

**THE CORPORATION OF THE UNITED COUNTIES**

**OF STORMONT, DUNDAS AND GLENGARRY**

**BY-LAW NO. 5409**

**A BY-LAW** to adopt Official Plan Amendment No. 20 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.

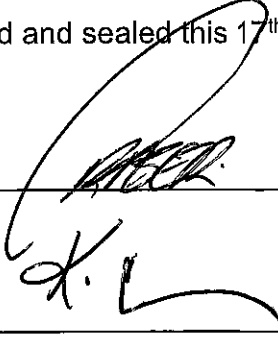
**AND WHEREAS** Section 17 (22) of the Planning Act, R.S.O., 1990 provides for the adoption of an official plan (or amendment) by a municipal council.

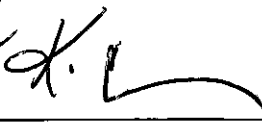
**AND WHEREAS** Official Plan Amendment No. 20, a housekeeping amendment to the Official Plan for the purpose of correcting errors and omissions in the text of the plan as well as the designation of select sites on some of the land use schedules.

**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. 20 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 17<sup>th</sup> day of July 2023.

  
\_\_\_\_\_  
WARDEN

  
\_\_\_\_\_  
CLERK

**SCHEDULE "A" TO BY-LAW No.5409**

**AMENDMENT NO. 20 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF  
STORMONT, DUNDAS AND GLENGARRY**

Official Plan Amendment

Housekeeping Amendment


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. 20 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. 20 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

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

Do not form part of Amendment No. 20 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. 20 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 intended to correct technical errors, recognize previous land use approvals, and clarify policies for ease of use and interpretation.

### **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, recognize previous land use approvals, and clarify policies for ease of use and interpretation. Further it was reviewed by Staff at all the County's constituent municipalities who also identified technical errors and omissions. The errors and omissions include some changes to the Text of the Official Plan as well as to the designations on some selected sites on the Land Use Schedules.

## **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. 20 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 4.3.6.2 – In the third paragraph after the words “is a requirement.” add the following: *“A 26 metre, or greater, right of way shall be required for all new development on County roads”.*
2. Section 8.12.13.7 – At the end of the section 8.12.13.7 add the following sentence: *“For Plans of Subdivision, alternative measures will be required for informing and obtaining the views of the public under Section 51(19.3.1) of the Planning Act. The County will require a public meeting, public open house, online consultation or other form of consultation in partnership with the local municipality. The County or the local municipality may host the consultation.”*
3. Section 8.12.13.8 a): – After the word “permission” in the second line of the first paragraph add the word *“site plan”*.
4. Section 8.12.13.8 b): – After the word “permission” in the second line of the first paragraph add the word *“site plan”*.
5. Section 9.5.2 – Add a new section after the said section numbered “ 9.5.3. South Mountain- Special Land Use Area (SLA 1b).

*“A Special Policy Area has been identified on the south side of County Road 3, immediately east of the Rural Settlement Area of South Mountain and more particularly shown on Schedule SLA1b.*

*Within the Special Policy Area, commercial uses and agricultural service uses may be permitted, in addition to the permitted uses identified in Section 5.3 of this Official Plan, subject to the following policies.*

- a) Future commercial and agricultural service uses shall be permitted through the process of zoning by-law amendment applications.*
- b) Access to County Road 3 shall be controlled and engineered to the satisfaction of the County Engineer.*

- c) *The Township of North Dundas and/or County may require site plan indicating proposed access driveways, buildings, parking and loading spaces and areas, areas for open storage, landscaping and similar elements.*
- d) *Adjacent residential uses shall be protected through appropriate measures such as increased setbacks, landscaped buffer strips and fencing and the careful location of commercial buildings, parking and loading areas and open storage and similar elements.*
- e) *Traffic impact study may be required.”*

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

Item	Roll Number	Legal Description	Development Criteria
19	0511-011-000-31070	Pt Lot 8, Conc 1, Former Township of Mountain	Notwithstanding the Agricultural Resource Lands policies to the contrary, a restaurant, golf course, and associated uses/structures including a driving range and clubhouse shall be permitted uses.

- 7. Land Use Schedule A1 – Adjust the Settlement Area of Ormond to reflect new development as shown in Schedule ‘A’. Area to be added designated as Rural Settlement Area, area to be removed designated as Agricultural Resource Lands.
- 8. Land Use Schedule A2 – Adjust the Settlement Area of Dixons Corners as shown in Schedule ‘B’. Area to be added designated as Rural Settlement Area, area to be removed designated as Agricultural Resource Lands.
- 9. Land Use Schedule A3 & Schedule A3a, Finch – Correct a mapping discrepancy, land within the Settlement Area having no designation as shown in Schedule ‘C’.
- 10. Land Use Schedule A3 & Schedule A3a, Finch – Change the designation of land from Residential District to Employment District on parcel 041100900111010 as shown in Schedule ‘D’.
- 11. Land Use Schedule A3 & Schedule A3a, Finch – Redesignate lands 041101100059200 in Finch, from Commercial District to Residential District as shown in Schedule ‘E’.
- 12. Land Use Schedule A3 & Schedule A3b, Crysler – Extend the Urban Settlement Area of Crysler to align with a parcel of land on the north-east side of the Urban Settlement Area, designated as Residential District as shown on Schedule ‘F’.



13. Land Use Schedule A4 and Schedule A4d, Newington – Adjust the Settlement Area of Newington and expand the Commercial District to the extent of the Settlement Area adjustment as shown on Schedule 'G'.
14. Land Use Schedule A4 and Schedule A4c, Ingleside – Extend the Settlement Area of Ingleside to encompass parcel 040600600608102 and designate the lands Residential District as shown on Schedule 'H'.
15. Land Use Schedule A4 – Remove Mineral Aggregate Reserve from lands described in Schedule 'I'. The area will be redesignated to the underlying designations, Rural and Agricultural.
16. Land Use Schedule A4 – Redesignate lands 040600102201000, 040600102205000, 040600102208200 from Rural District to Extractive Resource Lands (Mineral Aggregate Reserve)- Priority Bedrock as shown on Schedule 'J'.
17. Land Use Schedule A5 and Schedule A5a, Alexandria – Redesignate lands 224-270 Industrial Boulevard in Alexandria, from Employment District to Residential District as shown in Schedule 'K'.
18. Land Use Schedule A5 and Schedule A5b, Maxville – Redesignate a portion of 011101400157000 from Major Open Space to Residential District as shown on Schedule 'L'.
19. Land Use Schedule A6- Redesignate lands 010100601286002 from Rural District to Airport District as shown on Schedule 'M'.
20. Land Use Schedule A6 – Redesignate lands 010100602216050, 010100602216045, 010100602216500 from Agricultural Resource Lands to Rural District as shown on Schedule 'N'.
21. "Table 9.1.5 – Special Land Use District, Township of South Glengarry" is hereby amended by adding the following:  
  
*"Notwithstanding the Agricultural Resource Lands policies, to the contrary, a motor vehicle repair garage shall be permitted on the lands described as Part of Lot 5, Concession 5 IL, Part 1 on RP 14R3009."*  
  
As shown on Schedule 'O'.
22. "Table 9.1.5 – Special Land Use District, Township of South Glengarry" is hereby amended by adding the following:

*“Notwithstanding the Agricultural Resource Lands policies, to the contrary, a campground shall be permitted on lands described as Part of Lot 8, Concession 2 West, locally known as 21848 Concession 3 Road.”*

As shown on Schedule ‘P’.

23. “Table 9.1.5 – Special Land Use District, Township of South Glengarry” is hereby amended by adding the following:

*“Notwithstanding the Agricultural Resource Lands policies, to the contrary Mini storage, manufacturing, motor vehicle repair garage, motor vehicle body shop and building contractors shop are permitted on lands described as Part of Lot 32, Concession 1 North, Part 1 on RP 14R1144.”*

As shown on Schedule ‘Q’.

**PART C – THE APPENDICES**

**APPENDIX A: NOTICE OF PUBLIC MEETING**

**APPENDIX B: RECORD OF PROCEEDINGS**

## Appendix A: Notice of Public Meeting



### **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 Thursday July 6, 2023, commencing at 9:00 A.M. at 26 Pitt St., Cornwall, in the Council Chambers.

**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, recognize previous land use approvals, and clarify policies for ease of use and interpretation. The errors and omissions include some changes to the Text of the Official Plan as well as to the designations on some selected sites on the Land Use Schedules. 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 maps can be found at: [sdgcounties.ca](http://sdgcounties.ca) as of June 16<sup>th</sup>, 2023.

**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 you would like to attend if you would like to participate please [planning@sdgcounties.ca](mailto:planning@sdgcounties.ca) in advance of the public meeting.

