

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5462

A BY-LAW to adopt Official Plan Amendment No. 25 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. 25, amends the Official Plan for the purpose of adjusting the settlement area boundaries to either add or remove lands for development and make additional housekeeping changes.

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. 25 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 26th day of August 2024.



WARDEN



CLERK

SCHEDULE "A" TO BY-LAW No. 5462

**AMENDMENT NO. 25 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF
STORMONT, DUNDAS AND GLENGARRY**

Official Plan Amendment

Settlement Boundary Adjustments & Housekeeping

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.

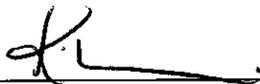
Signed  _____
Kimberley Casselman, Clerk

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STATEMENT OF COMPONENTS

PART A - PREAMBLE

Introduces the actual Amendment but does not constitute part of Amendment No. 25 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. 25 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES

Do not form part of Amendment No. 25 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. 25 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry, which is an amendment initiated by the United Counties pursuant to Section 22 (1) of the *Planning Act*, is intended to amend the settlement area boundaries to either add lands for potential development or remove lands, along with several housekeeping changes to reflect existing uses.

Location

The amendments apply to lands throughout the corporate boundaries of the United Counties, as shown on the attached schedules.

Basis

The proposed amendment was developed by County Staff after a review of the proposed settlement area boundary adjustments in the Official Plan. This OPA was reviewed by local Planning staff who identified properties to be added or removed from the settlement areas and changes and corrections to reflect existing uses. As a result, some properties will be redesignated, reflected on the Official Plan Land Use Schedules. A chart is attached to the amendment outlining the changes including the proposed rationale.

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. 25 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 "A" Hallville:** The boundary of the Rural Settlement Area of Hallville will be amended on Official Plan Land use Schedule A1 to include the lands shown on the schedule which are presently designated Rural District
2. **Schedule "B" Harmony:** The boundary of the Rural Settlement Area of Harmony will be amended on Official Plan Land use Schedule A1 to include the lands shown on the schedule which are presently designated Rural District
3. **Schedule "C" South Mountain – Site Specific:** 11060 County Road 3, South Mountain will be amended on Official Plan Land use Schedule A1 to include the lands shown on the schedule which are presently designated Agricultural Resource Lands and are proposed to be re-designated to Special Land Use District (with an underlying Agricultural Resource Lands designation), as further described in subsection 21 of this amendment
4. **Schedule "D" Winchester:** The boundary of the Rural Settlement Area of Winchester will be amended on Official Plan Land use Schedule A1 and A1a to include the lands shown on the schedule which are presently designated Agricultural Resource Lands
5. **Schedule "E" Morrisburg:** The boundary of the Urban Settlement Area of Morrisburg will be amended on Official Plan Land use Schedule A2 and A2c to include the lands shown on the schedule on the west side of Morrisburg which are presently designated Rural District to be redesigned to Employment District, Residential District and Commercial District. Additionally the boundary of lands designated Employment District will be adjusted to match the adjacent lands.

On the north and east side of Morrisburg, lands currently designated Employment District and Rural District are proposed to be re-designated to Major Open Space

In Mariatown, lands currently designated Residential District will be redesignated Major Open Space

6. **Schedule "F" 1737814 Ontario Inc:** Lands between Iroquois and Morrisburg on the south side of the 401 that are currently designated Rural District and proposed to be redesignated to Employment District as shown on the Schedule.

7. **Schedule "G" Iroquois:** The boundary of the Urban Settlement Area of Iroquois will be amended on Official Plan Land use Schedule A2 and A2b to include the lands on the east side of Iroquois shown on the schedule which are presently designated Rural District to be redesignated to Rural District

Lands currently designated Employment District and Residential District to the immediate west are proposed to be redesignated to Major Open Space

Lands along Golf Course are proposed to be redesignated from Residential District to Major Open Space

8. **Schedule "H" Williamsburg:** The boundary of the Urban Settlement Area of Williamsburg will be amended on Official Plan Land use Schedule A2 and A2a to include the lands shown on the schedule from Residential District to Agricultural Resource lands and from Agricultural Resource Lands to Residential District

9. **Schedule "I" Hanesville:** The boundary of the Rural Settlement Area of Hanesville will be amended on Official Plan Land use Schedule A2 to include the lands shown on the schedule which are presently designated Rural District

10. **Schedule "J" Crysler:** The boundary of the Urban Settlement Area of Crysler will be amended on Official Plan Land use Schedule A3 and A3b to include the lands shown on the schedule from Rural District to Major Open Space, Commercial District and Residential District

11. **Schedule "K" Moose Creek:** Part of 30 Labrosse Street in Moose Creek will be redesignated from Commercial District to Residential District
041101601127000

12. **Schedule "L" Long Sault:** The boundary of the Urban Settlement Area of Long Sault will be amended on Official Plan Land use Schedule A4 and A4a to include the lands shown on the schedule from Rural District to Employment District and Residential District

13. **Schedule "M" Ingleside:** The boundary of the Urban Settlement Area of Ingleside will be amended on Official Plan Land use Schedule A4 and A4c to

include the lands shown on the schedule from Rural District to Employment District and Residential District and to remove lands designated Residential District to be redesignated as Employment District

14. **Schedule “N” Rosedale/Eamers Corners:** The boundary of the Urban Settlement Area of Rosedale/Eamers Corners will be amended on Official Plan Land use Schedule A4 and A4e to include the lands shown on the schedule from Rural District Residential District and from Residential District to Major Open Space

15. **Schedule “O” Osnabruck Centre.** The boundary of the Rural Settlement Area of Osnabruck Centre will be amended on Official Plan Land use Schedule A4 to include the lands shown on the schedule from Rural District to Rural Settlement Area

16. **Schedule “P” Bainsville** Lands at the southeast corner of South Service Road and 3rd Line Road are proposed to be redesignated on Schedule A6 from Employment District to Rural District (north part of 010100100322000)

17. **Schedule “Q” Lancaster** Lands within the Urban Settlement Area of Lancaster will be amended on Official Plan Land use Schedule A6 and A6e to redesignate lands from Employment District to Residential District and from Commercial District to Residential District

18. **Schedule “R” South Glengarry – Employment** Lands at 21895 County Road 2 are proposed to be redesignated on Schedule A6 from Rural District to Employment District (010100100202000)

19. **Schedule “S” Tyotown** Lands on Tyotown Road shown on Schedule S are proposed to be redesignated on Schedule A6 from Employment District to Rural District

20. **Schedule “T” Summerstown Station** Lands shown on Schedule T are proposed to be redesignated on Schedule A6 from Rural District to Employment District

21. Table 9.1.5 Special Land Use District, Township of North Dundas is hereby amended by adding the following

Notwithstanding the Agricultural Resource Lands policies to the contrary, a six unit apartment building is permitted at 11060 County Road 3, South Mountain being Part of Lot 13, Concession 2, Part 1 8R-4002, limited to the existing building footprint as of August 26, 2024 being approximately 500 square metres.

PART C – THE APPENDICES

APPENDIX A: NOTICE OF PUBLIC MEETING



NOTICE OF A PUBLIC MEETING
Official Plan Amendment No. 24 and No. 25
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 Wednesday August 14th, 2024, commencing at 10:00 A.M. at 26 Pitt Street, Cornwall, in the Council Chambers.

THE PURPOSE AND EFFECT – The purpose of the Public Meeting is to provide the public and stakeholders an opportunity to give input in respect of the proposed amendments to the SDG Official Plan. Official Plan Amendment No. 24 (OPA #24) is intended to revise the land division review criteria for rural consent applications by resetting the date in which a lot of existence is considered eligible for future land division and, in some cases, require additional studies and reports to be submitted. The proposed amendment includes changes to the Text of the Official Plan.

In addition, Official Plan Amendment No. 25 will be reviewed at this Public Meeting. OPA No. 25, proposes adjustments to the settlement area boundaries of various communities throughout SDG Counties. Therefore, select sites on Schedules A1, A2, A3, A4, A5 and A6 may either be added or removed from a settlement area. Official Plan Amendment No. 24 and No. 25 applies to the entire geographical area of SDG; as such, no key map is provided.

Copies of the draft Official Plan Amendment No. 24 and No. 25 and relevant maps can be found at: sdgcounties.ca as of August 7th, 2024.

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 email: 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

ADDITIONAL INFORMATION relating to the Official Plan Amendment No. 24 and No. 25 are available on the SDG Counties website and at the local township offices.

DATED this 26th day of July 2024
Planning & Economic Development Services
United Counties of Stormont, Dundas and Glengarry
26 Pitt Street, K6J 3P2
Cornwall, Ontario
Tel: (613) 932-1515
Fax: (613) 936-2013

APPENDIX B: RECORD OF PROCEEDINGS



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

August 14, 2024, 10:00 a.m.
Council Chambers, Suite 321, 26 Pitt Street, Cornwall

Present: Warden Jamie MacDonald, Councillor Bryan McGillis, Peter Young, Director of Planning & Economic Development Services, Kimberley Casselman, Director of Corporate Services/Clerk, Lindsay Parisien, Senior Planner, Megan Benoit, Planning Technician, Todd Lihou, Corporate Communications Coordinator

1. Call to Order

Warden MacDonald called the meeting to order at 10:01 a.m.

Clerk Casselman stated that the meeting was being live streamed on the Counties' YouTube channel and was 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.

Clerk Casselman stated that when the time comes for public comments, those attending in-person or virtually could raise their hand to speak. She asked that members of the public wishing to speak state their name and address before providing their remarks.

2. Disclosure of Pecuniary Interest

3. Public Meeting

Warden MacDonald introduced Lindsay Parisien, Senior Planner. Ms. Parisien stated that the public meeting was being held pursuant to Section 17 and Section

21(1) of the *Planning Act*. She added that anyone wishing to receive further notice about the amendments to the SDG Official Plan, could send an email to planning@sdgcounties.ca.

3.1 Official Plan Amendment No. 24 – Rural Consent Policies

Ms. Parisien presented a PowerPoint presentation on Official Plan Amendment No. 24. The presentation provided an overview of the purpose, location and basis of the amendment; progress to date; the proposed rural consent policies; additional criteria and requirements; comments to date; and staff's recommendation for the amendment. A copy of the presentation is held on file.

Warden MacDonald asked if any members attending in-person or virtually would like to speak to Official Plan Amendment No. 24.

Joyce Gravelle, 18980 Beaverbrook Road, Martintown

Ms. Gravelle stated that she lived on 30 acres on Beaverbrook Road, just outside of Martintown. She stated that when she first moved to her home it was the first house on the left from Chapel Road. She stated that there were now seven homes in that same 1km area. She requested that the long-term residents of the area be thought about in relation to implementing OPA #24 and added that she did not want the lands along rural roads to become the suburbs. Ms. Gravelle spoke to Section 5.5.4 of the Counties' Official Plan and also spoke to projected population growth in SDG. She stated there was no data to support the additional lots and suggested additional infill, or lot creation within villages, hamlets, urban settlements, or along County roads versus township roads. She summarized her remarks by stating that she did not understand the rush to chop up the rural countryside into smaller lots without supporting data, planning information, and time to fully understand what it meant to those affected.

Councillor Bryan McGillis, South Stormont

Councillor McGillis asked if additional severances outside agricultural properties would result in more entrances on County roads. Director Young stated that staff was not proposing to change the current policies surrounding entrances on County roads. Councillor McGillis spoke to the housing crisis and stated that County roads should be more accessible for severances. He requested that the County review its Entrance By-law. Warden MacDonald stated that a Committee of the Whole meeting could be held in September to discuss the SDG Counties Entrance By-law.

Councillor McGillis left the meeting. (Time: 10:25 a.m.)

3.2 Official Plan Amendment No. 25 – Boundary Adjustment & Housekeeping

Ms. Parisien presented a PowerPoint presentation on Official Plan Amendment No. 25. The presentation provided an overview of the purpose, location and basis of the amendment; progress to date; proposed boundary adjustments; comments to date; and staff's recommendation for the amendment. A copy of the presentation is held on file.

Warden MacDonald asked if any members attending in-person or virtually would like to speak to Official Plan Amendment No. 25.

Calvin Pol, Director of Development Services, Township of North Dundas

Mr. Pol stated that the current Official Plan was seven years old, and a lot had changed, including intense development in some areas of SDG Counties. He stated that there was a need to adjust various boundaries. Mr. Pol spoke to phases 4 and 5 of the Wellings Development and expressed his disappointment that some lands had been removed from the boundary review. Director Young agreed and stated that some lands had been removed as a result of discussions with the Ministry.

Alison McDonald, General Manager, Raisin Region Conservation Authority

Ms. McDonald stated that the Raisin Region Conservation Authority (RRCA) had reviewed a number of the affected properties for natural hazards and that some issues had been identified. She stated that the RRCA would be sending their comments on the amendment and that the South Nation Conservation Authority would also be submitting comments.

Director Young stated that SDG Counties staff would be available to further discuss the amendments, with those in attendance, after the meeting.

