

NOTICE OF REFUSAL

Pursuant to Section 22 of the Planning Act, R.S.O. 1990

Applicant: Gagnon Walker Domes Ltd. p.p. 1733286 Ontario Inc.

Subject Lands: Part of Lot 38, Concession 1; 5961 County Road 34, Township of South Glengarry

Take Notice that a decision was made on July 20, 2026, by the Council of the United Counties of Stormont, Dundas and Glengarry (SDG Counties), to refuse amendment No. 29 to amend the County Official Plan.

Purpose and Effect of the Official Plan Amendment:

The purpose of Official Plan Amendment No. 29 is to permit a site-specific exception to the Agricultural Resource Lands use designation to develop a transportation depot facility and repair garage with surface parking areas.

Reasons for Refusal:

For the reasons set out in Staff Report – OPA No. 29, Council has refused the application to amend the Official Plan as it is not consistent with the policies outlined in section 4.3.5 Non-Agricultural Uses in Prime Agricultural Areas of the Provincial Planning Statement (2024). The criteria for permitting limited non-agricultural uses in prime agricultural areas includes the demonstration of need and an evaluation of alternative locations which have not been satisfied. All written submissions received in response to the application were considered, the effect of which helped to make an informed recommendation and decision as summarized in Staff Report – OPA No. 29.

When and How to File an Appeal:

Notice to appeal the decision to the Ontario Land Tribunal must be filed with the Approval Authority no later than 20 days from the date of this notice as shown above as the last date of appeal.

The Notice of Appeal shall be sent to the attention of the Clerk, at the address shown below and it must,

- (1) Be filed with the Clerk of the United Counties of Stormont, Dundas and Glengarry at the address shown below.
- (2) Must set out the reasons for the appeal and the specific part of the proposed Official Plan Amendment to which the appeal applies, and;
- (3) Must be accompanied by the fee prescribed under the Ontario Land Tribunal in the amount of \$1,100.00, payable by certified cheque, money order, or credit card, to the Minister of Finance, Province of Ontario.

Who Can File an Appeal:

A person or public body that requested an amendment to the official plan of the United Counties of Stormont, Dundas and Glengarry may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment by filing a Notice of Appeal with the Clerk of United Counties of Stormont, Dundas and Glengarry.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested official plan amendment was refused, the person or public body made oral submissions at a public meeting, if any, or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final:

The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the Council of SDG Counties is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal.

Other Related Applications:

OPA No. 29 is related to a proposed Zoning By-law Amendment Application with the Township of South Glengarry: File No. ZBLW-12-2025.

Additional Information:

Additional information about the application is available for public inspection during regular office hours at the United Counties of Stormont, Dundas and Glengarry at the address noted below or from the office of the municipality noted above.

Mailing Address for Filing a Notice of Appeal:

United Counties of Stormont, Dundas and Glengarry: 26 Pitt Street, Cornwall, ON, K6J 3P2
Attention: County Clerk