

**THE CORPORATION OF THE UNITED COUNTIES**  
**OF STORMONT, DUNDAS AND GLENGARRY**

**BY-LAW NO. 5203**

**A BY-LAW** to adopt Official Plan Amendment No. 2 to the Official Plan of the United Counties of Stormont, Dundas and Glengarry.

**WHEREAS** the Official Plan of the United Counties of Stormont, Dundas and Glengarry was adopted by Council on July 17, 2017 and approved by the Minister of Municipal Affairs and Housing on February 4, 2018.


**AND WHEREAS** Section 17 (22) of The Planning Act, R.S.O., 1990 provides for the adoption of an official plan (or amendment) by a municipal council.

**AND WHEREAS** it is deemed that the amendment conforms to the intent of the County Official Plan and will serve to promote orderly development in the Township of North Dundas and the United Counties of Stormont, Dundas and Glengarry.

**NOW THEREFORE** the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry enacts as follows:

1. That Official Plan Amendment No. 2 to the Official Plan of the Corporation of the United Counties of Stormont, Dundas and Glengarry, attached hereto as Schedule "A" to this By-law, is hereby adopted.
2. That this By-law come into force and effect on the final passing thereof.

**READ** and passed in Open Council, signed and sealed this 15<sup>th</sup> day of July, 2019.



\_\_\_\_\_  
WARDEN



\_\_\_\_\_  
CLERK

**SCHEDULE "A" TO BY-LAW No. 5203**

**AMENDMENT NO. 2 TO THE  
OFFICIAL PLAN FOR THE  
UNITED COUNTIES OF STORMONT,  
DUNDAS AND GLENGARRY**

Robyn Ledoux  
Official Plan Amendment – Commercial District  
Township of North Stormont



**UNITED COUNTIES OF STORMONT  
DUNDAS AND GLENGARRY**

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

I, Helen Thomson, 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 Helen Thomson  
Helen Thomson, Clerk

## **STATEMENT OF COMPONENTS**

**PART A - PREAMBLE** introduces the actual Amendment but does not constitute part of Amendment No. 2 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. 2 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

**PART C - THE APPENDICES** do not form part of Amendment No. 2 but are provided to clarify the intent and to supply background information related to the Amendment.

## **PART A – PREAMBLE**

### **Purpose**

The purpose of Amendment No. 2 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry, which is an amendment initiated by an individual pursuant to Section 22 of the Planning Act, is to redesignate 1.7 hectares of land in the Township of North Stormont from the "*Residential District*" designation to the "*Commercial District*" designation, in order to permit the establishment and operation of a commercial facility. The proposed uses will be established in a renovated former elementary school building.

### **Location**

The subject property is described as part of Lot 17, Concession 7 of the former Township of Roxborough, now the Township of North Stormont, Urban Settlement Area of Moose Creek, located at 17071 County Road 15. The site is generally located on the north side of County Road 15, 1.6 kilometres west of the Highway 138.

### **Basis**

In the Official Plan for the United Counties of Stormont, Dundas and Glengarry, the property is presently designated as "*Residential District*". This designation permits a full range of low, medium and high-density housing as well as neighbourhood service uses such as convenience commercial and institutional. The subject property is the site of a former elementary school and more recently was used as wood working shop and has sat vacant for the past 2 years. The applicant is proposing to convert the existing building for commercial uses consisting of a Spa/Cafe

The existing land uses in the immediate area are a mix of residential to the west, agricultural to the north and south, institutional to the east and light industrial immediately south of the property. It is noted that all uses in the immediate area are zoned appropriately.

The proposed use as a Spa/Café would repurpose the existing building and property from a state of neglect to a functional part of the community

The subject building and site are well suited to accommodate the intended commercial uses. The subject site is strategically located in the Urban Settlement Areas of Moose Creek and is located on County Road 15 a major east – west County Road which also provides regional access.

