

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

BY-LAW NO. 5215

A **BY-LAW** to adopt Official Plan Amendment No. 3 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 South Stormont 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. 3 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 18th day of November, 2019.



WARDEN



CLERK

SCHEDULE "A" TO BY-LAW No. 5215

**AMENDMENT NO. 3 TO THE
OFFICIAL PLAN FOR THE
UNITED COUNTIES OF STORMONT,
DUNDAS AND GLENGARRY**

Long Sault Urban Settlement Area Boundary Adjustment
Official Plan Amendment
Township of South 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

A handwritten signature in blue ink that reads "Helen Thomson". The signature is written in a cursive style and is positioned above a horizontal line.

Helen Thomson, Clerk

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STATEMENT OF COMPONENTS

PART A - PREAMBLE introduces the actual Amendment but does not constitute part of Amendment No. 3 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. 3 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES do not form part of Amendment No. 3 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. 3 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry is:

1. To add approximately 56 hectares to the Urban Settlement Area of Long Sault and re-designate the 48.7 ha as "*Residential District*"; these lands are currently designated "Rural District" and "Long Sault- County Road 36 Special Policy Area". The remaining 7.3 ha of lands will retain their existing "*Extractive Resource Lands (Licensed Pit and Quarry)*" designation.
2. To simultaneously re-designate a total of 37 hectares of land in the Urban Settlement Area of Long Sault. 19.0 hectares re-designated from "Residential District" to "Major Open Space" and 18.0 hectares removed from the urban boundary and re-designated from "Residential District" to "Rural District".
3. Remove Section "9.3.5 Long Sault – County Road 36 Special Study Area" in its entirety including Schedule SLA4c from the Official Plan

Location

1. The area to be added to the Urban Settlement Area of Long Sault is described as being Part of Lots 32 to 34, Concession 5 in the former Township of Cornwall. These parcels have an area of approximately 56 hectares and are located on the north side of County Road 36, on the west side of County Road 15 and south of the Canadian National Railway Lands.
2. The area to be removed from the Urban Settlement Area of Long Sault is described as Part of Lots 29 and 30, Concession 1 and Blocks 56 to 58 Registered Plan 359, in the former Township of Cornwall. This parcel is approximately 18 hectares and is located east of County Road 15, South of the Canadian National Railway and north of County Road 2.
3. The areas to be re-designated from "Residential District" to "Major Open Space" within the Urban Settlement Area of Long Sault are described as:

Firstly, Part of Block A, Registered Plan 293. This is a 3.94 hectare parcel located on the south side of County Road 2, east of County Road 15 and is the current location of the Lost Villages Museum.

Secondly, Part of Lot 4, Registered Plan 271 and Part of Lots 36 and 37, being Parts 1 and 2 on Reference Plan 52R-0078. This 8.75 hectare parcel is bounded on the south by County Road 2, on the north-west by Mille Roches Road and on the north by County Road 36 (Post Road); and

Thirdly, Part of Lots 36 and 37, Concession 5, in the former Township of Cornwall This 6.4 hectare parcel is bounded on the north by the Canadian

National Railway and is between County Roads 15 and 35 (Moulinette Road) at the north east intersection of Mille Roches Road and McNiff Avenue.

Basis

This Official Plan Amendment is based on the principal of a "no net gain" concept of exchanging the developable property to be added to the settlement area for lands which are constrained from development and / or cannot be practically serviced by either removing them from the settlement area or re-designating them from "*Residential District*" to "*Major Open Space*". The concept requires that the property to be added have no greater development potential and equal area to the property to be removed or re-designated. In this way, there is no increase to the developable land in the settlement area and a comprehensive review required under the 2014 Provincial Policy Statement for an expansion of a settlement area is therefore not required.

In this case while 56 gross ha of land is proposed to be added to the urban boundary, of which 7.3 ha are used as an active aggregate extraction operation (which will retain its current designation), and an additional 17.9 ha of land are constrained by a railway corridor (and associated development setback), wetlands, and a pipeline corridor, resulting in 30.8 net ha of developable land being added to the urban boundary. This will be reconciled with the removal of 18 ha from the urban boundary and the re-designation of an additional 19 ha for a total of 37 ha.