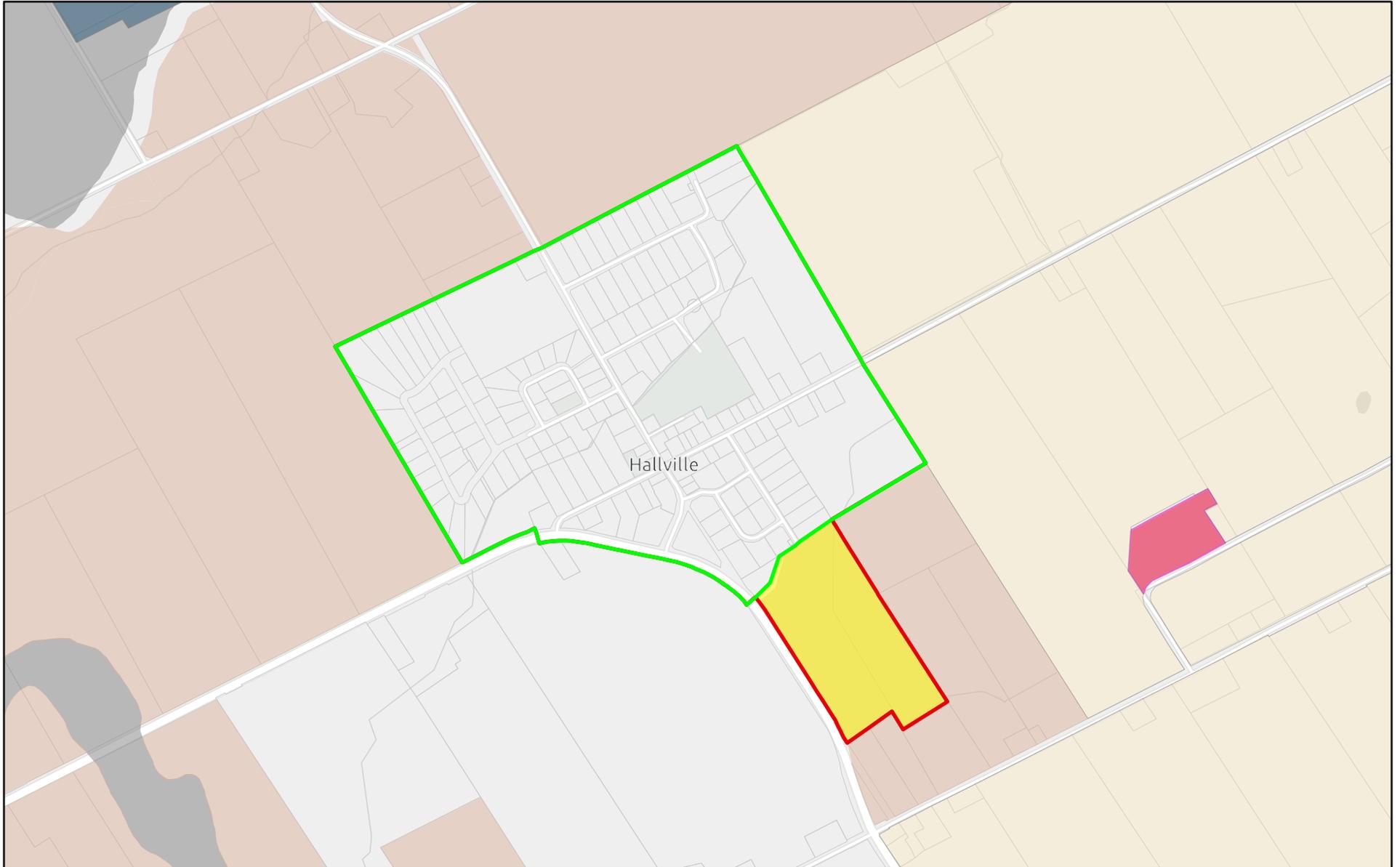
4. Adjournment

Warden MacDonald adjourned the meeting at 10:39 a.m.

APPENDIX C: PROPOSED SETTLEMENT AREA AMENDMENTS

**APPENDIX D: LIST OF PROPERTIES & JUSTIFICATION – SDG BOUNDARY
ADJUSTMENTS**

Schedule A: Hallville

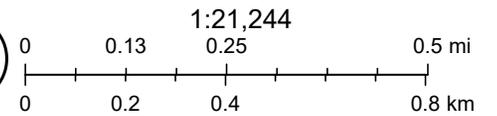


2024-08-02

-  OPA25 Current Rural Settlement Area
-  OPA25 Proposed Rural Settlement Area
-  OPA25 Proposed Rural Settlement Area

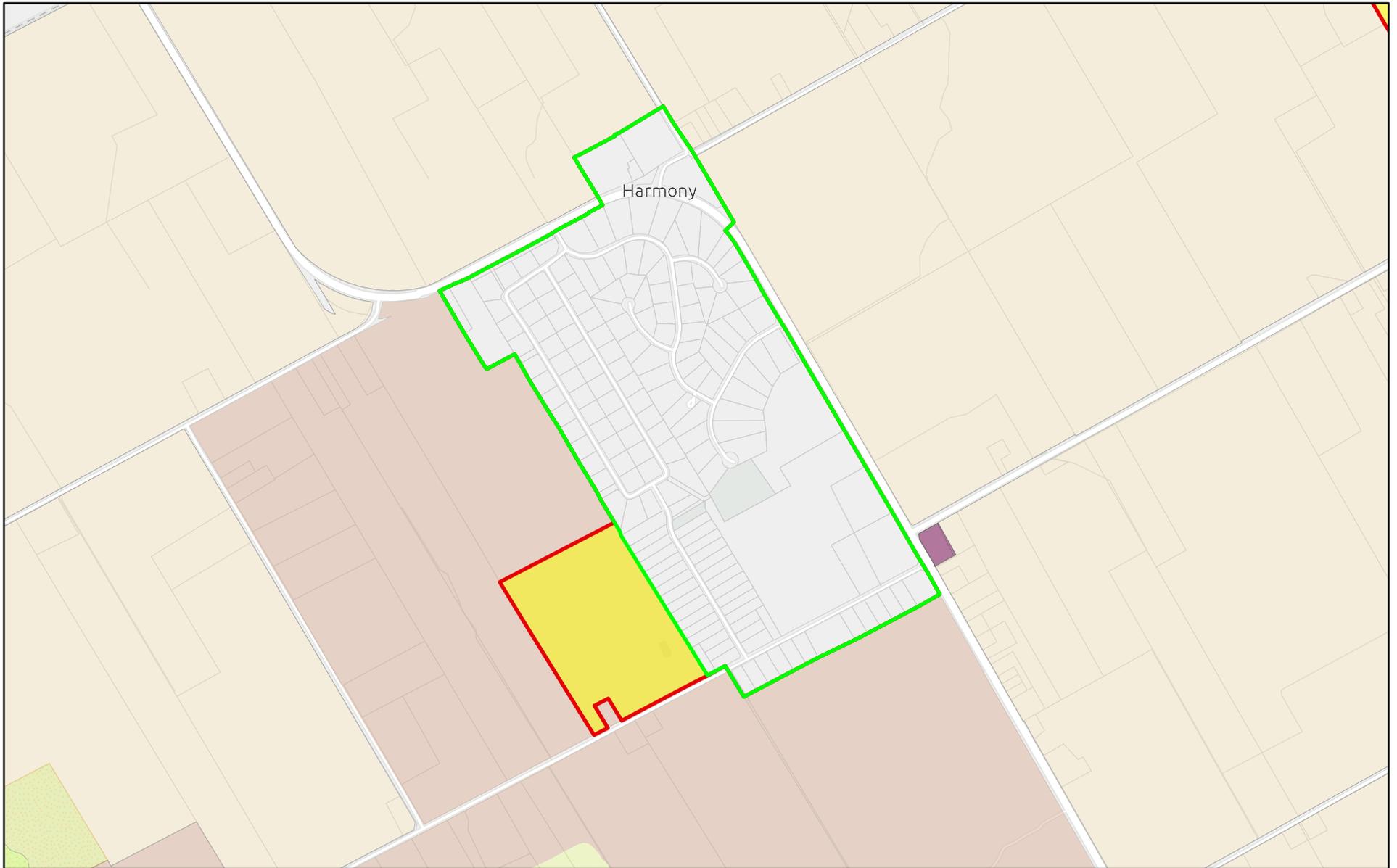
-  Rural District
-  Agricultural Resource Lands
-  Mineral Aggregate Reserve

-  Salvage Yard District
-  Licensed Pit Quarry
-  Parcel Boundary



City of Ottawa, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

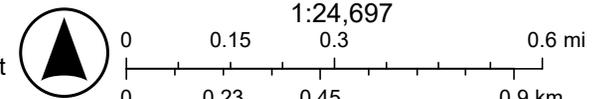
Schedule B: Harmony



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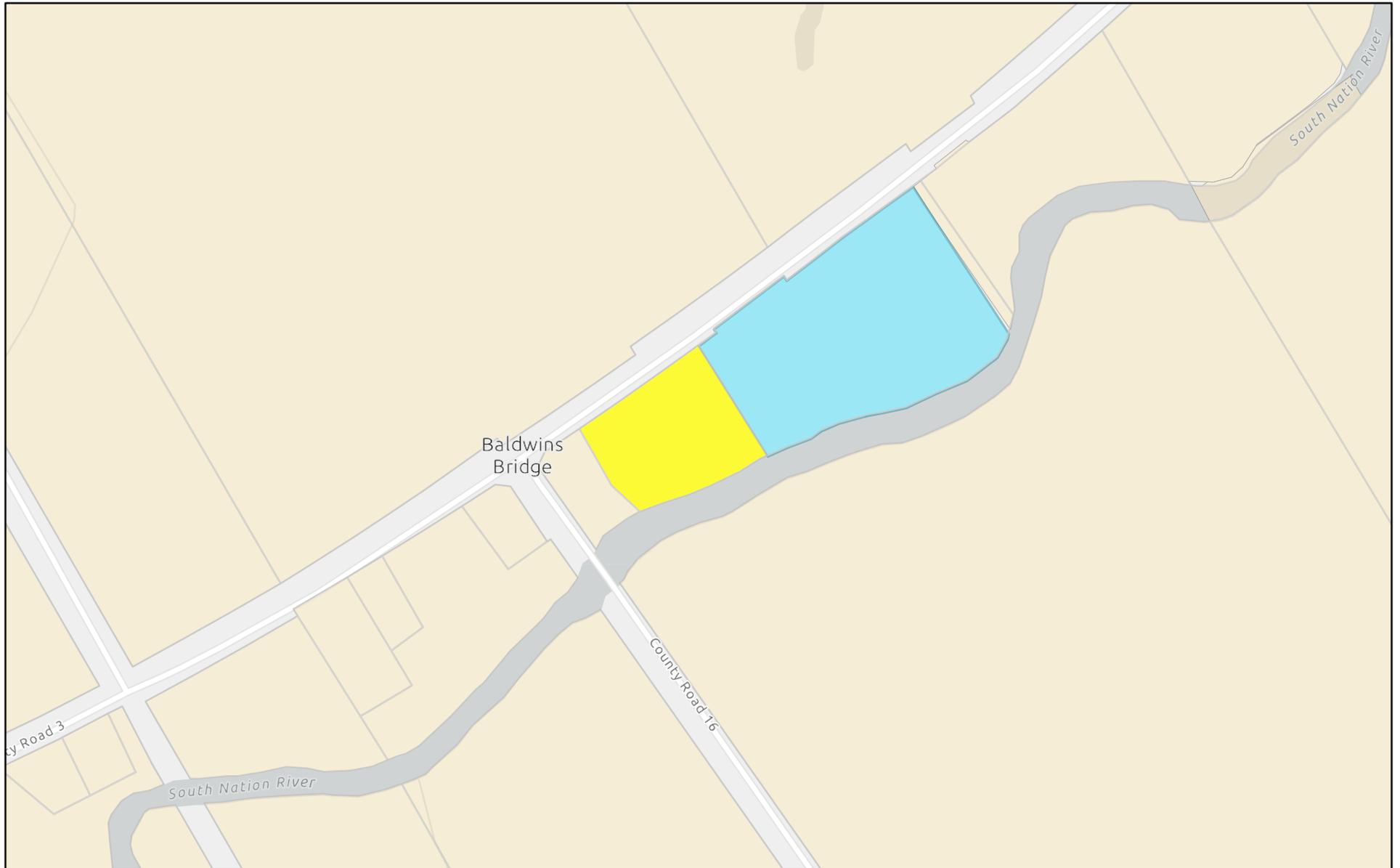
-  OPA25 Current Rural Settlement Area
-  OPA25 Proposed Rural Settlement Area
-  OPA25 Proposed Rural Settlement Area

-  Provincially Significant Wetlands
-  Rural District
-  Agricultural Resource Lands
-  Special Land Use District
-  Crown Lands
-  Parcel Boundary



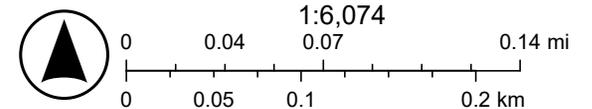
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Schedule C: South Mountain - Site Specific



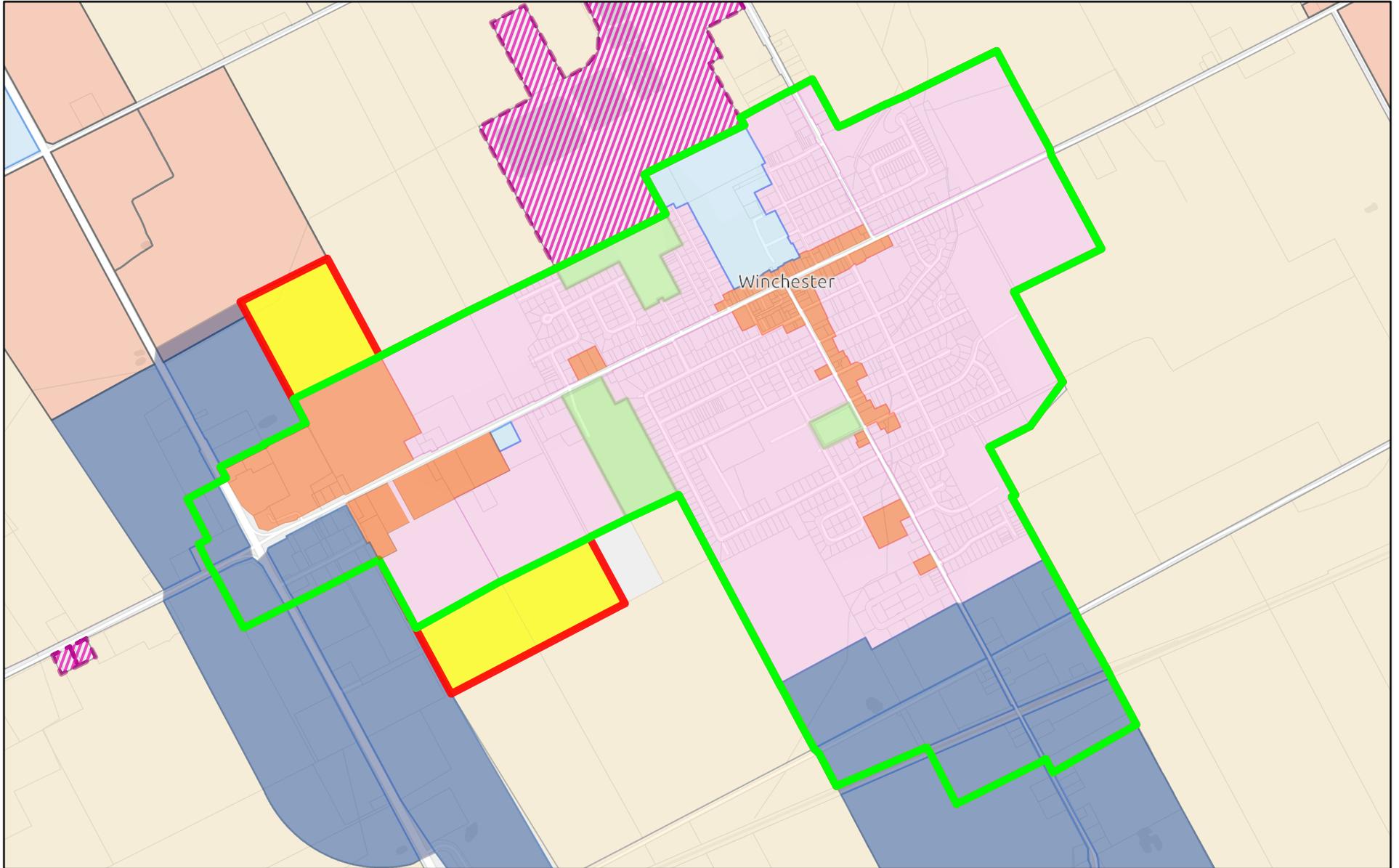
2024-08-12

-  Parcel Boundary
-  Agricultural Resource Lands
-  Employment District
-  OPA25 Proposed Special Land Use District



