



AGENDA

Public Meeting

United Counties of Stormont, Dundas and Glengarry

Monday, March 29, 2021, 12:00 p.m.

Virtual Meeting

- 1. Call to Order**

- 2. Disclosure of Pecuniary Interest**

- 3. Public Meeting**
 - 3.1 Official Plan Amendment No. 6 - Housekeeping**

- 4. Adjournment**



**NOTICE OF A PUBLIC MEETING
Housekeeping Official Plan Amendment
for the United Counties of
Stormont Dundas and Glengarry**

TAKE NOTICE that the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry (SDG) will hold a Public Meeting as per Section 17 and Section 21(1) of the *Planning Act* on Monday March 29, 2021, commencing at 12:00 P.M. on **Webex**.

THE PURPOSE AND EFFECT – The purpose of the Public Meeting is to provide an opportunity for Council to receive input from the public and stakeholders in respect of the current proposed Housekeeping Amendment to the SDG Official Plan. The amendment is intended to correct technical errors and clarify policies for ease of use and interpretation. Additionally, it will formally recognize official plan amendments to the 2006 Official Plan that were adopted by Council but not incorporated during the final stages of the Province’s approval of the 2018 Official Plan. The Official Plan applies to the entire geographical area of SDG; as such, no key map is provided.

Copies of the draft Official Plan Housekeeping Amendment and relevant studies can be found at: sdgcounties.ca.

TAKE NOTICE THAT the United Counties of SDG is now conducting all public meetings virtually through Webex. Members of the public will have the ability to watch meeting proceedings and participate, where appropriate, as detailed below.

All public meetings are livestreamed on the United Counties of SDG YouTube page. To watch the livestream, go to: https://www.youtube.com/channel/UC_3kS_1PyhLSbTCCdpAUQeg

Members of the public who wish to participate in meetings will be able to do so by joining our Webex meeting on their device, or by dialing in from a phone (long distance charges may apply). **Registration is required in advance of the meeting at:** <https://unitedcountiesofsdg.my.webex.com/unitedcountiesofsdg.my/j.php?RGID=r373ed9f7efabf76e1dc8e26954f2c74e>

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendment to the SDG Official Plan.

IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to SDG before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Local Planning Appeals Tribunal.

IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to SDG before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal there is reasonable grounds to add the person or public body as a party.

IF YOU WISH TO BE NOTIFIED of the adoption of the Housekeeping Amendment to the Official Plan you must make a written request to the Manager of Planning (at the address below) or to info@sdgcounties.ca.

ADDITIONAL INFORMATION relating to the Housekeeping Amendment to the Official Plan is available on the SDG website and at the local township offices.

DATED this 9th day of March, 2021

Transportation and Planning Services
United Counties of Stormont, Dundas and Glengarry
26 Pitt Street, K6J 3P2
Cornwall, Ontario
Tel: (613) 932-1515
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SCHEDULE “A” TO BY-LAW No. ####

**AMENDMENT NO. 6 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF
STORMONT, DUNDAS AND GLENGARRY**

Official Plan Amendment
Housekeeping Amendments

United Counties of Stormont Dundas and Glengarry



**UNITED COUNTIES OF STORMONT
DUNDAS AND GLENGARRY**

**CERTIFICATION OF COMPLIANCE WITH PUBLIC INVOLVEMENT AND NOTICE
REQUIREMENTS**

I, Kimberley Casselman, Clerk, hereby certify that the requirements for the giving of notice and the holding of at least one (1) public meeting as set out in Subsection 17(15) of the Planning Act, R.S.O. 1990, and the giving of notice as set out in Subsection 17(23) of the Planning Act, R.S.O. 1990, have been complied with.

Signed _____
Kimberley Casselman, Clerk

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STATEMENT OF COMPONENTS

PART A - PREAMBLE introduces the actual Amendment but does not constitute part of Amendment No. 6 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART B - THE AMENDMENT consists of the following text, which constitutes Amendment No. 6 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES do not form part of Amendment No. 6 but are provided to clarify the intent and to supply background information related to the Amendment.

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PART A – PREAMBLE

Purpose

The purpose of Amendment No. 6 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry, which is a housekeeping amendment initiated by the United Counties pursuant to Section 22 of the *Planning Act*, is to correct technical errors and clarify policies for ease of use and interpretation. Additionally, it will formally recognize official plan amendments to the 2006 Official Plan that were adopted by Council but not incorporated during the final stages of the Province's approval of the 2018 Official Plan.

Location

The amendments apply to all lands within the corporate boundaries of the United Counties.

