

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

BY-LAW NO. 5530

A BY-LAW to adopt Official Plan Amendment No. 32 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. 32 is an amendment which expands the Urban Settlement Area boundary of Iroquois and redesignates the subject lands from Rural District to Residential District to accommodate a future residential subdivision on the subject lands described as Part Lots 19 and 20, Concession 1; as shown on Schedule "A"

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. 32 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 20th day of April, 2026.



WARDEN



CLERK

SCHEDULE "A" TO BY-LAW No. 5530

**AMENDMENT NO. 32 TO THE
OFFICIAL PLAN FOR THE
UNITED COUNTIES OF STORMONT,
DUNDAS AND GLENGARRY**

Owner: Grant and Allister Properties Ltd.

Official Plan Amendment

Municipality of South Dundas



**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. 32 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. 32 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES

Do not form part of Amendment No. 32 but are provided to clarify the intent and to supply background information related to the Amendment.

**OPA No. 32 - Part Lots 19 and 20, Concession 1, Geographic Township of Matilda,
10984 County Road 2, Municipality of South Dundas**

PART A – PREAMBLE

Purpose

The purpose of Amendment No. 32 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry (SDG), which is an amendment initiated by an individual pursuant to Section 22 of the Planning Act, is to permit the expansion of the Urban Settlement Area of Iroquois. The application specifically seeks to re-designate 13.4 hectares of the subject lands from "Rural District" to 'Residential District'.

Location

The subject property is described as part of Lots 19 and 20, Concession 1, Geographic Township of Matilda, in the Municipality of South Dundas, known municipally as 10984 County Road 2 (former residence). The site is approximately 13.4 hectares and is situated immediately east of the Urban Settlement Area of Iroquois, on the north side of SDG County Road 2, with direct access to SDG County Road 2. Refer to 'Schedule A' for a map of the location.

Basis

The subject property is currently designated as Rural District in the SDG Counties Official Plan which provides a variety of land uses that are appropriate for a rural location such as farms, forests, small industries and clusters of residential and commercial development. As a result of OPA No. 32, the Urban Settlement Areas and Residential District land use policies contained in Section 3.2 of the Official Plan will apply to the subject lands.

The purpose of this application is to accommodate a future residential Plan of Subdivision, by expanding the urban settlement area boundary of Iroquois to include the subject lands and redesignate the entire parcel to the Residential District land use designation. The applicant's proposal is to develop a mix of housing types on full municipal services resulting in an approximate total of 140 residential lots consisting of 70 single detached and 70 semi-detached lots, along with associated stormwater management facilities, and a pumping station. Therefore, the subject land located north of SDG County Road 2 will be included in the settlement area boundary and shall reflect the Residential District land use designation in the Official Plan. No other types of land uses are proposed at this time.

As part of the application, the County required the submission of a Planning Rationale and Justification Report that details how the proposed development conforms to the Provincial Planning Statement (PPS) and Official Plan. The final rationale detailing the proposed OPA's conformity with the relevant policies is dated January 6, 2026.

PART B - THE AMENDMENT

The Introductory Statement

All of this form part of the Formal Amendment Application submission, consisting of the following text and the Schedule "A" constitutes Amendment No. 32 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 A2: Municipality of South Dundas is hereby amended by including the lands shown as "Subject Property" on Schedule "A" to Amendment No. 32 attached hereto; to include within the Urban Settlement Area.
2. Schedule A2b: Settlement Area of "Iroquois" of the United Counties of Stormont, Dundas and Glengarry Official Plan, so as to amend the land use designation of the entirety of the subject lands legally described as Part Lots 19 and 20, Concession 1, Geographic Township of Matilda from "Rural District" to "Residential District".

