

**TOWNSHIP OF NORTH DUNDAS
PUBLIC MEETING TO CONSIDER TWO ZONING AMENDMENTS
September 13, 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. One to the former Township of Winchester Zoning By-law 12-93 and one to the Village of Chesterville Zoning By-law 04-95.

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.

Applicants, Ault & Ault and Ewen Campbell.

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 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 on August 18th, 2016 and a sign posted on August 19, 2016 for the Ault & Ault/SNRCA Zoning By-law Amendment and a Public Notice was mailed out, faxed and a sign posted on August 18, 2016 for the Ewen Campbell Zoning By-law Amendment.

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.

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 Ault & Ault/SNRCA 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 Ault & Ault/SNCRA Amendment:

The Township of North Dundas received a site specific application to amend the former Township of Winchester By-law No. 12-93, as amended, to rezone a part of a property from Agricultural (AG) and Rural (RU) to Open space (OS) and Agricultural Special Exception Thirty-Nine (AG-39).

The area affected by this By-law is described as Part of Lot 4, Concession 12, Geographic Township of Township, now the Township of North Dundas.

If adopted, the subject property will be rezoned to protect the woodlot and to recognize the undersized agricultural lot, to fulfil a condition of severance.

The property to which the Zoning By-law Amendment applies is the subject of a severance (SD&G FILE B 50/2016).

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 noted the Applicant was not represented. He then asked Members of Council if they had any questions or concerns and then opened the Public Meeting to questions and comments from the public.

There were no comments or questions from Members of Council or Members of the Public.

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

Township Planner, Calvin Pol explained the Ewen Campbell Amendment:

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 rezone a property from Residential First Density (R1) to Residential Second Density Exception Five (R2-X5).

The lands affected by the rezoning are legally described as Part of Lots 95 and 97, Block A, Plan 35, Part 1 on Reference Plan off 8R-2443, Geographic village of Chesterville, now the Township of North Dundas known as 21 Chesterville Francis Street.

If adopted, the subject lands will be zoned Residential Second Density – Exception Five (R2-X5), the exception being to recognize the undersized frontage. The effect will be that a six unit apartment building may be built on the property.

The property to which the Zoning By-law Amendment applies is not the subject of any other application under the Planning Act: however, the six-unit build would be subject to site plan control.

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 about the frontage exemption (6%) required.

Planner Pol replied the minimum lot frontage for an apartment dwelling is 30.2 m, and the current irregular lot has approximately 28.29 m.

Shirley Coons, 85 Queen St. stated the proposed apartment building will be a good addition to the Village of Chesterville.

Wayne Ferguson of 25 Francis St. stated he lives next door to 21 Francis St. He asked what exactly will be done on the lot and will there be more noise?

Mayor Duncan suggested Mr. Ferguson meet with Township Planner, Calvin Pol to review details of the proposed Site Plan.

Jeff Ferguson of 25 Francis St. stated he too is concerned about additional noise in the neighbourhood and asked who owns the property.

Ewen Campbell identified himself as the owner of the property.

John Meharg of 94 King St. stated he and his wife will be responsible for teardown of the existing house will have consideration for neighbours regarding noise during the demolition/construction period and beyond. Mr. Meharg indicated to Mr. Ferguson that his target market is seniors, so noise should not be an issue. He is excited about the new development in Chesterville.

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 7:19 pm.
CARRIED.**

Eric Duncan, CHAIRPERSON

Jo-Anne McCaslin, CLERK

These minutes were approved as written September 27, 2016.