The justifications for this amendment are as follows:

- The property to be added is serviced by municipal sewer and water services and servicing capacity is available to service the site.
- The property to be added has no significant environmental, natural hazard or natural heritage resource constraints.
- Development proposals have been made for the subject lands to be added and it is expected that the site will be developed in the near future.
- The sites are suited for urban residential development and municipal sewer and water services available at the sites.
- The sites are adjacent to current settlement area boundary and existing urban development.
- Residential subdivisions have recently been proposed in the subject area.

The areas to be added to the Urban Settlement Area of Long Sault are currently designated as "*Rural District*" and "*Extractive Resource Lands (Licensed Pit and Quarry)*" in the County Official Plan. The purpose of the "*Rural District*" designation is to permit a range of rural uses within the rural area of the County where the uses do not conflict with the protection or use of renewable or nonrenewable resources. The "*Extractive Resource Lands (Licensed Pit and Quarry)*" designation is to identify areas containing pits or quarries licensed by the Ministry of Natural Resources and Forestry under the Aggregate Resources Act. This Amendment will amend Schedule "A4a" Long Sault by including the subject parcels within the Urban Settlement Area boundaries as well as removing them from Land Use Schedule "A4" - South Stormont. The amendment will also change the designation from "*Rural District*" to "*Residential District*". The land currently designated "*Extractive Resource Lands (Licensed Pit and Quarry)*" will retain this designation

The areas to be removed from the Urban Settlement Area of Long Sault are currently designated as "*Residential District*" and are heavily constrained by the presence of floodplains. The purpose of this designation is to permit a full range of residential housing density types as well as uses that are compatible, related or incidental to the residential uses. The amendment will amend Schedule "A4a" Long Sault by altering the Urban Settlement Area boundary to remove the parcels and alter Land Use Schedule "A4" South Stormont to include the parcels. This Amendment will also change the designation of the property to be removed from "*Residential District*" to "*Rural District*". The purpose of "*Rural District*" designation is to permit a range of rural uses within the rural area of the County where the uses do not conflict with the protection or use of renewable or nonrenewable resources.

The areas to be re-designated "*Major Open Space*" are currently designated "*Residential District*". The purpose of the "*Major Open Space*" designation is to identify large parks and recreation facilities and to identify urban reserves for long-term development. This Amendment will also amend Land Use Schedule "A4" South Stormont by re-designating these areas from "*Residential District*" to "*Major Open Space*".

The deletion of Section 9.4.5 "Long Sault-County Road 36 Special Policy Area" and "*Schedule SLA4c*" which identifies the subject lands will be as a result of implementing the policies of this section of the Plan by bringing the lands into the Urban settlement Area of Long Sault making the Section and Schedule redundant.

PART B - THE AMENDMENT

The Introductory Statement

All of this part of the document entitled, Part B – The Amendment, including the following text, and Schedule “A” constitute Amendment No. 3 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

