

**THE CORPORATION OF THE UNITED COUNTIES**

**OF STORMONT, DUNDAS AND GLENGARRY**

**BY-LAW NO. 5506**

**A BY-LAW** to adopt Official Plan Amendment No. 27 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.

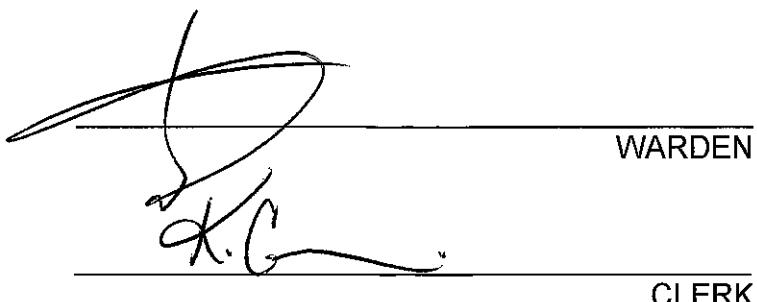
**AND WHEREAS** Section 17 (22) of the Planning Act, R.S.O., 1990 provides for the adoption of an official plan (or amendment) by a municipal council.

**AND WHEREAS** Official Plan Amendment No. 27, amends the Official Plan for the purpose of implementing a settlement with the Ministry of Municipal Affairs and Housing for OPA 23.

**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. 27 to the Official Plan of the Corporation of the United Counties of Stormont, Dundas and Glengarry, attached hereto as Schedule "A" to this By-law, is hereby adopted.
2. That this By-law come into force and effect on the final passing thereof.

**READ** and passed in Open Council, signed and sealed this 15<sup>th</sup> day of September 2025.



WARDEN

CLERK

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** May 08, 2025

**CASE NO(S):**

OLT-24-000773

**PROCEEDING COMMENCED UNDER** subsection 17(24) of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended.

**Appellant:** Minister of Municipal Affairs and Housing  
**Subject:** Proposed Official Plan Amendment  
**Description:** To permit Major Open Space designation outside of urban settlement areas and redesignate select sites that are municipally owned

**Reference Number:** By-Law 5451 - Official Plan Amendment No. 23 (OPA 23)

**Property Address:** All lands within the corporate boundaries of the United Counties of Stormont, Dundas and Glengarry

Stormont, Dundas and Glengarry

**OLT Case No:** OLT-24-000773

**OLT Lead Case No:** OLT-24-000773

**OLT Case Name:** Ontario (Municipal Affairs and Housing) v. Stormont, Dundas and Glengarry (United Counties)

**Heard:** March 25, 2025 by Video Hearing

**APPEARANCES:**

**Parties**

Minister of Municipal Affairs and Housing

**Counsel**

Ugljesa Popadic  
Kyle Israel  
Asvini Kulanayagam (*Articling Student*)

United Counties of Stormont, Dundas and Glengarry

Laura Dean

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**DECISION DELIVERED BY JENNIFER GOLD AND ORDER OF THE TRIBUNAL**

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**INTRODUCTION**

[1] The Tribunal converted a first Case Management Conference (“CMC”) in this matter to a Settlement Hearing as a result of a resolution reached between the Parties. The Appeal was brought by the Minister of Municipal Affairs and Housing (“Minister”) under subsection 17(24) of the *Planning Act*, R.S.O. 1990, c P. 13, as amended, (“Act”) regarding the adoption of Official Plan Amendment 23 (“OPA 23”) by the United Counties of Stormont, Dundas and Glengarry (“County”).

[2] The Tribunal received an Affidavit of Service sworn January 23, 2025 which was marked as **Exhibit “A”**. The Tribunal did not receive any requests for Party or Participant status.

[3] The purpose of OPA 23 for the County is to permit the Major Open Space land use designation in Rural Areas and redesignate select sites that are municipally owned. The proposed amendment was developed by County Staff after a review of the Major Open space land use designation in the Official Plan (“County OP”). OPA 23 was reviewed by local planning staff and Conservation Authorities planning staff who identified properties to be redesignated to Major Open Space. In addition to the textual changes of the County OP, selected sites will be redesignated and reflected on the Land Use Schedule.

[4] On June 17, 2024, the County approved OPA 23. Its Notice of Decision was issued on June 24, 2024. On July 12, 2024, the Tribunal received the Minister’s Appeal of the County’s approval of OPA 23.

**MINISTER'S APPEAL**

[5] The basis of the Minister's Appeal was that portions of OPA 23 were not consistent with the following Provincial Policy Statement, 2020 ("PPS 2020") policies:

- a. Policy 2.3.1, which requires the protection of *prime agricultural areas*,
- b. Policy 2.3.3.1, which limits permitted uses in *prime agricultural areas* to those uses listed in that policy; and
- c. Policy 2.3.5.1, which limits the circumstances in which lands can be removed from *prime agricultural areas*.

[6] The scope of the Minister's appeal is limited to modifications 2, and 6 to 10 of OPA 23, and more particularly those policies and schedules of OPA 23 which redesignated lands from "Agricultural Resource Lands" to "Major Open Space".

[7] The lands under appeal represent approximately 1,350 hectares ("ha") of prime agricultural land within the County.

[8] The inclusion of the "Major Open Space" designation onto lands previously designated as "Agricultural Resource Lands" allowed new uses within *prime agricultural areas*. These new uses include:

- a) golf courses,
- b) fairgrounds,
- c) large public parks,
- d) marinas,
- e) cultural facilities,
- f) community facilities, and
- g) recreational facilities.

[9] The County OP further provides that lands within the “Major Open Space” designation may be used as a reserve for phasing development within urban areas.

[10] Under provincial policy, only *agricultural uses* and *agricultural-related uses* are permitted in *prime agricultural areas*, with minor exceptions.

[11] None of the minor exceptions to the rule against non-agricultural uses in *prime agricultural areas* are met by OPA 23. In addition, none of the studies required by provincial policy to permit non-agricultural uses in *prime agricultural areas* have been completed as part of OPA 23.

[12] Since the Minister’s Appeal was filed, a new province-wide land use planning framework has come into effect, replacing the PPS 2020, known as the Provincial Planning Statement, 2024 (“PPS 2024”).

[13] On matters relevant to the Minister’s appeal, the policy direction between the PPS 2020 and PPS 2024 remains the same, although the above-noted PPS 2020 policies have been renumbered in the new PPS 2024.

[14] The County and the Minister have reached a settlement of the Minister’s Appeal of OPA 23 that, if approved by the Tribunal, resolves all outstanding issues in the appeal of OPA 23.

[15] The proposed resolution entails the deletion of Modification 2 of OPA 23, and the amendment to Land Use Schedules A1 to A5 of the County OP (as contained within Modification 6 through 10 of OPA 23).

[16] The effect of the proposed modifications to OPA 23 is to remove the “Major Open Space” designation – and associated permitted uses – from the 1,350 ha of prime

agricultural areas and revert the lands to the previous designation of "Agricultural Resource Lands".

## **EVIDENCE, SUBMISSIONS AND FINDINGS**

[17] In support of the settlement, the Tribunal heard land-use planning evidence. The Tribunal qualified Damien Schaefer to provide opinion evidence as an expert in land use planning. Mr. Schaefer reviewed the proposed amendments to OPA 23 and addressed how the proposed changes will result in the OPA's consistency with the PPS 2024 and conformity with the County OP.

[18] Mr. Schaefer stated that the proposed amendments to OPA 23 to resolve the Appeal are generally that:

- a. The original Agricultural Resource Lands designation on lands subject to the appeal would be reinstated through amendments to Schedules A1 through A5; and
- b. Delete specific wording within policy 3.5.2.8 of the County OP that was added through modification 2 of OPA 23, which no longer applies due to the lands reverting back to their original Agricultural Resources Lands designation.

### ***Lands to Revert to Agricultural Designation***

[19] Mr. Schaefer advised the Tribunal that land-use designation is a planning policy tool used to establish a principle of development for a particular class of land. Land-use designation is an appropriate tool to identify development permissions and prohibitions, including those related to use of land and its subdivision.

[20] Mr. Schaefer stated that Policy 4.3.1.2 of the PPS, 2024 requires planning authorities to “designate” prime agricultural areas and clearly indicate that the area shall be protected for long-term use for agriculture. The term “designate” in policy 4.3.1.2 differs from other resource identification policies of the PPS, 2024 such as policy 4.5.1.1, which states that mineral aggregate resources shall be “identified”.

[21] Regarding the intersection of provincial interests and land-use designations Mr. Schaefer identified that PPS, 2024 policy 6.1.5 states, *“Official plans shall identify provincial interests and set out appropriate land use designations and policies...”*

[22] Mr. Schaefer stated that Policies 4.3.1.2 and 6.1.5 of the PPS, 2024, reflect the province’s position that land-use designation within an OP is an appropriate tool to ensure prime agricultural areas are protected for the long-term.

[23] The County OP designates prime agricultural areas through the land-use designation “Agricultural Resource Lands”.

[24] OPA 23 had the effect of amending Land-Use Schedule A (A1-A5) to re-designate approximately 1,350 ha of “Agricultural Resource Lands” to “Major Open Space” in the County OP.

[25] According to Mr. Schaefer, additional policy wording included in OPA 23 also had the effect of establishing a dual-designation framework where both the “Major Open Space” policies and the “Agricultural Resource Lands” would apply where these designations overlap. However, this dual-designation approach created unintended policy ambiguity and implementation challenges related to operationalizing both the “Major Open Space” and “Agricultural Resource Lands” policies of the County OP on the Subject Lands.

[26] The County and Minister have agreed that the lands under appeal should revert back to their original “Agricultural Resource Lands” designation in the County OP.

[27] Mr. Schaefer stated that by reverting the lands under appeal back to their original “Agricultural Resource Lands” designation, it effectively removes any unintended policy ambiguity established under a dual-designation framework and ensures the appropriate application of both the prime agricultural policies of the PPS, 2024 and the agricultural policies of the County OP.

[28] Mr. Schaefer presented maps identifying the lands under appeal on Schedule A (1-5) of the County OP, and maps showing the lands under appeal reverting back to their original “Agricultural Resource Lands” designation on Schedule A (1-5) of the County OP. The Parties are requesting the Ontario Land Tribunal to approve the proposed mapping changes.

[29] It is Mr. Schaefer’s opinion that returning these lands to the “Agricultural Resources Lands” designation is consistent with the PPS, 2024 and conforms with the County OP.

### ***Proposed Policy Wording Amendments***

[30] Mr. Schaefer stated that OPA 23 included the following additional policy wording in modification 2 to be added to County OP Section 3.5.2.8 *Open Space, the Natural Environment, and Natural heritage features*:

Any lands designated as Major Open Space within Rural Areas that contain an underlying Agricultural Resource Lands designation shall also conform to the policies of Section 5.3 of this Official Plan. Permitted uses, development and site alterations on these lands shall be consistent with the Agricultural Policies of the PPS and changes to existing uses must be consistent with Section 2.3.5 and 2.3.6 of the PPS.

[31] According to Mr. Schaefer, under the proposed settlement, all lands previously designated solely as "Agricultural Resource Lands" would revert to this designation, therefore this additional policy wording would no longer be required.

[32] It is Mr. Schaefer's professional opinion that the deletion of this policy from OPA 23 is consistent with the PPS, 2024, conforms with the in-effect County OP, and ultimately represents good planning.

[33] Having considered the uncontradicted opinion evidence of Mr. Schaefer and the settlement reached between the Parties, the Tribunal finds that the proposed amendments to OPA 23 have appropriate regard for matters of provincial interest under s. 2 of the Act, are consistent with the PPS, conform with the County OP and represent good planning.

