015 be adopted as presented.
CARRIED.

b) Resolution No. 04 Sept 8

Moved by Councillor Thompson

Seconded by Councillor Armstrong

THAT the minutes of the Regular Meeting of Council of the Township of North Dundas held August 11, 2015 be adopted as presented.
CARRIED.

5. Delegations:

a) Eastern Engineering Group:

Colin Jardine explained the work involved regarding modifications to the Dillabough Creek Municipal Drain as requested by Mr. Harold deJong.

Resolution No. 05 Sept 8

Moved by Councillor Armstrong

Seconded by Councillor Thompson

THAT Council accepts the Engineers Report regarding a modification to the Dillabough Creek Municipal Drain as presented by Colin Jardine of Eastern Engineering Group Inc. September 8, 2015
CARRIED.

b) South Nation Conservation:

Sandra Mancini and Geoff Owens provided a presentation on Flood Management and explained how South Nation Conservation works with local municipalities to minimize the impacts of flooding and reduce threat to life and minimize property damage. (Presentation attached.)

Resolution No. 06 Sept 8

Moved by Councillor Thompson

Seconded by Councillor Armstrong

THAT Council acknowledges the presentation as provided by Sandra Mancini and Geoff Owens of South Nation Conservation entitled **“Protecting People and People”**.
CARRIED.

c) South Nation Conservation:

Representative, Bill Smirle presented a report to Council which summarized the achievements and activities of SNRCA over the summer of 2015 and provided copies of the 2014 “*State of the Nation*” Annual Report to Council.

Resolution No. 07 Sept 8

Moved by Allan Armstrong

Seconded by John Thompson

THAT Council receive and review the report presented by South Nation Conservation Representative, Bill Smirle dated September 8, 2015.
CARRIED.

6. Action Requests

a) Finance - nil

b) Economic Development and Communications:

Resolution No. 08 Sept 8

Moved by Councillor Thompson

Seconded by Councillor Armstrong

That Council approve a Community Improvement Plan (CIP) Façade Grant in the amount of \$3,967.00 and a CIP Commercial Loan in the amount of \$3,000 for 501/503 St. Lawrence St. (Agora) for upgrade to the façade and installation of new windows; and

THAT Council approve a Community Improvement Plan (CIP) Façade Grant in the amount of \$2,600.00 for 513 St. Lawrence St. (Mary’s Restaurant) to upgrade the upper façade. Mayor and CAO to execute the required agreements with each applicant that is approved for funding by Council.
CARRIED.

c) Public Works – nil

d) Waste Management – nil

e) Planning, Building & Enforcement

Resolution No. 09 Sept 8

Moved by Councillor Armstrong
Seconded by Councillor Thompson

That Council hereby accepts the rezoning application from 2023165 Ontario Inc. o/a Lafarge Canada Inc. and directs staff to prepare the public notices and that the public meeting be held on September 29, 2015 at 7:00 pm.
CARRIED.

f) Recreation & Culture

Resolution No. 10 Sept 8

Moved by John Thompson
Seconded by Allan Armstrong

That Council authorize and approve a budget amendment for the Recreation and Culture Department attached as Appendix #1.
CARRIED.

Resolution No. 11 Sept 8

Moved by Tony Fraser
Seconded by John Thompson

THAT Council authorize and approve the Recreation & Culture Department to enter into a 5-year sponsorship agreement with Eastlink Corp. and that Council authorize and approve the purchase and installation of select Eastlink Corp. advertising as per the terms attached.
CARRIED.

Resolution No 12 Sept 8

Moved by John Thompson
Seconded by Allan Armstrong
THAT Council authorize the hiring of the following individuals (as per the attached list) to work for the Recreation & Culture Department as Rink Attendants and or Call-in Facility Operators for the 2015-2016 ice season. (Pay in accordance with the Part-Time Salary Wage System plus 4% Vacation Pay.)
CARRIED.

Resolution No 13 Sept 8

Moved by Tony Fraser
Seconded by John Thompson
Be it Resolved that the following groups receive grants of \$400.00 per group as recommended by the Community Grants Committee:

Winchester Downtown Revitalization Committee
Knights of Columbus – South Mountain Branch
CARRIED.

g) Administration

Resolution No. 14 Sept 8

Moved by Councillor Fraser
Seconded by Deputy Mayor Boyce
THAT Council agrees in principle to the Draft Tax Extension Agreement between the Township of North Dundas and H.M.T. Solutions Inc. (a company to be incorporated) and instructs staff to prepare the final agreement and required By-law(s) to authorize the final agreement and write off a portion of the outstanding taxes, for presentation at the next Council meeting.
CARRIED.

h) Clerk
Resolution No. 15 Sept 8
Moved by Councillor Fraser
Seconded by Deputy Mayor Boyce
THAT Council receive the report of Livestock Valuer Greg Holmes and authorize payment as follows: Bob Mattice \$180.00 – August 16th, 2015.
CARRIED.