## **PART B - THE AMENDMENT**

### **The Introductory Statement**

All this part of the document entitled, Part B - The Amendment, consisting of the following text and Schedule "A", constitutes Amendment No. 2 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

### **Details of the Amendment**

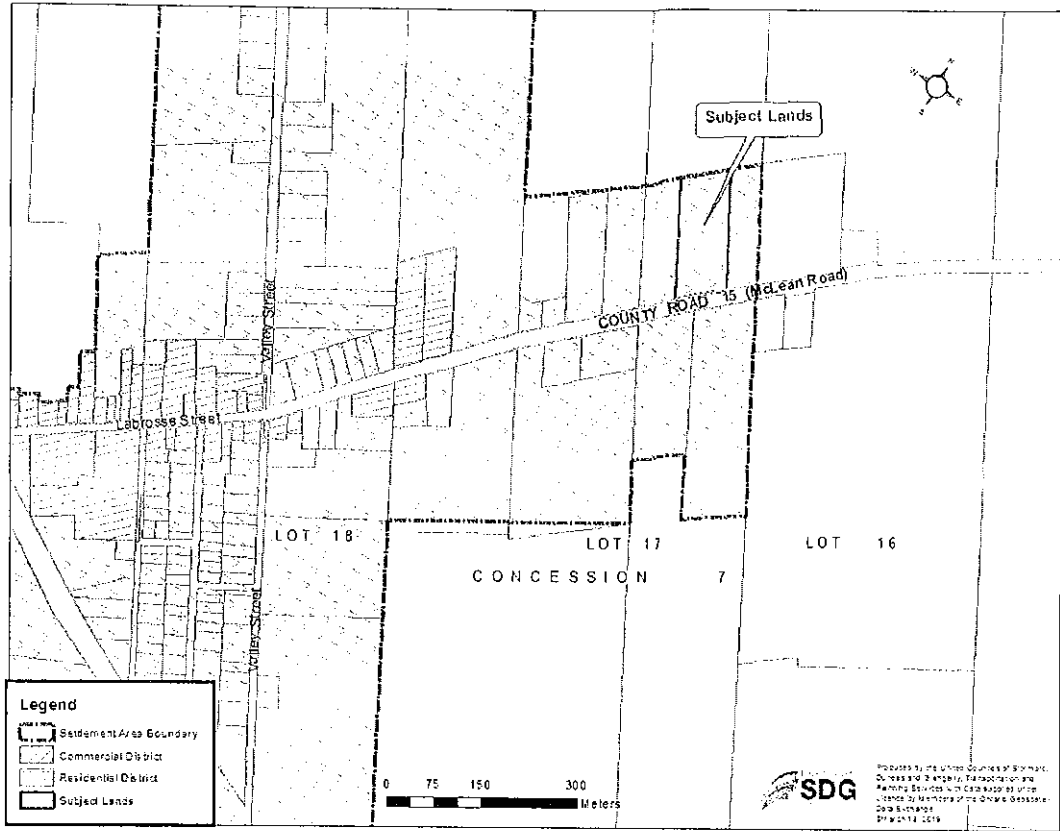
The Official Plan of the United Counties of Stormont, Dundas and Glengarry is amended as follows:

1. Schedule A3c: Land Use Plan, Urban Settlement Area of Moose Creek is hereby amended by re-designating the lands shown on Schedule "A" to Amendment No. 2 attached hereto, from "Residential District" to "Commercial District"
2. Sufficient safeguards shall be provided to ensure that the proposed commercial use is compatible with the adjacent uses through the Zoning By-law and Site Plan Control including the use of buffering, screening and fencing as deemed appropriate.

### **Implementation**

1. The existing policies of the Stormont, Dundas and Glengarry Official Plan respecting the Commercial District and other general policies are still applicable to the subject lands
2. The Amendment shall be implemented through an amendment to the Township of North Stormont Zoning By-law.
3. The site shall be subject to site plan control to ensure proper fencing, screening and buffering and parking facilities. Other matters related to site plan control may be regulated to site plan approval

Schedule "A" - OPA 2



**PART C – THE APPENDICES**

Proposed Amendment No. 2 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry was considered and adopted by County Council on.