**IF YOU WISH TO BE NOTIFIED** of the decision of the United Counties of SDG on the proposed Official Plan Amendment, you must make a written request to the Planning Department (at the address below) or to [planning@sdgcounties.ca](mailto:planning@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 9<sup>th</sup> day of June, 2023**  
Planning & Economic Development Services  
United Counties of Stormont, Dundas and Glengarry  
26 Pitt Street, K6J 3P2  
Cornwall, Ontario  
Tel: (613) 932-1515  
Fax: (613) 936-2913

## Appendix B: Record of Proceedings



### Corporation of the United Counties of Stormont, ~~Dundas~~ and Glengarry PUBLIC MEETING

July 6, 2023, 9:00 a.m.  
Council Chambers, Suite 321, 26 Pitt Street, Cornwall

**Present:** Warden Tony Fraser, Maureen Adams, CAO, Peter Young, Director of Planning & Economic Development Services, Kimberley Casselman, Director of Corporate Services/Clerk, Megan Benoit, Planning Technician, Todd Lihou, Corporate Communications Coordinator

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#### 1. Call to Order

Warden Fraser called the meeting to order at 9:05 a.m.

Clerk Casselman stated that the meeting was being live streamed on the County's You Tube channel and also being recorded. She indicated that if there were members of the public unable to attend the meeting who wished to provide comments related to the item considered, or who wished to be notified of the decision, they could send an email to [planning@sdgcounties.ca](mailto:planning@sdgcounties.ca).

#### 2. Disclosure of Pecuniary Interest

#### 3. Public Meeting

##### 3.1 Official Plan Amendment No. 20 - Housekeeping

Warden Fraser introduced Director Young who presented a PowerPoint presentation on the proposed Official Plan Amendment No. 20 - Housekeeping.

Director Young stated that the public meeting was being held pursuant to Section 17 and Section 21(1) of the *Planning Act*. He provided a detailed

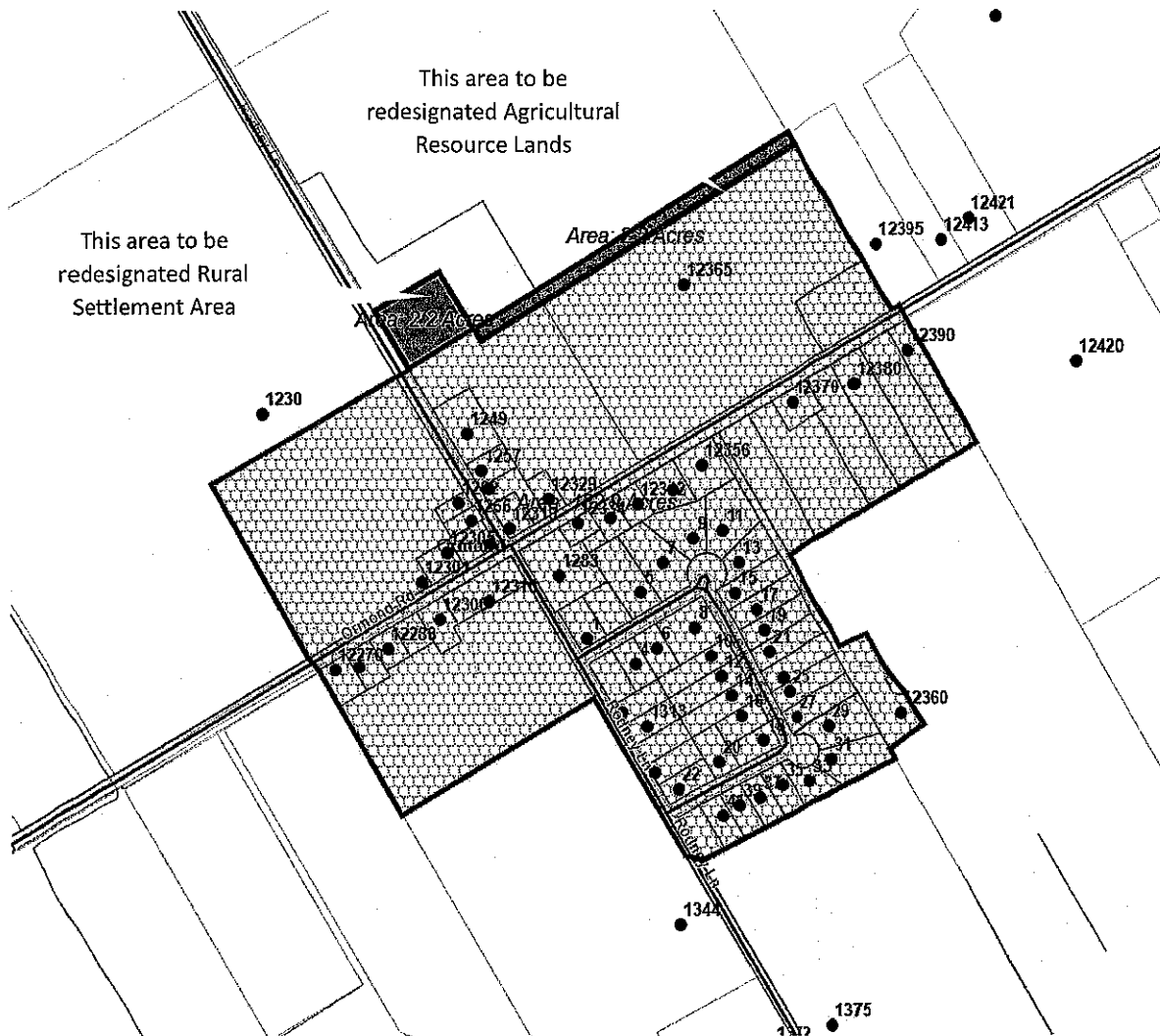
overview of each proposed amendment and stated that no comments had been received as a result of the posted notice.

Warden Fraser thanked Director Young for his presentation and stated that County Council would consider the Official Plan Amendment by-law at the Council meeting on July 17<sup>th</sup>.

**4. Adjournment**

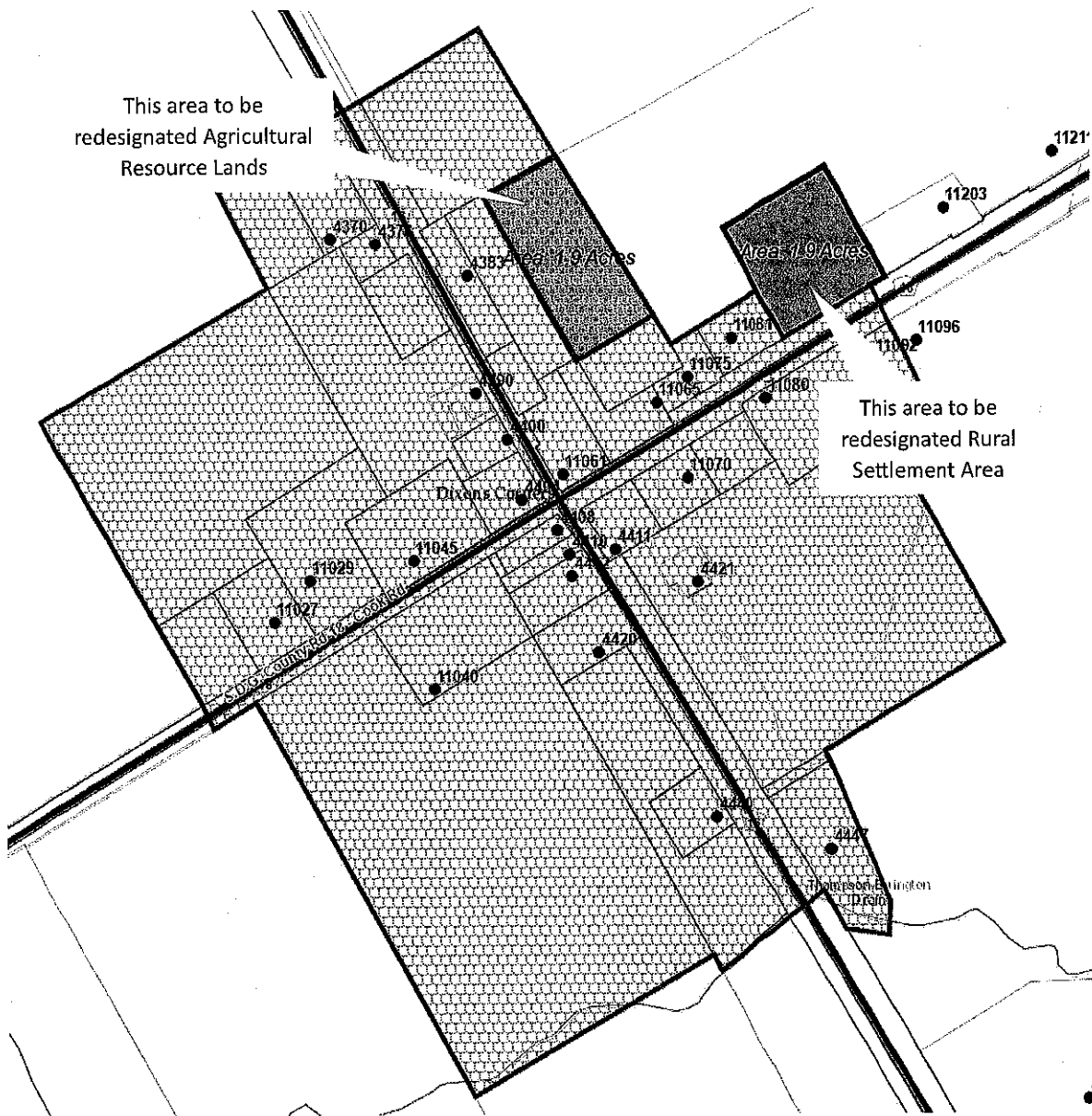
Warden Fraser adjourned the meeting at 9:14 a.m.