Basis

The proposed amendment was developed by County Staff after a review of the Official Plan to identify technical errors and unclear / contradictory policies. Further it was reviewed all Staff at all the County's constituent municipalities who also identified technical errors and unclear / contradictory policies. The amendment is also based on the decisions of County Council as they related to amendments to the 2006 Official Plan that were adopted by Council but not incorporated during the final stages of the Province's approval of the 2018 Official Plan.

PART B - THE AMENDMENT

The Introductory Statement

All of this part of the document entitled, Part B - The Amendment, consisting of the following text and Schedule 'A', constitutes Amendment No. 4 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

Details of the Amendment

The Official Plan of the United Counties of Stormont, Dundas and Glengarry is amended as follows:

The Official Plan for the United Counties of Stormont, Dundas, and Glengarry is hereby amended as follows:

1. Section 1.2 – replace the first sentence in the third paragraph with the following: “The County is responsible for coordinating reviews for all provincial policy interests and circulating applications to Ministries and local agencies.”
2. Section 1.5.3 – delete the second paragraph in its entirety.
3. Section 1.8.8 – delete the first paragraph in its entirety.
4. Section 3.0 – Delete the first sentence and replace with “The County is primarily composed of a rural area containing a number of urban and rural settlements. The rural area itself is composed of prime agricultural lands and rural lands, natural heritage areas, and natural resource areas.”

Further, in the second sentence replace “rural lands” with “the rural area”.

5. Table 3.2 – Add the designation “Special Land Use District (Overlay)” to both the Rural Area and Urban Settlement Area designation lists.
6. Section 3.4 – add the following before the first paragraph of this section: “All lands in the County are organized into Land Use Districts or Resource Designations. Their respective policies guide growth, development, and scope of land use in accordance with the goals and objectives of this Plan. The accompanying Land Use Schedules outline the Land Use District and Resource designations for each local municipality, which may be amended from time to time. This Section provides the policy framework applicable to Land Use Districts listed in Section 3.4.1. Section 5.0 outlines the policy framework applicable to the Resource Designations, such as Agricultural or Extractive Resource Lands.”

Further, replace the first sentence of the first paragraph with: “This Plan

also recognizes site-specific designations and/or development criteria as set out in Section 9.0 of this Plan, through the use of Special Land Use District Overlays.”

7. Section 3.4.1 – add the following to the end of the first sentence: “, Rural Settlement Area, and Special Land Use District Overlay.”
8. Section 3.4.2 – add the following after the word “infrastructure” in the first sentence: “(excluding waste management systems)”.
9. Section 3.4.3 – delete the sentence at the end of the third paragraph and replace with the following: “Existing standalone residential uses may be considered a conforming use in a local municipality’s zoning by-law.”
10. Section 3.4.7 – add the words “a maximum of” before the number 20 in the first sentence.
11. Table 3.5 – under the “Commercial District” designation replace the second bullet with the following: “Residential forming part of a mixed commercial/residential development”.

Further, under the “Employment District” designation, add the following new bullet “Office uses” and replace the word “compliment” in the last bullet with the word “complement”.

Further, under the “Major Open Space” designation, delete “waterfront areas” and replace with “marinas”.

Further, under the “Rural District” designation, add the following new category:

“General

- forestry and conservation, and natural resource management activities;
- Bed and breakfast establishments;
- Open space;
- Cemeteries.”

Further, add the following new designation to the table:

Special Land Use District (Overlay)	- Those uses specified and permitted on the lands under Section 9.0 of this Plan
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12. Section 3.5.1.5.1 – in the second paragraph delete the words “Committee of Adjustment, formed under Section 44 of the Planning Act” and replace with “local municipality”.

13. Section 3.5.2.2 – in Subsection 3 delete the words “High density” and relocate Subsections 12 and 13 after Subsection 3.
14. Section 3.5.2.9 – in the third paragraph, delete the second sentence and replace with the following: “Reductions to any setback shall not require an amendment to this plan and may be considered in consultation with the local Conservation Authority. Standards for vegetation clearing to provide for shoreline access and views shall be established in implementing zoning by-laws.”

Further in paragraph seven, in the second sentence delete the words: “a minimum of 30 metres from the normal high-water mark of these waterbodies” and replace with the following: “in accordance with the regulations of the appropriate conservation authority having jurisdiction.”

15. Section 3.5.4.3 – replace the title “Secondary Units” with “Additional Residential Units”

Further, delete the last sentence of the first paragraph.