[34] The Tribunal orders that the Appeal is allowed in part, and OPA 23 is approved as amended below.

## ORDER

[35] **THE TRIBUNAL ORDERS THAT** the Minister's Appeal is allowed in part and Official Plan Amendment 23 is approved as follows (**Attachment 1**):

1. Official Plan Amendment 23, contained in **Attachment 1** to this Order, is modified by removing the textual amendment 2, under the heading "Details of the Amendment", and replacing the Land Use Schedules referred to in amendments 6 to 10 under the heading "Details of the Amendment" in accordance with the changes shown in Exhibit J to the Affidavit of Damien Schaefer (Exhibit 2, Tab 2), contained in **Attachment 2** to this Order; and

2. The County shall update Land Use Schedules A1-A5 of OPA 23 referred to in amendments 6 to 10 under the heading "Details of the Amendment" contained in **Attachment 1** to this Order, in accordance with Exhibit 2, Tab 2, Exhibit "J" Schedule A1-A5 to the affidavit of Damien Schaefer, sworn on March 6, 2025, contained in **Attachment 2** to this Order.

[36] **THE TRIBUNAL** authorizes the County Clerk to make such numerical and/or editorial changes to the Instrument included herein as **Attachment 1** as is necessary to give effect to this Order.

[37] **THE TRIBUNAL** directs that if there are any issues arising in the implementation of this Order that the Tribunal may be spoken to at the request of either Party.

*"Jennifer Gold"*

JENNIFER GOLD  
MEMBER

**Ontario Land Tribunal**

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

**ATTACHMENT 1**

**THE CORPORATION OF THE UNITED COUNTIES**  
**OF STORMONT, DUNDAS AND GLENGARRY**  
**BY-LAW NO. 5451**

**A BY-LAW** to adopt Official Plan Amendment No. 23 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. 23, amends the Official Plan for the purpose of permitting the Major Open Space land use designation in Rural Areas in the text of the plan as well as the redesignation of select sites on the land use schedules.

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

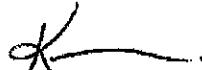
1. That Official Plan Amendment No. 23 to the Official Plan of the Corporation of the United Counties of Stormont, Dundas and Glengarry, attached hereto as Schedule "A" to this By-law, is hereby adopted.
2. That this By-law come into force and effect on the final passing thereof.

**READ** and passed in Open Council, signed and sealed this 17<sup>th</sup> day of June 2024.



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WARDEN



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CLERK

**SCHEDULE "A" TO BY-LAW No. 5451**

**AMENDMENT NO. 23 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF  
STORMONT, DUNDAS AND GLENGARRY**

Official Plan Amendment

Major Open Space

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  
Appendix B: Record of Proceedings

**STATEMENT OF COMPONENTS****PART A - PREAMBLE**

Introduces the actual Amendment but does not constitute part of Amendment No. 23 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. 23 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

**PART C - THE APPENDICES**

Do not form part of Amendment No. 23 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. 23 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 permit the Major Open Space land use designation in rural areas to provide added protection and preserve the long-term use of lands for natural or recreational purposes as well as reduce the desire for lands to be developed.

**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 Major Open Space land use designation in the Official Plan. This OPA was reviewed by local Planning staff and Conservation Authorities planning staff who identified properties to be redesignated to Major Open Space. In addition to the textural changes of the Official Plan, selected sites will be redesignated and reflected 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. 23 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 3.5.2.8 – In the first paragraph after the words "Urban Settlement Areas," add the following: "and Rural Areas".
2. Section 3.5.2.8 – At the end of the first paragraph, add the following: *"Any lands designated as Major Open Space within Rural Areas that contain an underlying Agricultural Resource Lands designation shall also conform to the policies of Section 5.3 of this Official Plan. Permitted uses, development and site alterations on these lands shall be consistent with the Agricultural policies of the PPS and changes to existing uses must be consistent with Sections 2.3.5 and 2.3.6 of the PPS."*
3. Section 3.5.2.8 – In the second paragraph after the words "community facilities" add the following: *“, forestry uses, natural areas and agricultural uses managed by a public authority”*.
4. Table 3.2 Rural Area and Settlement Area Designations – Add "Major Open Space" under the "Designations" column.
5. Table 3.5 Designations and Associated Permitted Uses – under the "Permitted Uses" column for Major Open Space, after "waterfront areas" add the following uses: *“, forestry uses, natural areas and agricultural uses managed by a public authority.”*
6. Land Use Schedule A1 – redesignate the subject properties within the municipal boundaries of the Township of North Dundas to reflect the Major Open Space land use designation as shown in Schedule 'A'. The subject parcels will be designated as Major Open Space.
7. Land Use Schedule A2 – redesignate the subject properties within the municipal boundaries of the Municipality of South Dundas to reflect the Major Open Space

land use designation as shown in Schedule 'B'. The subject parcels will be designated as Major Open Space.

8. Land Use Schedule A3 – redesignate the subject properties within the municipal boundaries of the Township of North Stormont to reflect the Major Open Space land use designation as shown in Schedule 'C'. The subject parcels will be designated as Major Open Space.
9. Land Use Schedule A4 - redesignate the subject properties within the municipal boundaries of the Township of South Stormont to reflect the Major Open Space land use designation as shown in Schedule 'D'. The subject parcels will be designated as Major Open Space.
10. Land Use Schedule A5 - redesignate the subject properties within the municipal boundaries of the Township of North Glengarry to reflect the Major Open Space land use designation as shown in Schedule 'E'. The subject parcels will be designated as Major Open Space.
11. Land Use Schedule A6 - redesignate the subject properties within the municipal boundaries of Township of South Glengarry to reflect the Major Open Space land use designation as shown in Schedule 'F'. The subject parcels will be designated as Major Open Space.

#### **PART C – THE APPENDICES**

##### **APPENDIX A: NOTICE OF PUBLIC MEETING**

##### **APPENDIX B: RECORD OF PROCEEDINGS**



**NOTICE OF A PUBLIC MEETING**  
**Official Plan Amendment - Major Open Space**  
**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 Tuesday June 4<sup>th</sup>, 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 an opportunity for the public to receive input from the public and stakeholders in respect of the proposed Amendment to the SDG Official Plan. The amendment is intended to permit the Major Open Space land use designation in areas outside of the Urban Settlement Areas and to modify the permitted uses. The proposed amendment includes changes to the Text of the Official Plan as well as to the designations on some selected sites on Schedules A1, A2, A3, A4, A5 and A6. The Official Plan applies to the entire geographical area of SDG; as such, no key map is provided.

Copies of the draft Official Plan Amendment – Major Open Space and relevant maps can be found at: [sdgcounties.ca](http://sdgcounties.ca) as of May 27<sup>th</sup>, 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 [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 Major Open Space Amendment to the Official Plan is available on the SDG website and at the local township offices.

**DATED** this 10<sup>th</sup> day of May, 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) 936-2913



**Corporation of the United Counties of Stormont, Dundas and Glengarry**

**PUBLIC MEETING**

June 4, 2024, 10:00 a.m.  
Council Chambers, Suite 321, 26 Pitt Street, Cornwall

**Present:** Warden Jamie MacDonald, Maureen Adams, CAO, 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

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**1. Call to Order**

Warden MacDonald called the meeting to order at 10:00 a.m.

Clerk Casselman stated that the meeting was being live streamed on the Counties' You Tube 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](mailto:planning@sdgcounties.ca).

**2. Disclosure of Pecuniary Interest**

**3. Public Meeting**

**3.1 Official Plan Amendment No. 23 – Major Open Space**

Warden MacDonald introduced Lindsay Parisien, Senior Planner, who presented a PowerPoint presentation on the proposed Official Plan Amendment No. 23 – Major Open Space.

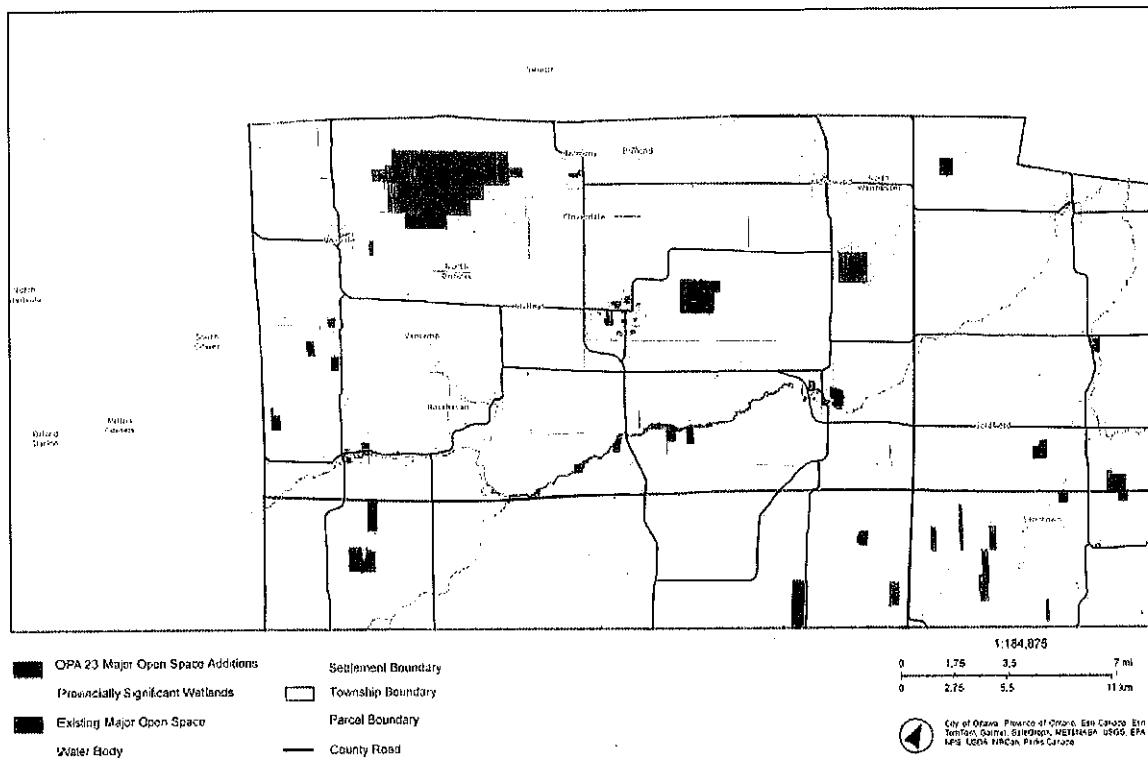
Ms. Parisien stated that the public meeting was being held pursuant to Section 17 and Section 21(1) of the *Planning Act*. She provided a detailed overview of the amendment and stated that no comments had been received from the public as a result of the posted notice.

Warden MacDonald thanked Ms. Parisien for her presentation and stated that SDG Counties Council would consider the Official Plan Amendment at the Council meeting on June 17<sup>th</sup>.