**APPENDIX A: NOTICE OF PUBLIC MEETING**

**APPENDIX B: RECORD OF PROCEEDING**



## **Appendix A: Notice of Public Meeting**



## NOTICE OF A PUBLIC MEETING



### CONCERNING A PROPOSED AMENDMENT TO THE OFFICIAL PLAN OF THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENGARRY AND PROPOSED AMENDMENT TO THE COMPREHENSIVE ZONING BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT

TAKE NOTICE that the Council of The Corporation of the Township of North Stormont will hold a public meeting on the 23<sup>rd</sup> day of April, at 6:00 p.m. at the North Stormont Council Chambers, 15 Union Street Berwick, Ontario to consider proposed amendments to the Official Plan of the United Counties of Stormont, Dundas and Glengarry and to Comprehensive Zoning By-law No. 08-2014 under Sections 22 and 34 of the *Planning Act, R.S.O. 1990*, Chapter P. 13, as amended.

THE PROPOSED AMENDMENTS would change the designation and zoning of the lands legally described as Part of Lot 17, Concession 7, Geographic Township of Roxborough, now the Township of North Stormont, known as 17071 County Road 15, as indicated by the outlined area on the attached Key Map.

#### OFFICIAL PLAN AMENDMENT

IF THE PROPOSED OFFICIAL PLAN AMENDMENT is adopted, the subject lands will be redesignated from the Residential District to the Commercial District to allow for the conversion of the existing building for commercial purposes.

IF YOU WISH TO BE NOTIFIED of the decision of the United Counties of Stormont, Dundas and Glengarry on the proposed Official Plan Amendment, you must make a written request to the Clerk of the United Counties of Stormont, Dundas and Glengarry, as noted below.

IF A PERSON or public body would otherwise have an ability to appeal the decision of the Council of The Corporation of the United Counties to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the United Counties of Stormont, Dundas and Glengarry before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to the United Counties of Stormont, Dundas and Glengarry before the Official Plan Amendment is passed, 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 are reasonable grounds to do so.

The subject land is also the subject of a Zoning By-law Amendment, as noted below, and is not the subject of any other application under the Planning Act.

**ZONING BY-LAW AMENDMENT**

IF THE PROPOSED BY-LAW AMENDMENT is adopted, the subject lands will be re-zoned from **Restricted Industrial (M)** to **General Commercial – Exception Twelve (CG-12)**. The effect would be that the subject property would be rezoned to permit a commercial use on the subject property, specifically a spa and café.

IF YOU WISH TO BE NOTIFIED of the decision of the Township of North Stormont on the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Township of North Stormont, as noted below.

IF A PERSON or public body would otherwise have an ability to appeal the decision of the Council of The Corporation of the Township of North Stormont to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Stormont before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Stormont before the by-law is passed, 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 are reasonable grounds to do so.

**ADDITIONAL INFORMATION** relating to the proposed Official Plan Amendment and Zoning By-law Amendment, including additional copies, is available for inspection from Monday to Friday between 8:30 a.m. and 4:00 p.m. at the Township Office located at 15 Union Street, Berwick or by contacting the Planning Department at (613) 984-2821 ext. 226.

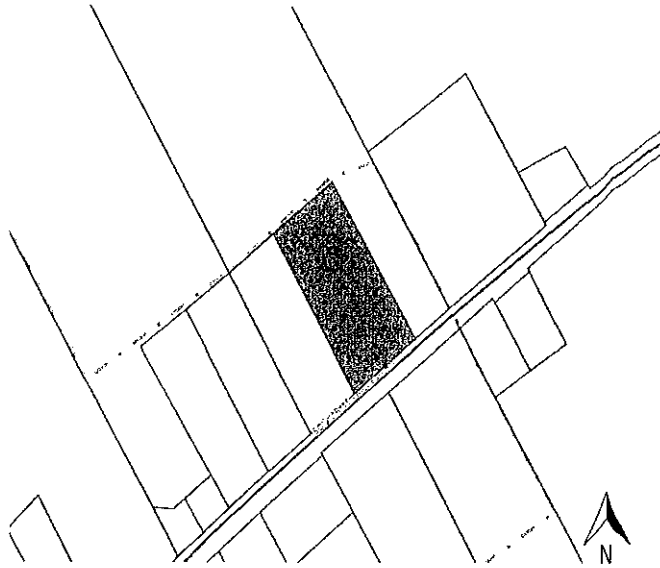
Dated at the Township of North Stormont this 3<sup>rd</sup> day of April 2019.


