

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

**BY-LAW NO. 5330**

**A BY-LAW** to adopt Official Plan Amendment No. 8 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** Official Plan Amendment No. 8 is a housekeeping amendment to the aggregate policies initiated by the United Counties of Stormont, Dundas and Glengarry pursuant to Section 22 of the Planning Act, R.S.O., 1990.

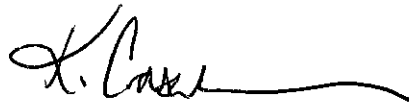
**NOW THEREFORE** the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry enacts as follows:

1. That Official Plan Amendment No. 8 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 20<sup>th</sup> day of December, 2021.



\_\_\_\_\_  
WARDEN



\_\_\_\_\_  
CLERK

**SCHEDULE "A" TO BY-LAW No. 5330**

**AMENDMENT NO. 8 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF  
STORMONT, DUNDAS AND GLENGARRY**

Official Plan Amendment

Housekeeping Amendment – Aggregate Policies

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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### **Appendices**

- Appendix A: Notice of Public Meeting
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## **STATEMENT OF COMPONENTS**

### **PART A - PREAMBLE**

Introduces the actual Amendment but does not constitute part of Amendment No. 8 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. 8 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

### **PART C - THE APPENDICES**

Do not form part of Amendment No. 8 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. 8 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 clarify mineral aggregate resource mapping in the County Official Plan.

### **Location**

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

### **Basis**

Section 2.5.1 of the Provincial Policy Statement (PPS) states that Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified. These include deposits of sand, gravel, and bedrock resources that are suitable for future pit and quarry operations.

Section 2.5.2.5 of the PPS goes on to state that in known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

Municipalities must identify these resources in their Official Plans and Zoning By-laws, with appropriate setbacks. The SDG Official Plan identifies primary and secondary Mineral Aggregate Reserves (sand and gravel) on Schedule A, while tertiary sand and gravel resources and bedrock resources are identified as constraints on Schedule B. However, through past Ontario Municipal Board (OMB) decisions related to the 2006 County Official Plan, several properties that are identified with potential bedrock resources that would support a future quarry are shown as an Extractive Resource Lands (Mineral Aggregate Reserve) even though the text of the Official Plan states that this designation is intended to show sand and gravel reserves only. The designation

affects the recommended setback distances and potential evaluation of impacts from adjacent development.

County Council adopted a new Official Plan in July 2017 which was later approved by the Ministry of Municipal Affairs in February 2018. The Township of North Dundas and several other parties submitted appeals to the Ontario Land Tribunal that included concerns with the aggregate mapping. North Dundas noted in their appeal that the Sullivan Quarry on County Road 8 was improperly identified on Schedule A. Discrepancies have been identified for properties in other local municipalities based on past OMB decisions.

It is recommended that the Official Plan text be amended to note that priority bedrock resource areas can be identified on Schedule A that would be required to be recognized in local zoning by-laws. This could include large parcels suitable for quarry operations and parcels adjacent to existing quarries. Other properties with bedrock resources would still have protection under the constraints schedule. Official Plan Amendment 6 also changed lands in North Dundas noted above from "Extractive Resource Land (Mineral Aggregate Reserve)" to "Agricultural Resource Lands" at the request of the local municipality based on the context of their appeal. With the change to the text proposed through Official Plan Amendment 8, this change to the Schedule can now be reversed.

## **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. 8 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. Section 5.2.1 – After the words “bedrock resources” add the following: “and tertiary sand and gravel resources identified on the constraints schedule”
2. Table 5.2 - Under the “Extractive Resource Lands – Sand and Gravel Reserve” designation replace the words “Sand and Gravel” with “Mineral Aggregate” and add the words “including Sand and Gravel Reserves and Priority Bedrock Reserves” at the end of the paragraph
3. Section 5.4.1 – in the first sentence of the first paragraph “: Mineral Aggregate Reserve and Extractive Resource Lands: Licensed Pit and Quarry designations” after the words “Extractive Resource Lands”.

Further, in the second sentence of the first paragraph, add the following at the beginning of the sentence before the words “Bedrock resources and ...”

“This designation shall include primary and secondary sand and gravel resources as identified by the Province or through area specific studies. The County shall also identify lands on Schedule A as Priority Bedrock Reserves, which may include lands or parts of lands abutting existing quarries. Other”

Further, in the last sentence of the second paragraph, replace the words “Sand and Gravel” with “Mineral Aggregate”

Further, add the following at the end of the third paragraph: “Where a report of a Qualified Individual demonstrates that:

- a) bedrock resources identified on a property or part of a property may be extracted on an operationally viable basis;
- b) the property is of an appropriate size and configuration that may support a future quarry operation; and



c) Other policies in Section 5 would not preclude development of a quarry on the subject lands,

the County shall update Schedule A to designate those lands as Priority Bedrock Reserve.”

4. Table 5.4.2 – Replace the words “Quarry and bedrock reserve” with “Priority Bedrock Reserve and other bedrock resources”
5. Schedule A1 - Redesignate those lands at PIN 661430063 currently designated “Agricultural Resource Lands” to the “Extractive Resource Land (Mineral Aggregate Reserve)” designation.
6. That the colour coding and symbology on Schedule A be revised to distinguish between “Sand and Gravel Reserve” and “Priority Bedrock Reserve” for the “Extractive Resources: Mineral Aggregate Reserve” designation

**PART C – THE APPENDICES**

**APPENDIX A: NOTICE OF PUBLIC MEETING**

**APPENDIX B: RECORD OF PROCEEDINGS**

**APPENDIX C: RECORD OF PUBLIC COMMENTS RECEIVED**