

**TOWNSHIP OF NORTH DUNDAS  
PUBLIC MEETING TO CONSIDER TWO ZONING AMENDMENTS  
February 13, 2018  
6:30 pm**

---

A Public Meeting of Council, under Section 34 of the *Planning Act, R.S.O. 1990*, as amended was held to consider two Zoning By-law Amendments.

**Roll Call:**

Eric Duncan	Present
Gerry Boyce	Present
Al Armstrong	Present
Tony Fraser	Present
John Thompson	Absent

Township of North Dundas Staff present included CAO, Angela Rutley; Township Planning Technician, Jamila Sheffield and Clerk, Jo-Anne McCaslin who recorded the minutes.

**Resolution No.01**

**Moved by Deputy Mayor Boyce  
Seconded by Councillor Fraser**

**THAT the Public Meeting of Council to consider two Zoning By-law Amendments, one to the Former Township of Winchester Zoning By-law No. 12-93 and one to the Former Village of Chesterville Zoning By-law No. 04-95 be called to order at 6:30 pm.**

**CARRIED.**

The Chairperson confirmed that in accordance with Section 34 of the Planning Act and Ontario Regulation 545/06, notices of the public meeting were mailed, emailed and faxed on January 22, 2018.

The Chairperson declared the meeting properly constituted as per the requirements of the *Planning Act* and called the meeting to order. Attendance Sheets were provided.

Detailed planning reports and draft by-laws were prepared by Township Planning Staff, and previously circulated to Council. The Chairperson then turned the meeting over to Planning Technician, Jamila Sheffield who then made a power point presentation outlining the two site specific amendments.

It was pointed out by the Planning Technician 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.

**Simon & Lise Buma - Zoning Amendment:**

Planning Technician, Jamila Sheffield advised the Township of North Dundas received a site specific application to amend the former Township of Winchester Zoning By-law 12-93, as amended for property legally described as Part of Lot 18, Concession 3, being Part 1 on Reference Plan 8R-1767 and Part 1 on Plan 8R-1912, Geographic Township of Winchester, now the Township of North Dundas, now the Township of North Dundas.

The purpose of the application is to rezone the property to permit 4-unit townhouse.

If the proposed by-law is adopted the subject lands will be zoned to Residential Second Density – Special Exception Two (R2-2). The effect will be that a four-unit townhouse would be able to be built on the property.

In accordance with Section 34(15) of the Planning Act it was noted there were no written comments from Ministries and Public Bodies to date and one public comment (a letter)

received from Ken and Patricia Boje (neighbouring property owners) who raised concerns with the proposed amendment. Letter Dated February 2, 2018.

Chairperson Duncan thanked Ms. Sheffield for the presentation. 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.

He noted members of the public are asked to state their name and address for the Clerk to record before providing any comments on the proposed zoning amendment.

The applicants, Simon and Lise Buma, were present and stated they had no comments.

Ken Boje of 1 Michael Street reiterated comments expressed in his letter of February 2, 2018. He stated the proposed development is directly adjacent to his property and therefore he has concerns about drainage, privacy, possible noise pollution, light pollution, property values and a rental property in the midst of a residential neighbourhood (with large homes).

Chairperson Duncan replied concerns relating to drainage and light pollution will be reviewed when the site plan is received and will be dealt with under site plan control.

Councillor Armstrong advised Mr. Boje that drainage cannot impact negatively on adjacent properties.

Councillor Fraser asked for clarification of the location of the proposed development in relation to Dave Lannin's property. Lise Buma replied it will be situated next to the existing hedge. (The Planning Technician provided the sketch that was submitted with the application.)

Chairperson Duncan asked Ms. Sheffield to proceed with the second zoning application.

**Township of North Dundas - Zoning Amendment:**

The Township of North Dundas received a site specific application to amend the former the former Village of Chesterville Zoning By-law No. 04-95, as amended to rezone the Chesterville Park Pavillion from Open Space 9OS) to Open Space – Temporary One (OS-T1.)

The area affected by the By-law is described as Part of Lot 74, Block K, Plan 35, Geographic Village of Chesterville, now the Township of North Dundas, known as 5 William Street, Chesterville.

If adopted, the subject building will be rezoned to allow for commercial and business incubation uses for a maximum of three (3) years.

The subject lands are not the subject of any other application under the Planning Act.

In accordance with Section 34(15) of the Planning Act it is noted there were no written comments from Ministries and Public Bodies and no formal comments received from the Public. One neighbour came to the Municipal Office concerned over commercial traffic going to the site. He was advised, based on current occupancy, no change in traffic flows are projected. The neighbour indicated he had no objections to the current traffic flows from the existing operation.

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.

Mayor Duncan noted this building is the former "Happy Face Nursery School". The property is unique because the building does not have direct road frontage.

There were no questions from Council or members of the public in attendance.

Chairperson Duncan stated the by-laws would be considered during the regular meeting.

Resolution No. 02

THAT the Public Meeting of Council to  
Amendments adjourn at 6:51 pm.  
CARRIED.

Moved by Councillor Fraser  
Seconded by Deputy Mayor Boyce  
to consider 2 (two) Zoning By-law



---

Eric Duncan, CHAIRPERSON



---

Je-Anne McCaslin, CLERK