Details of the Amendment

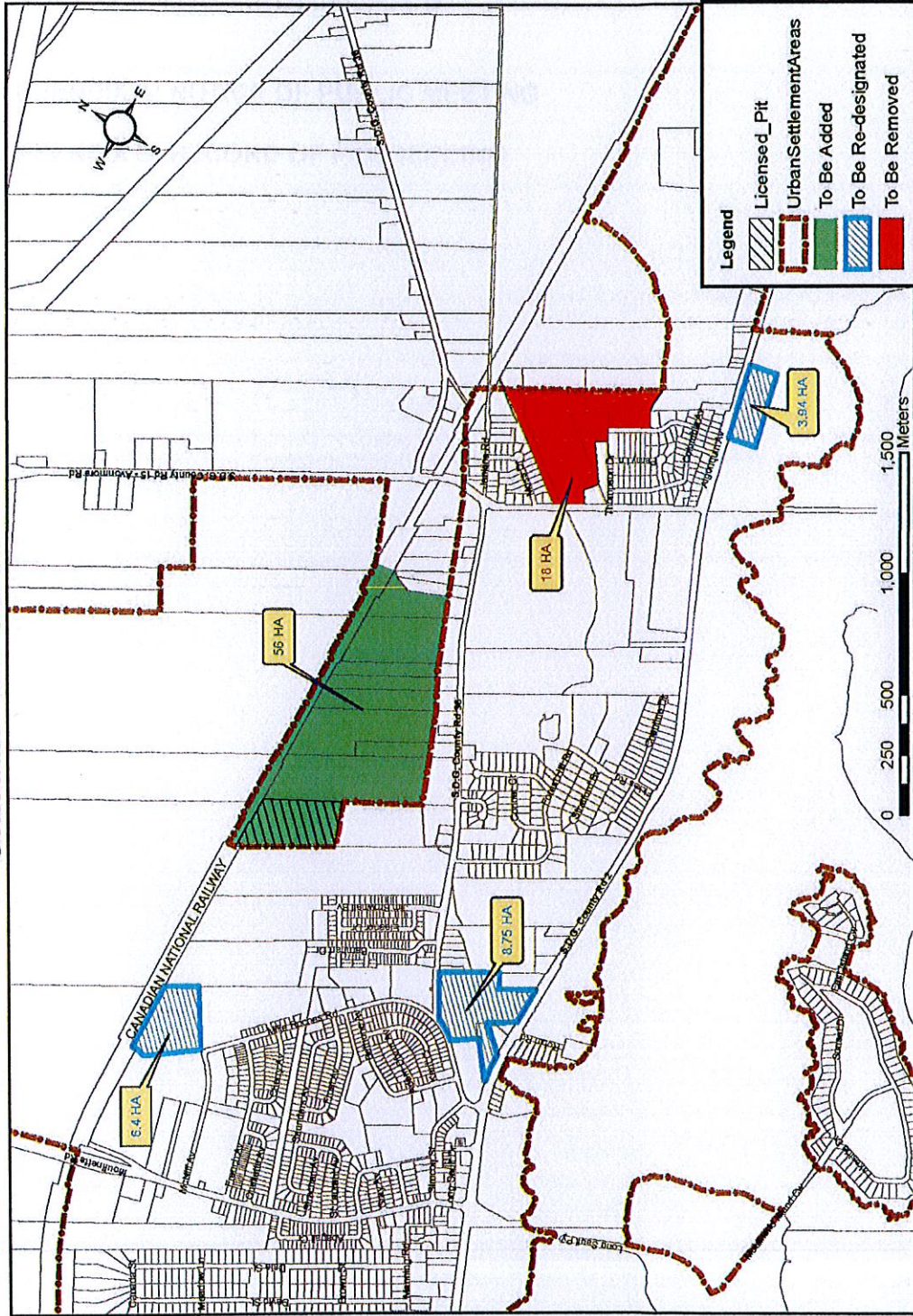
The Official Plan of the United Counties of Stormont, Dundas and Glengarry is amended as follows:

1. Official Plan Land Use Schedule “A4a,” Long Sault is hereby amended by adding the lands shown as “To Be Added” on Schedule “A” of Amendment No. 3 attached hereto. Official Plan Land Use Schedule “A4,” Township of South Stormont is hereby amended by removing the lands shown “To Be Added” on Schedule “A” of Amendment No. 3 attached hereto. The lands shown as “To Be Added” on Schedule “A” of Amendment No. 3 attached hereto will also be re-designated as “Residential District” on Official Plan Schedule “A4a,” Long Sault, excluding those lands currently designated “Extractive Resource Lands (Licensed Pit and Quarry)”.
2. Official Plan Land Use Schedule “A4a,” Long Sault is hereby amended by removing those areas shown as “To Be Removed” on Schedule “A” of Amendment No. 3 attached hereto. Land Use Schedule A4, Township of South Stormont is hereby amended by adding the areas shown as “To Be Removed” on Schedule “A” of Amendment No. 3 attached hereto and re-designating the lands as “Rural District”
3. Official Plan Land use Schedule “A4a,” Long Sault is hereby amended by re-designating those areas shown as “To Be Re-designated” on Schedule “A” of Amendment No. 3 attached hereto from “*Residential District*” to “*Major Open Space*”.
4. Section 9.4.5 “Long Sault-County Road 36 Special Policy Area” and “*Schedule SLA4c*” are hereby deleted in their entirety.

Implementation

1. The existing policies of the Stormont, Dundas and Glengarry Official Plan respecting Rural District, Major Open Space, Residential District and “Extractive Resource Lands (Licensed Pit and Quarry)” designations will continue to apply to the subject lands.
2. This Amendment shall be implemented through an amendment to the Township of South Stormont Zoning By-law and through site plan approval.

