

MINUTES
PUBLIC MEETING
MAIN STREET COMMERCIAL ZONING BY-LAW AMENDMENT
THURSDAY NOVEMBER 2, 2017 6:30PM
SPENCERVILLE MUNICIPAL OFFICE

Present:

Pat Sayeau
Gerry Morrell
Karie Smail
Ken Warner

Staff:

Shelbi McFarlane, Community Development Coordinator
Debra McKinstry, CAO/Clerk
Katie Morphet, J.L Richards

Shelbi McFarlane read the attached notice which explains the Planning Act process for approval and appeal of the application and outlined the effect of the amendment. Ms. Deacon asked if anyone wished to make a comment in support or in opposition. No comments were made. Ms. Deacon noted that the Zoning By-law Amendment will be discussed on Monday, November 6th at the Community Development Committee than considered by Council on Monday, November 27th.

Meeting adjourned at 6:54 pm

Minutes Taken By:



Shelbi McFarlane, Community Development Coordinator

ZBCA Public meeting

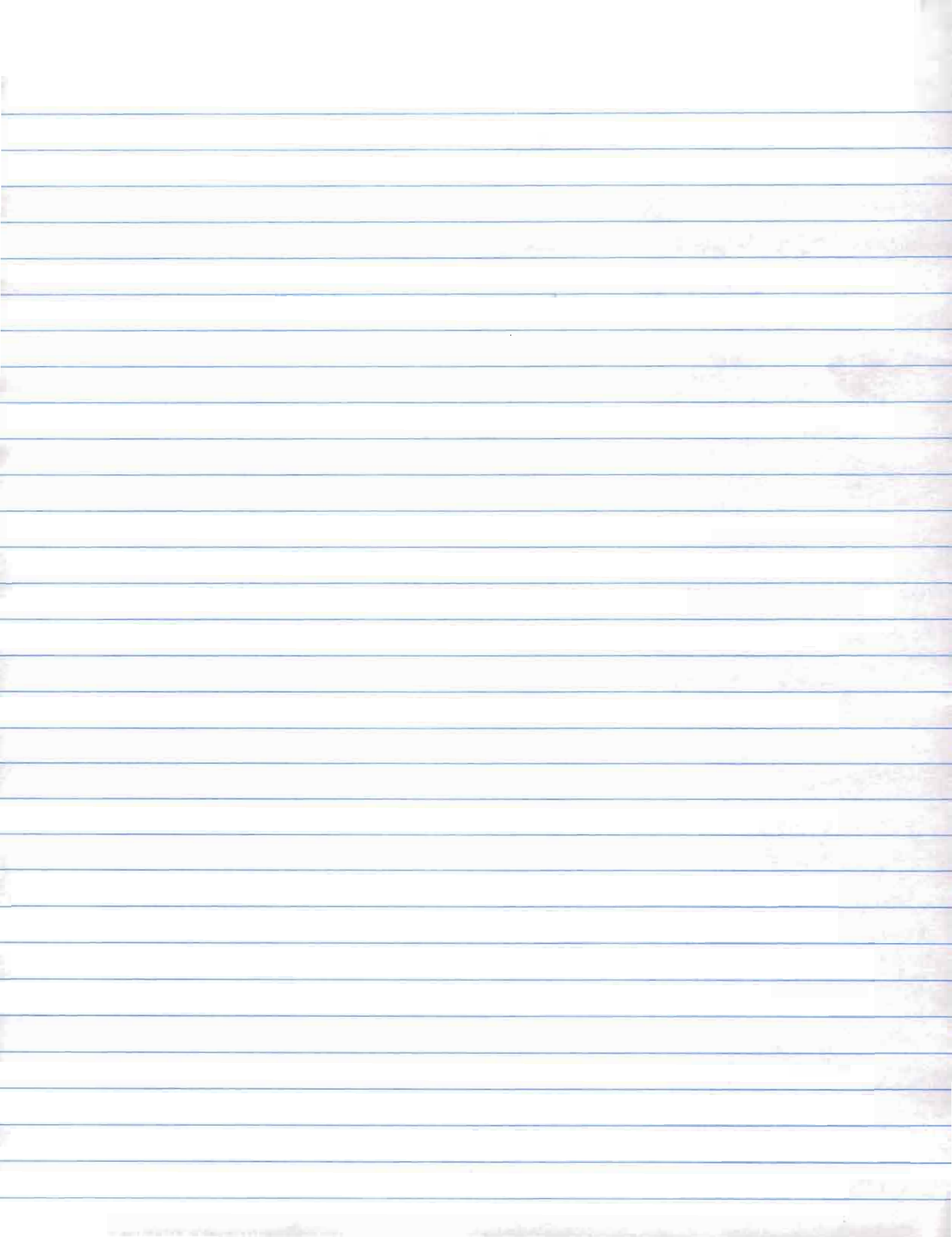
Core Commercial → Spencerville + Cardinal