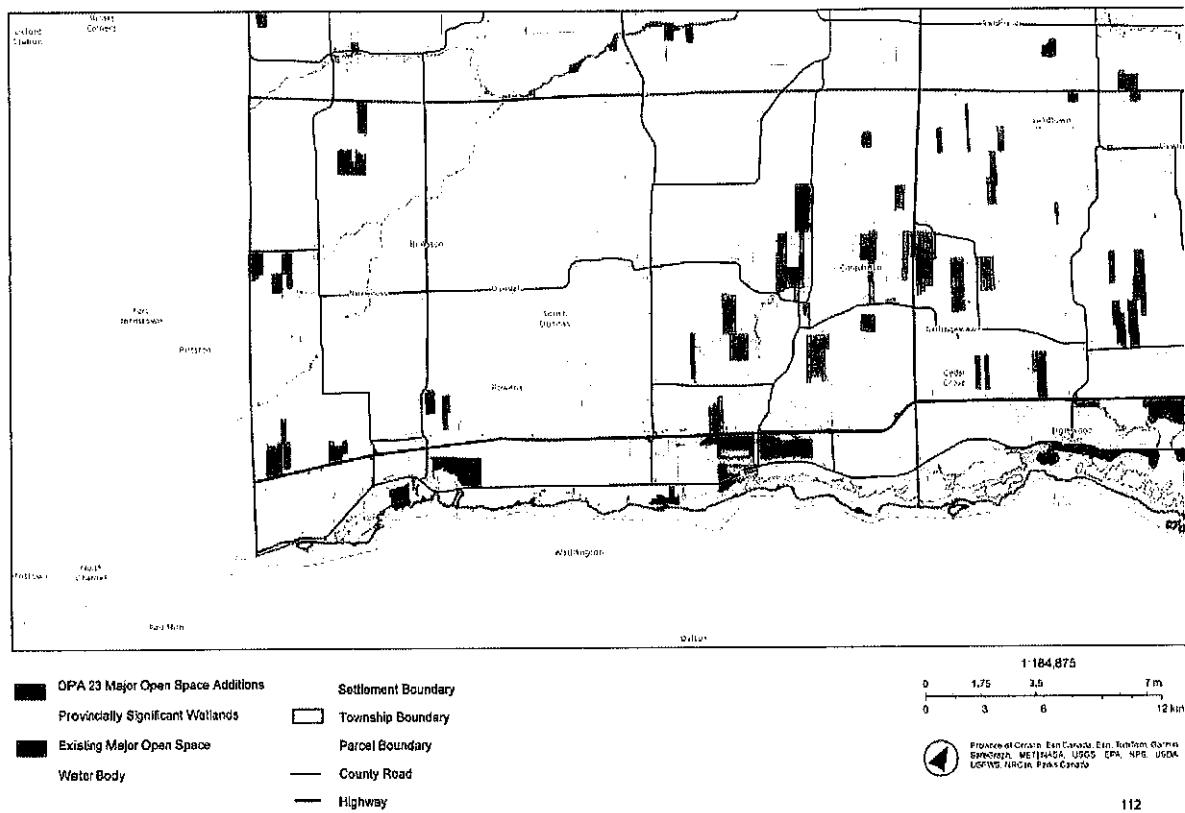
**4. Adjournment**

Warden MacDonald adjourned the meeting at 10:07 a.m.