# Schedule A



OP Agricultural Designation	OP Rural Settlement Area	Addition	Removal
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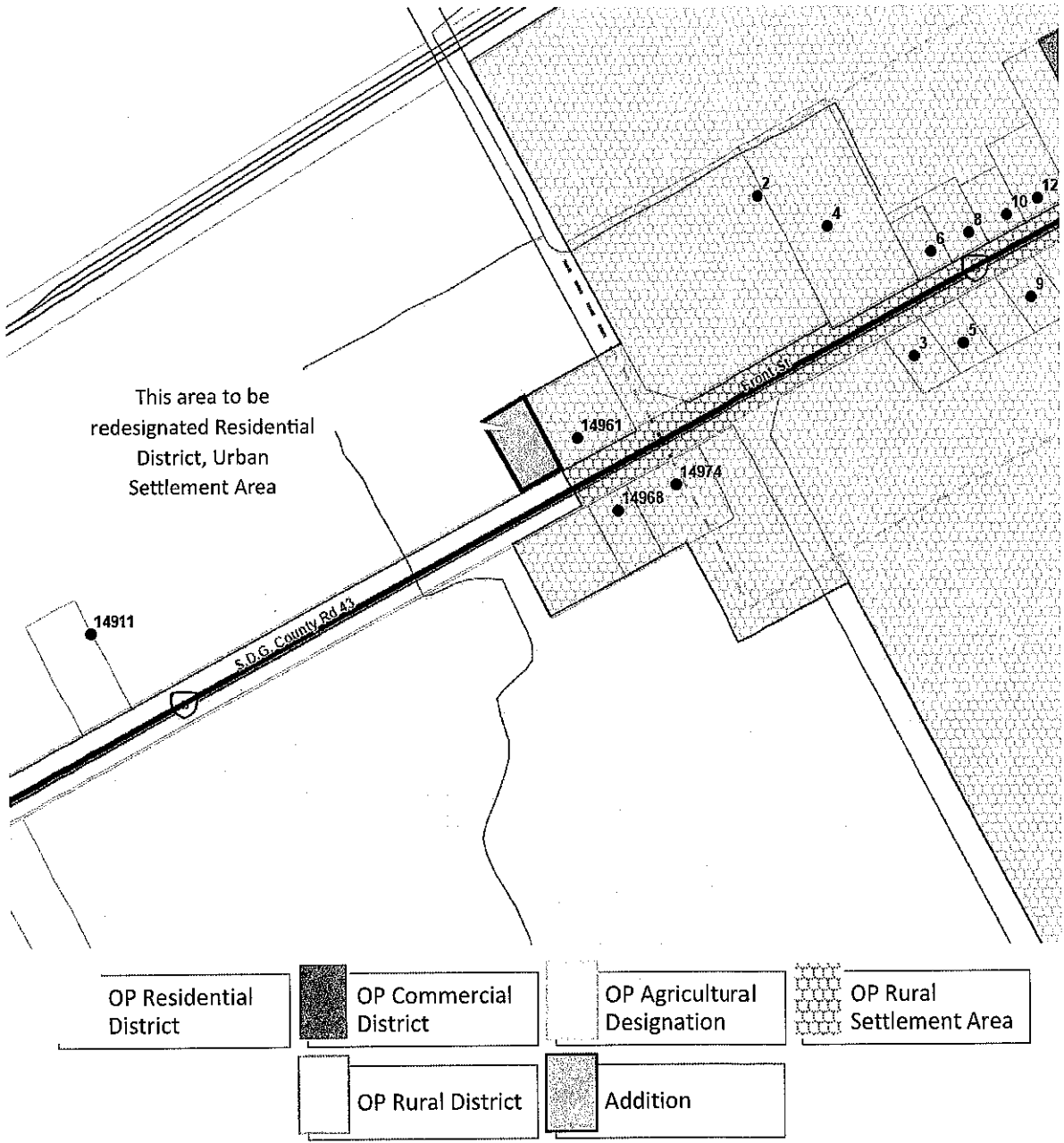
# Schedule B



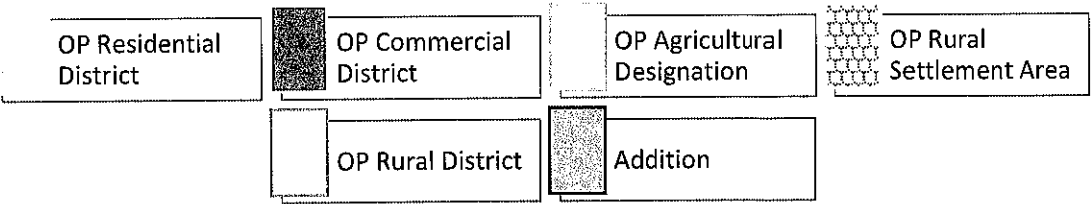
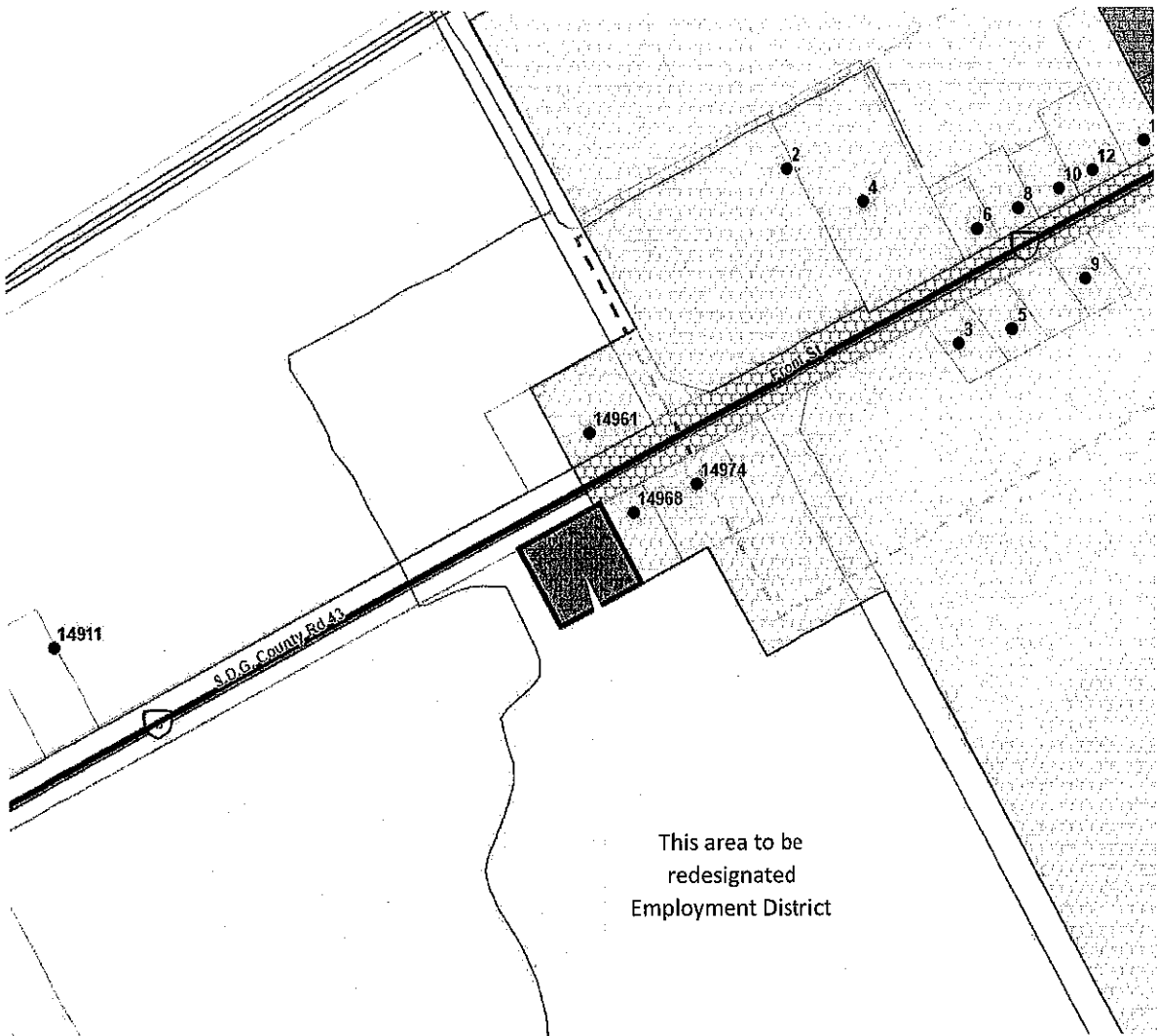
OP Agricultural Designation	OP Rural Settlement Area	Addition	Removal
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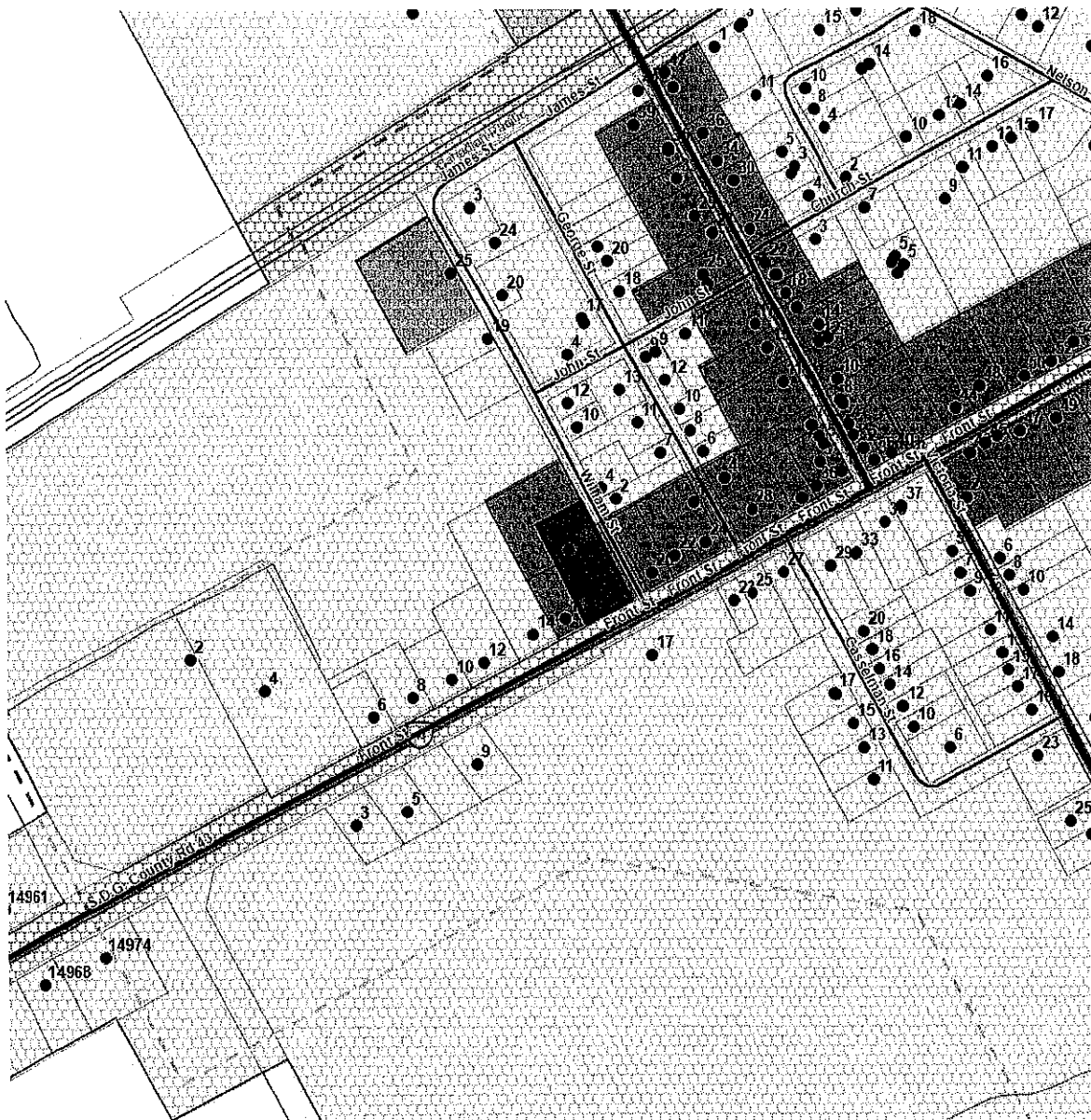
Schedule C