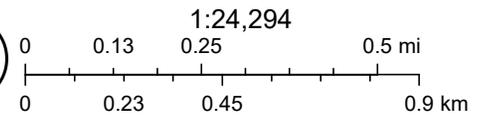
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Schedule D: Winchester



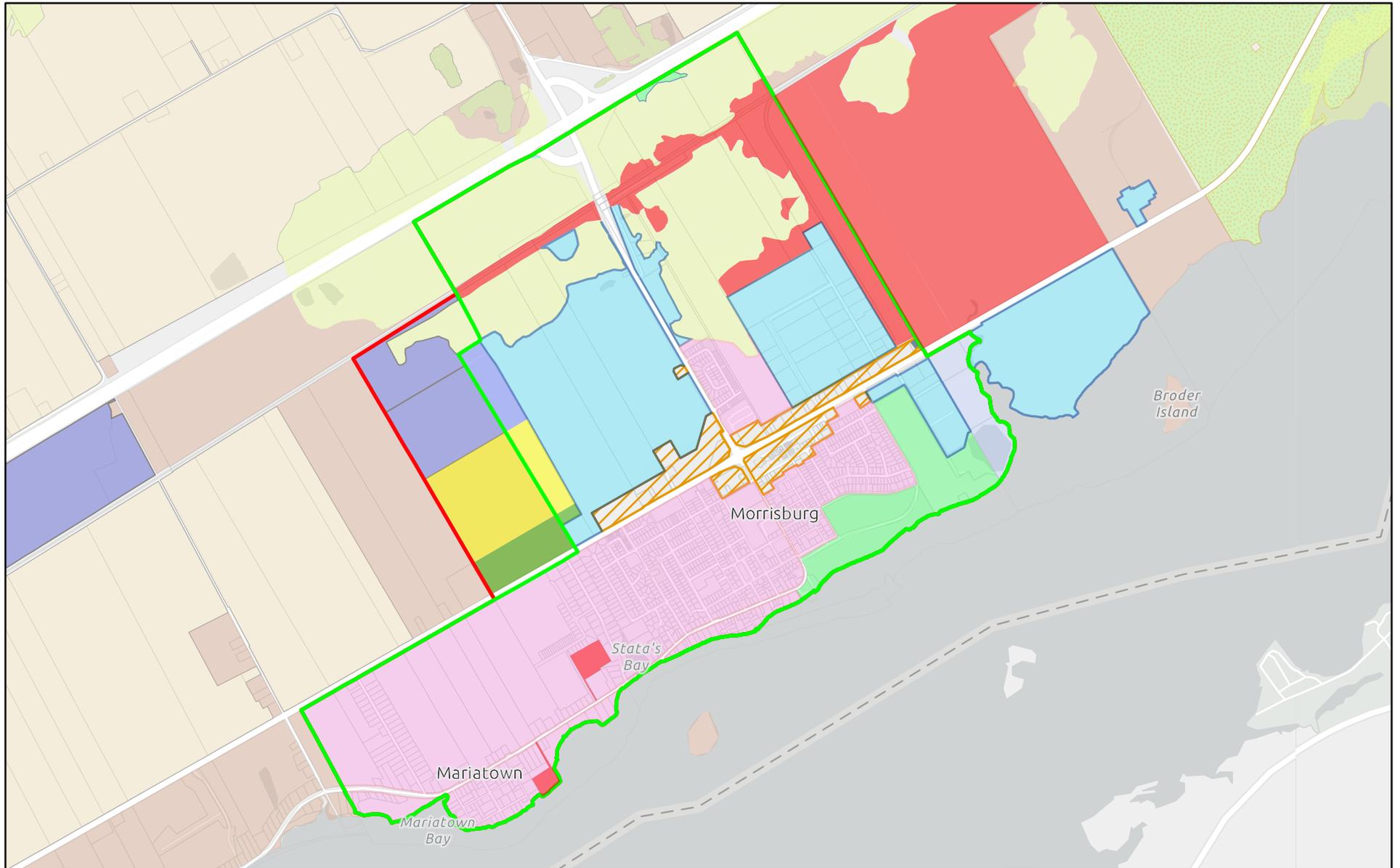
2024-07-26

- | | | | |
|--|---|---|--|
|  OPA25 Current Urban Settlement Area |  Special Policy Area |  Rural District |  Residential District |
|  OPA25 Proposed Urban Settlement Area |  Major Open Space |  Special Land Use District |  Parcel Boundary |
|  OPA25 Proposed Residential District Added |  Agricultural Resource Lands |  Employment District |  Commercial District |



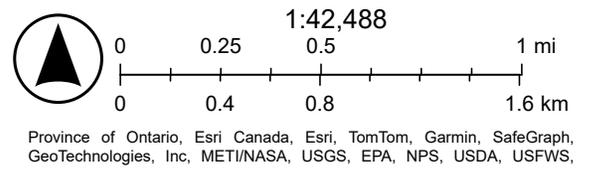
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Schedule E: Morrisburg

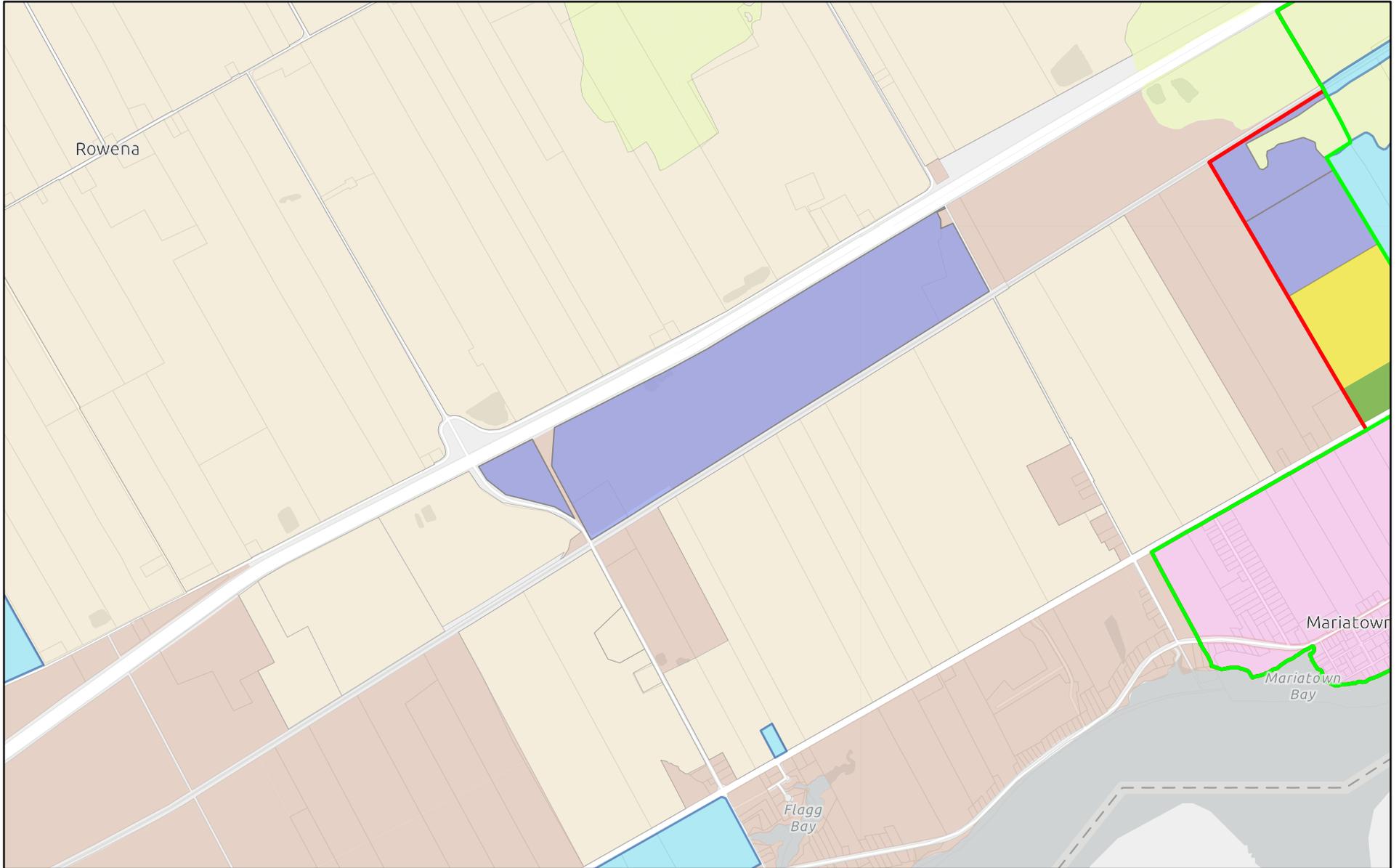


2024-08-02

- | | | | |
|--|--|---|---|
|  OPA25 Current Urban Settlement Area |  OPA25 Proposed Commercial District |  Provincially Significant Wetlands |  Licensed Pit Quarry |
|  OPA25 Proposed Urban Settlement Area |  Residential District |  Rural District |  Major Open Space |
|  OPA25 Proposed Residential Area Added |  Employment District |  Agricultural Resource Lands |  Crown Lands |
|  OPA25 Proposed Employment District |  Commercial District |  Special Policy Area |  Parcel Boundary |
|  OPA25 Proposed Major Open Space | | | |

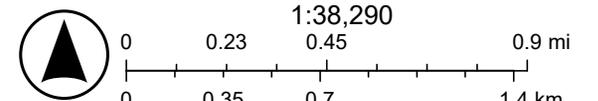


Schedule F: 1737814 Ontario Inc



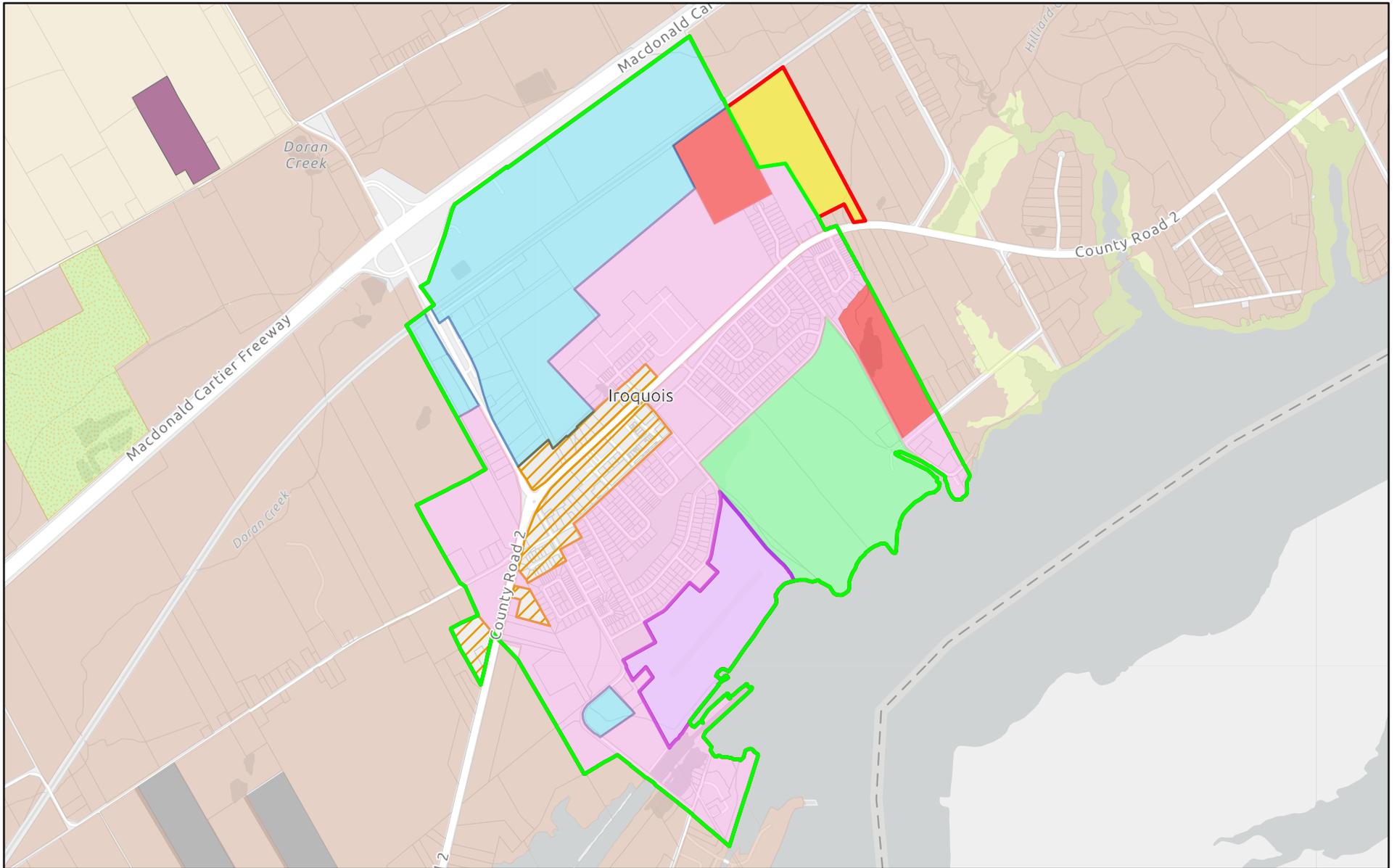
2024-08-02

- | | | |
|---|---|---|
|  OPA25 Current Urban Settlement Area |  OPA25 SD Proposed Commercial District |  Rural District |
|  OPA25 Proposed Urban Settlement Area |  Residential District |  Agricultural Resource Lands |
|  OPA25 SD Proposed Residential Area Added |  Employment District |  Parcel Boundary |
|  OPA25 SD Proposed Employment District |  Provincially Significant Wetlands | |



