

**TOWNSHIP OF NORTH DUNDAS
PUBLIC MEETING TO CONSIDER A ZONING BY-LAW AMENDMENT
December 13, 2016**

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 Village of Chesterville Zoning By-law 04-95.

Roll Call:

Eric Duncan	Absent
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.

Applicant Kaireen Cotnam was in attendance.

Chairperson Boyce 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 ta Zoning By-law Amendments to the former Village of Chesterville Zoning By-law No. 04-95 be called to order at 7:00 pm.
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 and faxed and a sign posted on November 23, 2016.

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 prepared by Township Planner, Calvin Pol was previously circulated to Council. The Chairperson then turned the meeting over to Mr. Pol who then made a power point presentation outlining the Cotnam 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-laws are passed, the person or public body may not be entitled to appeal the decisions of the Council of North Dundas to the Ontario Municipal Board. Mr. Pol also advised if you wish to be notified of the passing of the proposed amendments, you must make a written request to the Clerk of the Township of North Dundas.

Township Planner, Calvin Pol explained the Kaireen Cotnam:

The Township of North Dundas received a site specific application to amend the former Township of Chesterville Zoning By-law No. 04-95, as amended, to permit residential uses in addition to the uses currently permitted Highway Commercial/Light Industrial – Exception One/General Commercial Zone (CHM1-X1/CG).

The area affected by this By-law is Part of Block V, Plan 35, being Part 3 on Plan 8R-2423, West side of Industrial Drive, Geographic village of Chesterville, now the Township of North Dundas known as 18 Industrial Drive, Chesterville.

The purpose of the amendment is add “Residential Use” to the list of permitted uses. If the proposed Zoning By-law amendment is adopted, the subject land will be zoned to permit the conversion of the existing commercial building to permit residential uses. The property will be rezoned to the “General Commercial – Exception Ten (CG-X10)” zone.

The property to which the Zoning By-law Amendment applies is not the subject of any other application under the Planning Act.

A Record of Site Condition will be required for the change of use, as a requirement of the building permit. If there are three (3) residential units or more, Site Plan Control will also apply.

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

No other verbal inquires and no letters or written objections have been received.

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

There were no questions from the Applicant.

Councillor Fraser asked if the application was for more than 3 units.

Planner Pol replied the number of units is unknown at this time.

Councillor Armstrong commented this amendment is consistent in keeping with what Council has previously allowed on Industrial Drive.

Carol Johnson of 13865 Dillabaugh Rd spoke on behalf of the Chesterville Agricultural Society. She stated the Agricultural Society wants to be able to continue to operate the Chesterville Fair.

Planner Pol replied potential renters could walk to the fair (through Brannen Dr.)

Councillor Fraser asked if buffering was considered by Township.

Planner Pol replied existing buildings on the fairgrounds and on Industrial Drive will help to buffer the noise generated from the adjacent recreational area (fairgrounds.)

Councillor Armstrong referred to the sites of the South Mountain Fair and Winchester Ball Fields noting both locations are in residential neighbourhoods. He does not foresee the proposed zoning amendment posing any problems for the Chesterville Agricultural Society and the operation of the fair.

Councillor Thompson concurred with Councillor Armstrong's comments.

Chairperson Boyce 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 adjourn at 7:17 pm.
CARRIED.**

Gerry Boyce, CHAIRPERSON

Jo-Anne McCaslin, CLERK

These minutes were approved as written January 17, 2017.