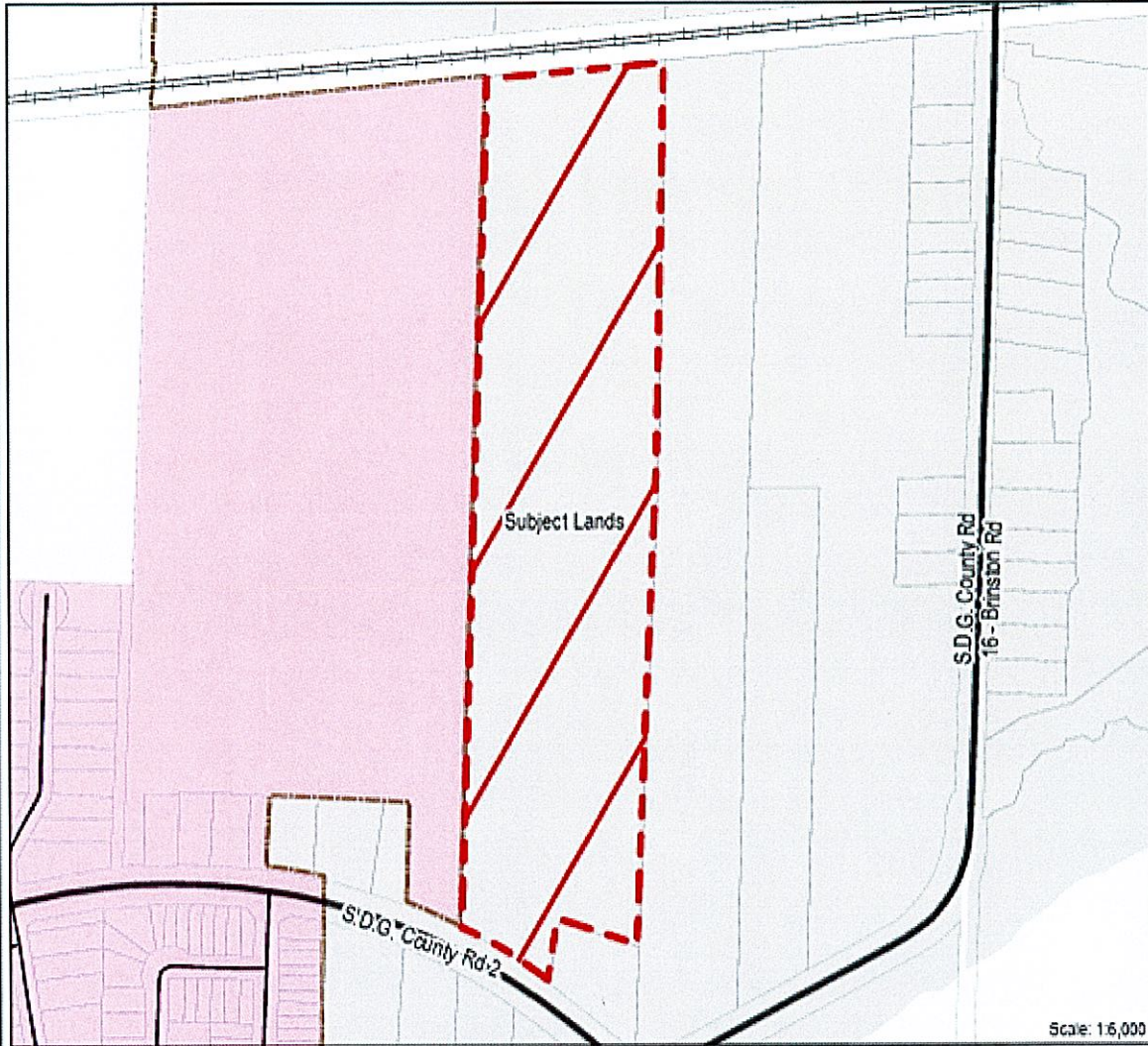
Implementation

1. The applicable Urban Settlement Area and Residential District land use policies of the United Counties of Stormont, Dundas and Glengarry Official Plan shall be reviewed and applied to the subject lands.
2. The Amendment shall be implemented through an amendment to the Municipality of South Dundas' Zoning By-law.