7. Tenders and Quotations - nil

8. By-laws
Resolution No. 16 Sept 8
Moved by Deputy Mayor Boyce
Seconded by Councillor Fraser
THAT By-law 45-2015, being a By-law to Provide for Drainage Works in the Township of North Dundas be read and passed in Open Council, signed and sealed this 8th day of September, 2015.
CARRIED.

Resolution No. 17 Sept 8
Moved by Councillor Fraser
Seconded by Deputy Mayor Boyce
THAT By-law 46-2015, being a By-law to Amend the Former Township of Winchester By-law No. 12-93, as Amended be read and passed in Open Council, signed and sealed this 8th day of September, 2015. (Dominic Manzo.)
CARRIED.

Resolution No. 18 Sept 8
Moved by Deputy Mayor Boyce
Seconded by Councillor Fraser
THAT By-law 47-2015, being a By-law to Authorize the Mayor and Clerk to enter into a Site Plan Control Agreement between the Township of North Dundas and Windent Inc. (c/o Dr. George E. Carlin) be read and passed in Open Council signed and sealed this 8th day of September, 2015.
And that the Agreement be modified to include a hammerhead turnaround.
CARRIED.

9. Consent Agenda
Resolution No. 19 Sept 8
Moved by Councillor Fraser
Seconded by Deputy Mayor Boyce
THAT all items listed under the Consent Agenda section of the Agenda be approved as recommended – Accounts Council Report August 28, 2015 Batch 288 to 311 in the amount of \$2,382,044.65.
CARRIED

10. Boards and Committees:

- i) County Council:
Mayor Duncan advised County Rd 7 has been paved and paving on County Rd 1 is in progress.
- ii) Other Committees:
Fire Commissioner Armstrong advised the North Dundas Fire Service Awards will take place at the Chesterville Legion on September 12th, 2015.
Deputy Mayor Boyce noted there will be an open house at the South Mountain Fire Hall on September 13th, 2015

11. Key Information – Reports were presented by the following Department Heads:

- a) Finance – Write-Off of Taxes (former Nestle property)
- b) Economic Development/Drainage – nil
- c) Public Works

- i) Sign Reflectivity Report
- ii) Milton Hoy Drain

Resolution No. 20 Sept 8

Moved by Deputy Mayor Boyce
Seconded by Councillor Fraser

THAT Council receive correspondence from Estella Rose dated May 18, 2015 regarding drainage works performed on the Milton Hoy Drain and authorize the Drainage Superintendent to monitor the aforementioned drain for future maintenance works.

CARRIED.

- d) Waste Management – nil
- e) Planning, building and Enforcement – nil
- f) Recreation and Culture
- i) Helmet Policy - contact Winchester Skating Club for information, bring back simplified policy to Council.
- ii) Joel Steele Tuck Shop – further discussion with Winchester Lions.
- iii) Facility Promotional Handout
- iv) Arena Change Room Sponsorship.
- v) Mountain Hall – Agreed to Option 2 - Demolition of the Building.
- g) Administration - nil
- h) Clerk – nil

12. Motions and Notices of Motions - nil

13. Petitions - nil

14. Council Comments and Concerns

- a) Mayor Duncan advised the next meeting of Council will be held Tuesday, September 29, 2015 at 7:00 pm
- b) Heel n' Wheel Event is scheduled for Sunday, September 13th, 2015.

15. Unfinished Business Summary - nil

16. In Camera

Resolution No. 21 Sept 8

Moved by Deputy Mayor Boyce
Seconded by Councillor Fraser

THAT Council proceed In Camera at 8:38 pm to discuss matters as per Section 239

(2) of the Ontario Municipal Act as amended, which pertains to

b) personal matters about an identifiable individual, including municipal or local board employees

e) litigation or potential, including matters before administrative tribunals affecting the municipality or local board

CARRIED.

Resolution No. 22 Sept 8

Moved by Councillor Fraser
Seconded by Deputy Mayor Boyce

THAT Council move to Open Session at 9:58 pm
CARRIED.

Resolution No. 23 Sept 8

Moved by Deputy Mayor Boyce
Seconded by Councillor Fraser

THAT Council authorizes Staff to follow through on matters as discussed in closed session.

17. Ratification By-law

Resolution No. 24 Sept 8

Moved by Councillor Fraser
Seconded by Deputy Mayor Boyce


THAT By-law No. 49-2015 being a By-law to Confirm the Proceedings of Council be read and passed in Open Council, signed and sealed this 8th day of September, 2015.
CARRIED.

18. Adjournment by Resolution

Resolution No. 25 Sept 8

Moved by Deputy Mayor Boyce
Seconded by Councillor Fraser

THAT Council adjourn at 9:59 pm to the call of the chair.
CARRIED.



Mayor



Clerk