Schedule D

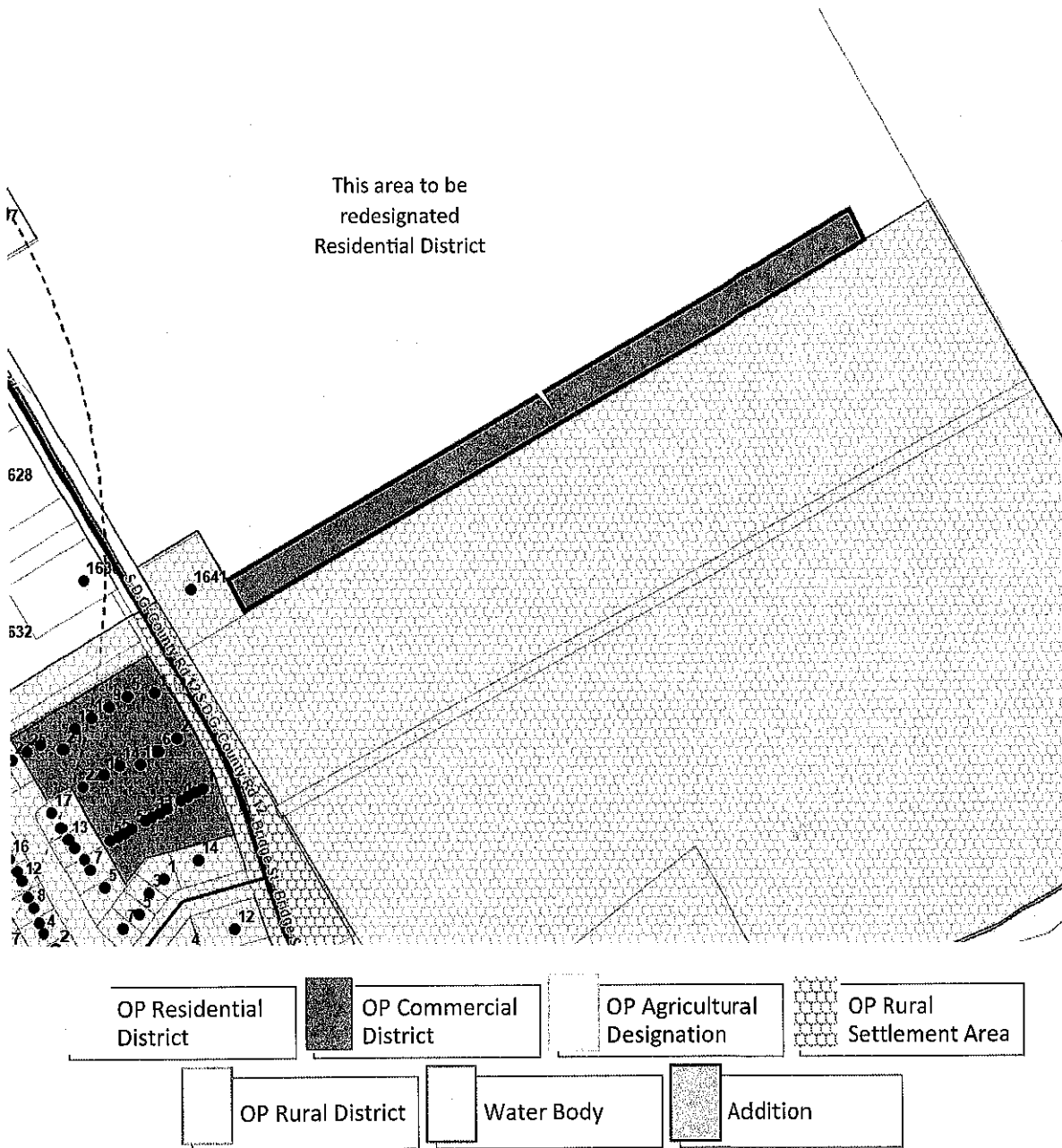


# Schedule E

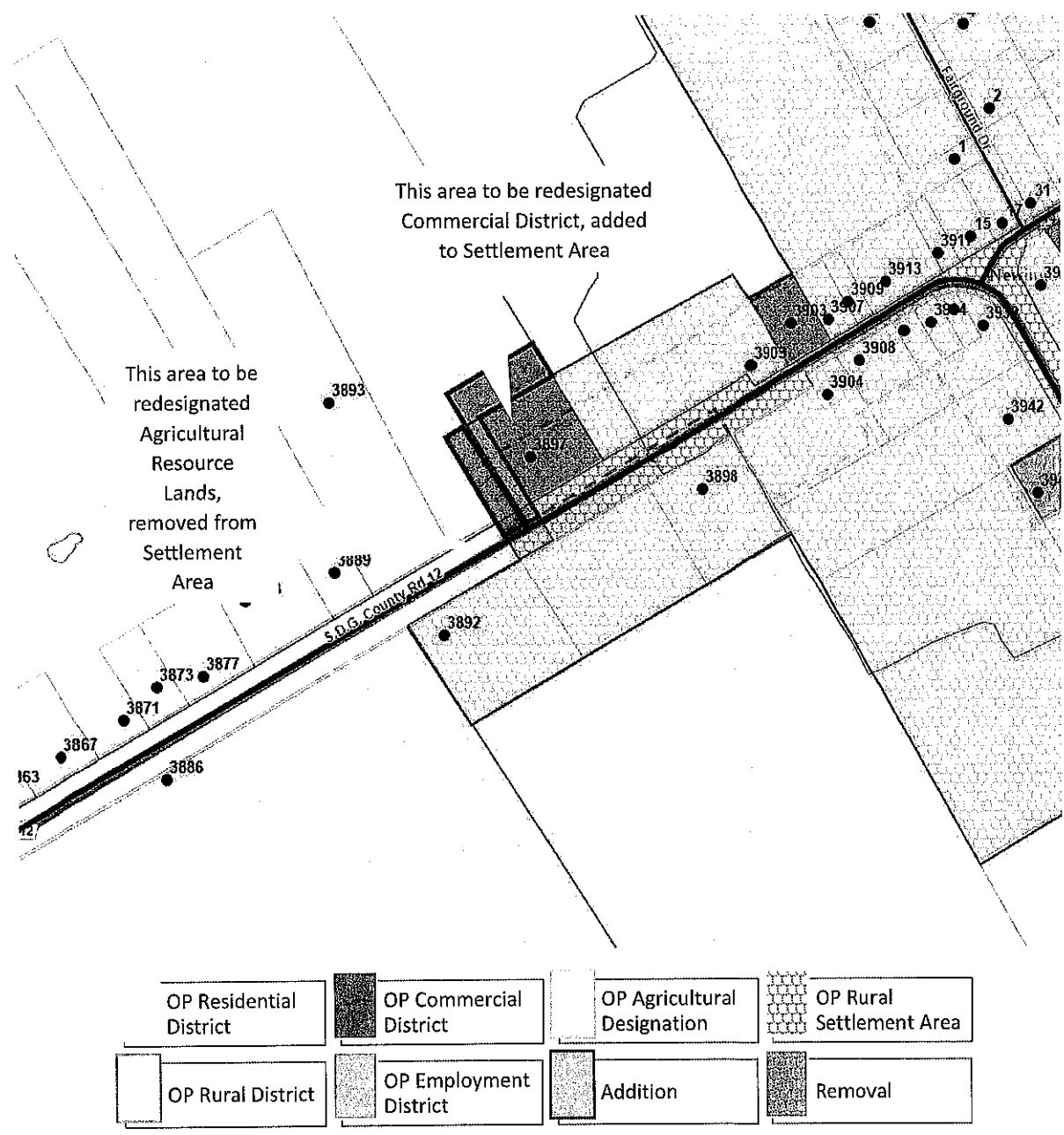


OP Residential District	OP Commercial District	OP Agricultural Designation
OP Rural Settlement Area	OP Employment District	Addition