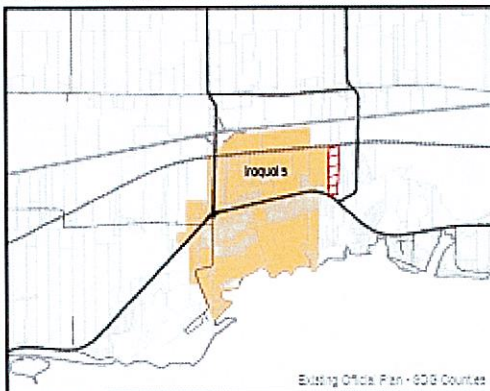


SCHEDULE "A" TO BY-LAW No. 5530
SDG OFFICIAL PLAN AMENDMENT No. 32








Part Lots 19 and 20, Concession 1,
 Geographic Township of Matilda, now in the Municipality
 of South Dundas, located at 10984 County Road 2



Scale: 1:6,000



Existing Official Plan - SDG Counties

-  Lands to be added to Urban Settlement Area and to be redesignated from "Rural District" to "Residential District"
-  Urban Settlement Area
-  Residential District
-  Rural District
-  Assessment Parcel
-  County Road
-  Municipal Road

Scale: 1:110,000

Date: 04/09/2026

PART C – THE APPENDICES

APPENDIX A: NOTICE OF PUBLIC MEETING

APPENDIX B: RECORD OF PROCEEDING

Appendix A: Notice of Public Meeting



The Municipality of
SOUTH DUNDAS

**Notice of Applications and Notice of a Public Meeting Concerning a Proposed
Official Plan Amendment and Zoning By-law Amendment
Municipality of South Dundas
SDG File – OPA No. 32
SD File – Z-2026-03**

TAKE NOTICE that the Council of the Corporation of the Municipality of South Dundas gives public notice of a receipt of an application for an Official Plan Amendment to consider a proposed Official Plan Amendment to the United Counties of Stormont, Dundas, and Glengarry Official Plan in accordance with Subsections 17(15) and 22 of the Planning Act R.S.O. 1990, as amended and receipt of a complete application for a Zoning By-law Amendment to consider a proposed zoning amendment to the Municipality of South Dundas' Zoning By-law 2010-48 under Section 34 of the Planning ac. R.S.O 1990 as amended.

Land's Affected: Part Lots 19 and 20, Concession 1, Geographic Township of Matilda, now in the Municipality of South Dundas, located at 10984 County Road 2.



Proposed Official Plan Amendment: From "Rural District" to "Urban Settlement Area – Residential District".

Proposed Zoning Amendment: From "Rural" to "Residential Second Density – holding (R2-h)

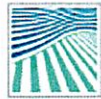
Further Take Notice that the Council of the Municipality of South Dundas will hold a public meeting on Wednesday, March 18th, 2026, at 5:30 p.m. to consider the proposed Official Plan Amendment and Zoning By-law Amendment.

Location:

Council Chambers is located on the 3rd Floor, Municipal Centre, 34 Ottawa Street, P.O. Box 740, Morrisburg.

Proposed Official Plan Amendment (OPA):

The purpose of Amendment No. 32 to the Official Plan for the United Counties of Stormont, Dundas, and Glengarry, being an amendment initiated by an individual pursuant to Section 22 of the Planning Act, is to permit an expansion to the urban settlement area boundary of Iroquois. The proposed amendment is to redesignate the subject lands from "Rural District" to "Residential District". The OPA proposal would accommodate a future residential plan of subdivision on the subject lands which is approximately 13.4 hectares in area.



The Municipality of
SOUTH DUNDAS

Proposed Zoning Amendment:

The purpose of the zoning amendment is to rezone the subject property from Rural (RU) to Residential Second Density – holding (R2-h) to permit a future residential subdivision consisting of approximately 70 single detached dwellings and 70 semi-detached dwellings. The holding would be lifted once water/wastewater servicing is made available on the property.

An application for subdivision has not been received to date by SDG Counties.

All other applicable provisions of Zoning By-law 2010-48, as amended, shall continue to apply.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and/or the proposed Zoning By-law Amendment.

