

**TOWNSHIP OF NORTH DUNDAS  
PUBLIC MEETING TO CONSIDER TWO ZONING AMENDMENTS  
July 13, 2016**

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A Public Meeting of Council, under Section 34 of the *Planning Act, R.S.O. 1990*, as amended was held to consider two proposed zoning amendments, one to the former Village of Winchester Zoning By-law No. 25-96 and one to the former Township of Mountain Zoning By-law No. 79-6.

**Roll Call:**

Eric Duncan	Present
Gerry Boyce	Present
Allan 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.

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

**Moved by Tony Fraser and seconded by Gerry Boyce that the Public Meeting of Council to consider two Zoning By-law Amendments; one to the former Village of Winchester Zoning By-law No. 25-96 and one to the former Township of Mountain Zoning By-law No. 79-6 be called to order at 6:30 p.m.  
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 and a signs posted on June 22, 2016 for both zoning amendments.

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.

Two detailed planning reports and draft by-laws prepared by Township Planner, Calvin Pol were previously circulated to Council. 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 Ontario Municipal Board.

Planner Calvin Pol explained the **Dave Foubert Amendment**

The Township of North Dundas received a site specific application to amend the former Township of Mountain Zoning By-law No. 79-6, as amended. The Township of North Dundas received a site specific zoning amendment to rezone part of the subject property from Residential First Density (R1) to Light Industrial – Exception Three (ML-3) to allow warehouse and office space as the only permitted uses.

The lands affected by this rezoning are described as Part of Lot 5, Concession 6 being part of Part 1 on Reference Plan 8R-2927, Geographic (former) Township of Mountain, now the Township of North Dundas, known as 10436 Clark Road.

If adopted this By-law will allow a warehouse and office space within the existing buildings.

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 at this time. The proposed development could be subject to Site Plan Control.

No comments or objections have been received to date under Section 34(15) of the Planning Act.

Verbal inquiries were received. No letters or written objections have been received.

The Chairperson asked the Applicant and Members of Council if they had any questions or concerns and then opened the Public Meeting to questions and comments from the public.

Applicant, Dave Foubert was not present during question period (arrived late.)

Deputy Mayor Boyce asked what is the nature of the business and what will be stored on site.

Planner Pol replied the intent is to use the buildings for warehouse and office space. He was told it would be goods from Government surplus/sales and old vehicles. Everything is to be stored inside.

Jeff Ramsey, 10445 Clark Rd. Mr. Ramsey stated he has no objections to the proposed zoning amendment as presented. He asked questions about the hours of operation, what type of goods will be stored on site, and who would be responsible to repair the culvert adjacent to property. He further stated concerns about proposed chemical and electronic waste storage on the property.

Planner Pol replied the Applicant would be required to meet Federal and Provincial requirements regarding the proper storage and disposal of chemical and electronic waste and that all environmental matters will be under the jurisdiction of the Ministry of the Environment. Culvert replacement and/or culvert repairs will be the responsibility of the Applicant.

It is so noted that no comments made by Planner Calvin Pol or members of the public in attendance altered the opinion of Council regarding the proposed zoning amendment.

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

Mr. Pol then explained the **415 Winchester Main Street Amendment**

The Township of North Dundas initiated a site specific amendment to the former Village Winchester Zoning By-law No. 25-96, as amended to rezone a property from the Development (D) Zone to the Residential Type 2 (R2) and Residential Type 4- Exception Eight Holding (R4-8h) Zones.

The area affected by this By-law is described as Part of Blocks D and 5, Plan 34 being Parts 2 and 3 in Reference Plan 8R-884, Geographic Village of Winchester, now the Township of North Dundas, County of Dundas, being Part of Part 1 on Reference Plan 8R-1204

If adopted, the subject property will be rezoned to match the neighbouring R2-h zoning to the North West and the R4-8h zoning to the south. The effect will be that the proposed subdivision to the south will have an additional access to the property as well as additional green space (storm water management areas) for the proposed subdivision.

