

## DECISION

### With respect to the United Counties of Stormont, Dundas and Glengarry Official Plan Subsection 17(34) of the Planning Act

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I hereby approve the repeal of the United Counties of Stormont, Dundas and Glengarry Official Plan and all subsequent amendments thereto, pursuant to By-law No. 4664, insofar as this Official Plan is in effect.

I hereby approve the repeal of the Township of North Glengarry Official Plan and all subsequent amendments thereto, pursuant to By-law No. 38-2000, insofar as this Official Plan is in effect.

I hereby approve all of the United Counties of Stormont, Dundas and Glengarry Official Plan as adopted by By-law No. 5119, subject to the following modifications:

1. **Section 1.8.1 Boundaries** is hereby modified by:
  - a. In the first sentence of the second paragraph, (i) deleting the word *"minor"* and replacing with the word ***"technical"*** and (ii) deleting the words *"as a result of minor lot additions through Consent"*;
  - b. In the last sentence of the second paragraph, (i) replacing the word *"Minor"* with the word ***"Technical"***. Adding the following sentence at the end of the second paragraph, ***"Any such change should be incorporated at the time of a housekeeping or section 26 update."***
2. **Section 2.1.3 Population, Housing and Employment Forecasts** is hereby modified by:
  - a. In the second sentence of the first paragraph, inserting the words ***"as allocation of population, housing and employment forecasts"*** after the words *"...used by the local Townships"*;
  - b. Adding the following sentence at the end of the first paragraph: ***"A majority of growth will be directed to urban settlement areas."***
3. **Section 3.2.1.7 Boundary Adjustments to Settlement Areas** is hereby modified by:
  - a. In the first sentence, deleting the words *"minor changes"*, and replacing with the words ***"technical adjustments in accordance with section 1.8.1"***;
4. **Section 3.5.1.1 Adequate Lot Size** is hereby modified by:
  - a. Adding the words ***"including setbacks from natural hazards such as flood plains,"*** before the words *"parking and loading facilities"* in the second sentence;



5. **Section 3.5.2.4 Industrial Areas** is hereby modified by:
  - a. In the third paragraph, deleting the words *"associated commercial land uses"*, and replacing with the words ***"associated retail and ancillary facilities"***;
6. **Section 3.5.2.9 Shoreline Development and Lake Development** is hereby modified by:
  - a. In the second paragraph, adding the words ***"and permanently flowing municipal drains"*** at the end of the second sentence.
7. **Section 3.5.3 Secondary Plans** is hereby modified by:
  - a. In the second sentence of item number 7, inserting the words ***"or within the permit control area of Ministry of Transportation's"*** after the words *"...related to"*;
8. **Section 3.5.4.1 Land Supply for Housing and Affordability** is hereby modified by:
  - a. Adding the following at the end of the second paragraph: ***"A minimum of 25% of all new housing units will be affordable as defined by the Provincial Policy Statement, 2014. However, the County in consultation with local municipalities may undertake a study to identify an alternate affordability target."***
9. **Section 4.1 Objectives** is hereby modified by:
  - a. In item number 6, deleting the word *"use"*.
  - b. In item number 6, adding the following at the end of the sentence: ***"Council will ensure that public service facilities are coordinated and integrated with land use planning so that they are financially viable over their life cycle."***
10. **Section 4.3.3.7 Source Water Protection** is hereby modified by:
  - a. Deleting the fourth paragraph and replacing it with the following: ***"New Planning Act applications and building permits in designated vulnerable areas (Intake Protection Zones and Wellhead Protection Areas as shown on Schedule B4), where land uses could be associated with significant threat activities will require a Notice from Risk Management Office as required under Section 59 of the Clean Water Act unless the applicant demonstrates to the satisfaction of the Approval Authority that a significant drinking water threat will not occur"***.
  - b. Inserting the following paragraph at the end of section 4.3.3.7: ***"Highly Vulnerable Aquifers (HVA) and Significant Groundwater Recharge Areas (SGRA) cover the majority of the County, as such, these areas have not been identified on Schedule B4. However, impacts of development applications on groundwater will be considered in planning decisions. Major development applications within these areas will demonstrate that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved, or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water"***



*features, sensitive ground water features, and their hydrological functions."*

**11. Section 4.4 Consultation and References** is hereby modified by:

- a. In item number 6, deleting the word *"adjacent"*.

**12. Section 5.2.2 Scope of Uses and Application** is hereby modified by:

- a. In the second and third rows under the column "Prohibited Uses" in Table 5.2, inserting the words: (i) ***"the establishment, expansion, or continued use of"*** after the word "hinder", and (ii) inserting the words ***"or access to mineral aggregate resources"*** after the word "operations"

**13. Section 5.3.4 Lot Sizes** is hereby modified by:

- a. Adding the following sentence at the end of the first paragraph, ***"In this regard, the minimum lot size for new lots will be generally 40 ha in size for each of the severed and retained parcels"***.