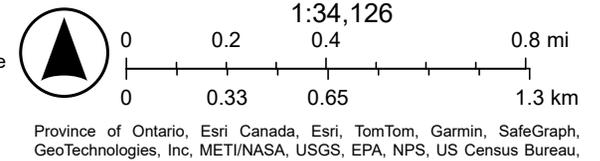
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Schedule G: Iroquois

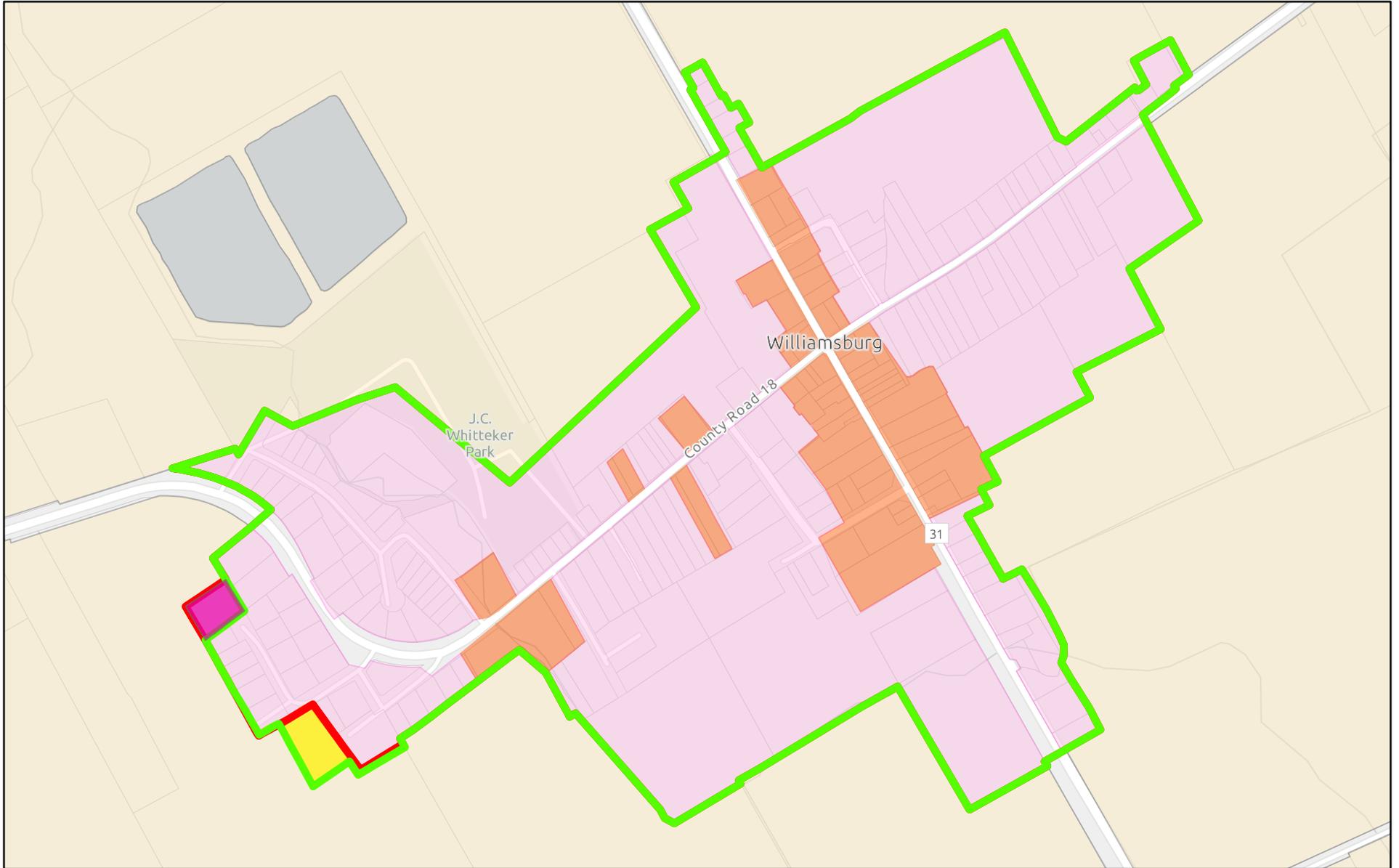


2024-08-02

- | | | | |
|--|-----------------------------------|-----------------------------|------------------|
| OPA25 Current Urban Settlement Area | Employment District | Agricultural Resource Lands | Major Open Space |
| OPA25 Proposed Urban Settlement Area | Commercial District | Special Land Use District | Crown Lands |
| OPA25 SD Proposed Residential Area Added | Provincially Significant Wetlands | Mineral Aggregate Reserve | Parcel Boundary |
| Residential District | Rural District | Airport District | |
| OPA25 Proposed Major Open Space | | | |

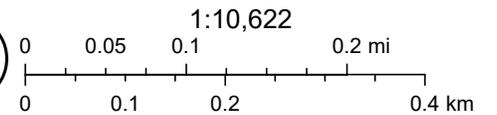


Schedule H: Williamsburg



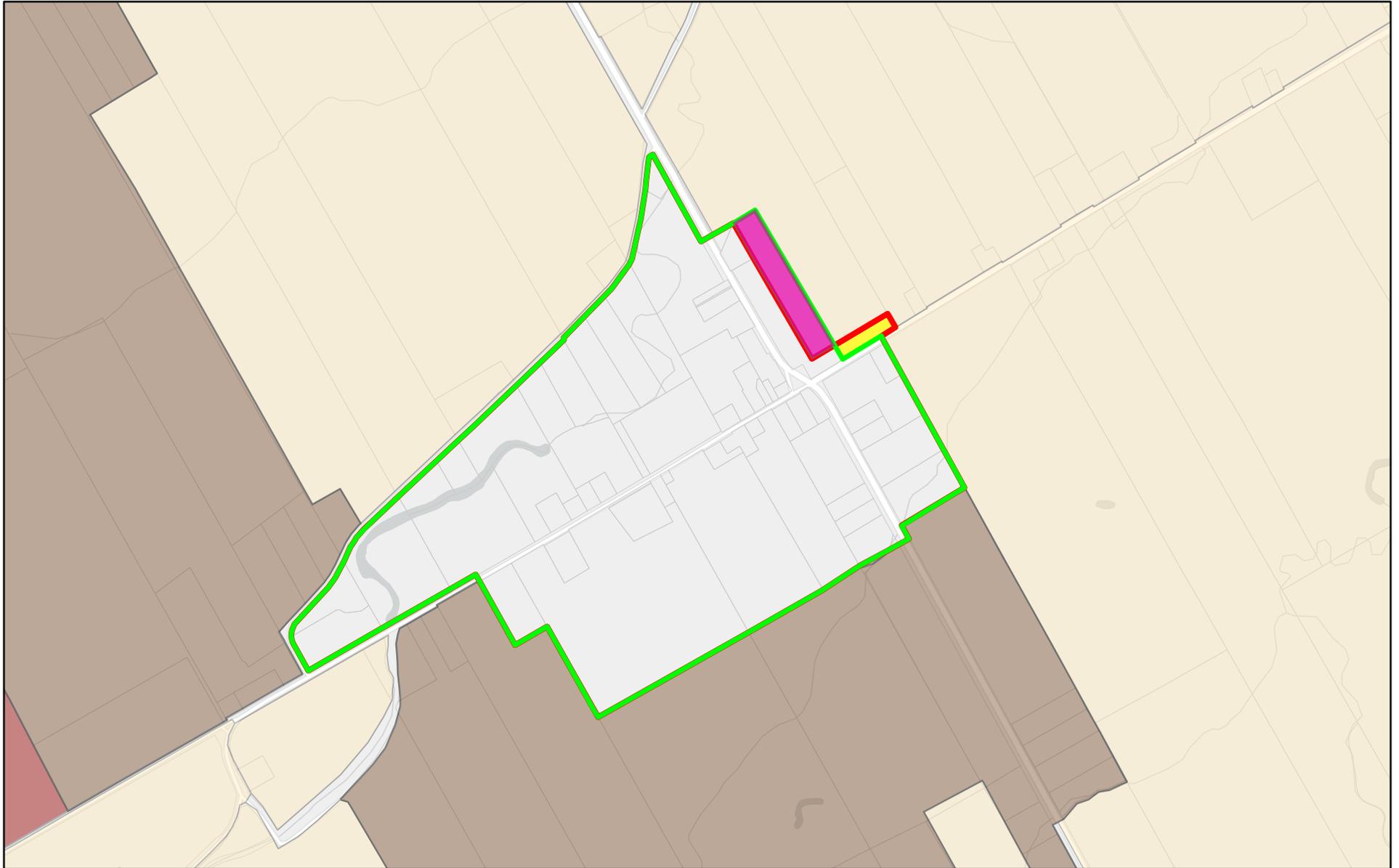
2024-07-26

- | | |
|--|---|
|  OPA25 Proposed Residential District Removed |  Agricultural Resource Lands |
|  OPA25 Proposed Urban Settlement Area |  Commercial District |
|  OPA25 Current Urban Settlement Area |  Residential District |
|  OPA25 Proposed Residential District Added |  Parcel Boundary |



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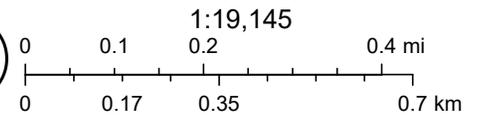
Schedule I: Hanesville



2024-07-26

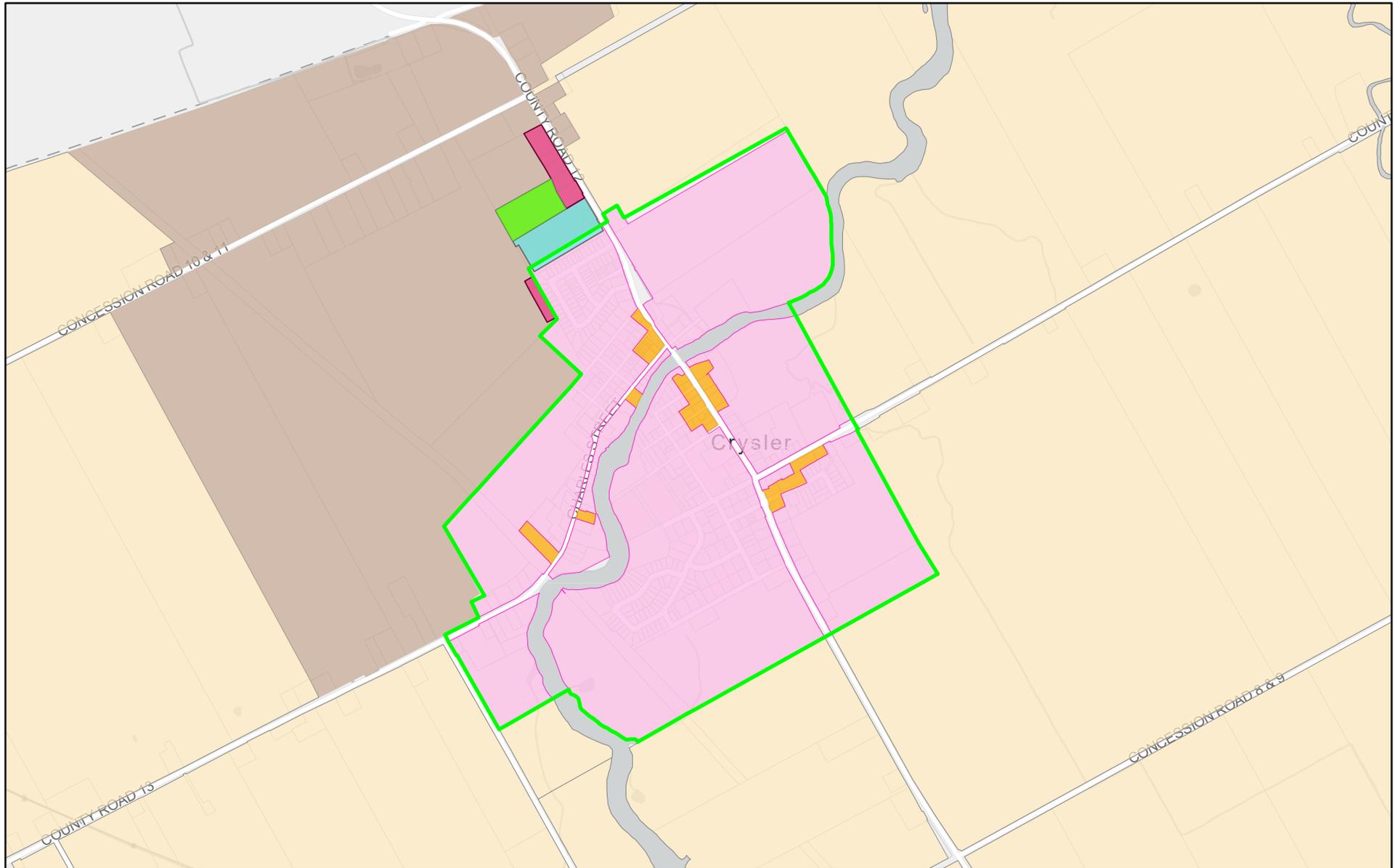
-  OPA25 Proposed Residential District Added
-  OPA25 Proposed Residential District Removed
-  OPA25 Current Rural Settlement Area
-  OPA25 Proposed Rural Settlement Area