Official Plan Amendment

If a person or public body does not make oral submissions at a public meeting or make written submissions in respect to the proposed Official Plan Amendment to the United counties of Stormont, Dundas and Glengarry is approved or refused, the person or public body is not entitled to appeal the decision of the United Counties of Stormont, Dundas, and Glengarry to the Ontario Land Tribunal (OLT) and may not be added as a party to a hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

If you wish to be notified of the decision of the United Counties of Stormont, Dundas, and Glengarry in respect of the proposed Official Plan Amendment, you must make a written request to the United Counties of Stormont, Dundas, and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J3P2, Attention: Planning Department, or at planning@sdgcounties.ca

Zoning By-law Amendment

If a person or public body does not make oral submissions at a public meeting or make written submissions in respect to the proposed Zoning By-law amendment to the Municipality of South Dundas before the Zoning By-law amendment is approved or refused, the person or public body is not entitled to appeal the decision of the Council of the Municipality of South Dundas to the Ontario Land Tribunal (OLT) unless, in the opinion of the OLT, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality of South Dundas in respect of the proposed zoning amendment you must make a written request to the Municipality of South Dundas, P.O. Box 740, 34 Ottawa Street, Morrisburg, Ontario, K0C1X0, Attention: Chantal Lapierre, Planning/Building Technician or at clapierre@southdundas.com.

IF A PROPERTY CONTAINS SEVEN OR MORE RESIDENTIAL UNITS, the owner is required to post this notice at a location that is visible to all the residents.

ADDITIONAL INFORMATION relating to the proposed Official Plan Amendment and Zoning By-law Amendment is available between 8:30 a.m. and 5:00 p.m. Monday to Thursday and 8:30am to 12:00pm every Friday at the Municipal office.

Dated at the Municipality of South Dundas this 19th day of February 2026
Chantal Lapierre, Planning/Building Technician
Municipality of South Dundas
26 Pitt Street Cornwall, ON K6J 3P2
(613) 543-2673
clapierre@southdundas.com

Appendix B: Record of Proceedings

Municipality of South Dundas - Council Resolution – April 8, 2026



The Municipality of
SOUTH DUNDAS

DATE: April 8, 2026

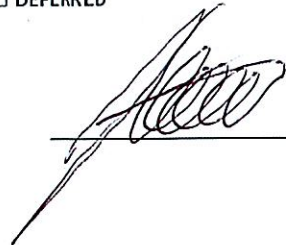
Resolution: 22-26-105b

MOVED BY		SECONDED BY	
Deputy Mayor St. Pierre	<input type="checkbox"/>	Deputy Mayor St. Pierre	<input checked="" type="checkbox"/>
Councillor Veinotte	<input type="checkbox"/>	Councillor Veinotte	<input type="checkbox"/>
Councillor Smyth	<input type="checkbox"/>	Councillor Smyth	<input type="checkbox"/>
Councillor Ward	<input checked="" type="checkbox"/>	Councillor Ward	<input type="checkbox"/>

BE IT RESOLVED THAT the Council of the Municipality of South Dundas supports the proposed Official Plan Amendment (OPA) for the property legally described as Part of Lots 19 and 20, Concession 1, in the geographic Township of Matilda, now in the Municipality of South Dundas, to redesignate the subject lands from "Rural District" to "Residential District," in order to accommodate a future residential plan of subdivision and recommends its approval by the United Counties of Stormont, Dundas and Glengarry.

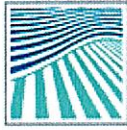
CARRIED DEFEATED DEFERRED

RECORDED VOTE	
Mayor Broad	___
Deputy Mayor St. Pierre	___
Councillor Veinotte	___
Councillor Smyth	___
Councillor Ward	___



MAYOR

Municipality of South Dundas - Staff Planning Report – April 8, 2026



The Municipality of
**SOUTH
DUNDAS**

ACTION REPORT
Building/Planning - PE

Report Number: PE2026-01
Date: April 8, 2026

To: Mayor & Council
From: Stephanie Morin, Municipal Planning Consultant

Subject: **Official Plan Amendment No. 32**
Applicant/Owner: Grant and Allister Properties Inc.
Pt Lots 19 and 20, Concession 1
(former Matilda Twp.)
Proposed Amendment to 2018 SDG Official Plan