Further replace the first sentence of the second paragraph with: “Local Municipalities shall make provision for secondary units in their zoning by-law by authorizing, at minimum, the following:”.

Further in Subsection 1, delete the words: “if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains a residential unit”.

Further in Subsection 2, delete the words: “if the detached house, semi detached house or rowhouse contains a single residential unit”.

Further in the last sentence of the section, delete the words “these types of uses” and replace with “a detached house, semi-detached house, or rowhouse”.

Further delete the third and fourth paragraphs and replace with the following:

“Further to the above, Local Municipalities may create additional provisions or requirements for secondary units in their zoning by-law. Notwithstanding this, any additional provisions shall conform with this Section. The policies of Section 4.3.3 - Water Supply and Sewage Disposal Systems and Section 8.12.10.1 – Site Plan Control may also apply, as well as the provision of adequate parking and conformity with the requirements of the Building Code, Fire Code, and applicable property standards by-laws.

Creation of new lots will not be permitted to separate a secondary unit from the primary dwelling, unless it conforms to the lot creation policies of Section 8.12.13.3, planning principles/guidelines of Section 3.5, and, in the opinion of the County and Local Municipality, represents an appropriate and desirable use of the lands.”

16. Section 3.6 – delete in its entirety.

17. Section 4.3.5.1 – delete in its entirety and replace with the following:

“Waste management systems include, but are not limited to, landfills, transfer stations, composting facilities, recycling facilities, septage haulage and disposal sites, and waste materials haulage and disposal. Accessory uses to the aforementioned may also include, but are not limited to, storage buildings, associated equipment, security buildings, weigh scales, and/or office/administrative facilities. Waste management systems may only be operated, expanded or closed in accordance with the policies of this Plan and current provincial environmental standards and approvals.

All active, inactive, and closed waste management systems shall be identified on the Land Use Schedules of this Plan, with a symbol used to differentiate “active” and “closed” waste management systems.”

18. Section 4.3.5.2 delete this section in its entirety and replace with the following:

“Amendment & Planning Principles

New or expanding waste management systems shall require an amendment to this plan and will require approval under the Environmental Protection Act before an amendment is considered. Provincial and municipal approvals will be required for the hauling and disposal of waste materials and sewage and septage.

- a) In considering an amendment to this plan to accommodate a new or expanded waste management system, the proposal shall be supported by appropriate environmental studies in accordance with the guidelines and requirements of the Ministry of Environment and Climate Change, to ensure negative impacts on surrounding lands are mitigated and/or eliminated to the satisfaction of the County.
- b) New sites shall be located where they are compatible with adjacent land uses (existing and designated).
- c) New waste disposal sites will be prohibited in designated vulnerable areas where they pose a significant threat to drinking water.
- d) Site development shall provide for progressive rehabilitation and reuse of the site.

- e) New or expanding waste management systems shall generally be located a minimum of 500 metres from an Urban or Rural Settlement Area boundary, and any Residential, Institutional, Commercial, and/or any other use(s) deemed by the County to be sensitive or at risk of impact from the use.
- f) Waste management systems and the sites accommodating them shall be appropriately zoned in Township Zoning By-laws and must operate in accordance with any Ministry of Environment and Climate Change approval(s) and/or standards applicable to the approved waste management system.
- g) Prohibited wastes shall include nuclear wastes and hazardous or pathological wastes. Local Municipalities should monitor waste sites for compliance with approvals to ensure that there are no on or off-site adverse impacts (see also Section 3.5.1.5).
- h) The "D-4 Land Use on or Near Landfills and Dumps" guideline shall be used as a guide when assessing land uses on or near any open or closed waste management system which contains municipal solid waste, industrial solid waste and/or sewage sludges. Separation distances will apply on a reciprocal basis for existing sensitive land uses.
- i) The County may assume responsibility for waste management on behalf of one or more Local Municipalities without requiring an amendment to this plan."

19. Section 4.3.5.3 – delete this section and replace with the following:

“Closed or inactive sites, whether public or private, may be used for other purposes subject to meeting requirements of the Environmental Protection Act (Section 46 Order). In general, sites used to accommodate a waste management system cannot be redeveloped within a period of 25 years from the date the site was closed without approval from the Minister of the Environment and Climate Change and amendment to this Plan. Closure plans for waste management systems should include progressive rehabilitation of the site.

The County and Local Townships should collaborate to ensure all closed or inactive waste management systems (and their associated sites) are appropriately identified on the Land Use Schedules of this Plan in accordance with the symbology outlined in 4.3.5.1. Where more restrictive separation distances and/or investigation requirements are determined to be necessary, these should be reflected in the land use schedule and/or zoning of the site.”