Schedule "A" - OPA 3



Appendix A: Notice of Public Meeting



**NOTICE OF OPEN HOUSE (SEPTEMBER 23, 2019)
AND PUBLIC MEETING (OCTOBER 9, 2019)
FOR A PROPOSED AMENDMENT TO THE UNITED
COUNTIES OF S.D.G OFFICIAL PLAN**

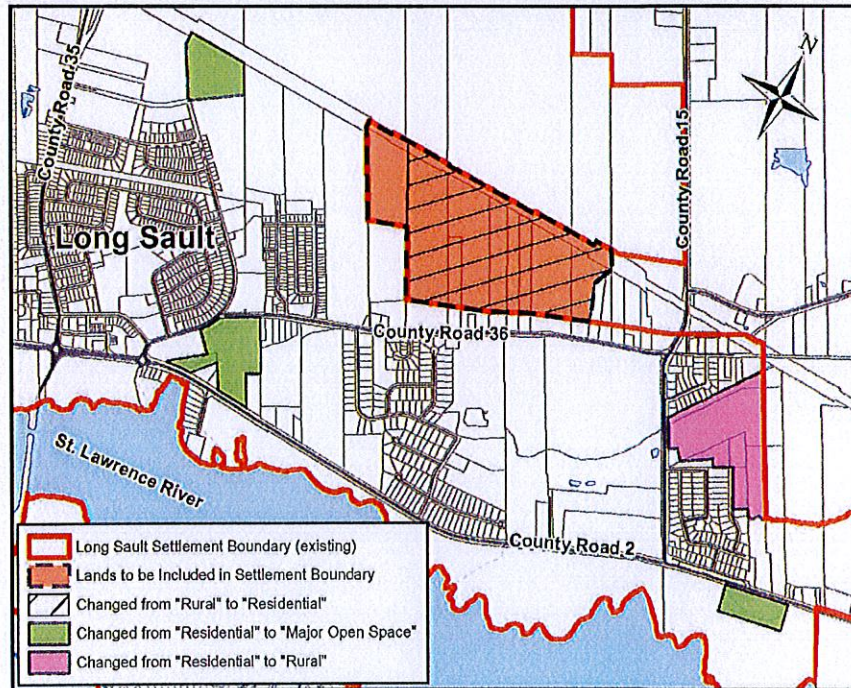
TAKE NOTICE that the Council of the Corporation of the Township of South Stormont has submitted a proposal to amend the United Counties of SDG Official Plan (2017) under Section 21 of the *Planning Act*.

An **OPEN HOUSE** will be held by the Township of South Stormont on **September 23rd, 2019 from 4:30PM to 7:00PM (Drop-in Format)** at the Town Hall, 2 Mille Roches Road, Long Sault, to provide information and gather feedback from the public on the proposed official plan amendment.

A **PUBLIC MEETING** will be held by the Council of the Corporation of the Township of South Stormont on **October 9th, 2019 at 7:00 PM** at the Town Hall, 2 Mille Roches Road, Long Sault, to consider the proposed official plan amendment under Section 22 of the *Planning Act*.

ANY PERSON may attend the open house or public meeting and/or make written or verbal representation either in support or in opposition to the proposed official plan amendment.

The Township of South Stormont is proposing to adjust the settlement boundary of Long Sault to include lands identified for future growth and development in the Official Plan (as shown on the keymap). The proposal also seeks to re-designate or remove other lands (as shown on the keymap) within the settlement boundary of Long Sault that are either constrained from development or not practically serviceable. These proposed amendments will allow the Township to create a more effective plan for land use and servicing that will guide future development in Long Sault.



ADDITIONAL INFORMATION relating to the proposed official plan amendment is available between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Township of South Stormont municipal offices, by visiting the Township's website <https://southstormont.ca/DevApps>, or by contacting Peter Young, Director of Planning, at peter@southstormont.ca or 613-534-8889.

(continued on reverse)



**NOTICE OF OPEN HOUSE (SEPTEMBER 23, 2019)
AND PUBLIC MEETING (OCTOBER 9, 2019)
FOR A PROPOSED AMENDMENT TO THE UNITED
COUNTIES OF S.D.G OFFICIAL PLAN**

IF YOU WISH TO BE NOTIFIED OF THE DECISION of the United Counties of Stormont, Dundas and Glengarry in respect of the proposed official plan amendment, you must make a written request to the United Counties of Stormont, Dundas and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J 3P2, Attention: Benjamin de Haan, Director of Transportation and Planning (b.dehaan@sdgcounties.ca).

If you are the owner of any land that contains seven or more residential units, please post this notice in a location that is visible to all residents.

If a person or public body would otherwise have an ability to appeal the decision of the United Counties of Stormont, Dundas and Glengarry 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 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 are reasonable grounds to add the person or public body as a party.