November 2, 2017 6:30

Spencerville.

Call to order 6:40 pm

adjourn : 6:54 pm



Public Meeting Sign In Sheet- Main Street Commercial Rezoning (Spencerville & Cardinal)

Thursday, November 2, 2017

Council Chambers, Spencerville

Name	Address	Email
Gerry Morrell	18 Holly Drive Johnstown	gmorrell@cooper.ca
Pat Sayer	1529 County Rd #2 JOHNSTOWN	psayer@b2b2c.ca
KEN WARNER	9 MATLAND DR MATLAND	K25.WARNER@GMAIL.COM
Debra McKinstry	1622 Ventura Rd	deba.mckinstry@ne.com
K. Smith	3033 Walker St	KarisSmith@yahoo.ca
M. L. [Signature]	412 Pitt Rd	michael@michaelbarrett.ca

Speaker notes for Commercial Core Zoning public meeting- November 2, 2017

Good evening ladies and gentlemen.

Today's meeting is a public meeting held under the authority of section 34 of the planning act. This meeting was also advertised in accordance with the requirements of the planning act.

The proposed amendment is the result of a study undertaken to examine the core of the villages as suggested in the interim control by-law 2016-86. The zoning by-law amendment affects some of the properties within the villages of Cardinal and Spencerville which are currently zoned Main Street commercial/residential.

The subject lands are designated urban settlement area in the county of Leeds and Grenville's official plan and settlement policy area in the township's official plan. The lands are currently zoned main street commercial/residential (MCR) in the zoning by-law.

This zoning by-law amendment is proposed to properly implement the core area policies seen in the township's official plan. Low density residential uses are only to be permitted when they are associated with commercial development and located on the second storey or above a ground floor non-residential permitted use. The zoning is being changed by introducing a new core commercial zone to separate the area from the main street commercial/residential (MCR) zone. The main street commercial special exception 1 (mc-1) and main street commercial special exception 2 (mc-2) zones are to recognize the provisions of the existing MCR special exception zones.

Anyone who wishes to speak in favour of, or contrary to the proposed zoning by-law amendment will be given the opportunity to do so. Before you make a presentation, I would ask that you provide your name and address.

I am required by the planning act to advise you that if you do not make an oral presentation tonight or a written submission before the zoning by-law amendment is adopted by council, you will not be entitled to appeal the decision of the council of the township of Edwardsburgh/Cardinal to the Ontario municipal board.

I am also required to advise you that if you do not make an oral presentation tonight or a written submission before the zoning by-law amendment is adopted by council, you may not be added as a party to the hearing of an appeal before the Ontario municipal board.

Comments have been received on the application from CN Rail with respect to development near the Cardinal spur line. Copies of these comments are available for review here tonight.

Please be advised this by-law will appear on Monday November 6th at the Community Development Committee Meeting for discussion of comments received. After that, the bylaw to implement the zoning change will be considered by council at the regular meeting on November 27th, 2017. Once the decision is made by council and notification provided, there is a 21 day appeal period.

Is there anyone present who wishes to speak in favour of or contrary to the proposed amendment?