Helen Thomson  
County Clerk  
United Counties of  
Stormont, Dundas &  
Glengarry  
26 Pitt Street, Suite 323  
Cornwall, ON, K6J 3P2  
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Acting CAO/Clerk  
Township of North  
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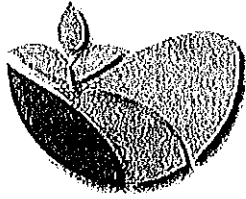


**KEY MAP**



	<p>Area affected by the proposed amendments: 17071 County Road 15, Moose Creek, ON, Legally described as part of Part of Lot 17, Concession 7, Geographic Township of Roxborough, now the Township of North Stormont, County of Stormont.</p>
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## **Appendix B: Record of Proceedings**



**Township of North Stormont  
MINUTES  
Zoning Amendment Public Meeting  
Tuesday, April 23, 2019  
Council Chambers  
6:00 PM**

**COUNCIL PRESENT:** Jim Wert, Mayor  
François Landry, Deputy Mayor  
Randy Douglas, Councillor  
Steve Densham, Councillor  
Roxane Villeneuve, Councillor

**COUNCIL ABSENT:**

**STAFF PRESENT:** Blake Henderson, Public Works Superintendent  
Catherine Borelly, CPA, CGA, Director of Finance  
Amy Marlin, Community Planner  
Brenda Brunt, Clerk, Delegated Authority

**MEDIA PRESENT:** Nil

**PUBLIC PRESENT:** 17071 County Road 15  
Robyn Ledoux  
Kim Joiner  
Jack Sullivan, United Counties SDG

**Main Street Finch**  
Janet Graham  
Frank Herfkens  
Chris Leduc  
Trisha Lacombe

**1. CALL TO ORDER**

Call to Order

*RES-203-2019 Moved by Councillor Villeneuve, Seconded by Councillor Densham  
THAT this zoning public meeting is open for business. Carried.*

**2. AMENDMENT TO THE AGENDA(ADDITION/DELETION)**

**3. ADOPTION OF AGENDA**

**Agenda**

RES-204-2019 Moved by Councillor Villeneuve, Seconded by Councillor Densham  
THAT the agenda is adopted as presented. Carried.

**4. DISCLOSURE OF PECUNIARY INTEREST**

**5. PRESENTATIONS**

**A Touch of Health - Zoning Amendment and Official Plan Amendment**

RES-205-2019 Moved by Councillor Densham, Seconded by Councillor Villeneuve  
THAT Council directs the administration to prepare a by-law to rezone 17071  
County Road 15 from the Restricted Industrial Zone (M) to the General  
Commercial - Exception Twelve (CG-12) zone;

AND THAT Council supports the proposed Official Plan Amendment to  
redesignate the subject property from the Residential District to the  
Commercial District. Carried.

**Leduc Zoning Amendment - Main Street Finch**

RES-206-2019 Moved by Councillor Densham, Seconded by Councillor Villeneuve  
THAT Council directs the administration to prepare a by-law to rezone a  
portion of the property located at Concession 3, Part of Lot 13 being Parts 1  
and 2 on Reference Plan 52R7202, former Township of Finch from the  
Residential First Density (R1) zone to the Residential First Density - Exception  
Sixteen (R1-16) zone. Carried.

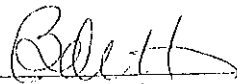
**6. QUESTION PERIOD RESERVED FOR MEMBERS OF THE PUBLIC**

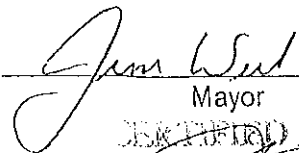
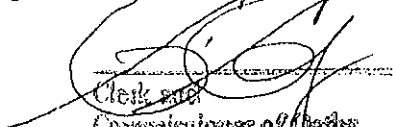
**7. QUESTION PERIOD RESERVED TO COUNCIL MEMBERS**

**8. ADJOURNMENT**

**Adjourn**

RES-207-2019 Moved by Councillor Densham, Seconded by Councillor Villeneuve  
THAT this public meeting adjourns at 6:35 P.M. Carried.

  
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CAO

  
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Mayor  
CERTIFIED A TRUE COPY  
  
\_\_\_\_\_  
Clerk and  
Commissioner of Works  
Township of North Stormont