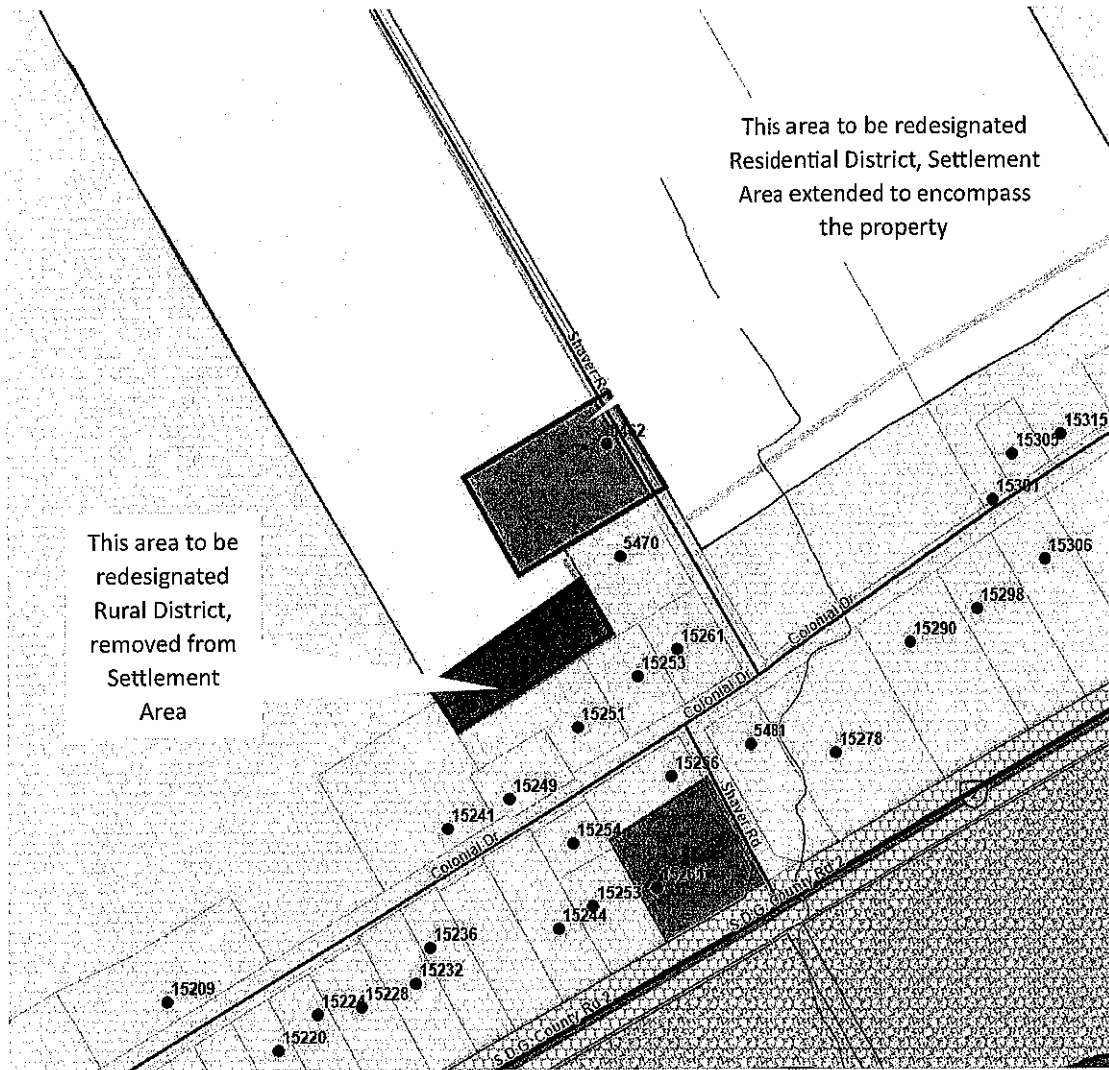
## Schedule F



Schedule G

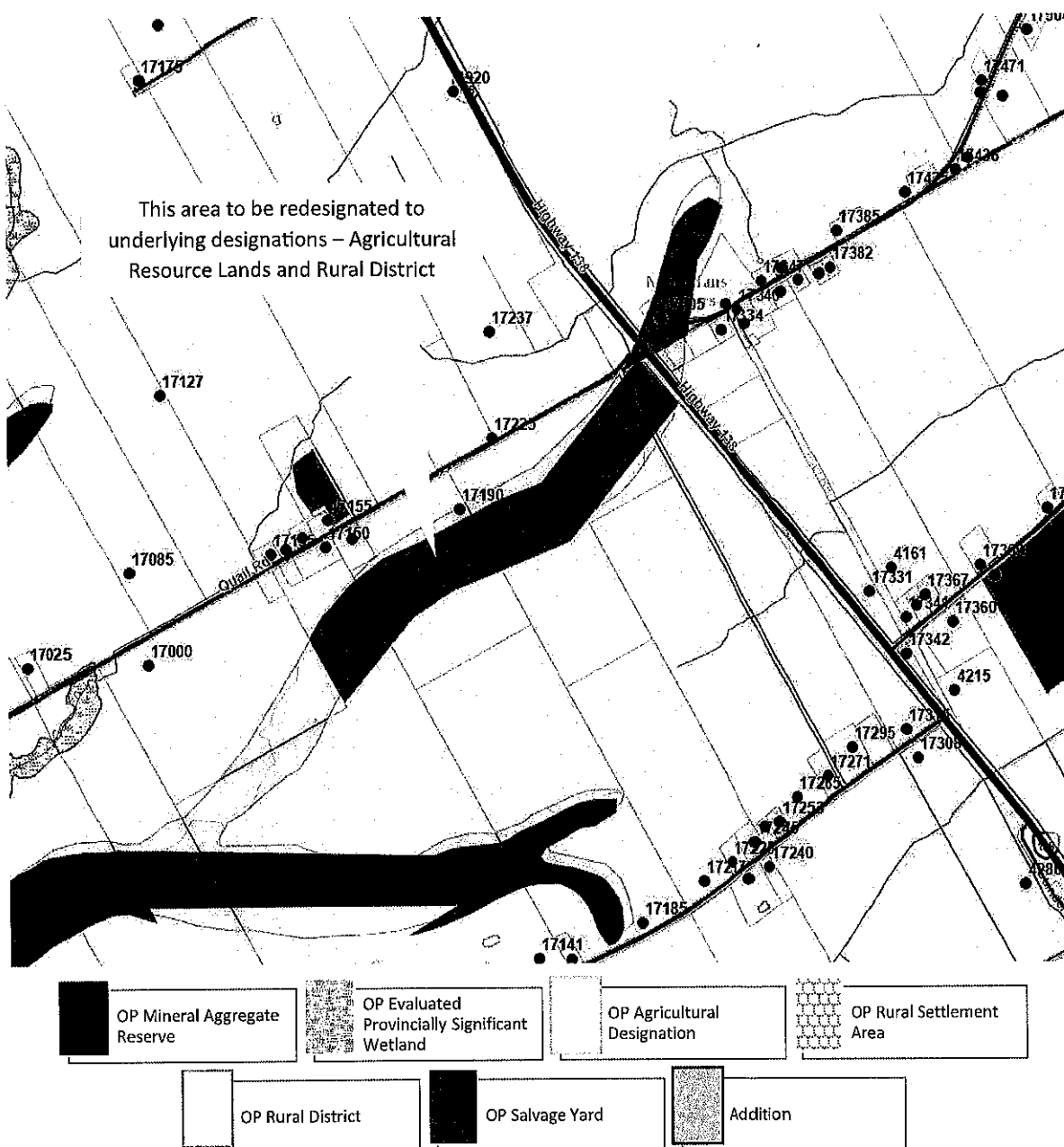


# Schedule H

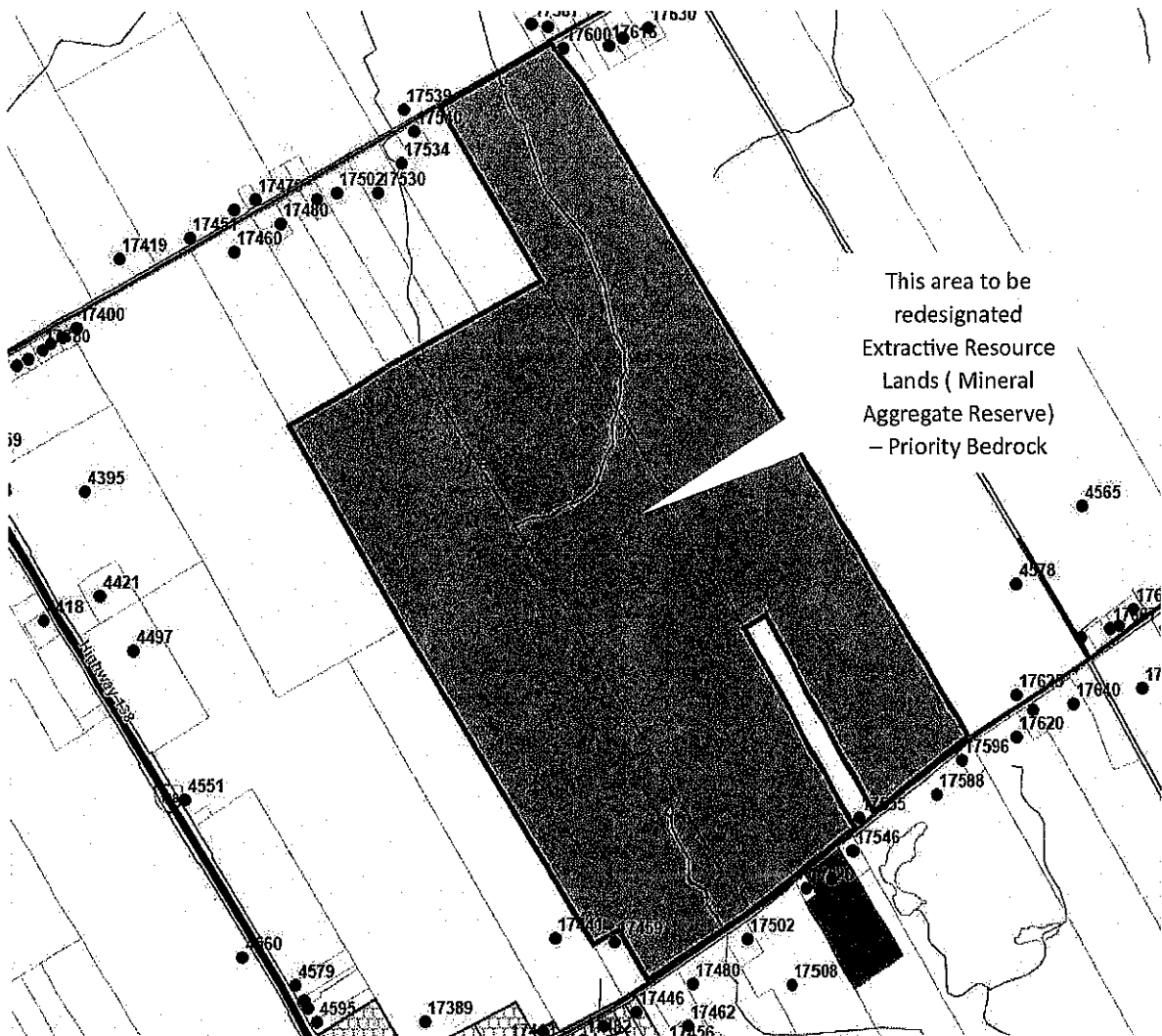


OP Residential District	OP Commercial District	OP Agricultural Designation