20. Section 4.3.5.5 – delete this section and replace with the following:

“Local Municipalities will use a 500-m radius, or such other distance recommended by the Ministry of the Environment, as a guideline for triggering

the assessment of the impact(s) of waste management systems on surrounding lands. Development proposals near sensitive land uses within the influence study area must include, but are not limited to, landfill generated gases, ground and surface water contamination by leachate, odour, litter, vehicular traffic, dust, noise, vectors and vermin and visual impact (see Section 3.5.1.5).

Development within 500 metres of an existing waste management system shall generally be discouraged unless supported by an appropriate study or studies which confirm that there will be no negative impacts on the proposed development related to current uses/activities associated with the normal operation of the waste management system. Furthermore, the study(ies) shall confirm, to the satisfaction of the County, that the proposed development will not impact future expansions of the uses/activities associated with the existing waste management system.”

21. Section 4.4 – delete this section in its entirety.
22. Section 6.2.1 – add the following at the end of the last sentence in the first paragraph:

“which shall be implemented through a local municipality’s zoning by-law. No amendment to this plan shall be required for deviations to the standards or prohibitions outlined in Table 6.1.”
23. Section 6.3.5 – delete Subsection 2 of the last paragraph.
24. Section 6.4 – delete this section in its entirety.
25. Section 7.4 – delete this section in its entirety.
26. Section 8.0 – delete the last two paragraphs in their entirety.
27. Section 8.12.10.1 – delete the second sentence and replace with the following:
“For the purposes of this Plan, the following land use designations and land uses may be subject to Site Plan Control as determined as appropriate by the local municipality:”
28. Section 8.12.13.3 – in Subsection 6 a) delete the words “Urban or Rural Settlement Area or” at the beginning of the first sentence.

Further, at Subsection 6 b) replace the first word “Within” with “In”.

Further at Subsection 6 c) delete the second word “the”.

Further delete Subsection 10 and replace with the following:

“Applications shall be supported with information or evidence to verify suitability of new/altered lots for sewage disposal (e.g. approval under the Building Code, Ontario Water Resources Act or a servicing options report) where sewage disposal is required. A hydrogeological study may be required for:

- a) any subdivision intended to be serviced by individual on-site systems; and,
- b) any consent where lot creation or adjustment(s) will result in one or more lots having an area of less than 0.4 ha (see Section 4.3.3).

Lot creation shall also satisfy the requirements for stormwater management (see Section 4.3.4).”

29. Section 8.12.13.7 – add a new section after the said section numbered “Section 8.12.13.8” as follows:

“Pre-Consultation, Supporting Information, and Materials for Development Applications

The County requires pre-consultation prior to accepting applications for Plan of Subdivision or Condominium, or an Official Plan Amendment. The County also requires applicants to pre-consult with their respective local municipality for all consent applications. Where an application for Consent has access on a County Road, or where there are significant constraints (aggregate resources, Provincially Significant Wetlands, Source Protection Areas, flood plain, etc.) additional pre-consultation with agencies may be required. Local Municipalities are encouraged to require pre-consultation for development applications administered at the local level (zoning by-law amendment, minor variance, site plan control, etc.).

Certain supporting studies, information and/or materials may be required prior to, or part of, a development approval process or as part of a detailed planning study, some of which have are identified throughout this plan. The need and timing of such supporting studies, information and materials shall be determined by the County or local municipality on a case-by-case basis, taking into consideration the nature and context of the proposal and the applicable policies of this Plan.

- a) At the time of pre-consultation for an application for Official Plan Amendment, Zoning By-law Amendment, plan of subdivision/condominium, minor variance/permission, or consent, the County or local municipality may identify some or all of the following studies/reports as being required to form a complete application:
 - i. Retail Market Impact Study;

- ii. Municipal Financial Impact Assessment;
- iii. Urban Design Brief/Strategy;
- iv. Hydrogeological Study;
- v. Geotechnical Investigation;
- vi. Groundwater Impact Assessment;
- vii. Environmental Impact Study (EIS);
- viii. Minimum Distance Separation (MDS) Analysis
- ix. Record of Site Condition (RSC);
- x. Phase I Environmental Site Assessment (ESA);
- xi. Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required;
- xii. Noise and/or Vibration Study
- xiii. Transportation Impact Study;
- xiv. Parking Study;
- xv. Servicing Options or Functional Servicing Report;
- xvi. Stormwater Management Plan;
- xv. Planning Rationale;
- xvi. Heritage Impact Assessment;
- xvii. Archaeological Assessment (land or marine);
- xviii. Lighting Study;
- xxi. Architectural design and/or massing drawings;
- xxii. Shadow Study; and/or
- xxiii. Other studies which may be identified as relevant to the proposal.