RECOMMENDATION:

BE IT RESOLVED THAT the Council of the Municipality of South Dundas supports the proposed Official Plan Amendment (OPA) for the property legally described as Part of Lots 19 and 20, Concession 1, in the geographic Township of Matilda, now in the Municipality of South Dundas, to redesignate the subject lands from "Rural District" to "Residential District," in order to accommodate a future residential plan of subdivision and recommends its approval by the United Counties of Stormont, Dundas and Glengarry.

PROPERTY DESCRIPTION

Pt Lt 19 and 20, Concession 1; former Township of Matilda, Municipality of South Dundas.

BACKGROUND:

1. The subject property is described as Part of Lots 19 and 20, Concession 1, in the geographic Township of Matilda, now in the Municipality of South Dundas.
2. The site is located in the rural area, immediately adjacent to the Urban Settlement Area boundary of Iroquois. Previously, the subject property was known municipally as 10984 County Road 2; however, the existing residential dwelling was recently severed off from the retained parcel which is subject to this Official Plan amendment and associated Zoning By-law amendment applications.
3. A future Plan of Subdivision Application is required to accommodate a residential proposal.
4. Based on the submitted concept plan, the proposed residential subdivision includes 70 single detached and 70 semi-detached residential lots, resulting in a total of 140

residential lots (210 dwelling units), internal road networks and a new pumping station.

5. "Residential Second Density (R2)" re-zoning has been requested. If the Official Plan Amendment is passed by County Council, the proposed amending zoning by-law will be brought back to South Dundas Council shortly thereafter.
6. In addition, staff recommend a Holding (-h) provision will be applied to the subject site to ensure adequate water and wastewater services are available for this development. Detailed studies and technical reports are required as part of the draft plan of subdivision application package and will be circulated to the appropriate agencies for review and commentary.

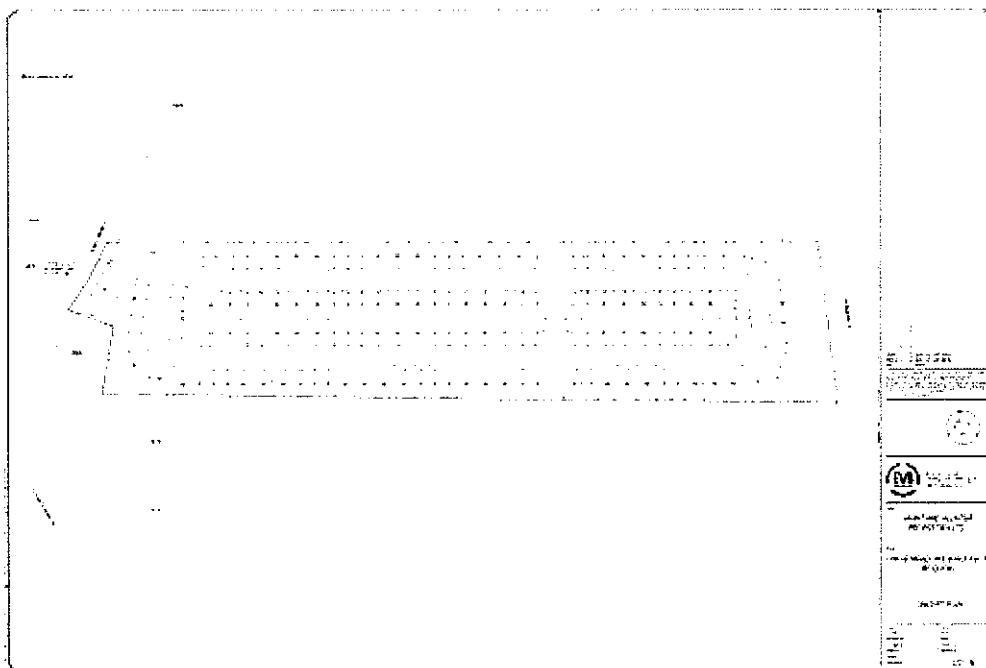


Figure 1: Concept Plan

POLICY CONTEXT

Provincial Planning Statement (PPS)

7. Under *Part V Section 1.0* of the PPS, municipalities are generally encouraged to promote strong communities by managing development patterns and directing land uses in an efficient way.

