

**TOWNSHIP OF NORTH DUNDAS**  
**PUBLIC MEETING TO CONSIDER THREE ZONING AMENDMENTS**  
**January 9, 2018**  
**6:00 pm**

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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 three Zoning By-law Amendments.

**Roll Call:**

Eric Duncan	Present
Gerry Boyce	Present
Al 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.

**Resolution No.01**

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

**THAT the Public Meeting of Council to consider a Housekeeping Zoning Amendment to the Former Township of Mountain Zoning By-law No. 79-6, the Former Township of Winchester Zoning By-law No. 12-93, the Former Village of Chesterville Zoning By-law No. 04-95 and the Former Village of Winchester Zoning By-law No. 25-96 and one site specific zoning by-law amendment to the Former Township of Mountain Zoning By-law No. 79-6 and one specific zoning by-law amendment to the Former Township of Winchester Zoning By-law No. 12-93 be called to order at 6:00 pm.**

**CARRIED.**

The Chairperson confirmed that in accordance with Section 34 of the Planning Act and Ontario Regulation 545/06, a notice of the public meeting was mailed and faxed on December 15, 2017 and was published in the Winchester Press and Chesterville Record on December 20, 2017. A copy of the Public Notice was also posted on the Township website.

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 Township Planner, Calvin Pol who then made a power point presentation outlining the Housekeeping Zoning Amendment and the two site specific 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.

**Housekeeping - Zoning Amendment:**

Planner Calvin Pol advised the Council of the Township of North Dundas has initiated a housekeeping by-law amendment to update definitions and general provisions in order to reflect changes to provincial documents and to harmonize the four (4) Zoning By-laws of North Dundas. The proposed updates are to Child Services, Second Dwelling Units and Minimum Distance Separation.

This By-law will rezone multiple properties to fulfill conditions of consent (severance). The majority of properties affected by this By-law are properties (surplus dwellings) that were granted a consent (severed) as a result of farm consolidation under the 2014 *Provincial*

*Policy Statement* and the United Counties of Stormont, Dundas and Glengarry Official Plan. This By-law will prohibit residential dwellings from being constructed on the remaining prime agricultural land as required by the *Provincial Policy Statement* and the United Counties Official Plan.

This By-law will also correct or slightly modify the zoning of four (4) other properties. These changes will be to adjust boundaries and remove special zoning no longer applicable for various reasons.

Key maps have been provided that detail the properties that are to be rezoned as a condition of consent (severance). Schedules are also attached that detail the properties affected by consent, inclusive of consent file number, location and the nature of rezoning.

In closing, Planner Pol stated this By-law is deemed to be in general conformity with the policies contained in the United Counties of Stormont, Dundas and Glengarry Official Plan and the *Provincial Policy Statement*. A majority of the properties to which this By-law applies were the subject of consent (severance) as detailed in the appropriate schedules.

South Nation Conservation commented on the proposed zoning amendment and stated no objections. No other comments or objections have been received to date under Section 34(15) of the Planning Act.

No letters or written objections have been received.

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.

Councillor Fraser asked Planner Pol how far back (number of years) do you research to determine inconsistencies for the Chesterville property (Mary Street). Mr. Pol replied usual practice is to refer to the date of the applicable zoning by-law and to review tax assessment rolls. He found that the property had been taxed multi-residential since the 1980's.

Mayor Duncan commented larger parking spaces are appreciated.

Planner Pol replied parking widths are at the discretion of Council.

**Pomainville - Zoning Amendment:**

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 21, Concession 10, being Part 1 on Reference Plan 8R-1641, Geographic Township of Winchester, now the Township of North Dundas, being part of Part 1 of Plan 8R-1027, now the Township of North Dundas.

The purpose of the application is to rezone the property from Agricultural (AG) to Agricultural – Special Exception Forty (AG-40). If approved, the effect would be that a cabinet business would be permitted on the property. The business has been on the subject property since 1995.

South Nation Conservation commented on the proposed zoning amendment and stated no objections. No other comments or objections have been received to date under Section 34(15) of the Planning Act.

No letters or written objections have been received.

The applicant, Rejean Pomainville, was present and stated he believed the property was zoned commercial because they have been paying commercial taxes for many years.

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

**Walker Zoning 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 for property legally described as Part of Lot 8, Concession 8, Geographic Township of Mountain, now the Township of

North Dundas, known as 10675 Blaine Road, Hallville. The purpose of the application is to rezone the property from Rural (RU) to Rural- Exception Twenty-Three (R-23). If approved the effect would be that the property would be able to be used for a winery and associated accessory uses.

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.

The applicant, Shawn Walker and members of his family were present. He stated he is excited to establish the mead winery and hopes it will benefit the local community. Other family members expressed their support for the proposed amendment.

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**

**Moved by Councillor Thompson  
Seconded by Councillor Armstrong**

**THAT the Public Meeting of Council to consider 3 (three) Zoning By-law Amendments adjourn at 6:25 pm.  
CARRIED.**

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Eric Duncan, CHAIRPERSON

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Jo-Anne McCaslin, CLERK

**(These minutes were approved as written February 13, 2018.)**