The property/land to which the proposed Zoning By-law amendment applies will become the subject of a draft plan of subdivision. (File 02-ND-S/2014)

No comments or objections received to date under Section 34(15) of the Planning Act. Planner, Calvin Pol advised South Nation Conservation has advised that they do not object to the new road layout.

No other verbal inquiries have been received. One written inquiry was received by mail

from Brian Stanley on July 13<sup>th</sup>, 2016. Calvin Pol will correspond with Mr. Stanley.

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.

Chairperson Duncan spoke on behalf of the Township (the Applicant). He stated the access off Main Street to the proposed subdivision will be similar to the entrance at Christie Lane and will enable construction vehicles and utilities a direct route to an arterial road.

Dale McNaughton, spoke on behalf of his son who resides at 411 Main St. He stated he originally understood the road access would be east of his son's property.

Calvin Pol replied there were a couple of options considered at the beginning of the process. In the end, it was determined the property at 415 Main St provided the best direct alignment to the proposed subdivision.

Shelly McNaughton, 411 Main St. (east of the subject property) asked if the mature trees along the property line would be removed, noting the trees are like a fence line and provide privacy for her family.

Calvin Pol replied the engineering work has not been done.

Chairperson Duncan stated it will be noted to keep as many trees as possible.

*Shelly McNaughton, 411 Main St.* stated she has young children who will walk to school. She stated Main Street is a very busy road and there are no sidewalks in her area. She is concerned for her children's safety.

Calvin Pol replied Council can require sidewalks and noted the importance of walkable communities. Mr. Pol suggested signage could be posted to advise construction vehicles about children in the area.

Shelly McNaughton expressed concerns about water and sewer construction and potential flooding of her property.

Calvin Pol advised drainage plans are designed to move water to the stormwater holding areas.

Chairperson Duncan advised all concerns expressed at the Public Meeting held in September, 2014 have been addressed and peer reviewed. Ms. McNaughton was invited to meet with Calvin to review details of the site plan.

Renita Berlasso *460 Clarence St.* asked if this would be a permanent road.

Calvin Pol replied yes.

Renita Berlasso asked about sidewalks.

Calvin Pol replied sidewalks are considered under the subdivision agreement and under site plan control. Council can require that sidewalks be included as a condition in the subdivision agreement.

Chairperson Duncan advised that Council has a general standard with regard to conditions included as part of subdivision agreements.

Renita Berlasso asked if Council would have a different set of standards for this subdivision due to proposed high density development.

Councillor Armstrong advised it is important to remember that processes (subdivision development) take time. Things are done in stages. He noted members of Council are

part of the community.

Renita Berlasso commented greenspace, park space and privacy are important to residents when a new development is proposed adjacent to their neighbourhood.

David Smith, 417 Main St. (adjacent to the subject property to the west) stated he did not know that the entrance off of Main Street would be a permanent road. It was his understanding that the purpose of the entrance would be used as for a service road during construction.

Chairperson Duncan stated the entrance off Main Street would help to alleviate traffic on Fred Street and Clarence Street. He further noted Council considered the comments expressed by residents of Fred Street and Clarence Street about traffic at the previous public meeting.

Calvin Pol advised due to the proximity of Mr. Smith's house to the new road; some type of buffering/fencing could be discussed with the developer.

David Smith advised Council people are currently using the entranceway.

Chairperson Duncan advised Staff will be asked to block off the entranceway and to post no trespassing signs.

It is so noted that no comments made by Planner Calvin Pol or members of the public in attendance altered the opinion of Council regarding the proposed zoning amendment.

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

**Moved by Gerry Boyce and seconded by Tony Fraser that the Public Meeting of Council adjourn at 7:28 pm.  
CARRIED.**

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Eric Duncan, CHAIRPERSON

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Jo-Anne McCaslin, CLERK

These minutes were approved as written August 9, 2016