8. Section 2.3.1.1 of the PPS states that development should be directed towards settlement areas and this section goes on to maintain that intensification within built-up areas, based on local conditions is desirable, and further that these should be based on compact form. Section 2.3.1.2 maintains that settlement areas should efficiently use land and resources, optimize existing infrastructure, and support active transportation.
9. Other applicable policies in the PPS include:
 - 2.1.6 Planning for People and Homes
 - 2.2.1 (b) Housing
 - 2.3.2.1 & 2 New Settlement Areas and Settlement Area Boundary Expansions
 - 3.4.1 (a)-(b) Airports, Rail and Marine Facilities (specifically rail)
 - 3.5 Land Use Compatibility
 - 3.6 (2), (7), (8) Sewage, Water and Stormwater
 - 4. 1-7 Natural Heritage/Wise Use and Management of Resources
10. Additional policy analysis is provided for in the planning justification report, prepared by Fotern Planning + Design, dated January 6, 2026, and found in the Appendix.
11. The proposed amendment complies and is consistent with the PPS policies described herein.

Official Plan (OP)

12. This site is also subject to the policies of the OP for the United Counties of Stormont, Dundas and Glengarry (2018). This project is identified on Land Use Schedule A2 (Municipality of South Dundas) of the Official Plan, where the lands are designated "Rural District."
13. In general, the OP encourages a resilient, efficient and sustainable land use pattern that optimizes existing infrastructure and public service facilities, protects the environment and prime agricultural areas, and respects the character of settlement areas and rural communities.
14. In particular, Table 3.5 of the Official Plan outlines the permitted uses in the residential district, of which includes a full range of low, medium, and high-density housing option.
15. Section 3.5.2.6 also highlights how municipalities should promote infill opportunities and how intensification encourages complete communities.
16. Section 3.2.1.7 Boundary Adjustments to Settlement Areas was reviewed by County staff after a recent comprehensive review was completed.

17. Recent changes to the PPS 2024 removed the comprehensive review requirement, affording planning authorities greater flexibility to consider proposed expansions and boundary adjustments where appropriate.
18. The Counties' Official Plan characterizes urban settlement areas as having a diverse mix of land uses with full or partial municipal services. Land division in these areas is primarily conducted through the Plan of Subdivision process. Certain types of land use designations and permitted uses are also identified as being suitable for urban areas. For example, the Residential District land use designation is permitted in urban areas.
19. The proposed designation permits a full range of low, medium and high-density housing, specialized housing types as well as neighbourhood servicing uses.
20. The proposed amendment complies with the policies of the Counties of SDG Official Plan.

Zoning By-law (ZBL)

21. The property is also subject to both the specific Zone requirements and the general provisions of the South Dundas Zoning By-law 2010-48. The subject property is zoned "Rural District (RU)."
22. An application for zoning amendment was received, circulated and a public meeting was held.
23. The zoning amendment application proposes to rezone the subject property to "Residential Second Density (R2)." Staff recommend a Holding (-h) provision be implemented as part of the zoning amendment to ensure that site servicing is available to the property ahead of any building permits being issued.
24. The proposed amendment would ensure the orderly development of the subject property, and increase the range of permitted residential uses.
25. If the Official Plan is approved by County Council, staff would bring the proposed amending by-law to a future meeting for consideration.

DISCUSSION

26. The subject lands are the next logical inclusion within the settlement area boundary of Iroquois.
27. Given the serviceability of the property from the west and south and compatibility with adjacent residential uses, staff maintain that the proposal supports an efficient

use of land and infrastructure, while also integrating well with the existing community.