-  Licensed Pit Quarry
-  Agricultural Resource Lands
-  Rural District
-  Parcel Boundary



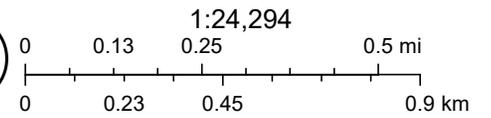
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Schedule J: Chrysler



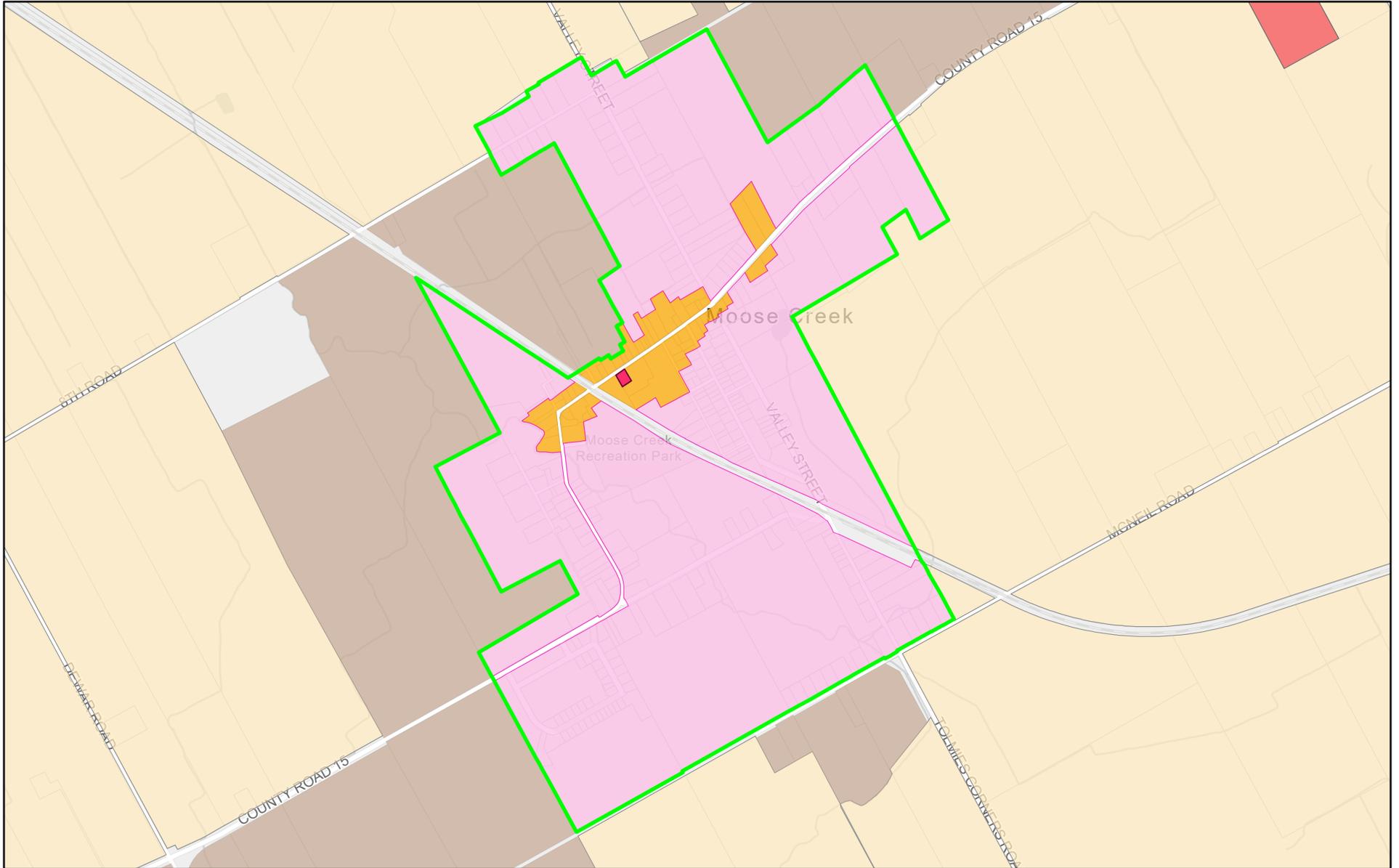
2024-07-31

- | | | |
|--|---------------------------------------|-----------------------------|
| OPA25 NS Current Urban Settlement Area | OPA25 NS Proposed Commercial District | Rural District |
| OPA25 NS Proposed Major Open Space | Residential District | Agricultural Resource Lands |
| OPA25 NS Proposed Residential District | Commercial District | Parcel Boundary |



Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

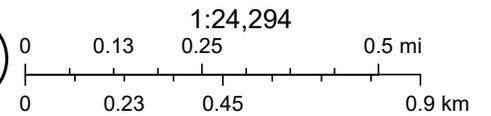
Schedule K: Moose Creek



2024-07-31

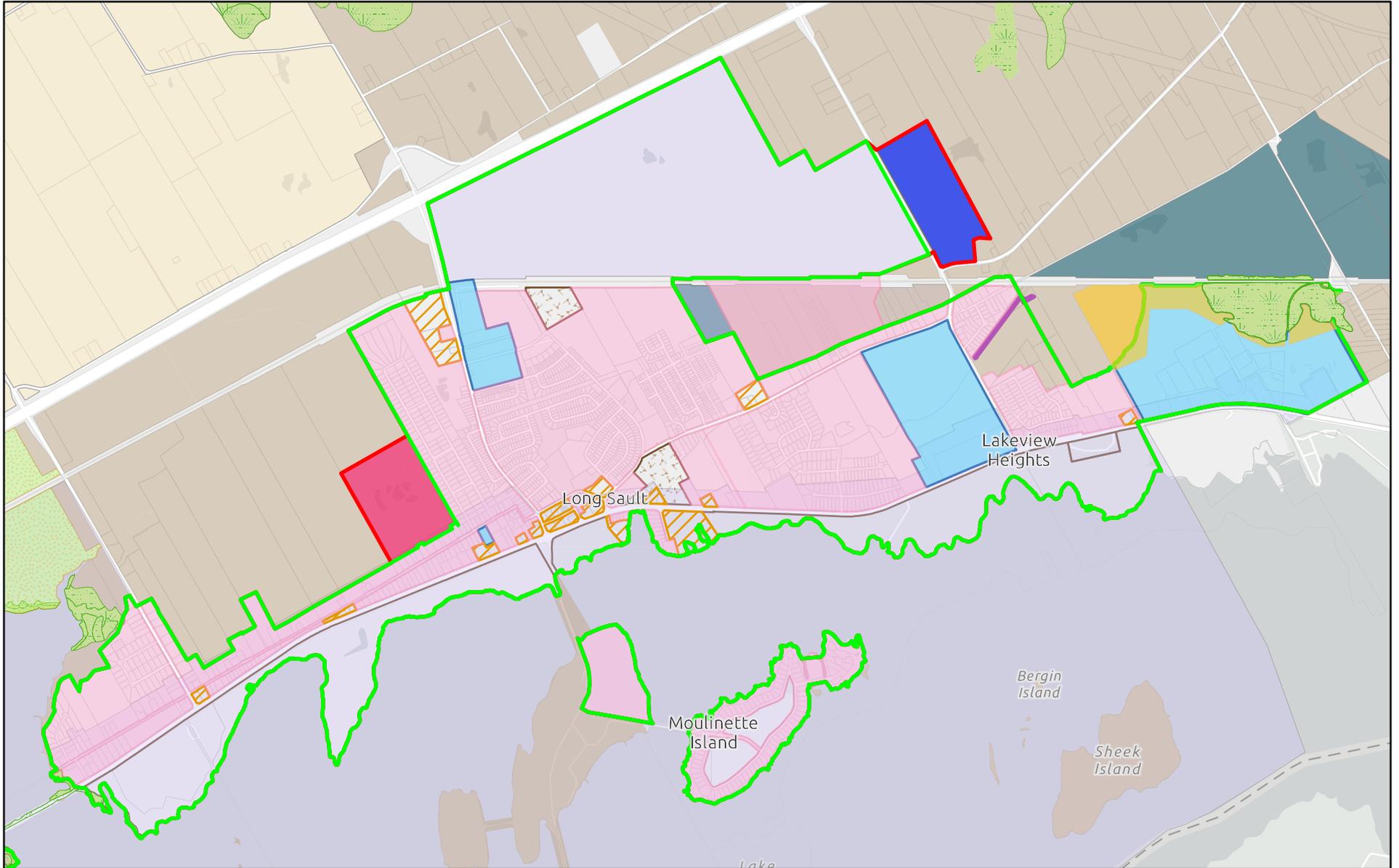
-  OPA25 NS Current Urban Settlement Area
-  OPA25 NS Proposed Residential District
-  Residential District
-  Commercial District
-  Rural District
-  Agricultural Resource Lands

-  Salvage Yard District
-  Parcel Boundary



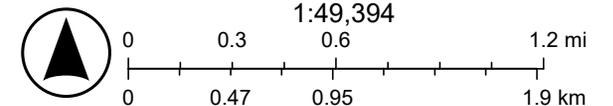
Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

Schedule L: Long Sault



2024-08-02

- | | | | |
|--|----------------------|-----------------------------|---------------------|
| OPA25 Current Urban Settlement Area | Residential District | Agricultural Resource Lands | Licensed Pit Quarry |
| OPA25 Proposed Urban Settlement Area | Commercial District | Crown Lands | Airport District |
| OPA25 SS Proposed Employment District | Employment District | Evaluated-Provincial | Major Open Space |
| OPA25 SS Proposed Residential District | Rural District | Special Policy Area | Parcel Boundary |
| OPA25 SS Proposed Open Space | | | |



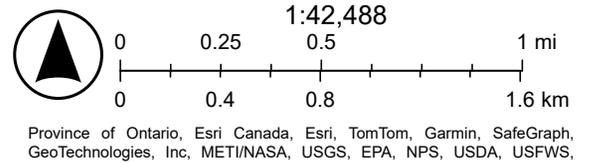
Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS,

Schedule M: Ingleside

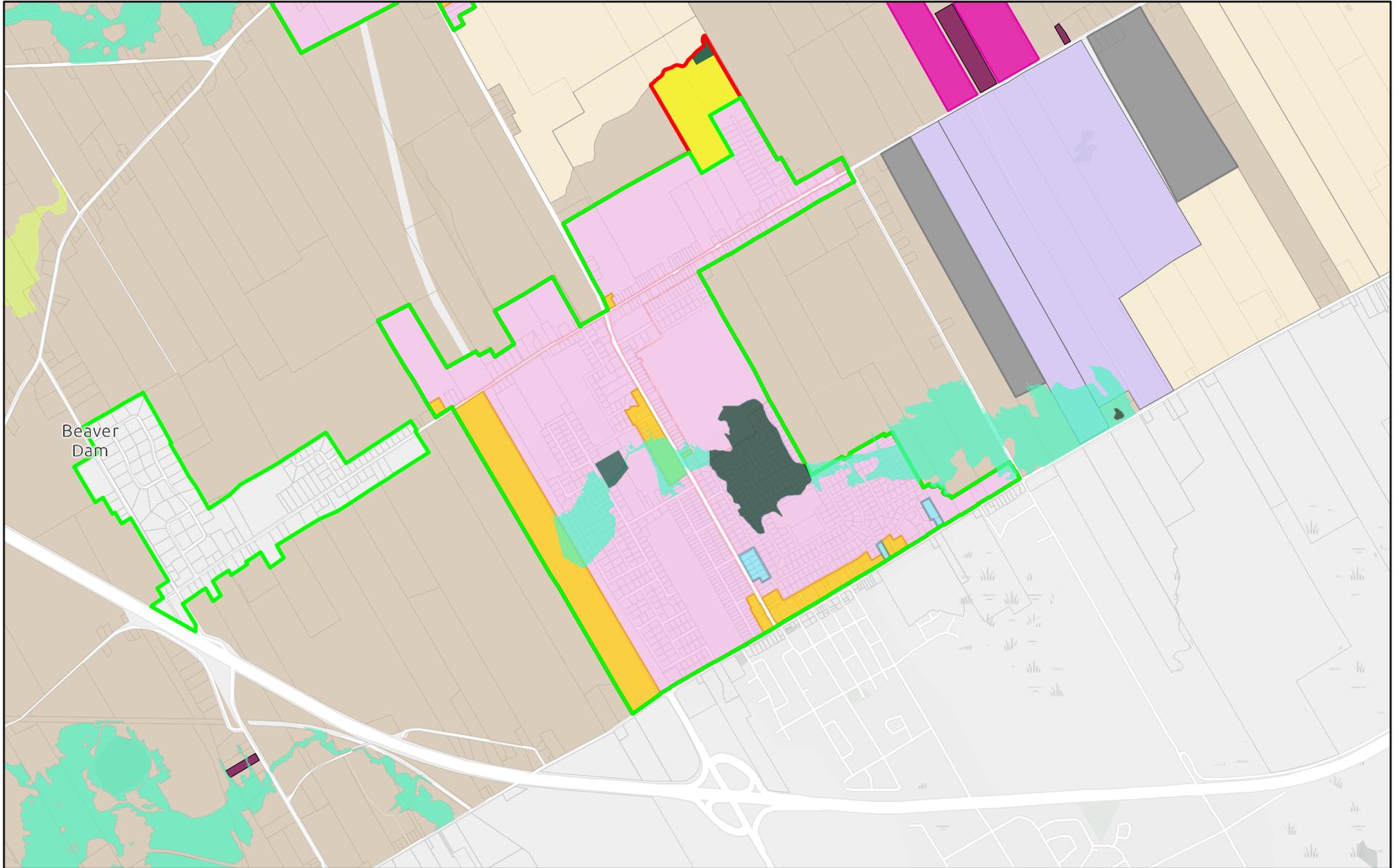


2024-08-02

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|---|---|---|---|
|  OPA25 Current Urban Settlement Area |  OPA25 Proposed Residential District |  Rural District |  Special Policy Area |
|  OPA25 Proposed Urban Settlement Area |  Residential District |  Agricultural Resource Lands |  Major Open Space |
|  OPA25 Proposed Parcel Area Removed |  Commercial District |  Crown Lands |  Parcel Boundary |
|  OPA25 Proposed Employment District |  Employment District |  Provincially Significant Wetlands | |