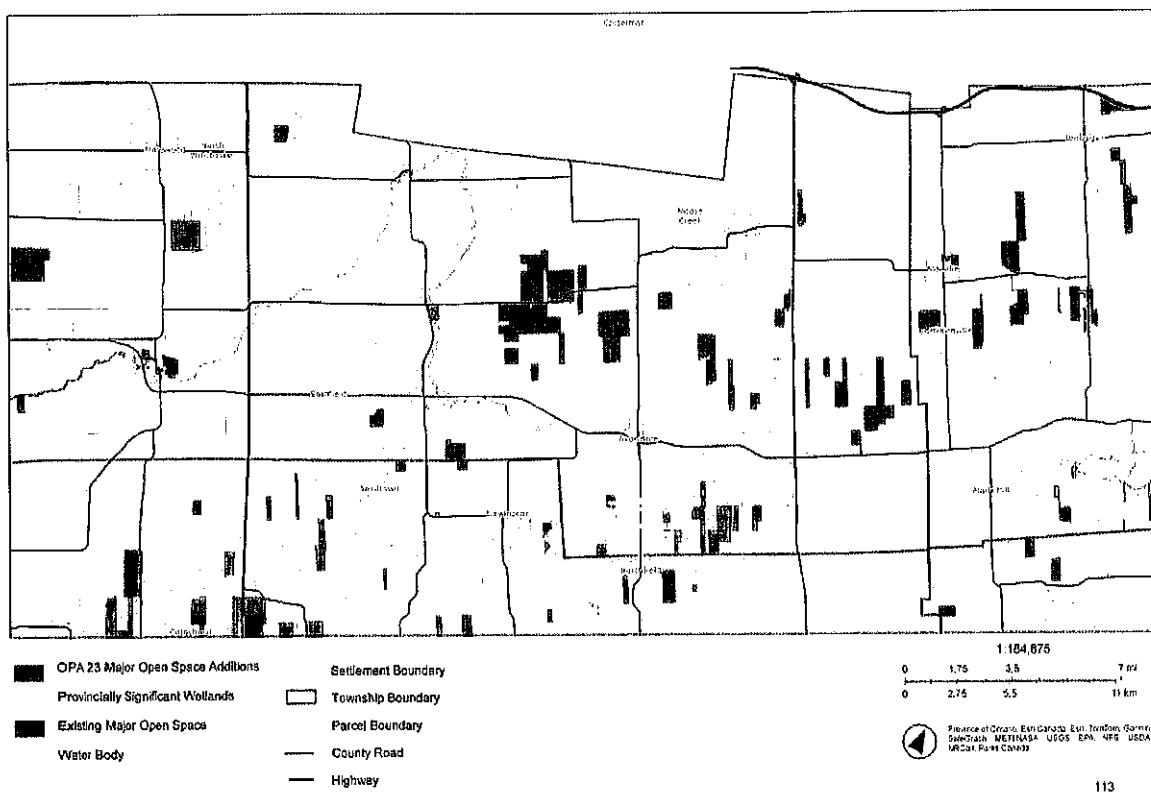
## OPA 23: A1 North Dundas



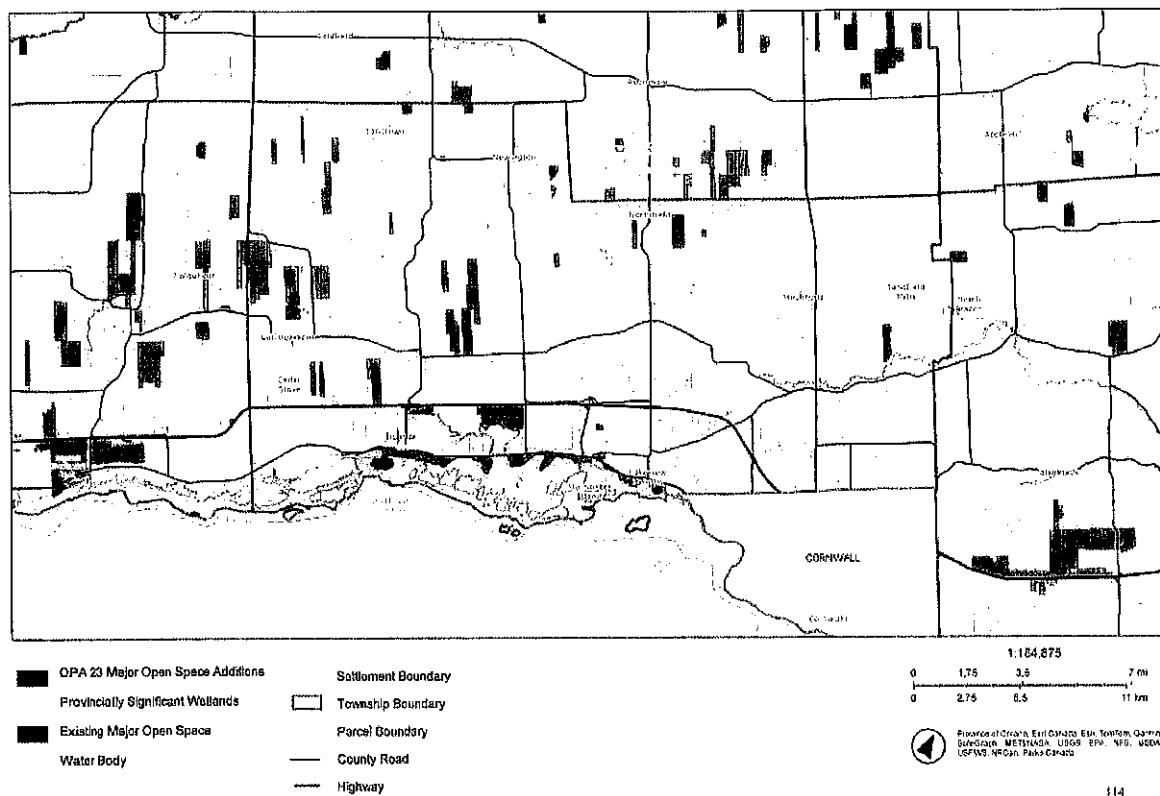
## OPA 23: A2 South Dundas



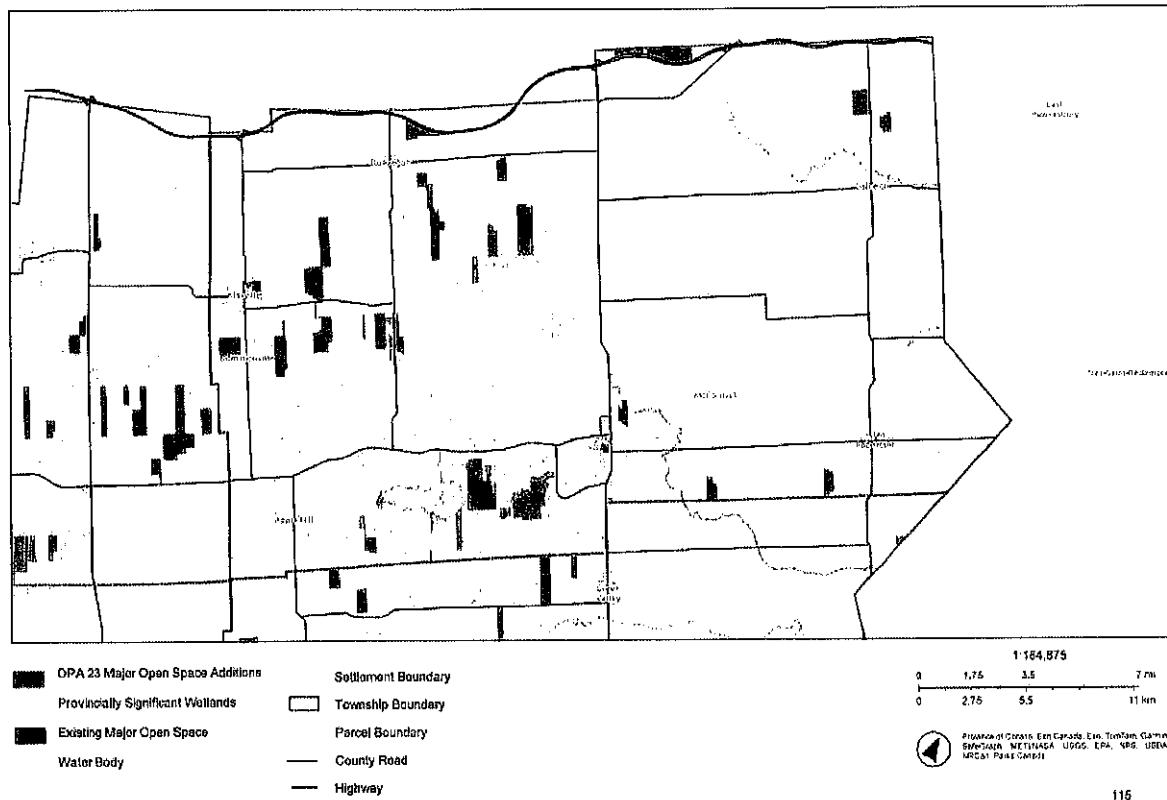
OPA 23: A3 North Stormont



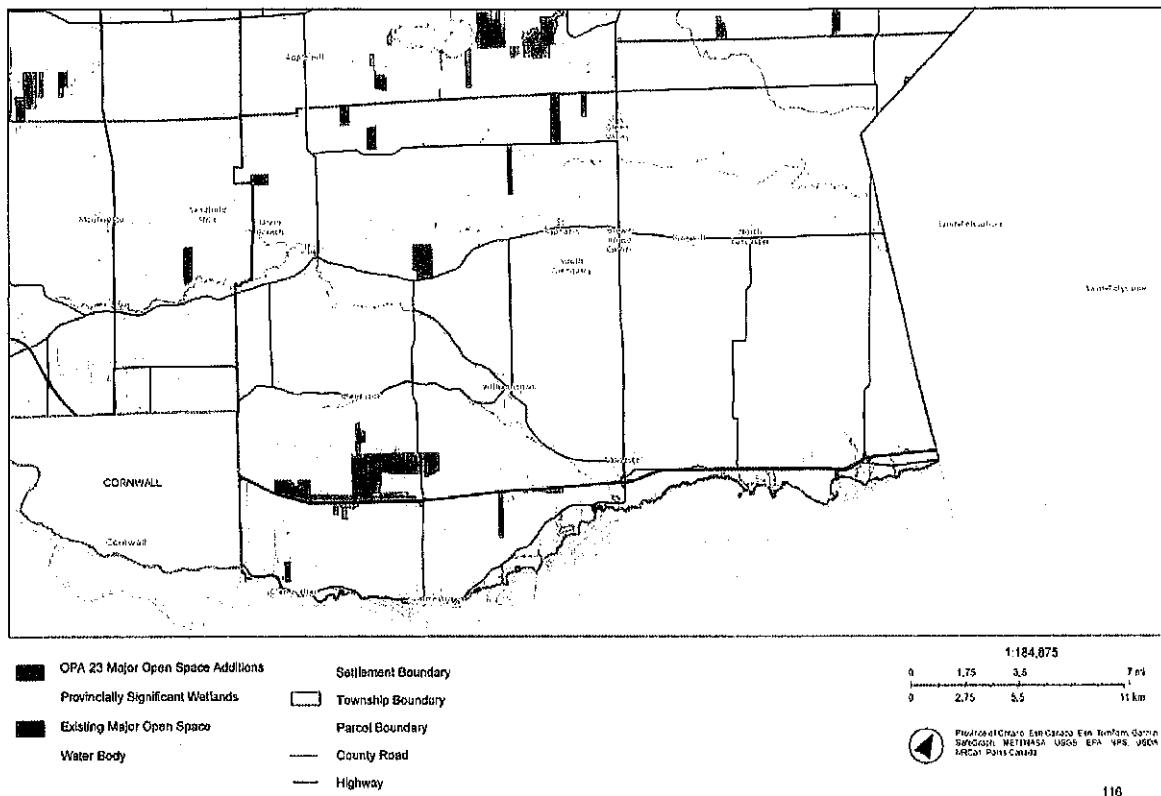
## OPA 23: A4 South Stormont



OPA 23: A5 North Glengarry



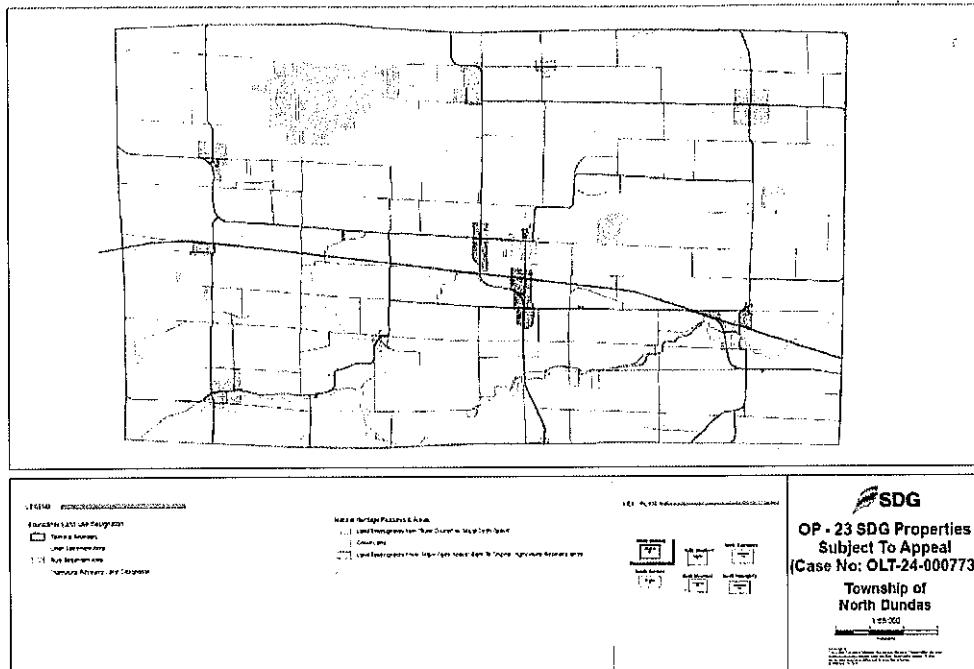
## OPA 23: A6 South Glengarry



**ATTACHMENT 2**

Exhibit J - Lands Under Appeal Reverting Back to Their Original "Agricultural Resource Lands"  
Designation on Land-Use Schedule A (1-5) of the County OP

Schedule A1 – Township of North Dundas



**Exhibit J - Lands Under Appeal Reverting Back to Their Original "Agricultural Resource Lands" Designation on Land-Use Schedule A (1-5) of the County OP**

## A2 – Township of South Dundas

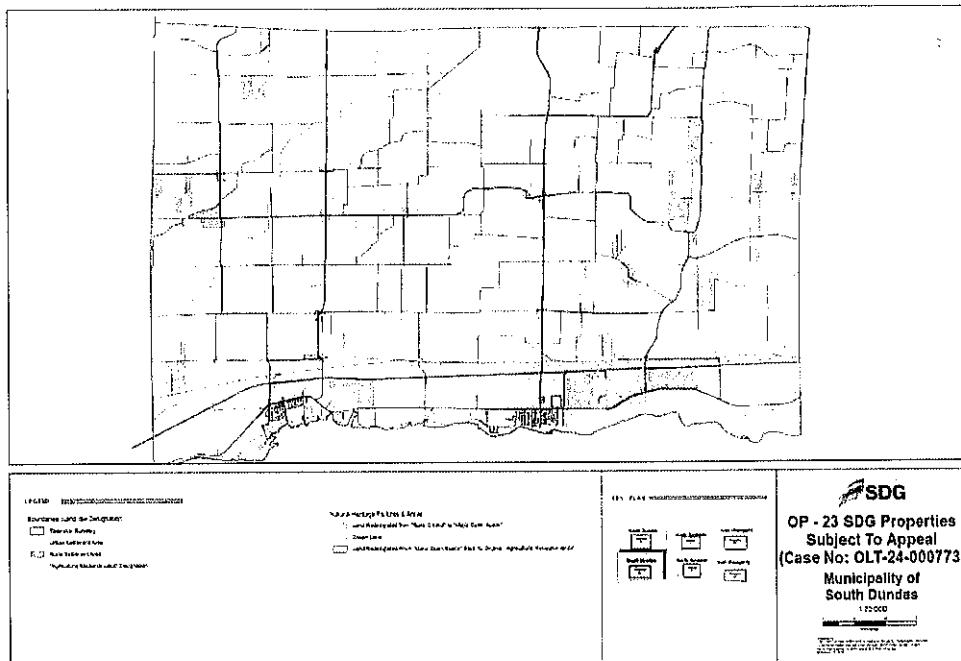
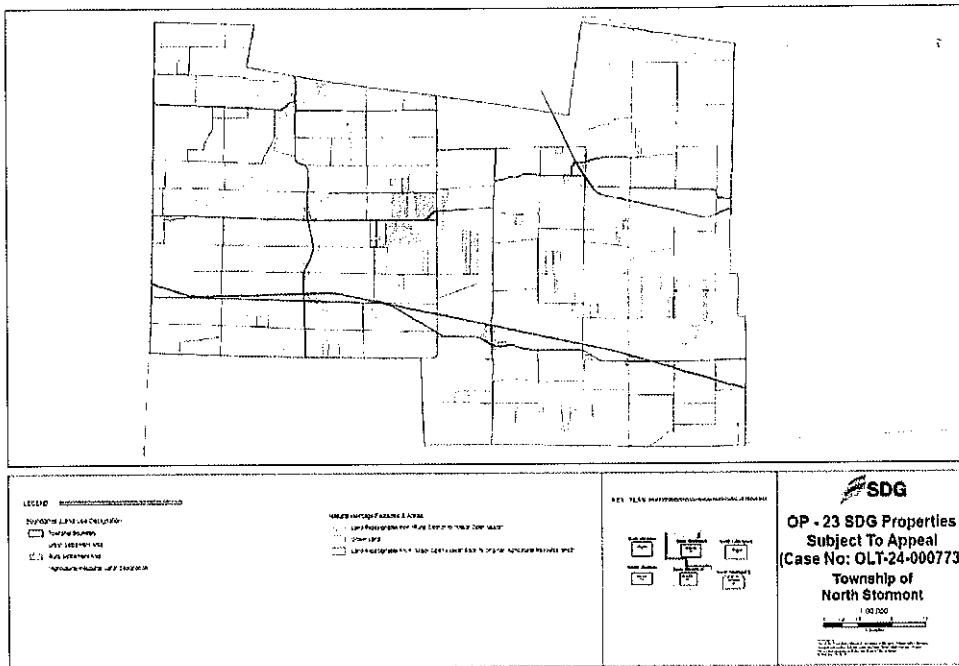


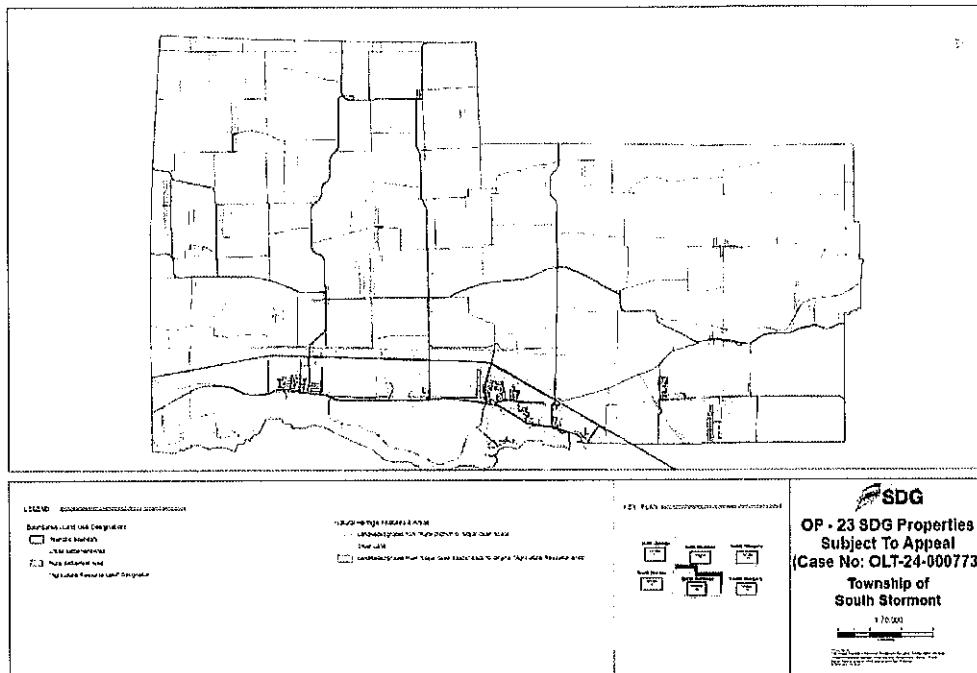
Exhibit J - Lands Under Appeal Reverting Back to Their Original "Agricultural Resource Lands"  
Designation on Land-Use Schedule A (1-5) of the County OP