Dated at the Township of South Stormont
this 10th day of September 2019

Loriann Harbers, CMO
Director of Corporate Services/Clerk
Township of South Stormont
2 Mille Roches Road, P.O. Box 84
Long Sault, ON, K0C 1P0
613-534-8889 | info@southstormont.ca

Appendix B: Record of Proceedings

**TOWNSHIP OF SOUTH STORMONT
PUBLIC MEETING MINUTES**

October 9, 2019

Council Present	Mayor Bryan McGillis Deputy Mayor David Smith Councillor Andrew Guindon Councillor Jennifer MacIsaac Councillor Cindy Woods
Staff Present	Debi LucasSwitzer, Chief Administrative Officer Loriann Harbers, Director of Corporate Services/Clerk Peter Young, Director of Planning/EDO

1. Call to Order

A public meeting of Council commenced at 7 PM at the South Stormont Town Hall.

2. Disclosure of Pecuniary Interest

3. Public Meeting

a. Long Sault Boundary Adjustment - Official Plan Amendment

Mayor McGillis welcomed those in attendance and introduced Peter Young, Director of Planning/EDO for the Township of South Stormont.

Director Young provided an overview of the public meeting process and advised that the notice(s) of public meeting had been circulated to all owners of lands directly affected by the proposal on September 10, 2019, was advertised in a local newspaper on September 18, 2019, and posted on the Township's website on September 13, 2019. On September 10, 2019 the notice(s) were also sent electronically to the prescribed list pursuant to the *Planning Act*.

Those in attendance were advised that this meeting is required to be held under Section 22 of the Planning Act, that the Township of South Stormont is the applicant and the United Counties of Stormont, Dundas and Glengarry are the approval authority, and will make a decision at a later date.

This meeting is for Township Council to gather feedback from the public before considering a resolution in support/against the application to be forwarded to the United Counties of Stormont, Dundas and Glengarry.

Director Young provided an explanation of appeal rights and also advised that should anyone wish to receive further documentation concerning the application(s) they must provide their name and address to Ben de Haan, SDG Director of Transportation and Planning.

Director Young advised that the Township is undertaking the development of a master plan for Long Sault in 2019-2020; confirming the overall urban boundary is the first stage to ensure the plan can effectively guide development over the next

20-25 years. He further explained the reasons for the master plan and needed infrastructure staging.

Director Young advised that an Open House was held at the Township Office in order to introduce the proposal to landowners and gather feedback. 11 members of the public attended and discussed the proposal with Township Staff and the Township's consultant on the project. No written submissions were made at the Open House.

Some direct landowners verbally expressed opposition to the proposal, as they did not wish to see the area developed at all, especially adjacent to their lands, while others expressed verbal support for the proposal, as it would allow for the development of their lands.

Direct landowners in attendance also raised concerns as to whether the proposal would result in an increase in property taxes, negative implications for existing uses (mainly agricultural and resource extraction), and/or removal of consent opportunities

Landowners not located within the proposal area, but residing in Long Sault, questioned as to why existing lands within the urban boundary could not be developed instead and expressed concerns over the loss of the small-town character of Long Sault.

Another verbal submission was received from a representative of the owner of the stormwater management pond, asking for the boundaries to be adjusted slightly.

Director Young then advised that Raisin Region Conservation Authority (RRCA) has submitted written comments outlining no objections or concerns, as many aspects of the proposal will benefit the natural heritage features (wetlands) and hazards (floodplains) and allow for additional protections.

RRCA does however add, as a suggestion, that the County consider designating the lands on the east side of County Road 15 (north side of Lakeview Heights) "Major Open Space" as opposed to "Rural" as it would provide a clearer impression of the land use opportunities on these lands, given the presence of floodplains.

Written submissions RRCA - no objections or concerns.

Trans-Northern would not be opposed to the Official Plan Amendment. However, Trans-Northern should be consulted prior to commencement of any development adjacent to the pipeline right-of-way and potential developers should be aware of the setback requirement of any structures or accessory structures from the pipeline right-of-way.

Director Young also advised that written comments received from an affected resident included:

- Purchased home for rural lifestyle, agricultural uses
- Concerned for potential for subdivisions to be constructed
- Affect on property values
- Noise levels from construction, traffic along County Road 36
- Long Sault losing small-town appeal

Mayor McGillis invited those forward who wished to speak to the proposal, stating their name and address.

Helen Dunlop, 21 Mille Roches Road Long Sault, inquired as to the inventory of agriculture lands in the municipality and whether this was considered.