OP Rural Settlement Area	OP Rural District	Addition

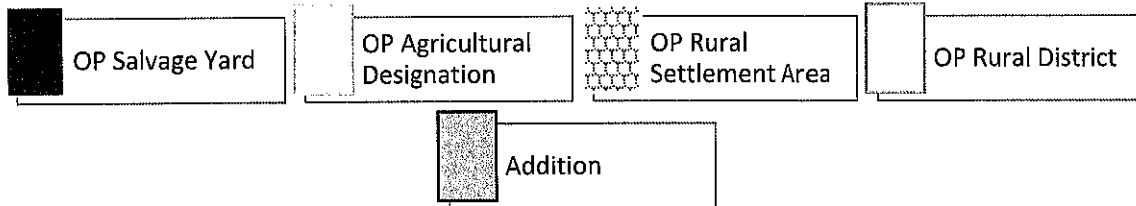
## Schedule I



# Schedule J

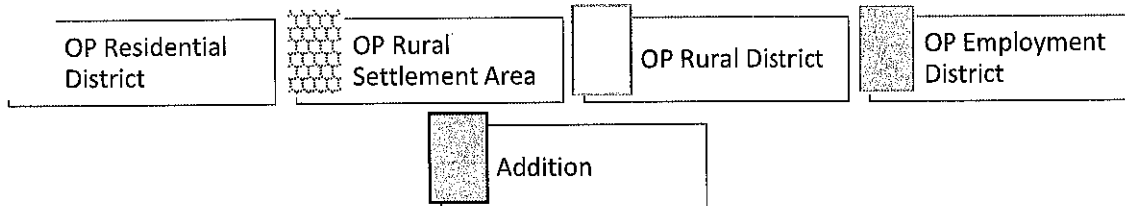
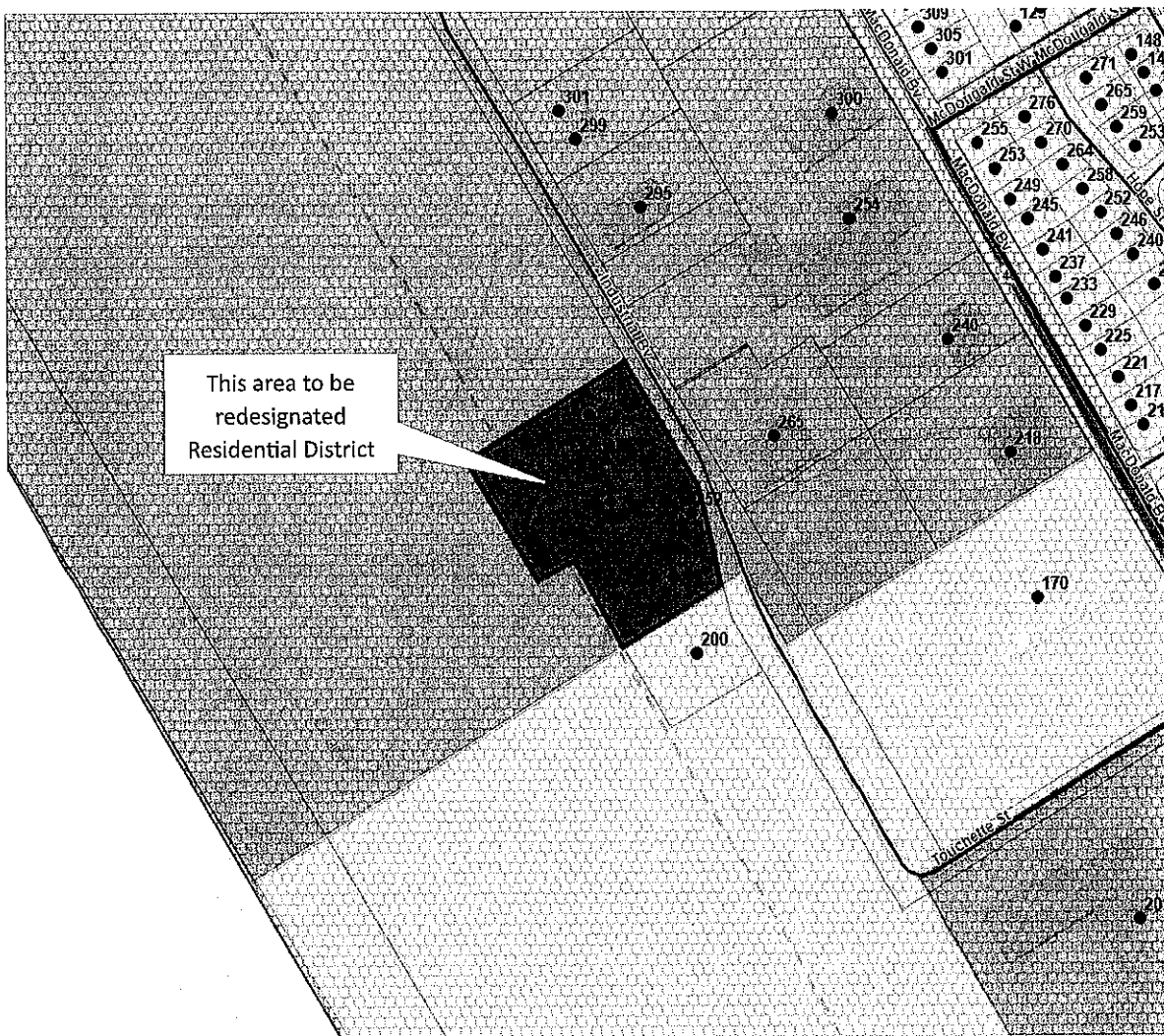


