

**TOWNSHIP OF NORTH DUNDAS
PUBLIC MEETING TO CONSIDER TWO ZONING AMENDMENTS
October 25, 2016**

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 to the former Township of Winchester Zoning By-law No. 12-93.

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 Allan Armstrong and seconded by John Thompson that the Public Meeting of Council to consider two Zoning By-law Amendments to the former Township of Winchester Zoning By-law No. 12-93 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, Public Notices were mailed out, faxed and signs posted on October 4, 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 **George Countryman Amendment**

The Township of North Dundas received a site specific application to amend the former Township of Winchester Zoning By-law No. 12-93, to permit the temporary use of a Garden Suite on a property zoned Agricultural (AG). The proposed zoning amendment would change the zoning to Agricultural – Temporary Use Two (AG-T2).

The land affected by this amendment is described as Part of Lot 20, Concession 2, Geographic Township of Winchester, now the Township of North Dundas, known as 13586 County Road 43, Chesterville.

If the proposed zoning by-law amendment is adopted, the subject property will be zoned to allow a Garden Suite as a temporary use under Section 39.1 of the Planning Act for a maximum of twenty (20) years (renewable for 3 year periods thereafter – subject to Council's approval).

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.

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

One written comment was received from Frank Heerkens, President of 954188 Ontario Ltd. stating that he had no objection to the rezoning providing it does not affect future expansions on the property owned by 954188 Ontario Ltd.

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, George Countryman advised he had no questions.

Councillor Armstrong asked about minimum distance separation requirements.

Planner Pol replied the second dwelling is located closer to an existing livestock facility than permitted by MDS, however the livestock facility is not currently used.

Councillor Fraser asked about the agricultural entrance issue.

Planner Pol replied the agricultural entranceway was improved without a permit. Access issues will need to be discussed with the County Engineer, as this will be a temporary use.

Councillor Thompson commented that County Road 43 is a very busy road and is pleased that Planner Pol is meeting with the County Engineer to discuss the modified entranceway.

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 **E. Craig Carruthers Amendment**

The Township of North Dundas received a site specific application to amend the former Township of Winchester Zoning By-law No. 12-93 to allow a fleet inspections station and vehicle repair. The proposed zoning amendment would change the zoning from Rural (RU) to Rural – Special Exception Eight (RU-8).

The area affected by this amendment is described a Part of Part of Lot 22, Concession 9,, Geographic Township of Winchester, now the Township of North Dundas, County of Dundas, known as 13758 Coulthart Road, Chesterville.

If the proposed zoning by-law amendment is adopted the subject property will be zoned to allow a Transportation Terminal as a permitted use on part of the property.

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.

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

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, Craig Carruthers was not present for the public meeting.

Deputy Mayor Boyce asked if this zoning amendment would permit Mr. Carruthers to provide safety inspection services to the public.

Planner Pol replied yes.

There were no questions from members of the public.

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 John Thompson and seconded by Allan Armstrong that the
Public Meeting of Council adjourn at 7:17 pm.
CARRIED.**

Eric Duncan, CHAIRPERSON

Jo-Anne McCaslin, CLERK

These minutes were approved as written November 22, 2016.