A3 – Township of North Stormont



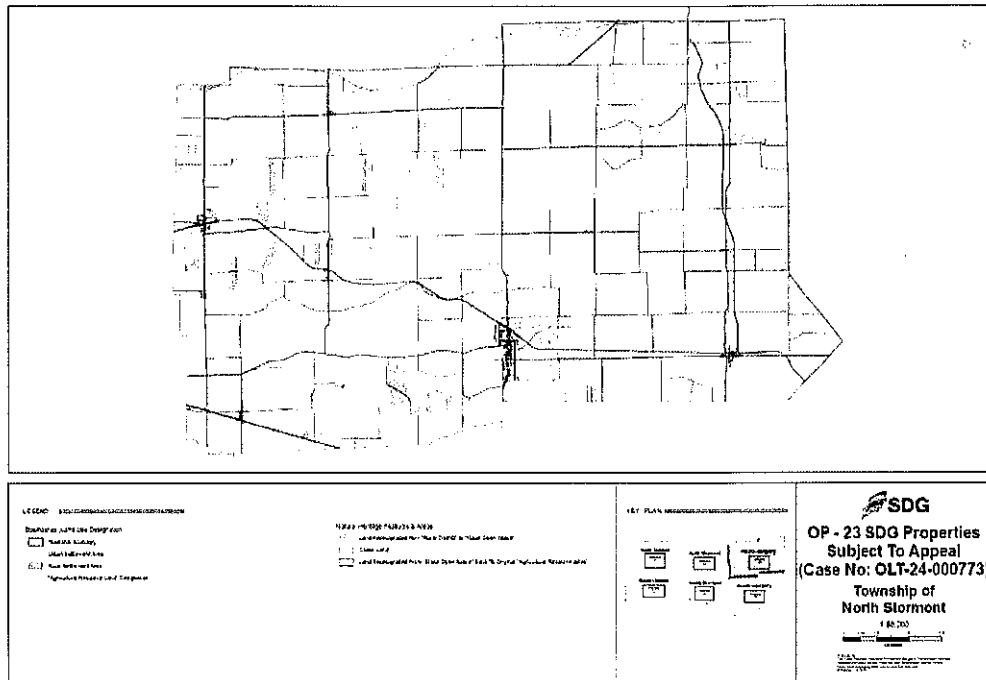
**Exhibit J - Lands Under Appeal Reverting Back to Their Original "Agricultural Resource Lands" Designation on Land-Use Schedule A (1-5) of the County OP**

#### A4 – Township of South Stormont



**Exhibit J - Lands Under Appeal Reverting Back to Their Original "Agricultural Resource Lands"  
Designation on Land-Use Schedule A (1-5) of the County OP**

**A5 – Township of North Glengarry**



Sent via Email

June 24<sup>th</sup>, 2025

**Subject:** Official Plan Amendment No. 27 – Conservation Lands Overlay – Proposed Policies

In June of 2024, County Council approved Official Plan Amendment (OPA) No. 23 which re-designated publicly owned lands to Major Open Space. The intent of OPA No. 23 was to provide further protection of our natural heritage features from potential development. Some properties were appealed to the Ontario Land Tribunal by the Ministry of Municipal Affairs and Housing (MMAH) based on the premise that lands which contained the Agricultural Resource Lands land use designation were being removed from the prime agricultural areas in SDG Counties. Therefore, a series of discussions were held between MMAH, OMAFA and SDG Counties staff to develop an alternative policy framework which resulted in the creation of a new Conservation Lands overlay.

The intent of Official Plan Amendment No. 27 is to introduce the new Conservation Lands policies that will be reflected as an overlay on the Official Plan Land Use Schedules. This overlay will apply to parcels that are publicly owned in our rural areas. To effectively implement this new overlay approach, staff are proposing to remove, renumber and replace all policies related to the Major Open Space designation in sections of the Official Plan that were approved with OPA No. 23 and replace it with the new Conservation Lands overlay.

Following this, a new subsection will be added and be referred to as section 3.5.2.9 *Conservation Lands Overlay*. This subsection contains a summary on why the overlay was created and includes specific policies on how it will function when applied to lands that are designated as Agricultural Resource Lands versus other land use designations in our rural areas (e.g. Rural District, Agricultural Resource Lands, Mineral Aggregate Reserve etc.).

The final step involves updating the Official Plan Land Use schedules. This update will identify the properties that were re-designated to Major Open Space with OPA No. 23 and return these lands back to their former land use designation and apply the new Conservation Lands overlay. As a result, the Official Plan policies associated with the underlying land use designation will continue to apply, however, the new policies shall also be considered if any future amendments are proposed. At this time, the Conservation Lands policies will only be applied to publicly owned properties (or planned land acquisitions) that were provided by local municipalities or Conservation Authorities based

on existing or already planned conservation uses. Full details of each step are provided for review below:

**Step 1: Remove, Replace and Renumber**

**Item 1:** Delete the following wording from Section 3.5.2.8:

~~Section 3.5.2.8 “...Any lands designated as Major Open Space within Rural Areas that contain an underlying Agricultural Resource Lands designation shall also conform to the policies of Section 5.3 of this Official Plan. Permitted uses, development and site alterations on these lands shall be consistent with the Agricultural Policies of the PPS and changes to existing uses must be consistent with Section 2.3.5 and 2.3.6 of the PPS”~~

**Item 2:** Remove the Major Open Space designation in Table 3.2 under the Rural Area Designations list and replace it with “Conservation Lands (overlay)”.

**Item 3:** Add “Conservation Land Use (overlay)” to Table 3.5 Designations and Permitted Uses as a designation and under the Permitted Uses column add the following:

- conservation uses,
- forestry uses,
- natural areas,
- passive outdoor recreation uses; and,
- agricultural uses managed by a public authority.

**Item 4:** Renumber subsection 3.5.2.9 Shoreline Development and Lake Development to subsection 3.5.2.10 Cannabis

**Item 5:** Renumber subsection 3.5.2.10 Cannabis to subsection 3.5.2.11.

**Step 2: Create a new Subsection**

**Item 1:** Remove all Text changes and references to Major Open Space in Rural Areas, associated with OPA No. 23.

**Item 2:** Add the following new subsection after subsection 3.5.2.8 Open Space, the Natural Environment, and Natural Heritage features:

### **3.5.2.9 Conservation Lands Overlay**

*This conservation lands overlay recognizes publicly owned lands, with a history of recreation and conservation uses. These lands are important assets to the County and include the presence of significant woodlots, as identified on Schedule B2 to this plan.*

*Lands that contain the overlay form part of the larger rural area and will continue to contribute to the overall vibrant rural and agricultural economy, in accordance with the policies of their underlying designation.*

*The intent of this overlay is to balance conservation objectives with the policies of the underlying designation in a practical planning environment, through for example, environmental stewardship.*

*The continued conservation of significant natural heritage features on these lands shall be undertaken in accordance with the policies of this plan, while respecting the primary use and policies of the underlying designation, in particular, lands for agriculture.*

*1) On lands designated Agricultural Resource Lands, the policies of Section 5.3 - continue to apply, in addition:*

*a) The following existing uses are permitted;*

- i. Conservation uses; and,*
- ii. Passive outdoor recreation uses excluding buildings and golf courses.*

*b) Expansions of existing uses identified in subsection a) may be considered based on the policies of this plan and the relevant provisions of the Planning Act.*

*c) An evaluation of new non-agricultural uses shall be consistent with the policies in Section 5.3 – Agricultural Resource Lands.*

*2) Notwithstanding the policies in Section 3.4.6 of this plan, permitted uses on lands in which the Conservation Lands overlay applies that are designated as Rural District are*

*limited to conservation uses, forestry uses, natural areas and agricultural uses managed by a public authority.*

- a) *Lot creation and additional uses shall require an amendment to this plan. Minor boundary adjustments (e.g. rectify encroachment, legal or technical reasons, and severing two or more lots that unintentionally merged on title etc.) may be permitted subject to the review and acceptance by SDG Counties' approval authority.*
- 3) *If a local Council or public body is considering the disposition of these publicly owned lands, they are encouraged to undertake conservation easements with any potential new owner to ensure the long-term protection of on-site significant natural heritage resources, including significant woodlots.*
- 4) *Where possible, collaboration is encouraged between public bodies, agricultural organizations, environmental organizations, and agricultural property owners to implement best management practices to align conservation measures with agricultural activities. This may include the identification of wildlife corridors across agricultural fields, and habitat restored within them, where this is suitable for the public body and/or private landowner.*
- 5) *Any proposal to remove the Conservation Lands (overlay) for development purposes will require an amendment to this plan.*

### **Step 3: Update Official Plan Land Use Schedules**

**Item 1:** Redesignate all lands that are designated as Major Open Space in Rural Areas to their former land use designation established, prior to, the adoption of By-law No. 5451 (OPA No. 23); and, apply the Conservation Lands (overlay) identified in Schedules A, B, D, E and F, associated with By-law No. XXXX located in the Rural Areas.

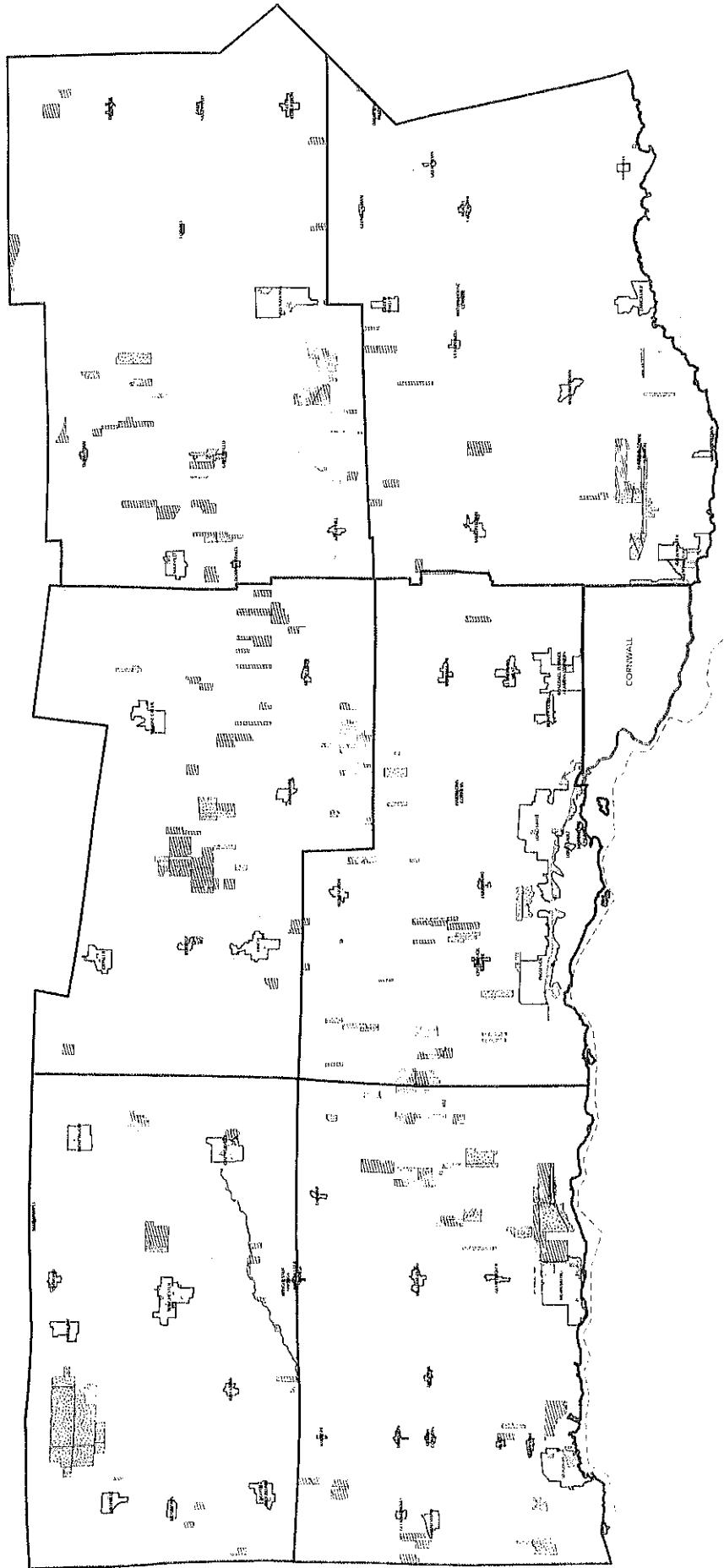
#### **Item 2:**

- Change Schedule A1 – A6 to identify the subject lands as “Conservation Lands Overlay”, including changes to the associated legends to add the new overlay