28. The proposed Residential District permits a broad range of housing types, and allows housing diversity and responds to current and projected residential demand within the Municipality.
29. The associated Zoning By-law Amendment is appropriate for the proposed form and scale of the development. Staff support the application of a Holding (-h) provision to ensure that adequate water and wastewater servicing capacity is confirmed prior to development proceeding.
30. While the proposed Official Plan Amendment and Zoning By-law Amendment do not authorize immediate development, the applicant intends to submit a subdivision application in the future with detailed drawings, including servicing, stormwater management, traffic, environmental, all subject to agency circulation and detailed technical review.
31. Additional opportunity for the public and commenting agencies will come during the subdivision process.
32. Overall, the proposed Official Plan amendment represent good planning, is consistent with provincial policy, conform to the SDG Official Plan, and support the Municipality's long-term growth objectives.

COMMENTS RECEIVED:

33. Comments have been received by:
 - CN Railway
 - General development guidance provided; expects to be circulated on future planning applications.
 - SDG Transportation
 - No concerns.
 - South Nation Conservation Authority
 - Completed a review of the submitted application and supporting documents
 - Conclusion: Development of the Iroquois Settlement Area requires legal and sufficient outlet and comprehensive analyses to demonstrate that additional stormwater runoff does not negatively impact downstream flooding and erosion. It is recommended to fully assess and establish mitigation for any potential cumulative impacts to the satisfaction of the Municipality of South Dundas and South Nation Conservation Authority before allowing development of the property.
 - Patricia Wood, 10970 County Rd 2

- Concerns related to increased traffic and pedestrian use of County Road 2; safety concerns of entrance onto County Road.
- Audrey Rooney, 10988 County Rd 2
 - Concerns related to noise during construction and post-construction; safety/traffic concerns; property devaluation; existing watercourse on the subject property; her well
- Public Meeting
 - Members of the public inquired about the setback from the CN railway and entrance provisions to the county road.

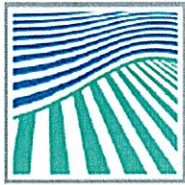
CONCLUSION

34. The planning department is supportive of the proposed Official Plan amendment, and takes no issue with the proposed Zoning By-Law Amendment, as it:
 - is consistent with Provincial policies, and
 - conforms to the Official Plan of the United Counties of Stormont, Dundas and Glengarry (2018).
35. Staff recommends that council support the Official Plan Amendment, and approve the amendment subject to the requirements of the *Planning Act*.

ALIGNMENT WITH STRATEGIC PLAN

Additional, fully serviced housing development aligns with Council's strategic objectives of "*Sustainable and Dynamic Growth*"

Public Meeting Minutes – March 18th, 2026



MINUTES

Wednesday, March 18, 2026, 5:30 PM

Present: Mayor Broad
Deputy Mayor St. Pierre
Councillor Veinotte
Councillor Smyth
Councillor Ward

Staff Present: CAO de Haan
Clerk LeBrun
Deputy Clerk Fairbairn
Treasurer Stewart
Community Development and Communications Coordinator
Orendi
Planning/Building Technician Lapierre
Director of Parks, Recreation & Facilities Jansen
Director of Transportation
Manager of Water & Wastewater Operations Villeneuve

1. CALL TO ORDER

Resolution No. 22-26-1043

Moved By Councillor Ward
Seconded By Deputy Mayor St. Pierre

BE IT RESOLVED THAT the March 18, 2026, Council Meeting of the Municipality of South Dundas now be opened at 5:31 p.m.

CARRIED

2. CONFIRMATION OF AGENDA

Resolution No. 22-26-1044

Moved By Councillor Smyth
Seconded By Councillor Veinotte

BE IT RESOLVED THAT the Council of the Municipality of South Dundas approve the agenda as presented.