This area to be  
redesignated  
Extractive Resource  
Lands ( Mineral  
Aggregate Reserve)  
– Priority Bedrock





## Schedule K

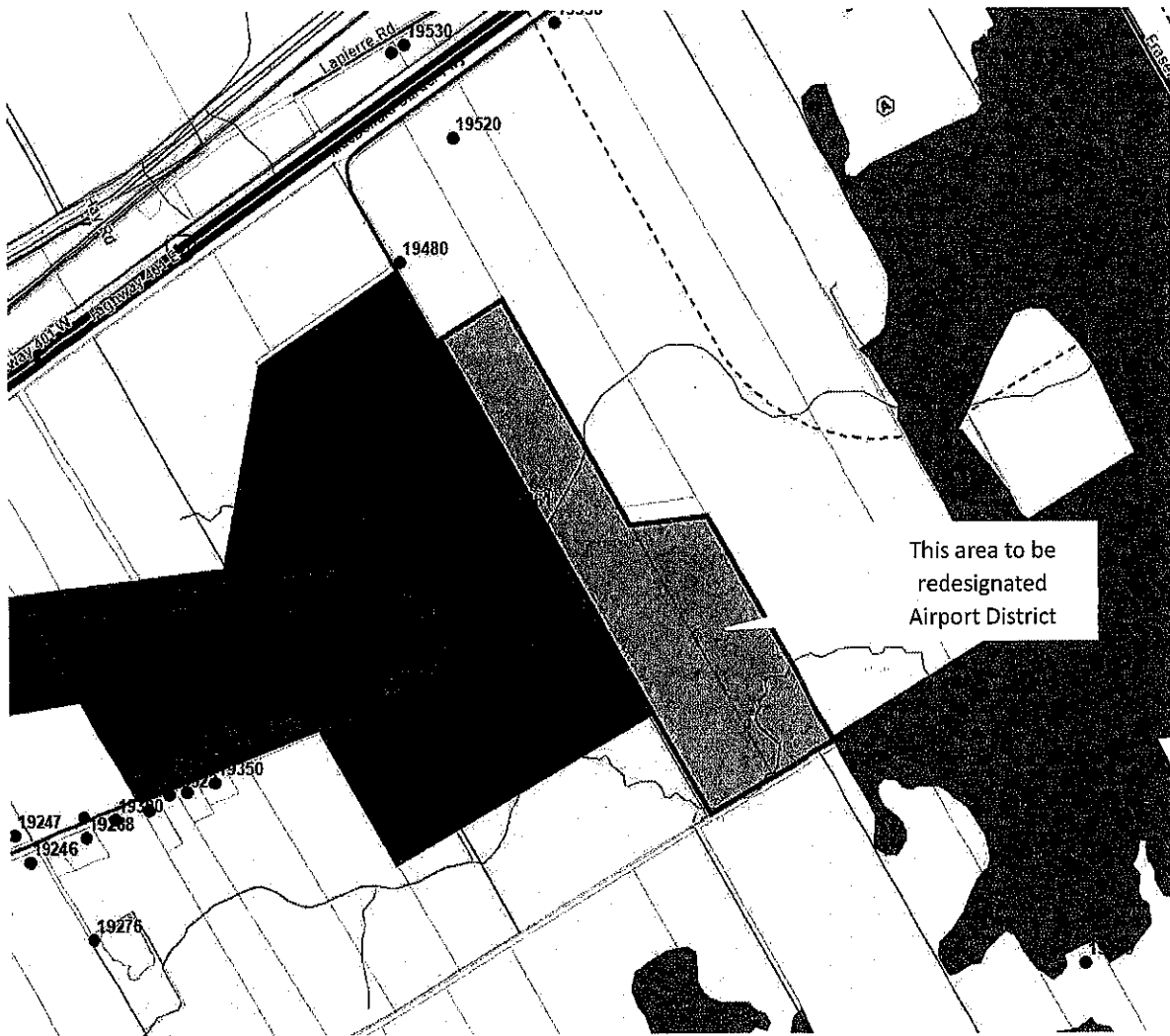








# Schedule L



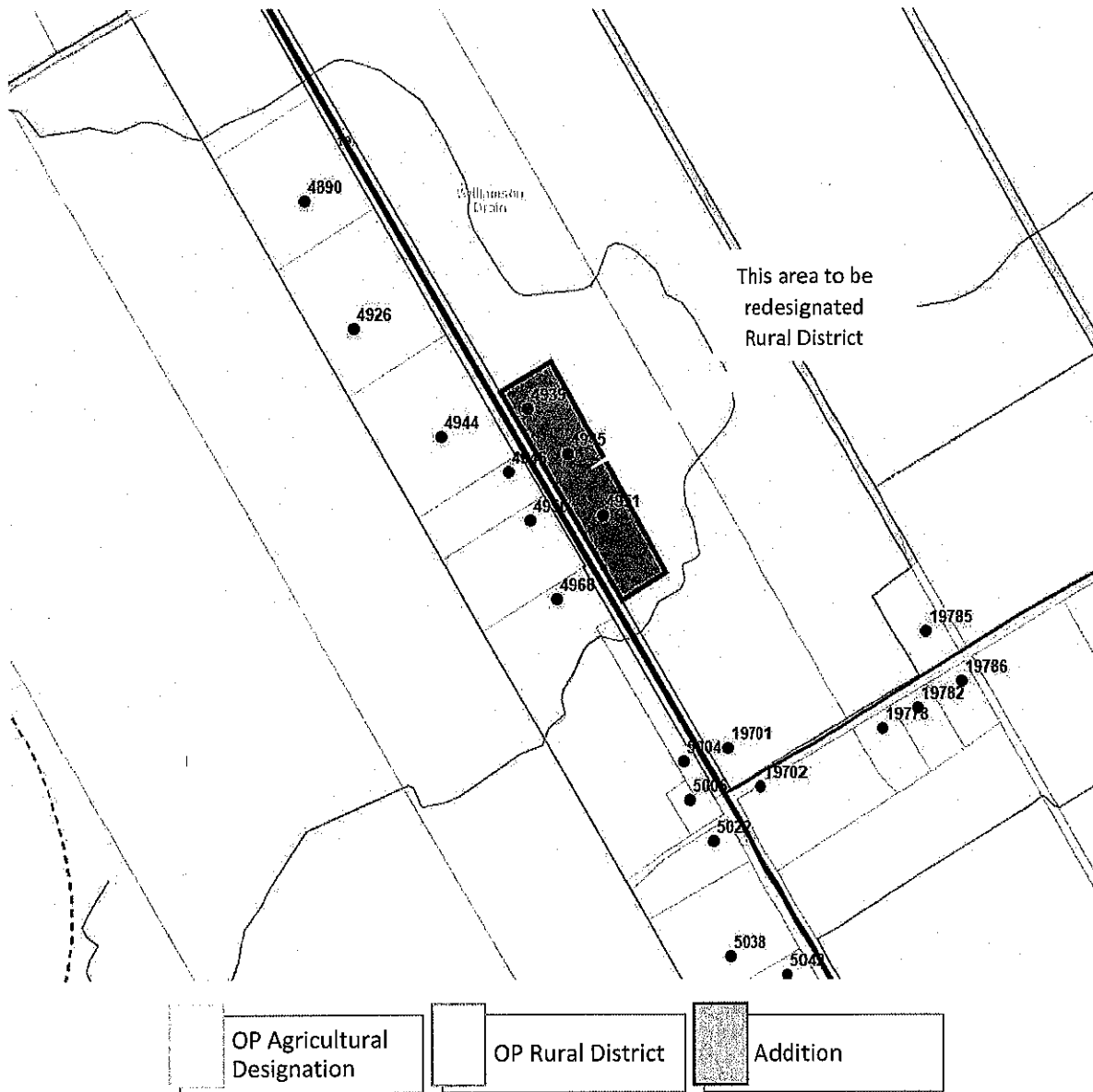
OP Residential District	OP Commercial District	OP Agricultural Designation
OP Rural Settlement Area	OP Rural District	Addition