- Change Schedule A1 – A6 to identify the publicly owned lands located in the Rural Areas and *apply the Conservation Lands (overlay) and maintain the previous land use designations.*

**Attachments:**

- OPA No. 27 Conservation Lands SDG Counties
  - Schedule A – Township of North Dundas
  - Schedule B – Municipality of South Dundas
  - Schedule C – Township of North Stormont
  - Schedule D – Township of South Stormont
  - Schedule E – Township of North Glengarry
  - Schedule F – Township of South Glengarry



United Counties of SDG, United Counties of Stormont, Dundas & Glengarry, SDG, TerreNet, MPPAC

**Legend**

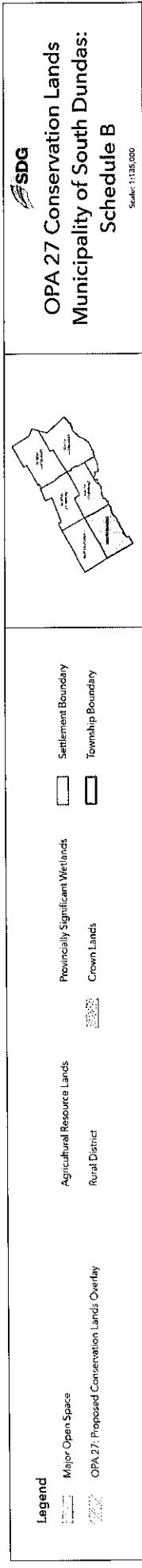
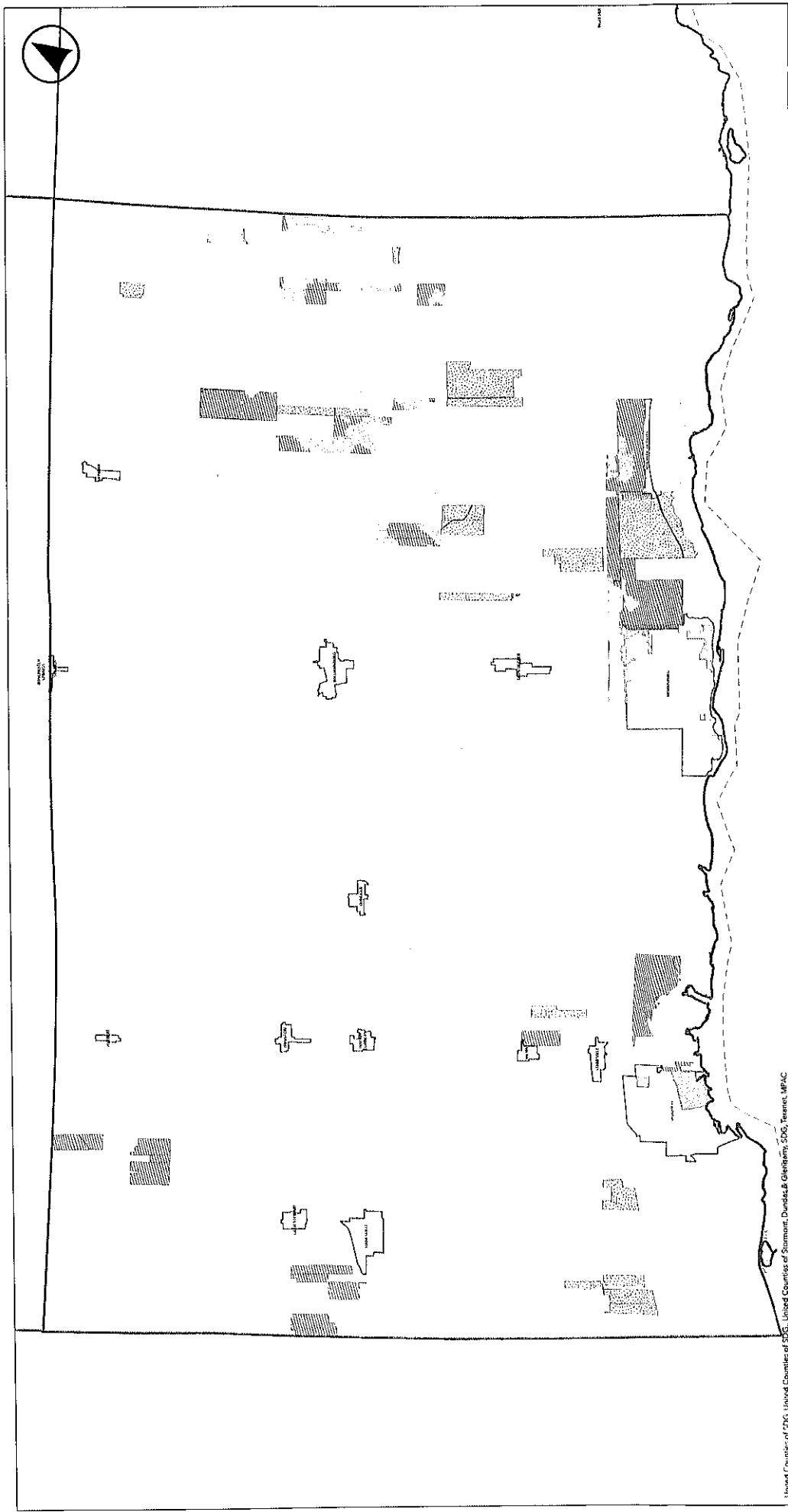
- Major Open Space
- OPA 27: Proposed Conservation Lands Overlay

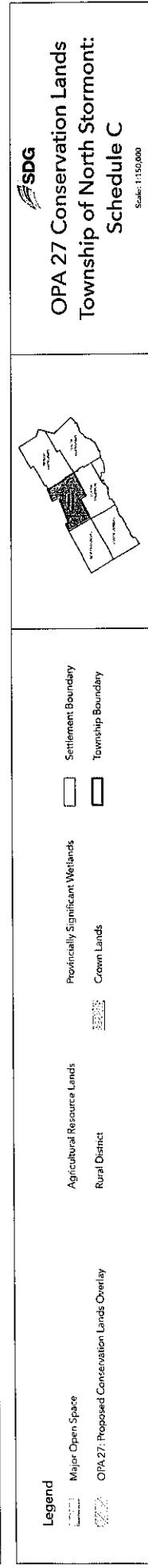
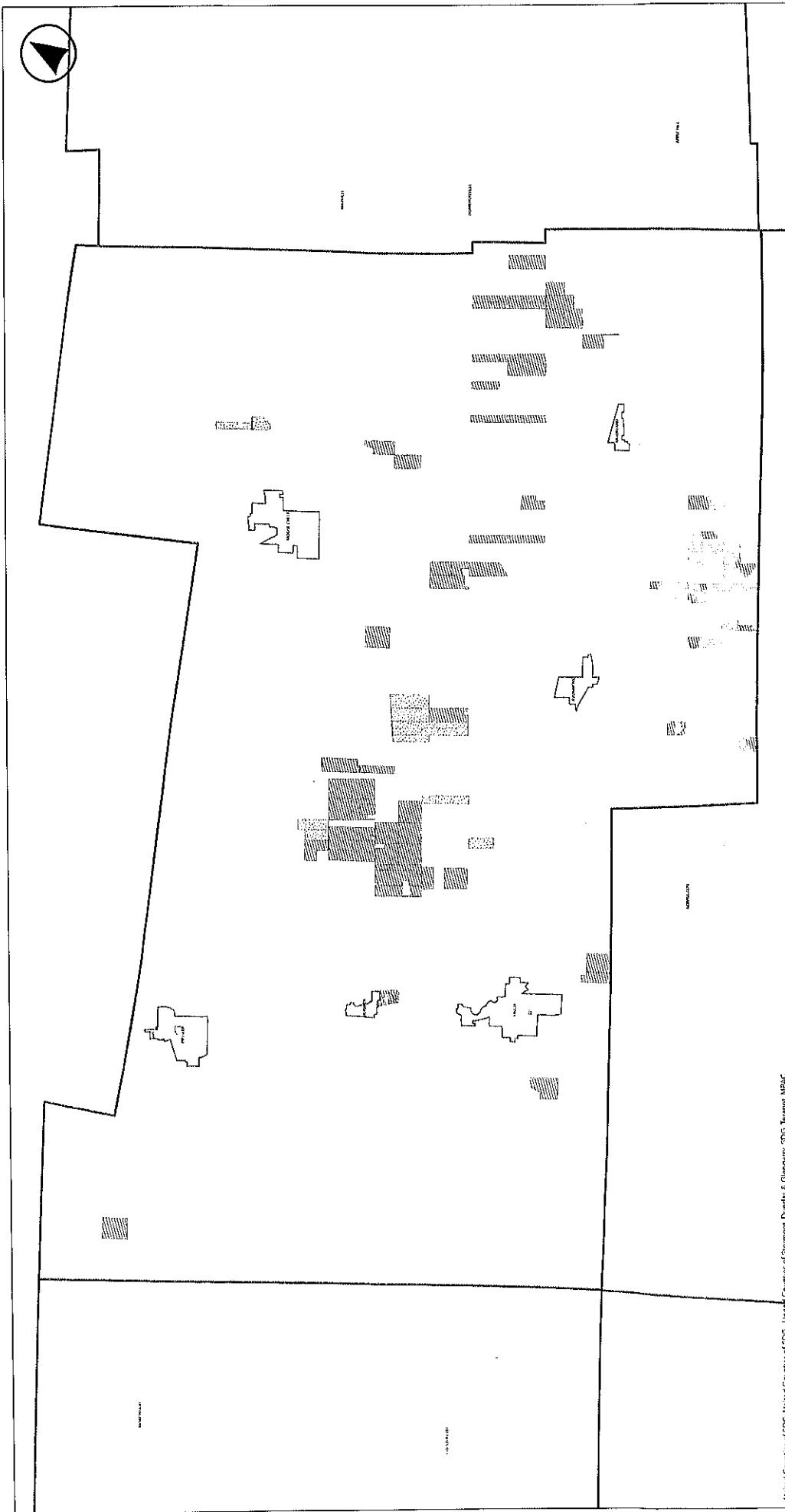
Agricultural Resource Lands	Provincially Significant Wetlands	Settlement Boundary
Rural District	Crown Lands	Township Boundary
		City of Cornwall Boundary