**14. Section 5.4.4 Zoning** is hereby modified by:

- a. In the second paragraph, deleting the words *"but may be zoned to the limit of extraction only"*;
- b. In the fourth paragraph, deleting the words *"Local Municipalities"* and replacing with the words ***"Municipal decisions"***;

**15. Section 5.4.7 Resource Identification or Depletion** is hereby modified by:

- a. In the first paragraph, deleting the words *"Aggregate Resources Inventory (ARIM)"* and replacing with the words ***"Aggregate Resources Inventory Paper (ARIP)"***;
- b. In the second paragraph, deleting the words *"or where a Local municipality is satisfied that the lands have been appropriately rehabilitated and rendered safe for the intended use (complete or progressive rehabilitation) and that the land use is compatible with adjacent resource uses, where applicable"*

**16. Section 5.7 Consultation and Reference** is hereby modified by:

- a. In item number 2, (i) deleting the words *"evaluation or screening of aggregate reserves (quality and quantity)"*; and (ii) deleting the words *"endangered or threatened species"* and replacing with the words ***"species at risk and species at risk habitat"***

**17. Section 6.2.2 Flooding** is hereby modified by:

- a. In the first sentence of the fourth paragraph, (i) deleting the word *"may"* and replacing with the word ***"will"*** and (ii) deleting the words *"and provided the applicable implementing zoning By-law is amended"*

**18. Section 6.2.6 Karst** is hereby modified by:

- a. In the first sentence of the third paragraph, (i) deleting the word *"may"* and replacing with the word ***"should"***, and (ii) deleting the words *"to demonstrate that the lands are suitable or that the hazard can be mitigated"* and replacing with the words ***"by a qualified professional. The study shall assess the"***



*presence of karst and propose measures to satisfactorily mitigate any potential hazard”;*

19. Section 7.3.1 Development Applications and Public Works is hereby modified by:

- a. In the second sentence of the third paragraph, deleting the title of the Act “Cemeteries Act” and replacing with the title ***“Funeral, Burial and Cremation Services Act”***.

20. Section 8.12.5 Community Improvement – Section 28 is hereby modified by:

- a. After the first sentence of item 1, inserting the following, ***“The County may also make grants or loans to the Council of a local municipality for the purpose of carrying out a community improvement plan, on such terms as council considers appropriate.”***
- b. Deleting all of item number 2 including sub-bullets and replacing with the following paragraph, ***“The intent of this Plan is to recognize the entire County as a Community Improvement Area eligible for the establishment of one or more Community Improvement Project Areas.”***

21. Section 8.12.13.1 Plans of Subdivision is hereby modified by:

- a. Deleting the first sentence of the second paragraph and replacing with the following, ***“An application for a plan of subdivision shall be made in accordance with the requirements of the Planning Act. A municipal decision on a plan of subdivision shall be consistent with the Planning Act and the Provincial Policy Statement.”***;

22. Section 8.12.13.3 Land Division Review Criteria – Plans of Subdivision and Consents is hereby modified by:

- a. In sub-bullet “q” under bullet item 9, inserting the words ***“and floodplain”*** after the word *“Topographic”*;

23. Section 9.0 Introduction is hereby modified by:

- a. Inserting the following sentence at the end of the first paragraph: ***“Special land use districts identified on Schedules A1, A2, A3, A4, A5, and A6 are overlays”***.
- b. Inserting the following after the first sentence in the second paragraph: ***“These include special land use districts and special policy areas. Special land use districts are areas with legal non-conforming uses.”***
- c. Inserting the following at the end of the second paragraph: ***“Special land use areas are areas where one or more uses are permitted subject to specific policies of that section.”***

24. Section 9.3.2 Long Sault Employment District is hereby modified by:

- a. In the third paragraph, deleting the words *“at the time of”* and replacing with the words ***“in advance of”***;
- b. Adding the following at the end of the third paragraph, ***“The County and Township of South Stormont will proactively work with MTO to develop an Interchange Highway Access Management Plan in advance of any***

***development. A requirement for an Interchange Highway Access Management Plan may also be triggered by a specific proposal."***


**25. Schedule B4 is hereby modified by:**

- a. In the legend, (i) deleting the legend subtitle "***Vulnerable Areas***" and replacing with the subtitle "***Wellhead Protection Area Score***", (ii) deleting the word "***and Score***" from the legend sub-title "***Intake Protection Zones and Score***", and (iii) deleting the legend name "***Newington Wellhead Protection Area***" and replacing with "***Newington WHPA-E (Groundwater under Direct Influence of Surface Water, score 7.2)***"

**26. Land Use Schedules:**

- a. Land Use Schedules A1-A6 are hereby deleted in their entirety and replaced with new Land Use Schedules A1-A6 dated December 21, 2017, attached hereto.

Dated at Toronto this 4 day of February, 2018

  
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Marcia Wallace  
ADM, Municipal Services Division  
Ministry of Municipal Affairs / Ministry of Housing