

TOWNSHIP OF NORTH DUNDAS

PUBLIC MEETING TO CONSIDER TWO ZONING AMENDMENTS

DECEMBER 11, 2018

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 to the former Village of Winchester Zoning By-law 25-96.

ROLL CALL: Mayor: Tony Fraser (Chairperson)
Deputy Mayor: Elect Allan Armstrong
Councillor: Gary Annable
Councillor: Tyler Hoy
Councillor: John Thompson

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 Annable
Seconded by Councillor Thompson**

THAT the Public Meeting of Council to consider two Zoning Amendments be called to order at 7:00 p.m.

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 out, faxed and emailed on November 20, 2018 and signs posted on November 20, 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.

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 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 Local Planning Appeals Tribunal.

ALLAN RACINE:

Planner Pol advised the Township of North Dundas received a site-specific amendment to amend the former Village of Winchester Zoning By-law No. 25-96, as amended, to rezone the subject area from Residential Type 4 – Exception Five Holding (R4-5h) to Residential Type 3 (R3).

The area affected by this By-law is described as Block 127 on Plan 115, Geographic Village of Winchester, now the Township of North Dundas.

If adopted, the subject lands will be rezoned Residential Type 3(R3), and the subject area would be able to be used for 3 single detached dwellings (pending lot control).

The subject lands are not the subject of any other application under the Planning Act; however, Part Lot Control will be required to separate the block into lots.

In accordance with Section 34(15) of the Planning Act no comments were received. No written comments from the public have been received to date.

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 was not present.

Deputy Mayor Armstrong asked why the applicant installed services for 3 single lots as opposed to the services required for higher density housing?

Calvin Pol replied he believes it was a misunderstanding of the definitions of R3 and R4; that single units were permitted under the R4 Zone.

Mayor Tony Fraser stated town home (diversified housing) development has been part of the original plan of subdivision.

Calvin Pol agreed stating higher density residential development at this location would be a more appropriate land use. He plans to discuss other options for higher density development with the Applicant.

There were no questions from members of the Public.

Chairperson Fraser stated the by-law would be considered during the regular meeting.

MARIE STEELE:

Planner Pol advised the Township of North Dundas received a site-specific amendment to amend the former Village of Winchester Zoning By-law No. 25-96, as amended, to allow for the conversion of a commercial building (doctor's office) to a single detached dwelling.

The area affected by this By-law is described as Part of Block J South of Main Street, Plan 34, Geographic Village of Winchester, now the Township of North Dundas, known as 494 Fred Street.

If adopted, the subject lands will be rezoned Residential Type 2(R2), and the existing building would be able to be converted into a single detached dwelling.

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 no received. No written comments from the public have been received to date.

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 was not present.

Deputy Mayor Armstrong commented the proposed zoning suitably fits the neighbourhood.

Comments from the Public:

Mike Bumbaco, of 490 Fred St. asked if the property could one day be changed back to commercial?

Calvin Pol advised an application to rezone the property would be required.

Joanne Gibson of 485 Fred St. commented that she is pleased with the proposed rezoning to change the property to residential as the Doctor's Office contributed to increased traffic congestion on Fred Street

Chairperson Fraser stated the by-law would be considered during the regular meeting.

Resolution No. 02

**Moved by Councillor Thompson
Seconded by Councillor Annable**

**THAT the Public Meeting of Council to consider two Zoning By-law Amendments
adjourn at 7:28 p.m.
CARRIED.**

These minutes were approved as written January 15, 2019.