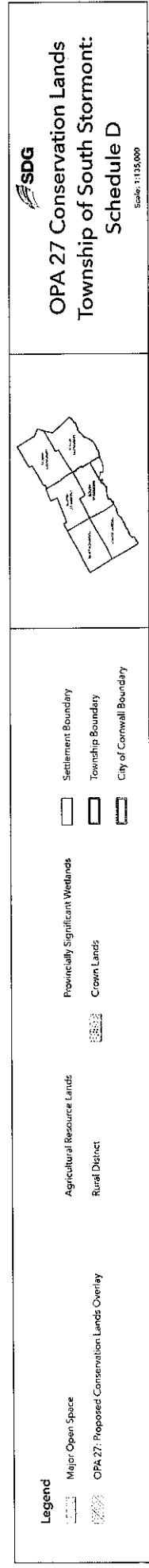
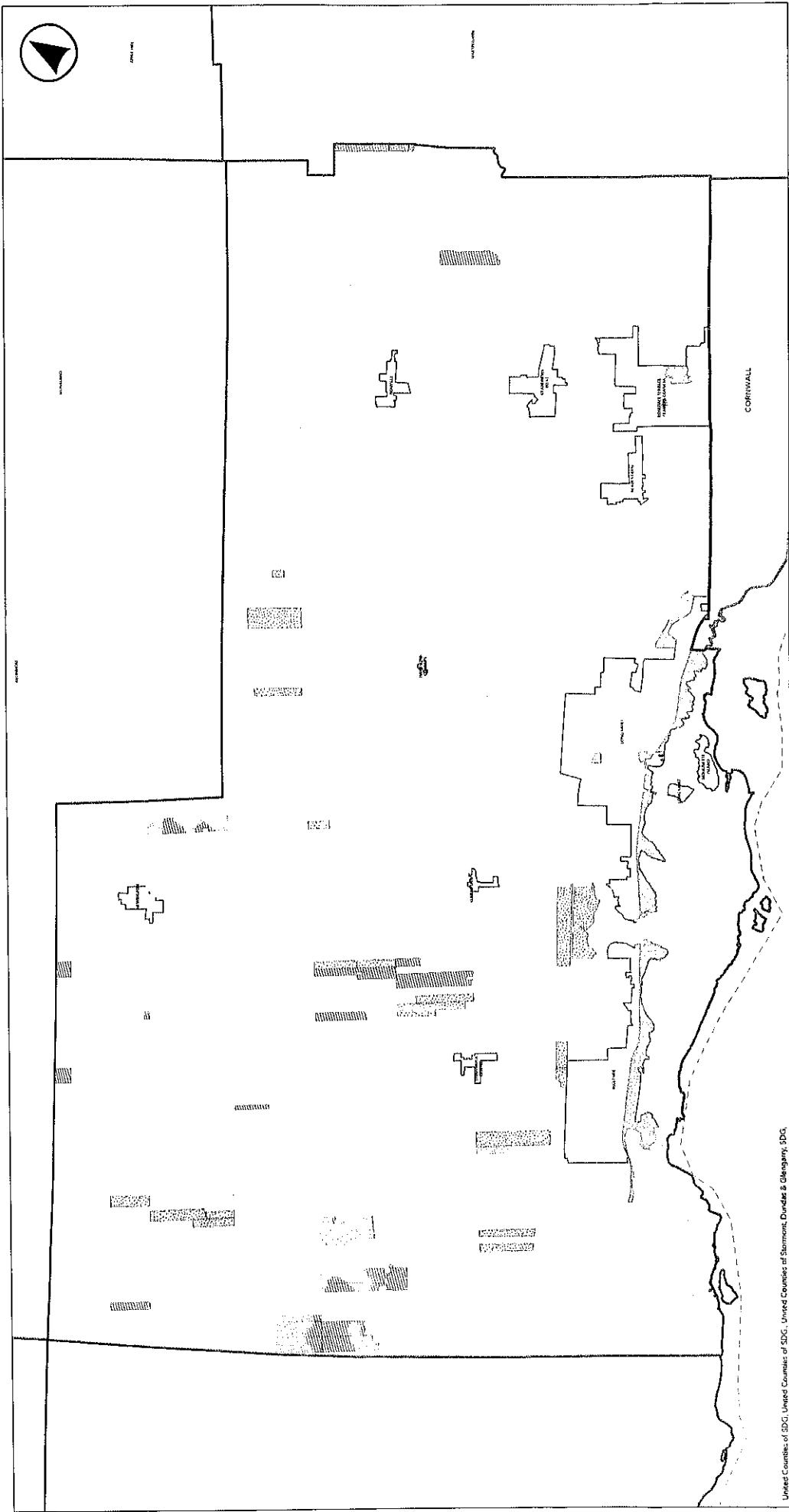
**SDG**  
OPA 27 Conservation Lands  
United Counties of Stormont,  
Dundas, & Glengarry

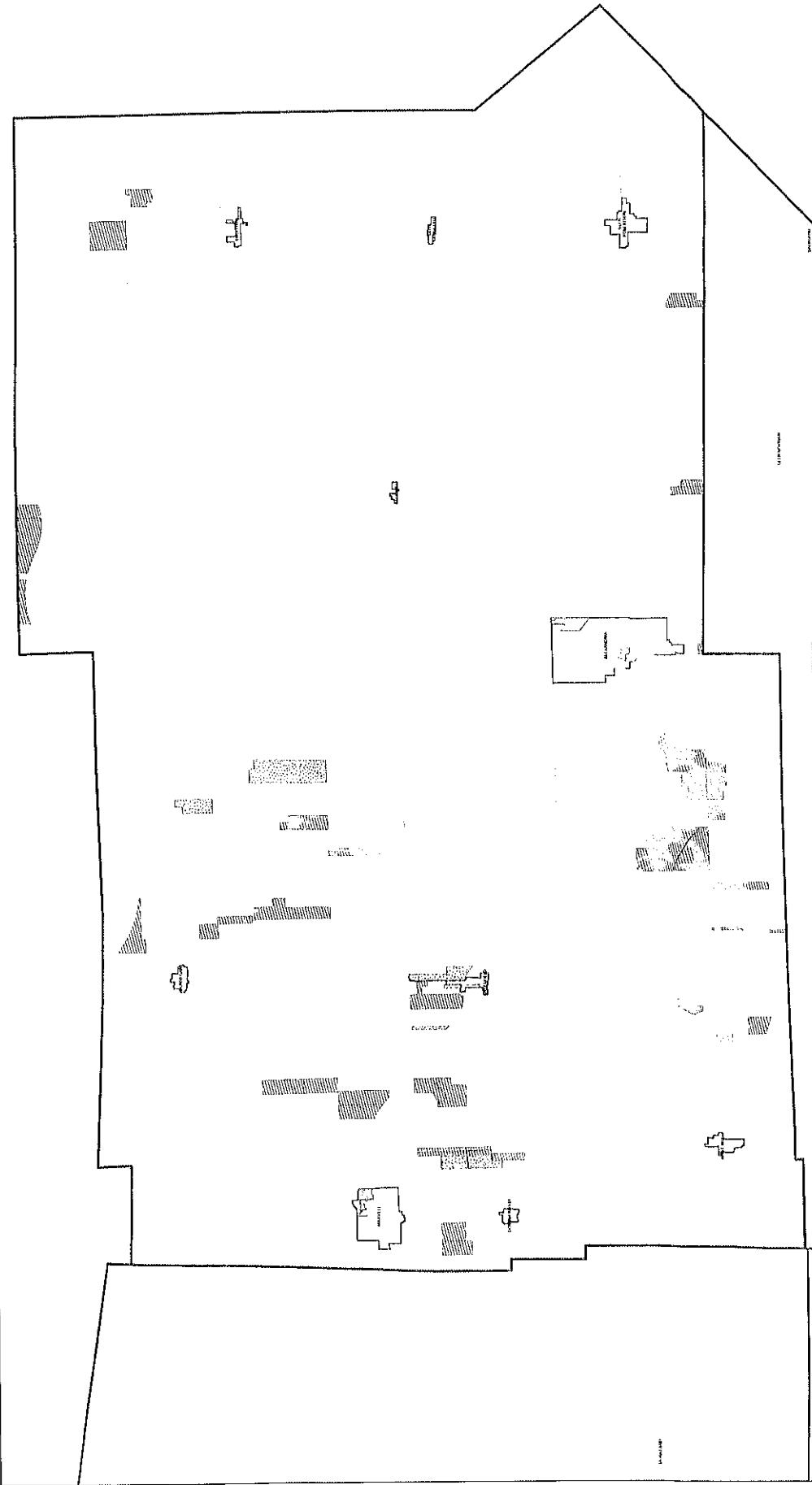
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United Counties of SDG, United Counties of SDG, United Counties of SDG, Dundas & Glengarry, SDG, Township, LPPAC

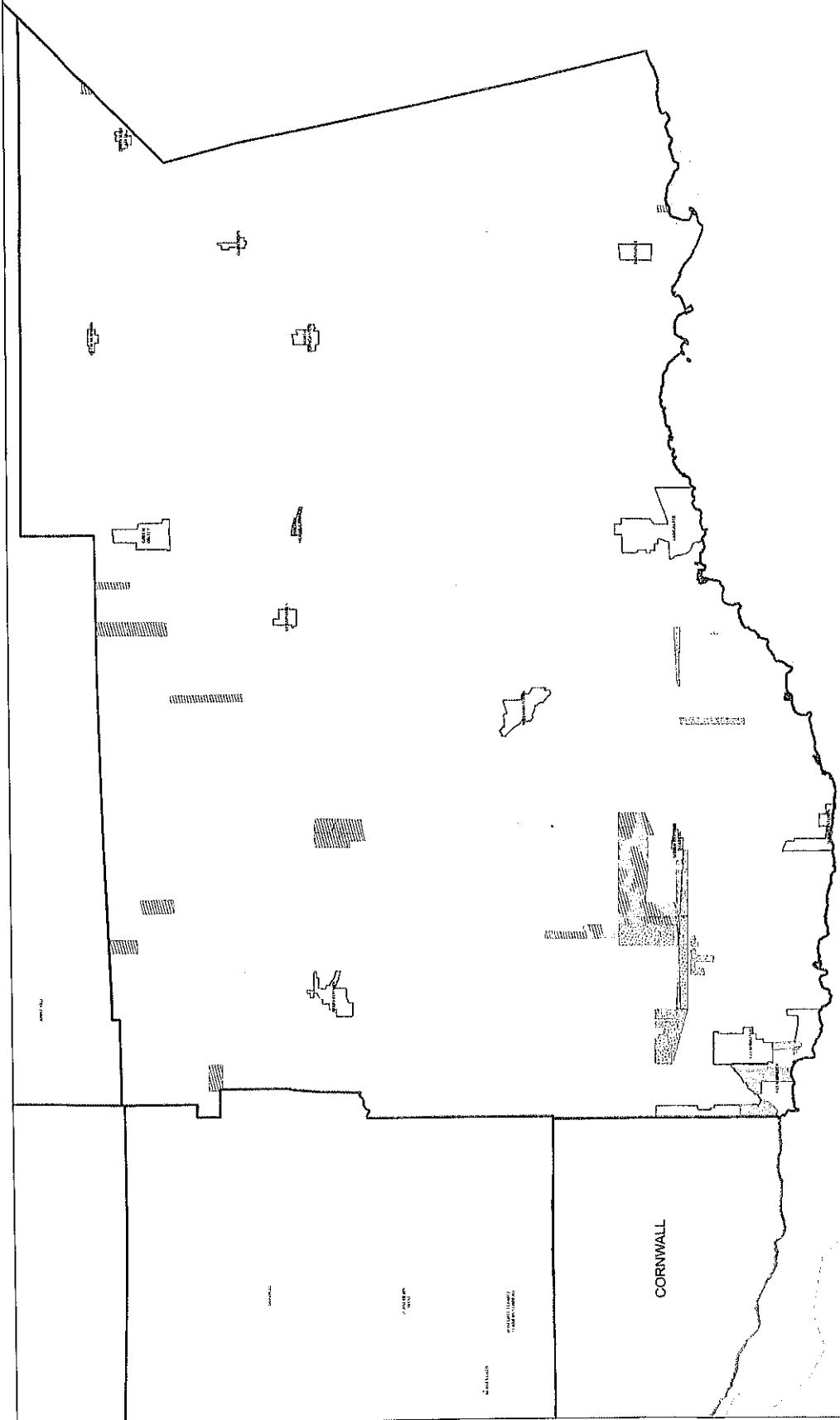
**Legend**

- Major Open Space
- OPA 27: Proposed Conservation Lands Overlay

- Agricultural Resource Lands
- Rural District
- Provincially Significant Wetlands
- Crown Lands
- Settlement Boundary
- Township Boundary