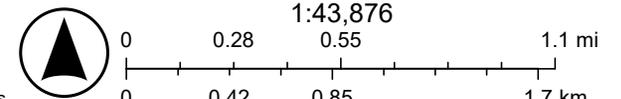


Schedule N: Rosedale/Eamers Corners



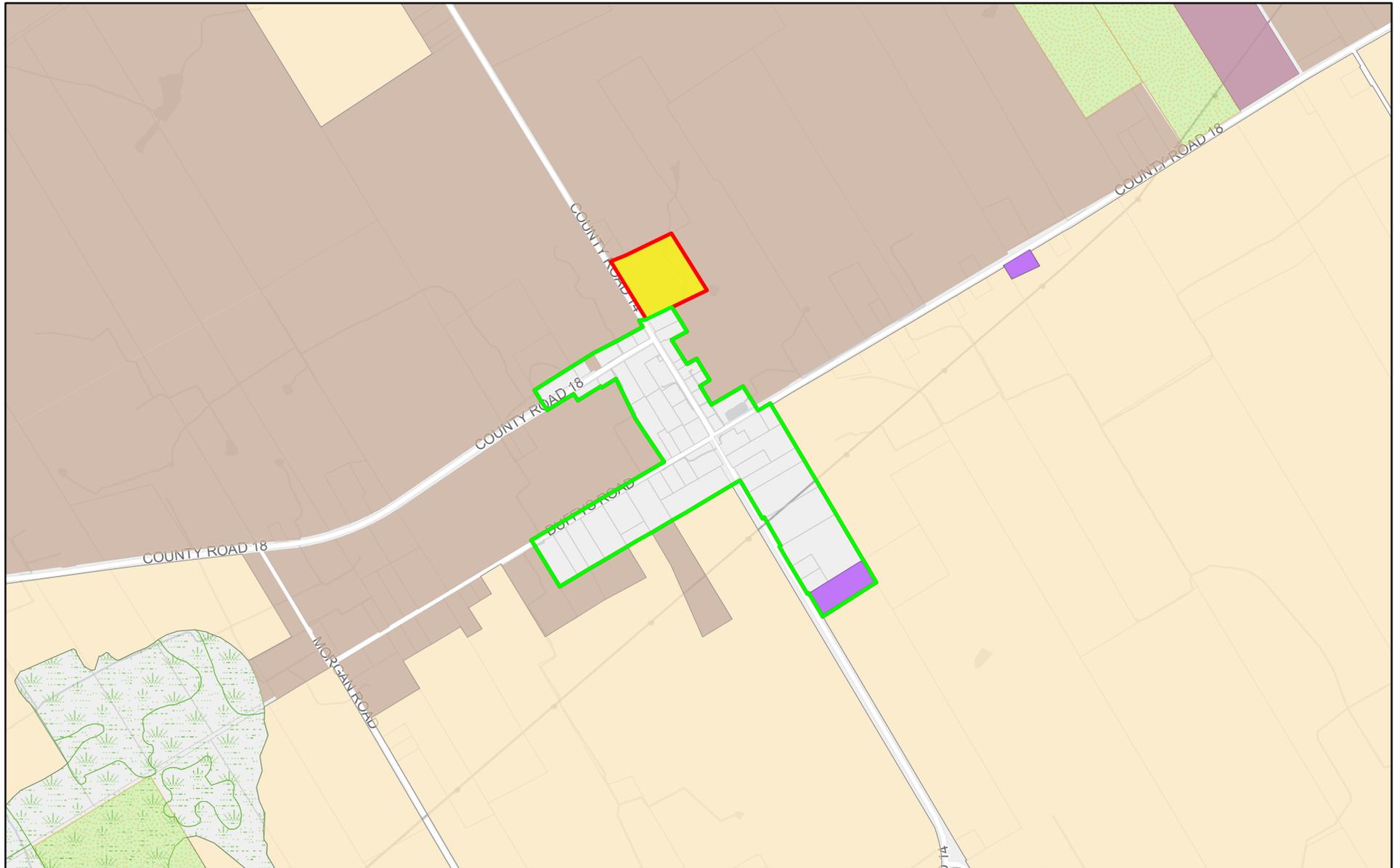
2024-08-22

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|--------------------------------------|-----------------------------------|-----------------------------|
| OPA25 Current Rural Settlement Area | Floodplain | Residential District |
| OPA25 Current Urban Settlement Area | Provincially Significant Wetlands | Agricultural Resource Lands |
| OPA25 Proposed Urban Settlement Area | Special Land Use District | Employment District |
| OPA25 Proposed Residential District | Mineral Aggregate Reserve | Commercial District |
| OPA25 Proposed Major Open Space | | Parcel Boundary |



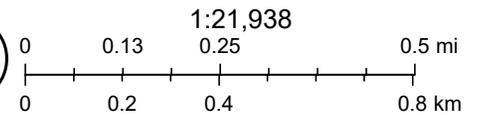
City of Cornwall, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA,

Schedule O: Osnabruck Centre



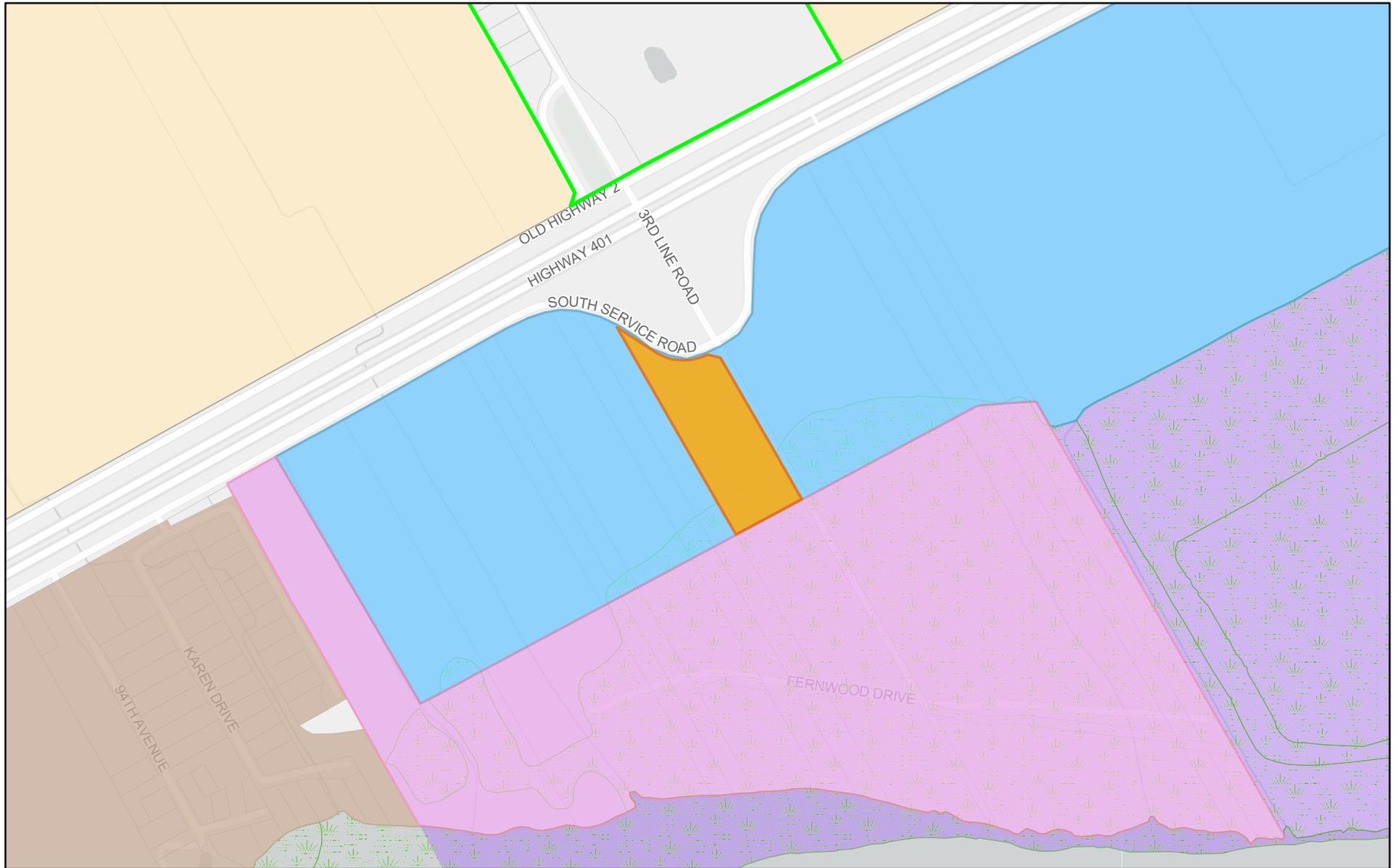
2024-07-31

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|--|--------------------------------------|---|----------------------------------|---|---------------------------|
|  | OPA25 Current Rural Settlement Area |  | Rural District |  | Special Land Use District |
|  | OPA25 Proposed Rural Settlement Area |  | Agricultural Resource Lands |  | Crown Lands |
|  | OPA25 Proposed Residential District |  | Provincially Significant Wetland |  | Parcel Boundary |



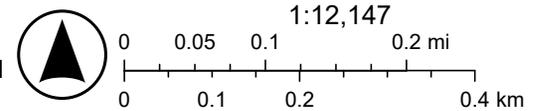
Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

Schedule P: Bainsville



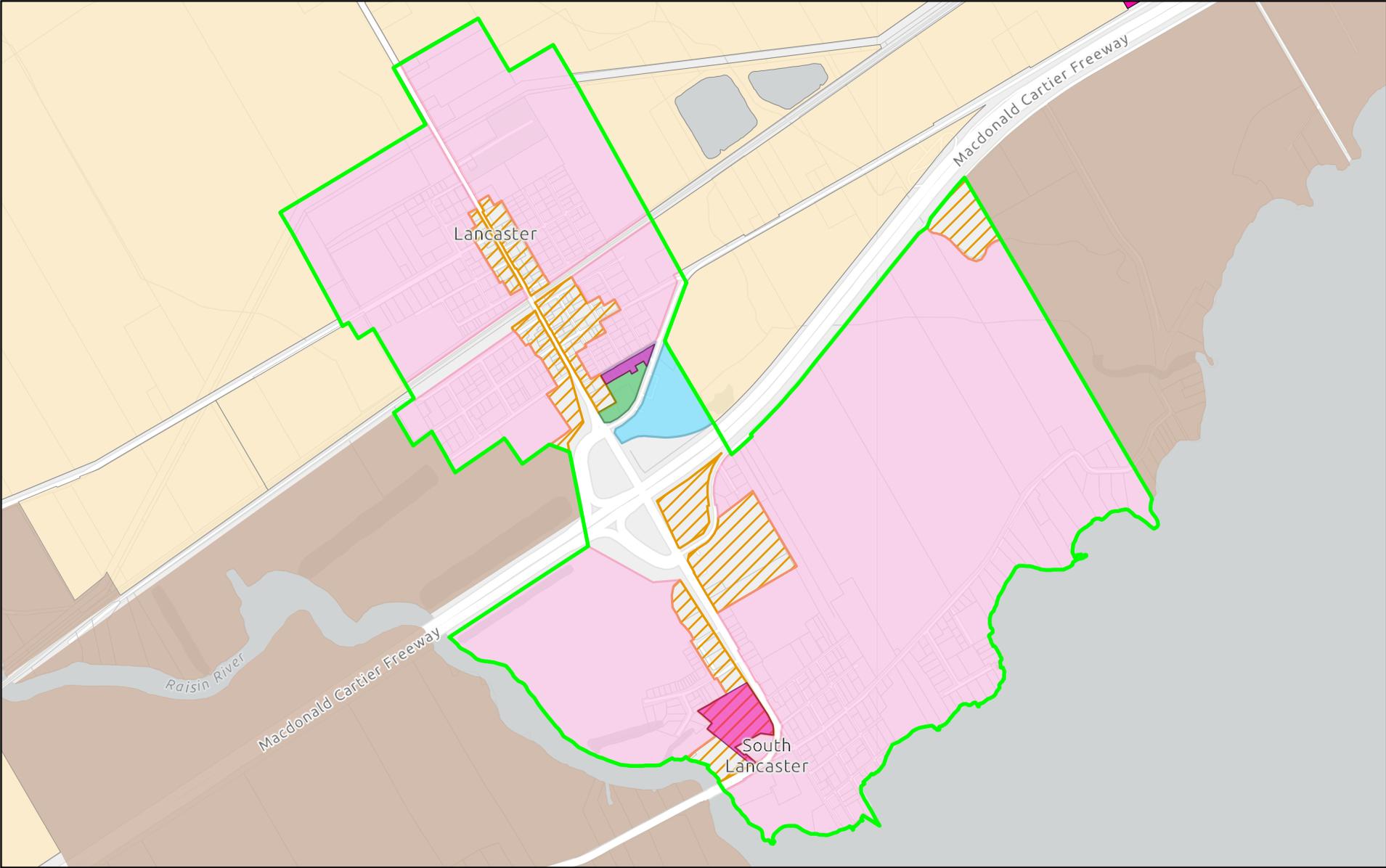
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- | | | |
|--|---|---|
|  OPA25 Current Rural Settlement Area |  Employment District |  Provincially Significant Wetland |
|  OPA25 Proposed Rural District |  Rural District |  Special Policy Area |
|  Residential District |  Agricultural Resource Lands |  Parcel Boundary |



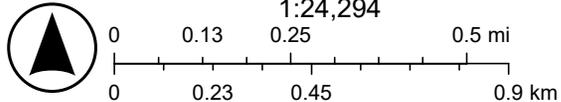
Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

