

MINUTES
PUBLIC MEETING

Monday, October 23, 2023, 6:00 PM
South Edwardsburgh Community Centre
24 Sutton Dr.
Johnstown Ontario

PRESENT: Mayor Tory Deschamps
Deputy Mayor Stephen Dillabough
Councillor Joe Martelle
Councillor Waddy Smail
Councillor Chris Ward

STAFF: Dave Grant, CAO
Rebecca Crich, Clerk
Wendy Van Keulen, Community Development Coordinator
Candise Newcombe, Deputy Clerk

PUBLIC: Tracy Zander
Victoria Freeborn
Micheline Grand Mont
Rock Mallin

1. Call Meeting to Order

Mayor Deschamps called the meeting to order at 6:00 p.m. and reminded the members of the public present to sign in on the sheet provided to record their attendance as part of the public meeting minutes.

2. Welcome and Introductions

Mayor Deschamps welcomed those present and introduced the subject of the meeting.

It was noted that Council was in attendance to hear comments on the proposed amendments and not to make decisions on the application at this time.

The Community Development Coordinator noted that this meeting is being held under the authority of section 34 of the Planning Act and was advertised in accordance with the requirements of the Planning Act.

It was noted that the purpose of the meeting was to consider two applications to amend the Township's Zoning Bylaw at:

- 2084 Dundas St.; and

- 2073 Dundas St

The Community Development Coordinator noted that anyone who wishes to comment on the proposed amendments would be given the opportunity to do so.

It was noted that the applicant will have the opportunity to address any concerns related to the proposed amendments after the comments are heard. Following the meeting, staff will coordinate the preparation of a final report to the Committee of the Whole - Community Development meeting, taking into consideration any planning matters brought forward as formal comments at the meeting or made in writing to Council through the Community Development Coordinator.

It was noted that if individuals do not make an oral presentation tonight or a written submission to the Township of Edwardsburgh Cardinal before the bylaw is passed, they will not be entitled to appeal Council's decision to the Ontario Land Tribunal or be added as a party to a hearing unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

To be notified of Council's decision, it was noted that a written request must be made to the Community Development Coordinator (CDC). Without this written request, an individual will not receive a notice of Council's decision.

3. 2084 Dundas Street

a. Review of Proposal

The Community Development Coordinator provided a summary of the application to amend zoning bylaw 2022-37 for a property at 2084 Dundas Street.

The purpose of the amendment was noted to change the zoning on the property from Residential Second Density (R2) and Main Street Commercial (MC) to Main Street Commercial - Special Exception (MC-X) in order to permit residential units on the ground floor of the existing building.

The amendment would allow for the conversion of an existing residential unit at the rear of the building into four residential units. The building currently has 7 dwelling units but will contain a total of 10 units following the proposed internal conversion.

Ms. Zander spoke to the application noting its conformity to the proposed zoning bylaw amendment and highlighted that Ms. Freeborn was in attendance to address any questions or comments.

b. Public Comment

The Mayor offered the opportunity for public comments on the proposed amendment.

It was noted that no members of the public who were in attendance at the meeting made comments on the application.

4. 2073 Dundas Street

a. Review of Proposal

The Community Development Coordinator provided a summary of the application to amend zoning bylaw 2022-37 for a property at 2073 Dundas Street.

The purpose of the amendment was noted to change the zoning on the property from Main Street Commercial (MC) to Main Street Commercial - Special Exception (MC-X) in order to permit a residential use on the ground floor of the existing mixed use commercial building.

The amendment would allow the conversion of a portion of the commercial space on the ground floor to one residential dwelling unit within the existing building.

Ms. Zander provided a summary of the proposal and its conformity to the zoning bylaw amendment and highlighted Ms. Freeborn's attendance to address any questions or comments.

b. Public Comment

The Mayor offered the opportunity for public comments on the proposed amendment.

It was noted that no members of the public who were in attendance at the meeting made comments on the application.

5. Next Steps

The Mayor noted that the proposed zoning amendment would be considered at an upcoming Committee of the Whole - Community Development meeting. Subsequently, Council will consider the Committee's recommendation and any comments from the public before making a decision on these applications at a future meeting of Council. It was noted that Committee and Council meetings and agendas are posted on the Township website at www.twpec.ca for those who wish to attend.

Once the decision is made by Council and a notice of decision is mailed, there will be a 20-day appeal period.

As a reminder, if you wish to be notified of Council's decision, you must make a written request to the Township through the Community Development Coordinator.

6. Adjournment

The Mayor adjourned the meeting at 6:08 p.m.

Deputy Clerk