b) At the time of submission of an application for Official Plan Amendment, Zoning By-law Amendment, plan of subdivision/condominium, minor variance/permission, or consent, the County or local municipality may require an applicant to submit some or all of the following information, as deemed necessary:

- i. Any of the studies or reports listed above which may be identified as being necessary to form a complete application;
- ii. Deed and/or Offer of Purchase;
- iii. Topographic Plan of Survey;
- iv. Site Plan (Conceptual);
- v. Floor Plan and/or Elevations;
- vi. Tree Survey and/or Landscaping Plan;
- vii. Draft Plan of Subdivision;
- viii. Condominium Description; and/or
- ix. Other information which may be identified as relevant to the proposal.”

30. Table 9.1.1 – Add the following new row to the table:

18	051101600308000 and 051101600300118	Lots 10 and 11, Concession 4	Notwithstanding the Agricultural Resource Lands policies to the contrary, Commercial District uses shall be permitted.
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31. Replace all references to the “Provincial Policy Statement, 2014” with “Provincial Policy Statement, as amended”.
32. Section 8.9 – delete this section in its entirety and replace with the following:
The Municipal Act establishes the legislative authority for Ontario’s municipalities, both lower and upper tier, and gives municipalities broad powers to pass by laws and govern within their jurisdiction. The act also outlines requirements for municipalities including practices and procedures, accountability and transparency. With regards to land use planning the Act provides direction on matters such as the opening and closing of public roads and the regulation of:
 - signage;
 - adult entertainment establishments;
 - property standards;
 - site alteration, including the removal of topsoil; and
 - group homes;
 - the cutting of trees; and,
 - the establishment of business improvement areas, among other matters.
33. Reformat and replace section and subsection numbering conventions as required throughout the entire plan.
34. Remove all bolding and italicizing of terms with the exception of section and subsection headings.
35. Schedule A4 – remove the two ‘closed landfill’ symbols from Roll No. 040600100690000.
36. The designation title “Extractive Resource Lands (Mineral Aggregate Reserve)” shall be replaced with the title “Extractive Resource Lands (Sand and Gravel Reserve)” throughout the entire document and all accompanying schedules and annexes.
37. Schedule A1 - Redesignate those lands at PIN 661430063 currently designated “Extractive Resource Land (Mineral Aggregate Reserve)” to the “Agricultural Resource Lands” designation.

38. Schedules A5 and A6 – Correct the location of the municipal boundary between the Townships of North and South Glengarry to include Roll No. 011101101452000 in the Township of South Glengarry.
39. Schedule SLA4c – delete this schedule in its entirety and renumber schedules as required.
40. Schedule A4e – Redesignate lands located at Roll No. 040600100068015 from “Residential District” to “Employment District”.
41. Schedule A4b – Redesignate lands located at Roll No. 040600101173600 and the north part of Roll No. 040600101170000 from “Residential District” to “Commercial District”.
42. Schedule A4a – Include all lands located on Moulinette Island as part of the “Residential District” designation.
43. Delete the “Waste Disposal District” on all schedules and annexes found throughout the document and replace the district symbology, with a symbol indicating an “Active” or “Closed” waste disposal site, as appropriate.
44. Identify an “active waste disposal site” at Roll No. 041101601370000 with the appropriate symbology.
45. Schedule A6 – redesignate the lands located at Roll No. 010100600132500 from “Waste Disposal District” to “Rural District”.
46. Schedule A4 – redesignate lands located at Roll No. 040600100028000 and 040600100019800 from “Extractive Resource Lands (Mineral Aggregate Reserve)” and “Rural District” designations to “Extractive Resource Lands (Licensed Pit and Quarry)” as per Official Plan Amendment No. 33 to the previous Official Plan.
47. Schedule A2 – redesignate lands located at Roll No. 050600600017785 and 050600600017790 from “Agricultural Resource Lands” to “Salvage Yard District”.
48. That the colour coding, symbology, and format of all land use schedules be revised in order to improve the readability of the schedules and annexes as appropriate.

PART C – THE APPENDICES

APPENDIX A: NOTICE OF PUBLIC MEETING

APPENDIX B: RECORD OF PROCEEDING

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Appendix A: Notice of Public Meeting

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Appendix B: Record of Proceedings

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Appendix C: Record of Public Comments Received

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