Schedule Q: Lancaster



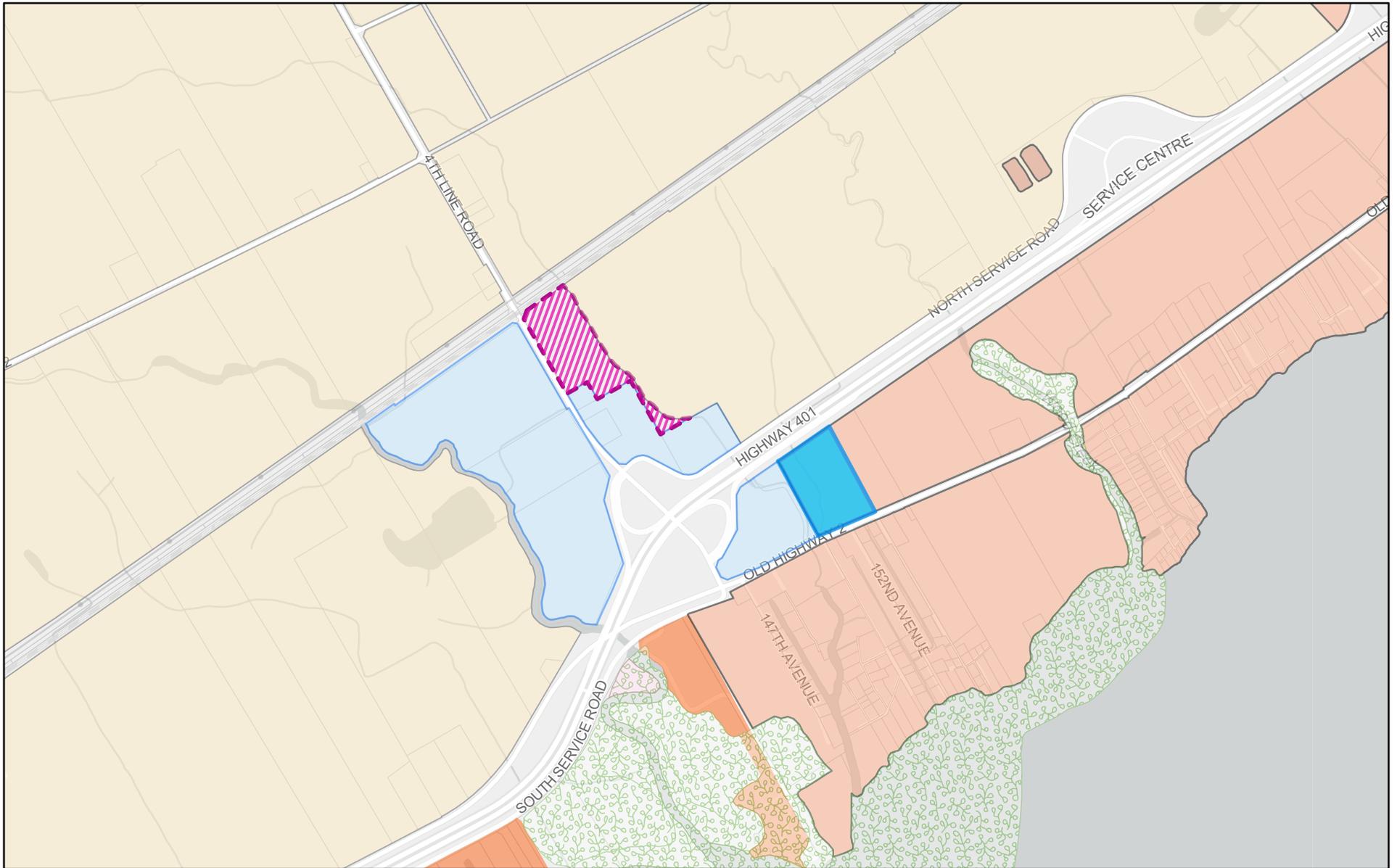
2024-07-31

- OPA25 Current Urban Settlement Area
- Commercial District
- Agricultural Resource Lands
- OPA25 Proposed Residential District
- Employment District
- Parcel Boundary
- OPA25 Proposed Commercial District
- Special Land Use District
- Residential District
- Rural District



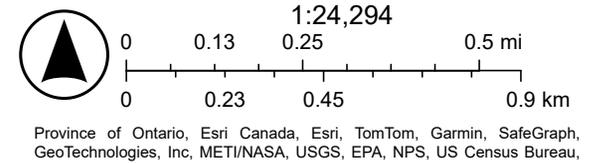
Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

Schedule R: South Glengarry - Employment

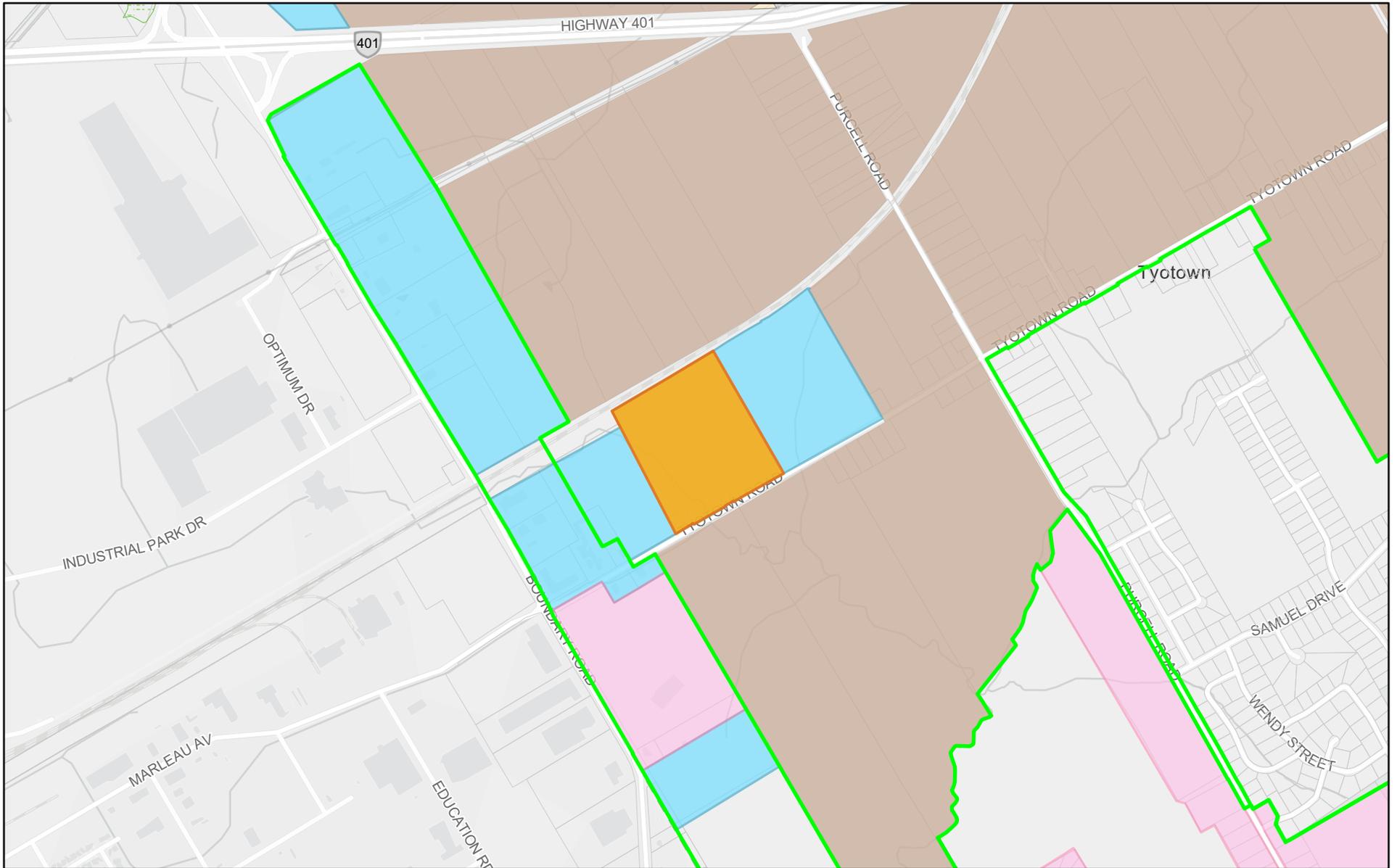


2024-07-29

- | | | |
|---|---|---|
|  OPA25 Proposed Employment District |  Rural District |  Commercial District |
|  Provincially Significant Wetlands |  Special Land Use District |  Residential District |
|  Agricultural Resource Lands |  Employment District |  Parcel Boundary |

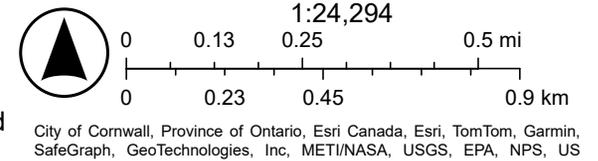


Schedule S: Tyotown

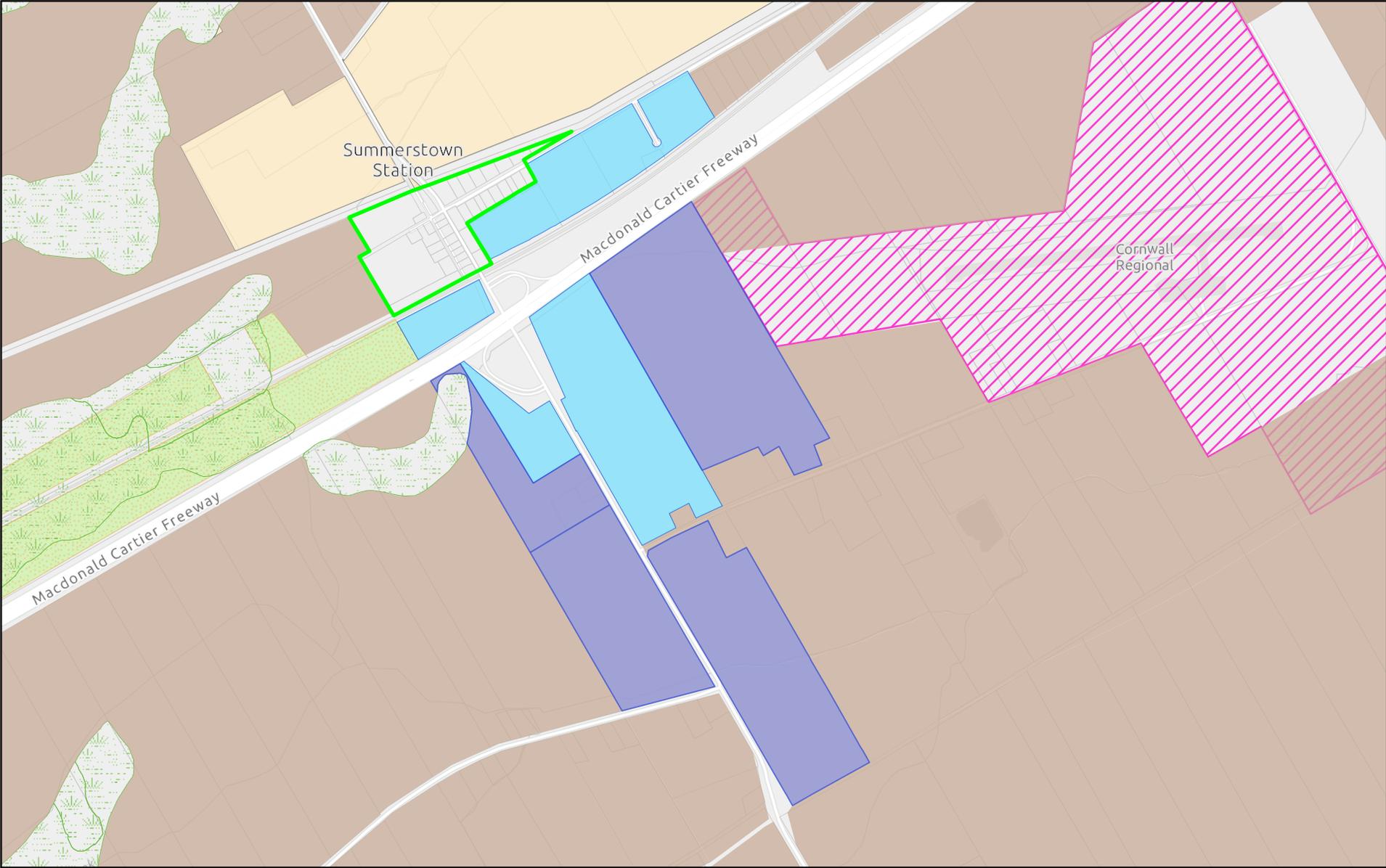


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- | | | | | | |
|--|-------------------------------------|---|----------------------|--|----------------------------------|
|  | OPA25 Current Rural Settlement Area |  | Residential District |  | Agricultural Resource Lands |
|  | OPA25 Current Urban Settlement Area |  | Employment District |  | Provincially Significant Wetland |
|  | OPA25 Proposed Rural District |  | Rural District |  | Parcel Boundary |

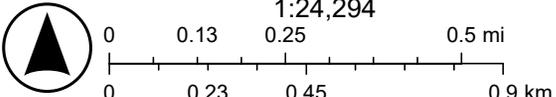


Schedule T: Summerstown Station



2024-07-31

- OPA25 Current Rural Settlement Area
- OPA25 Proposed Employment District
- Employment District
- Rural District
- Agricultural Resource Lands
- Provincially Significant Wetland
- Crown Lands
- Airport District
- Parcel Boundary



Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

Appendix D: List of Properties & Justification - SDG Boundary Adjustments

Township	Settlement	Roll Number	Area Added or Removed	Change (acres) Settlement Area	Current OP Designation	Proposed OP Designation	Net Change (Acres)	Rationale	PPS Sections
South Dundas	Iroquois	050600600281100	Added	40.62 Acres	Rural/Residential	Residential	40.62	Submitted a Planning and Preliminary Servicing Report June 2022; Part of property already within settlement area. Municipal water and municipal wastewater infrastructure are within proximity to the subject area; on-going evaluation of water/wastewater plant capacities indicate plenty of capacity remains	See previously circulated report prepared by South Dundas. Will be off-set by conversion of Township/OPG lands to Open Space also contained in OPA (43.8 acres of Res District 050600600262000 050600800747000)
	Morrisburg	050600100167700	Added	205.05 Acres	PSW/Rural	PSW/Employment	205.05	Urban Settlement Area – Residential District (33 hectares) - Based on a 300 home development that could address long-term housing needs with various designs and price points for new families and seniors o Urban Settlement Area – Commercial District (10 hectares) ☑ Based on the land parcel size of the neighbouring Canadian Tire Development with additional allocation for another similarly-sized commercial development o Urban Settlement Area – Employment District (36 hectares) ☑ Reflects the size of the existing Morrisburg Industrial Park. Ideally, accessed off of County Rd 31 (south of the Provincially Significant Wetland boundary), which requires additional planning work with the municipality and adjacent landowners o Municipal water and municipal wastewater infrastructure is within proximity to the subject area; on-going evaluation of water/wastewater plant capacities indicate plenty of capacity remains o Drainage patterns have been identified using Lidar and appear to include one single catchment area o Provincially Significant Wetland at the north of the project site will require a 30m setback o Future development applications would include detailed design and detailed calculations for design water flows, an Environmental Impact Study, as well as a stormwater management plan.	1.1.3.9, 1.1.3.2.6 - See previously circulated report prepared by South Dundas and Watson report. Note that approximately 490 acres previously designated Employment Lands and part of South Dundas Industrial Park and 401 lands are now PSW or undevelopable employment lands that were not removed in 2018 OP - See schedule for lands to Open Space around PSW. Also note shortage of employment land in Watson Report. Additional lands removed from residential district to offset removal - see final chart at bottom
	1737814 Ontario Inc.	050600600307400	N/A	1.4	Rural	Employment		Existing industrial zoning and was previously identified as Employment District in Official Plan - non developable parcel	1.3.2.6 - Protect key employment areas along provincial highways and CN mainline - proposal for warehousing/distribution centre. Lands were removed in 2018 OP and not replaced. Note that approximately 490 acres previously designated Employment Lands in 2006 OP and part of South

		050600600304400	N/A	19.83	Rural	Employment		Existing industrial zoning and was previously identified as Employment District in Official Plan	Dundas Industrial Park and 401 lands are now PSW and proposed as Major Open Space, shortage of employment land in Watson Report
		050600600294000	N/A	259.34	Rural	Employment		Existing industrial zoning for part of property, entire property was previously identified as Employment District in Official Plan	
		050600600291000	N/A	10.78	Rural	Employment		Existing industrial zoning and was previously identified as Employment District in Official Plan	
		050600600022050	N/A	19.1	Rural	Employment		Was previously identified as Employment District in Official Plan	
Hanesville		050600600735000	Added	1.55 Acres	Agricultural	Rural Settlement Area	-4.67	Existing severed area along County Road between existing homes being added to settlement area.	1.1.3.9 - Overall net increase in ag lands in South Dundas - lands are being removed from active farming area and re-located to lands between existing dwellings
		050600600735000	Removed	-6.22 Acres	Rural Settlement Area	Agricultural		Farmers field being removed from settlement area	
Williamsburg		050600100618605	Added	1.35 Acres	Agricultural	Residential District	0.5	The subject of a landowner's request, and a consent to manage their agricultural holdings.	1.1.3.9 - Overall net increase in ag lands in South Dundas - lands are being removed from active farming area and re-located to lands between existing dwellings
		050600100618600	Removed	-0.85 Acres	Residential District	Agricultural			

	Long Sault	040600600430001	Added	79.26	Rural	Residential	157.63	South part of property is within the urban boundary. Existing water service located along Manning Road and sewer extension planned in 2025. 72 acres transferred from '040600600655000 approximately up to pipeline ROW.	1.1.3.9 transferring lands from Ingleside and matching property lines
		040600101382400	Added	78.37	Rural	Employment District		Lot already has employment uses and is zoned Rural Industrial. Full municipal services will be extended along County Road 15 in front of the subject site to service 700 acres across County Road 15. Subject lands should be added to the settlement area to reflect full municipal servicing. Note that Watson study also identified 32 acre deficit in employment lands and property partially constrained by hydro transmission lines. 48 acres designated Employment Lands in Long Sault Industrial Park now transferred to RRCA for Conservation Area	1.3.2.6 - Protect Employment Lands near Provincial corridors and other major employment areas 1.1.3.9 removal of 48 acres of vacant employment land now sold to RRCA and planned as Conservation Area

South Stormont

Ingleside

040600601246100	Added	36.97	Rural	Residential/Employment
040600601246060	Added		Rural	Residential/Employment
040600601246050	Added		Rural	Residential/Employment
040600601246040	Added		Rural	Residential/Employment
040600601246030	Added		Rural	Residential/Employment
040600601246020	Added		Rural	Residential/Employment
040600601246000	Added		Rural	Residential/Employment
040600601245800	Added		Rural	Residential/Employment
040600601245910	Added		Rural	Residential/Employment
040600601245900	Added		Rural	Residential/Employment
040600601245950	Added		Rural	Residential/Employment
040600601245750	Added		Rural	Residential/Employment
040600601245735	Added		Rural	Residential/Employment
040600601245730	Added		Rural	Residential/Employment
040600601245700	Added		Rural	Residential/Employment
040600601242800	Added		Rural	Residential/Employment
040600601243400	Added		Rural	Residential/Employment
040600601244400	Added		Rural	Residential/Employment
040600601245000	Added		Rural	Residential/Employment
040600601245600	Added	Rural	Residential/Employment	

62.47

Recognize existing vacant and developed lots as part of settlement area - municipal services available and settlement area boundary on other side of street- lots have already been severed and little to no additional development potential (1-2 lots) 25.5 acres part of TNPI pipeline that was identified as Residential should be Employment

Existing development meets the definition of settlement area, "built-up areas where development is concentrated and which have a mix of land uses".

		040600601250000	Added		Rural	Residential/Employment			
		040600601240000	Corrected		Residential	Employment District			
		040600601250600	Added		Rural	Residential/Employment			
		040600600655000	Removed		-72.73	Rural			
	Rosedale/Eamers Corners	040600101124000	Added	47.51 Acres	Rural	Residential District	47.51	This will permit the Cartwave subdivision to connect to the lands to the west where an additional subdivision development is planned by Bray Construction	1.1.3.9 offset by lands to south identified as floodplain by RRCA as Major Open Space community park designated as residential
		040600101122801	Added		Rural	Residential District		Property to the south is registered plan of subdivision, this property in the next phase. This will resolve OLT appeal of County Official Plan by Cartwave Realty	1.1.3.9 offset by lands to south identified as floodplain by RRCA to Major Open Space and community park designated as residential
		040600101122807	Added		Rural	Major Open Space		Existing stormwater pond servicing subdivision to the south	Open Space
	Osnabruck Center	040600601884400	Added	8.90 Acres	Rural	Residential	8.9	Existing severed lot intended for residential use	Existing severed lot

ndas	Winchester	051101600596500	Added	17.97 Acres	Agricultural	Residential District	62.06	Part of land swap through OPA 23 (52.68 acres) that added residentially designated lands to Major Open Space. North part of property has existing private	1.1.3.9 - No net increase in developable land in settlement area, supports municipalities need to meet growth targets by promoting additional rental housing. Settlement area is surrounded by prime ag, these parcels are already partially designated and more appropriate to add remaining 15-20 acres than encroaching on existing farms that are completely outside the settlement area. No livestock facilities nearby. Parcels include CLI 2 and 3 and avoid CLI 1 lands to south and north of settlement area (note - small area of CLI 1 <1 acre crosses 1 parcel).
		051101600601010	Added	17.94 Acres	Agricultural	Residential District		Part of land swap through OPA 23 (52.68 acres) that added residentially designated lands to Major Open Sapce. North part of property already designated residential. Road connection and water connection to lands to the east and west for future development Remaining 9.38 acres taken from OPA 23 lands removed in Chesterville (33.13 acres)	
		051101600669500	Added	26.15 Acres	Agricultural	Residential District		Part of land swap through OPA 23 (52.68 acres) that added residentially designated lands to Major Open Space. South part of property already designated mixed use commercial/residential. Logical extension of urban area with Commercial/Employment area to west along County Road 31. Remaining 9.5 acres taken from OPA 23 lands removed in Chesterville (33.13 acres)	

North Dun	Hallville	051101100941100	Added	38.79 Acres	Rural	Rural Settlement Area	38.79	Land removed from Rural Settlement Area designation through OPA 23 (18.63 acres) and proposed to be added to south side. Least impact on prime agricultural lands and natural heritage system - connected to existing road infrastructure. 20.16 acres from Mountain also put toward this expansion	1.1.3.9 - but note that subdivision development already permitted on this parcel so OPA is desired for consistency and to promote orderly development but not necessary for subdivision to proceed.
	Harmony	051101101379200	Added	56.93 Acres	Rural	Rural Settlement Area	56.93	Land removed from Rural Settlement Area designation through OPA 23 (22.77 acres) and proposed to be added to west side. Lot already has plans for Rural Estate subdivision, adding to settlement area would ensure consistent zoning with the rest of Harmony. Avoids impacts to prime agricultural lands to north and east of settlement area. 23.75 acres from Chesterville, 2.24 acres from Mountain - short 8.19 acres (4 units) but note that other vacant private lands within hamlet appear to be undevelopable . This supports 220 units projected 2021-2031 for North Dundas Rural District and Rural Settlement areas in Watson Report.	1.1.3.9 - but note that subdivision development already permitted on this parcel. Therefore, OPA is desired for consistency and to promote orderly development but not necessary for subdivision to proceed.
	South Mountain	051101100262005	N/A	2.63 acres	Agricultural - Special Land Use Area and Employment	Ag and Special Land Use District	2.63	Special Land Use District - To permit the existing office/residence to be converted to a six-unit multi-residential building, limited to the existing footprint. Previously discussed with MMAH and circulated to OMAFRA	1.1.4.1 b) and d) - existing building being re-purposed and additional housing units being added

North Stormont	Crysler	N/A	041100900766000	1.05 Acres	Rural	Residential	17.16	Existing residential use	Existing development meets the definition of settlement area, "built-up areas where development is concentrated and which have a mix of land uses"
			041100900766010	6.17 Acres	Rural	Residential/Major OS		Support creation of parkland	1.1.3.9 and 1.5.1. b) - no net increase in developable lands
			041100900766700	0.64 Acres	Rural	Residential		Existing residential use	Existing development meets the definition of settlement area, "built-up areas where development is concentrated and which have a mix of land uses"
			041100900766600	0.48 Acres	Rural	Residential		Existing residential use	Existing development meets the definition of settlement area, "built-up areas where development is concentrated and which have a mix of land uses"
			041100900766800	7.03 Acres	Rural/Residential	Commercial		Existing developed Highway Commercial zoned property with full municipal services	1.1.4.2
			041100900766900	0.35 Acres	Rural	Commercial		Existing developed Highway Commercial zoned property with full municipal services	1.1.4.2

		041100900813055		1.14 Acres	Rural	Residential		Adjust settlement area boundary to reflect existing lot lines	N/A reflects existing lot lines at rear of residential lands
	Moose Creek	041101601127000	N/A	N/A	Commercial	Residential	N/A	Reflect approved zoning for mixed use development	N/A reflects existing zoning

South Glengarry	Summerstown Station	010100601334030	N/A		Rural	Employment		21.9	The Township of South Glengarry is proposing to expand the existing Employment District to include the area indicated below in order to better suit the existing lot fabric and ownership and support redevelopment or expansion of the existing truck stop development.	1.3.2.1, 1.3.2.6 - Protect lands for employment uses near 401 interchange
		010100601333000								
		010100601333050								
		010100601334000								
		010100601310000								
	010100601307000							83.98	The Township of South Glengarry is proposing to redesignate the lot to employment district to better suit the proposed lot fabric following consent B-2-24 and support a proposed commercial/industrial park development.	
	South of Curry Hill	010100100202000			Rural	Employment		13.62	The Township of South Glengarry is proposing to redesignate the lot indicated below to employment district to better accommodate the frozen food warehouse under construction.	1.3.2.1, 1.3.2.6 Protect lands for employment uses near 401 interchange
	Bainsville	010100100322000	N/A		Employment District	Rural District		8.6	The Township of South Glengarry is proposing to redesignate the area indicated below to rural district in order to support an existing agricultural use and a proposed associated agritourism development.	1.3.2.5
	Tyotown	010100602714000	N/A		Employment District	Rural District		41	The Township of South Glengarry is proposing to redesignate the lot indicated below to Rural Dstrict to better suit the increased volume of residential development in the area. In ideal situations the lot immediately east of the subject property would also be removed and placed into the Rural District however potential development for the site has been discussed already. Note that the majority of the property north of Tyotown has a floodplain constraint	1.3.2.5
		010100602716000								
010100602717000										
010100602718000										
010100602719000										

Lancaster	010100600013000			Commercial	Residential	6.95	This property is more appropriately developed for residential purposes, given the location of residential subdivision adjacent to the site and additional commercial lands added to the north. Note in the Watson study a shortage of residential designated lands was identified in Lancaster	1.3.2.5
	010100800047200			Employment District	Commercial / Residential	3.08	Reflects existing commercial uses (restaurant, gas station, RV sales, equestrian accessories retail) - also zoned general commercial	1.3.2.5
	010100800060000							
	010100800060100							
	010100800060200							

Settlement Area	OPA 23 (in-effect) Lands Removed From Residential District / Rural Settlement designation (acres)	OPA 25 - Lands Added to Residential District / Rural Settlement (acres)	OPA 25 - Lands Removed from Residential District / Rural Settlement (acres)	Net Change (acres)
Winchester	13.66	62.06		48.40
Chesterville	3.8			-3.80
Hallville	18.63	38.79		20.16
Harmony	22.77	56.93		34.16
Morewood	2.38			-2.38
Mountain	22.4			-22.40
Ormond	10.78			-10.78
South Mountain	51.13			-51.13
Iroquois		40.62	43.8	-3.18
Morrisburg		68.85	10.68	58.17
Hanesville		1.55	6.22	-4.67
Williamsburg		1.35	0.85	0.50
Crysler	5.48	4.07		-1.41
Finch	2.7			-2.70
Long Sault		79.26		79.26
Ingleside		17.75	103.94	-86.19
St. Andrews West	1.04			-1.04
Rosedale Terrace		44.27	72.57	-28.30
Osnabruck Centre		8.9		8.90
Glen Walter	50.9			-50.90
Lancaster		8.36		8.36
Total	205.67	432.76	238.06	-10.97