**SDG**  
**OPA 27 Conservation Lands**  
**Township of North Glengarry:**  
**Schedule E**

Scale: 1:125,000

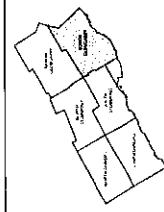


**OPA 27 Conservation Lands  
Township of South Glengarry:  
Schedule F**



Scale: 1:165,000

Scale: 1:145,000



Agricultural Resource Lands	Regionally Significant Wetlands	<input type="checkbox"/>	Settlement Boundary
	Crown Lands	<input type="checkbox"/>	Township Boundary
Rural District	Protected Areas	<input type="checkbox"/>	City of Cornwall Boundary

Рибат

**Legend**

- Settlement Boundary
- Township Boundary
- City of Cornwall Boundary
- Agricultural Resource Lands
- Provincially Significant Wetlands
- Crown Lands
- Major Open Space
- OPA 27 Proprietary Conservation Lands Overlay

United Counties of Stormont Dundas & Glengarry, SDG, Terrian MPAC

**SCHEDULE "A" TO BY-LAW No. 5506**

**AMENDMENT NO. 27 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF  
STORMONT, DUNDAS AND GLENGARRY**

Official Plan Amendment

Conservation Lands (overlay)

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  
Appendix B: Record of Proceedings

## **STATEMENT OF COMPONENTS**

### **PART A - PREAMBLE**

Introduces the actual Amendment but does not constitute part of Amendment No. 27 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. 27 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

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

Do not form part of Amendment No. 27 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. 27 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 introduce a new Conservation Lands as an overlay in rural areas to provide added protection and preserve the long-term use of lands for natural or recreational purposes as well as reduce the desire for lands to be developed.

### **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 decision was issued by the Ontario Land Tribunal (OLT). The OLT's decision was rendered based on a series of discussions between Ministry staff from MMAH, OMAFA and SDG Counties which focused on protecting publicly owned lands that contained significant natural heritage features. This OPA was reviewed by local Planning staff and Conservation Authorities planning staff who are supportive of the overlay approach as a way to protect and conserve their lands in rural areas. In addition to the textual changes of the Official Plan, selected sites will be redesignated and reflected 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. 27 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 3.5.2.8 – In the first paragraph after the words “Urban Settlement Areas,” remove the following: “*and Rural Areas*”.
2. Table 3.2 Rural Area and Settlement Area Designations – remove “Major Open Space” under the “Designations” column and replace it with “Conservation Lands (overlay).”
3. Table 3.5 Designations and Associated Permitted Uses – under the “Permitted Uses” column for Major Open Space, after “waterfront areas” remove the following uses: “*, forestry uses, natural areas and agricultural uses managed by a public authority*.”
4. Table 3.5 Designations and Associated Permitted Uses – Add “Conservation Land Use (overlay)” and under the “Permitted Uses” column add the following: *conservation uses, forestry uses, natural areas, passive outdoor recreation uses; and, agricultural uses managed by a public authority*.
5. Rerumber subsection 3.5.2.9 *Shoreline Development and Lake Development* to subsection 3.5.2.10 *Cannabis*.
6. Rerumber subsection 3.5.2.10 *Cannabis* to subsection 3.5.2.11.
7. Remove all Text changes and references to Major Open Space in Rural Areas, associated with OPA No. 23.
8. After subsection 3.5.2.8 Open Space, the Natural Environment, and Natural Heritage features add the following new subsection:

#### ***3.5.2.9 Conservation Lands (overlay)***

*This conservation lands overlay recognizes publicly owned lands, with a history of recreation and conservation uses. These lands are important assets to the County and include the presence of significant woodlots, as identified on Schedule B2 to this plan.*

*Lands that contain the overlay form part of the larger rural area and will continue to contribute to the overall vibrant rural and agricultural economy, in accordance with the policies of their underlying designation.*

*The intent of this overlay is to balance conservation objectives with the policies of the underlying designation in a practical planning environment, through for example, environmental stewardship.*

*The continued conservation of significant natural heritage features on these lands shall be undertaken in accordance with the policies of this plan, while respecting the primary use and policies of the underlying designation, in particular, lands for agriculture.*

*1) On lands designated Agricultural Resource Lands, the policies of Section 5.3 - continue to apply, in addition:*

- a) The following existing uses are permitted;*
  - i. Conservation uses; and,*
  - ii. Passive outdoor recreation uses excluding buildings and golf courses.*
- b) Expansions of existing uses identified in subsection a) may be considered based on the policies of this plan and the relevant provisions of the Planning Act.*
- c) An evaluation of new non-agricultural uses shall be consistent with the policies in Section 5.3 – Agricultural Resource Lands.*

*2) Notwithstanding the policies in Section 3.4.6 of this plan, permitted uses on lands in which the Conservation Lands overlay applies that are designated as Rural District are limited to conservation uses, forestry uses, natural areas and agricultural uses managed by a public authority.*

- a) Lot creation and additional uses shall require an amendment to this plan. Minor boundary adjustments (e.g. rectify encroachment, legal or technical reasons, and severing two or more lots that unintentionally merged on title etc.) may be permitted subject to the review and acceptance by SDG Counties' approval authority.*

*3) If a local Council or public body is considering the disposition of these publicly owned lands, they are encouraged to undertake conservation easements with any potential new owner to ensure the long-term protection of on-site significant natural heritage resources, including significant woodlots.*

*4) Where possible, collaboration is encouraged between public bodies, agricultural organizations, environmental organizations, and agricultural property owners to implement best management practices to align conservation measures with agricultural activities. This may include the identification of wildlife corridors across agricultural fields, and habitat restored within them, where this is suitable for the public body and/or private landowner.*

*5) Any proposal to remove the Conservation Lands (overlay) for development purposes will require an amendment to this plan.*

11. Redesignate all lands that are designated as Major Open Space in Rural Areas to their former land use designation established, prior to, the adoption of By-law No. 5451 (OPA No. 23); and, apply the Conservation Lands (overlay) identified in Schedules A, B, C, D, E and F, associated with By-law No. 5506 located in the Rural Areas.
12. Change Land Use Schedules A1-A6 to identify the subject lands in Schedules A-F as “*Conservation Lands Overlay*”, including changes to the associated legends to add the new overlay.
13. Change Land Use Schedules A1-A6 to identify the publicly owned lands located in the Rural Areas shown in Schedules A-F and apply the *Conservation Lands (overlay) and maintain the previous land use designations*.

## PART C – THE APPENDICES

### APPENDIX A: NOTICE OF PUBLIC MEETING



**NOTICE OF A PUBLIC MEETING**  
**Official Plan Amendment No. 27 and No. 28**  
**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 Counties) will hold a Public Meeting as per Section 17 and Section 21(1) of the Planning Act on Wednesday July 23<sup>rd</sup>, 2025, commencing at 9 a.m. at 26 Pitt Street, Cornwall, in the Council Chambers.

**THE PURPOSE AND EFFECT** 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 Counties Official Plan. Official Plan Amendment (OPA) No. 27 introduces new policies that will apply as a "Conservation Lands" overlay in Rural Areas. The intent of this overlay is to balance conservation objectives with the policies of the underlying land use designation in a practical planning environment. Therefore, select sites that are publicly owned on Schedules A, B, C, D E, and F will have the Conservation Lands overlay applied and be subjected to the associated policies.

In addition, Official Plan Amendment (OPA) No. 28 will be reviewed at this Public Meeting. OPA No. 28 is intended to revise the County Roads entrance policies when development adjacent to a county road is proposed by adding new provisions to consider when access is requested. The proposed amendment includes changes to the Text of the Official Plan.

Official Plan Amendment No. 27 and No. 28 applies to the entire geographical area of SDG Counties; as such, no key map is provided. Copies of the draft Official Plan Amendment No. 27 and No. 28 as well as relevant maps can be found at: [www.sdgcounties.ca](http://www.sdgcounties.ca) as of July 14<sup>th</sup>, 2025.

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendments to the SDG Official Plan. If you would like to attend or would like to participate, please email: [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(s), 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 Official Plan Amendment No. 27 and No. 28 are available on the SDG Counties website and at the local township offices.

**DATED this 24<sup>th</sup> day of June 2025**  
Planning & Economic Development Services  
United Counties of Stormont, Dundas and Glengarry  
26 Pitt Street, K6J 3P2  
Cornwall, Ontario  
Tel: (613) 932-1515

## APPENDIX B: RECORD OF PROCEEDINGS



### Corporation of the United Counties of Stormont, Dundas and Glengarry

### PUBLIC MEETING MINUTES

July 23, 2025, 9:00 a.m.

Council Chambers, Suite 321, 26 Pitt Street, Cornwall

**Present:** Warden Martin Lang, Peter Young, Maureen Adams, CAO/Deputy Clerk, Peter Young, Director of Planning & Economic Development Services, Rebecca Luck, Director of Library Services, Lindsay Parisien, Senior Planner, Megan Benoit, Planning Technician, Cadden Martins, Engineering Technician, Todd Lihou, Corporate Communications Coordinator

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#### 1. Call to Order

Warden Lang called the meeting to order at 9:00 a.m.

CAO Adams 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](mailto:planning@sdgcounties.ca).

CAO Adams 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 - None

#### 3. Public Meeting

Warden Lang 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](mailto:planning@sdgcounties.ca).

### **3.1 Official Plan Amendment No. 27 – Conservation Lands Overlay**

Ms. Parisien presented a PowerPoint presentation on Official Plan Amendment No. 27. The presentation provided an overview of the background of the proposed amendment, proposed changes, comments received to date, and next steps. A copy of the presentation is held on file.

Warden Lang asked if any members of the public attending in-person or virtually would like to speak to Official Plan Amendment No. 27. There were no member of the public who wished to speak.

### **3.2 Official Plan Amendment No. 28 – County Roads Entrance Policies**

Ms. Parisien presented a PowerPoint presentation on Official Plan Amendment No. 28. The presentation provided an overview of the background of the proposed amendment, current official plan policies, proposed changes, comments received to date, and next steps.

Warden Lang asked if any members of the public attending in-person or virtually would like to speak to Official Plan Amendment No. 28. There were no members of the public who wished to speak.

## **4. Adjournment**

Warden Lang adjourned the meeting at 10:25 a.m.