CARRIED

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Mayor Broad declared a conflict on this item. (Family owns business in Morrisburg & Iroquois Plaza)

Councillor Veinotte declared a conflict on this item. (Family owns business in Morrisburg Plaza)

4. ADOPTION OF MINUTES

Resolution No. 22-26-1045

Moved By Councillor Smyth
Seconded By Councillor Ward

BE IT RESOLVED THAT the Minutes of the following meeting, be adopted as presented:

March 4, 2026 - Regular Council Meeting

March 9, 2026 – Special Meeting

CARRIED

5. Public Meeting

Resolution No. 22-26-1046

Moved By Councillor Ward
Seconded By Deputy Mayor St. Pierre

THAT the Public Meeting to consider the following:

- A Proposed Amendment to the Zoning By-law 2010-48 - SD File Z-2026-05 - 10308 Chess Rd, Iroquois
- A Proposed Official Plan Amendment and Zoning By-law Amendment - SDG File OPA No. 32 SD File Z-2026-03 - 10984 County Road 2, Iroquois be opened at 5:33 p.m.

CARRIED

Resolution No. 22-26-1047

Moved By Councillor Ward
Seconded By Councillor Smyth

THAT the Public Meeting to consider be closed at 6:48 p.m.

CARRIED

- a. A Proposed Amendment to the Zoning By-law 2010-48 - SD File Z-2026-05 - 10308 Chess Rd, Iroquois

Municipal Planner Young presented the proposed Zoning By-law Amendment SD File Z-2026-05 - 10308 Chess Rd, Iroquois

THE PURPOSE of the Zoning By-Law Amendment is to:
Re-zone the subject lands from "General Agricultural Special Exception 31 (A-31)" to "General Agricultural Special Exception (A-89)".

EFFECT OF APPLICATION: The special exception would add the use of a "contractor's shop or yard" to the list of permitted uses in the Agricultural zone for the subject property.

The proposed amendment would permit the existing shop and property to be used to store heavy equipment and materials by a landscaping company and contractor's company.

The following questions and comments were brought forward:

George McDowell - 10309 Chess Rd - concerned about residential impact in the future, ongoing noise at all hours of day resulting in a loss of enjoyment of their property, environmental concerns raised about grease, oil and salt seeping into the ground effecting well water, public safety with large trucks and trailers regularly using street that has no sidewalks and the damage the heavy trucks are doing to the road surface, burning construction waste on site and suggested the current zoning classification may be resulting in an improper property tax assessment.

Joyce Macdonald (88 Scugog St, Bowmanville) - 10314 Chess Rd - concerned hearing gunshots coming from property

Tom Park - 10318 Chess Rd - hears gunshots coming from property and burning

Bruce Davidson - 10317 Chess Rd - purchased home knowing it was residential not an industrial area, zoning change may set a precedent for other businesses

Ben Standish - 10311 Chess Rd - doesn't like the noise, would like them to move, can they build a building on a property in appropriate zoning

Landowner's (SGC Development Group Ltd) - they have been operating since May 2021, burn clean wood and have a permit, have addressed the speed issue with having the speed reduced to 60 km/h on road

- b. A Proposed Official Plan Amendment and Zoning By-law Amendment - SDG File OPA No. 32 SD File Z-2026-03 - 10984 County Road 2, Iroquois

Municipal Planner Young presented the proposed Zoning By-law Amendment SD File Z-2026-03 and Official Plan Amendment SDG File OPA No. 32, along with Scott Day & Elysia Ackroyd (Fotenn), Brant Woodside (EVB)

Proposed Official Plan Amendment: From "Rural District" to "Urban Settlement Area – Residential District".

Proposed Zoning Amendment: From "Rural" to "Residential Second Density – holding (R2-h)

The purpose of the zoning amendment is to rezone the subject property from Rural (RU) to Residential Second Density – holding (R2-h) to permit a future residential subdivision consisting of approximately 70 single detached dwellings and 70 semi-detached dwellings. The holding would be lifted once water/wastewater servicing is made available on the property.

The following questions and comments were brought forward:

Mike Munkaster 11143 Grisdale Ave - No mention of the creek that runs through the property, how much space would be needed for the railway and entrance on a curve on County Rd 2.

Watercourse on presence on property and designated watercourse. Detailed studies will be included in a subdivision application and determine any appropriate mediation features.