Director Young explained that the lands were designated Rural in the County Official Plan, and the review does not trigger the requirements under the Provincial Policy Statement for prime agricultural areas.

Ms. Dunlop requested clarification as to why the property to the northern-most property is included and was advised that there will be a residential to the south of the area and as such it would be appropriate for open space as a stormwater management facility.

Ms. Dunlop further stated that she is opposed to the proposal as it takes away from the country living and village character that Long Sault currently has.

Donna Labonte, 16135 County Road 36, expressed concern about the continuing encroachment of area subdivisions. She inquired as to additional development approval.

Director Young advised that because the property is within the residential district, it is possible development in the area will continue. He further stated that the Township is looking to comprehensively plan the development area, including components such as drainage and stormwater management.

Sharon Hamill, 16197 County Road 36, expressed concern about develop adjacent to their home and future development in the area. They are happy with the area and wish to continue to live in a peaceful neighbourhood.

She further stated that with the construction of the roundabouts traffic has increased and she is concerned that with added development the current situation will not provide be able to manage.

Ms. Dunlop stated that she sees Long Sault growing to fast and inquires as to focusing on the existing approved property for development in place of establishing more development area.

Director Young advised that as per the Provincial Policy statement, municipalities should plan with a 20 year horizon in sight. It takes many steps to get to the early stages of a subdivision; concept plans are necessary. Overall it could take 10 years or more before the development is ready for approval in many cases. It is prudent to have the necessary measures in place. For example, water and sewer lines, pumping stations and associated infrastructure.

Ms. Dunlop expressed support for the master plan and inquired if there was any pressure from local developers for its completion?

Director Young explained that the master plan concept came as a result of recommendations in the 2017 Official Plan and the boundary change was also considered in the 2009-2014 settlement area boundary study. He also acknowledged that there have been written requests to review the boundary that have been received from landowners.

Reg Carpenter, 16169 County Road 36, advised that he has been in this location for 13 years and moved there specifically for the rural living. He expressed concern about losing this lifestyle to development.

Jenna Labonte, 16165 County Road 36, advised that in her opinion, it appears that all of those who live the area are in opposition to the proposal.

Inquiries were made as to the number of potential lots in the area already owned by developers. Due to the various possibilities depending on type of development it could be 30 plus for a low-density subdivision and several times higher depending on density, zoning and other factors.

Director Young advised that as part of the secondary plan, a traffic study will be required and will provide options for traffic, if they are necessary.

Mayor McGillis explained that the decision is ultimately that of the United Counties, the Township will make a recommendation based on all input received and best interest.

Mayor McGillis expressed thanks to Jack Sullivan for attending on behalf of the United Counties.

Ms. Labonte inquired as to the number of affected landowners within the proposed area and as to the level of their input. It was noted that there are 9 landowners, that include the quarry.

Director Young explained that it is important to consider the desires of the existing landowners. Moreover, it is the direction of the province to plan for the future and this is what the Township is attempting to do, understanding that it may take several years.

Ms. Dunlop asked whether a cultural resource study would be required and was advised that it would not be required in this situation as these studies are generally only required when archeological characteristics have been identified through a subdivision application.

Ms. Dunlop expressed concern about increased traffic and sustainability of the increased growth.

Ms. Hamill inquired if the designated lands north of the tracks be re-designated residential and was advised that currently the Township is in the midst of a Local Planning Appeals Tribunal process. As such, will be further reviewed thereafter with the secondary plan process.

Ms. Hamill further asked about capacity for residential purposes and other future developments, and was advised that the Township's water and sewer capacity is approximately 60%.

Director Young also advised that the development process involves circulation and comment for agencies, including the Fire and Rescue Department.

Mr. Carpenter inquired as to support from Council as a result of feedback this evening.

Mayor McGillis explained that a recommendation will come from the Township, but that the decision will be made by the United Counties.

TOWNSHIP OF SOUTH STORMONT

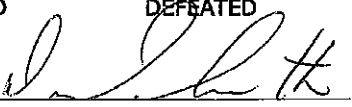
RESOLUTION

Resolution Number: 186/2019
Date: Wednesday, June 26, 2019

Moved by: _____
Seconded by: _____

That Council authorize staff to initiate County Official Plan Amendments relating to the Long Sault Urban Boundary Study and Secondary Plans

✓ CARRIED DEFEATED DEFEATED DEFERRED

_____ 
Chairperson