# Schedule M

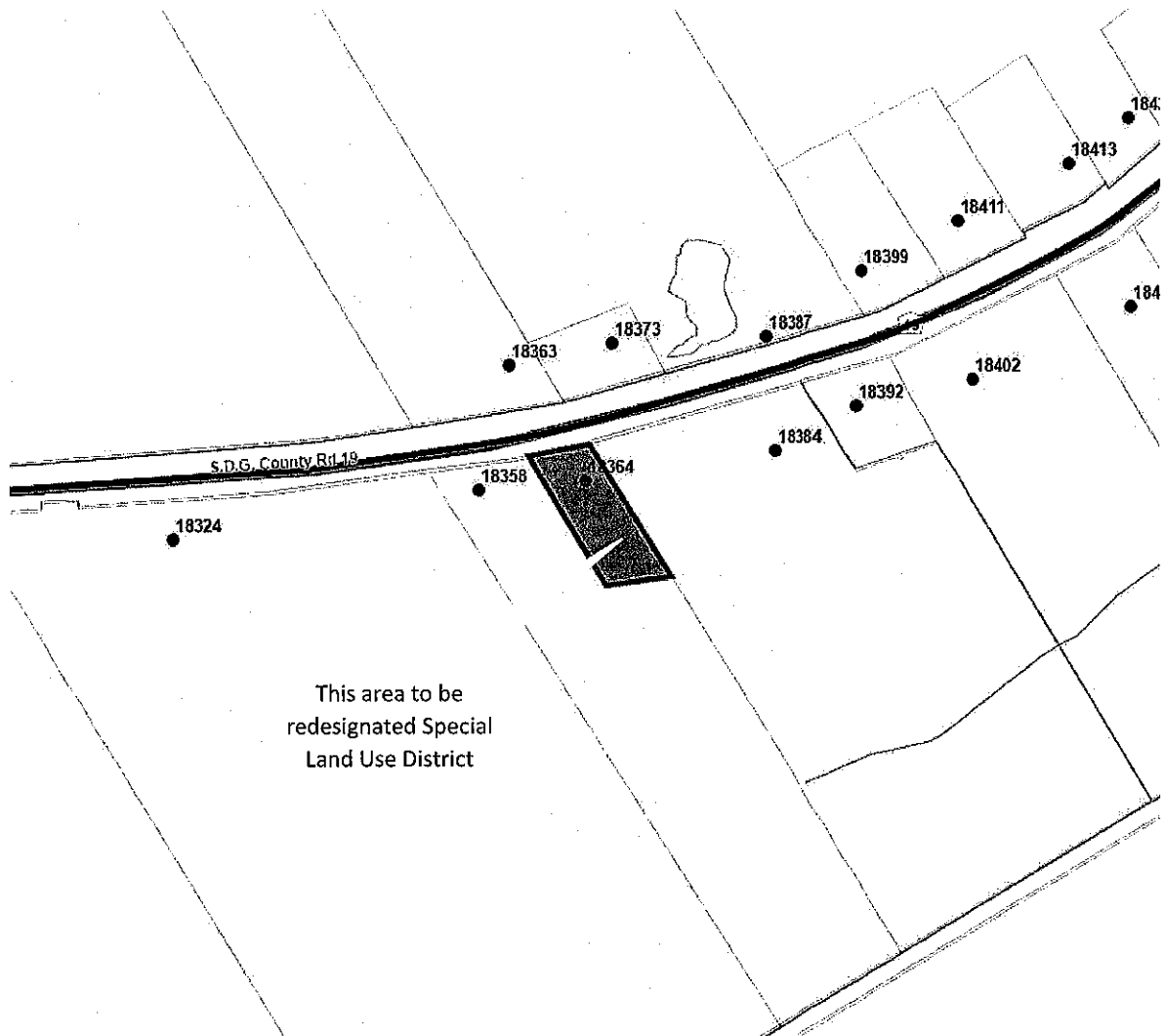


	OP Agricultural Designation		OP Rural Settlement Area		OP Rural District
	OP Airport District		OP Coastal Wetland		Addition

# Schedule N

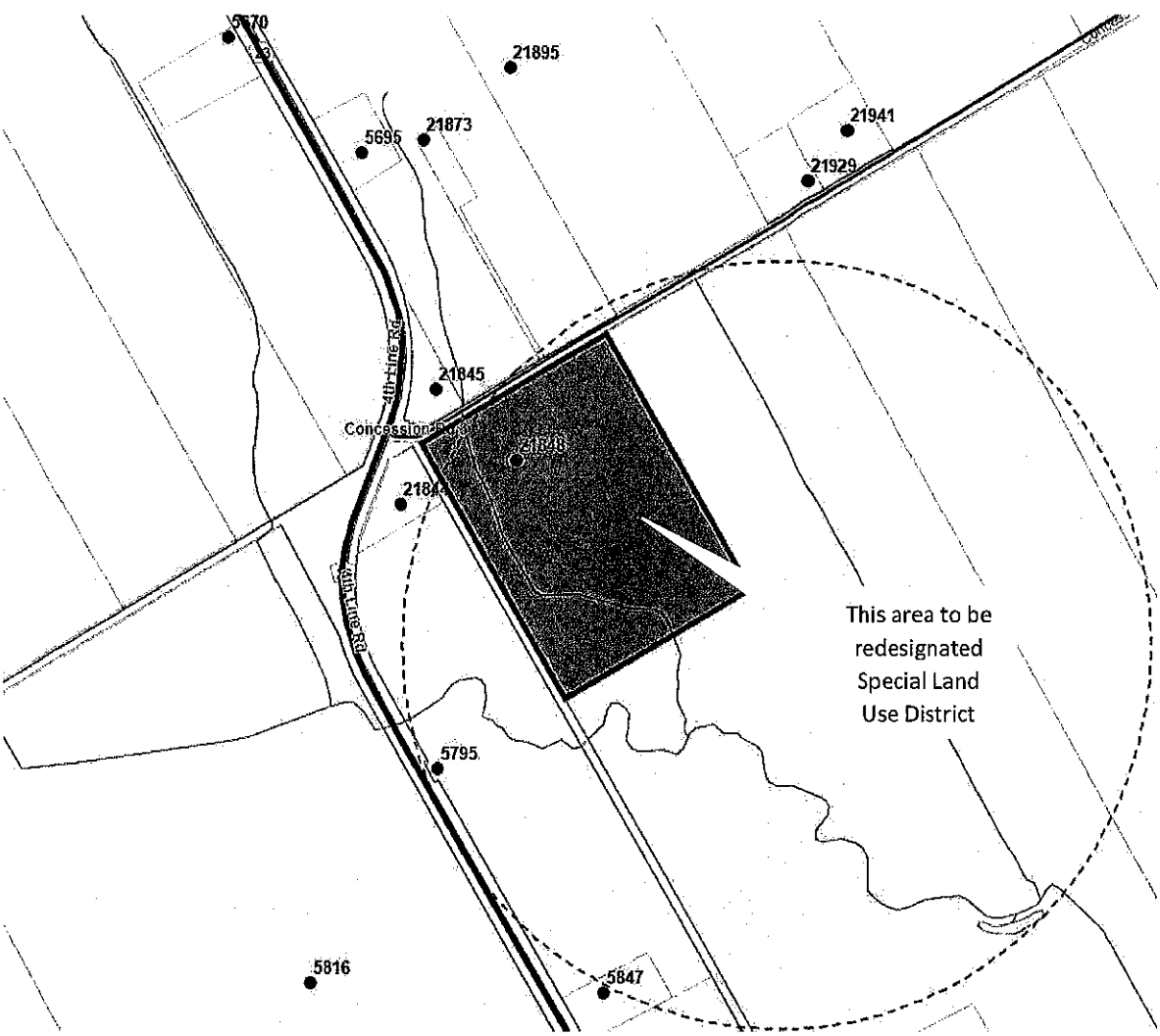


## Schedule O



OP Agricultural Designation	OP Rural Settlement Area	OP Rural District	Addition
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Schedule P



# Schedule Q

