

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

BY-LAW NO. 5539

A BY-LAW to adopt Official Plan Amendment No. 31 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.

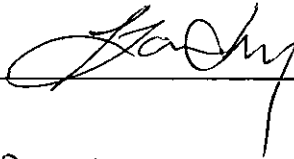
AND WHEREAS Section 17 (22) of the Planning Act, R.S.O., 1990 provides for the adoption of an official plan (or amendment) by a municipal council.

AND WHEREAS Official Plan Amendment No. 31 is a site-specific amendment which will re-designate approximately 38.8 hectares of land north of Hallville from "Extractive Resource Lands (Mineral Aggregate Reserve)" to "Extractive Resource Lands (Licensed Pit and Quarry)"

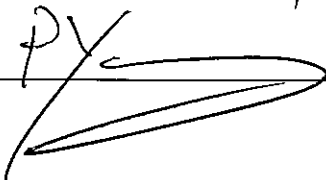
NOW THEREFORE the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry enacts as follows:

1. That Official Plan Amendment No. 31 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 July, 2026.



WARDEN



4/ CLERK

SCHEDULE "A" TO BY-LAW No. 5539

**AMENDMENT NO. 31 TO THE
OFFICIAL PLAN FOR THE
UNITED COUNTIES OF STORMONT,
DUNDAS AND GLENGARRY**

Applicant: Cornwall Gravel

Official Plan Amendment

Township of North 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. 31 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. 31 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES

Do not form part of Amendment No. 31 but are provided to clarify the intent and to supply background information related to the Amendment.

**OPA No. 31 - North Half of Lot 6, Concession 11, former Township of Mountain,
Township of North Dundas**

PART A – PREAMBLE

Purpose

The purpose of Amendment No. 31 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 amend the Official Plan to permit the establishment of an aggregate operation (Category 1, Class “A” Pit Below the Water Table). The application specifically seeks to re-designate 39.9 hectares of the subject lands from “Extractive Resource Lands (Mineral Aggregate Reserve)” to “Extractive Resource Lands (Licensed Pit and Quarry)”

Location

The subject property is described as North Half of Lot 6, Concession 11, former Township of Mountain, in the Township of North Dundas, located on County Road 1. The site is approximately 39.9 hectares and is situated at the southwest corner of County Road 1 and French Settlement Road, north of the village of Hallville. Refer to ‘Schedule A’ for a map of the location.

Basis

The subject property is currently designated as “Extractive Resource Lands (Mineral Aggregate Reserve)” in the SDG Counties Official Plan. Through a decision of the Ontario Land Tribunal [Stormont, Dundas and Glengarry (County) v Ontario (Ministry of Municipal Affairs and Housing), 2022 CanLII 56182 (ON LT)] the site was recognized as having aggregate material that could support a future license operation. An amendment to this designation, to place the property in the Extractive Resource Lands (Licensed Pit and Quarry), is required to permit the licensing of this property.

The purpose of this application is to accommodate a Category 1, Class “A” Pit Below the Water Table. The association Aggregate Resource Act application will seek a license for a Category 1, Class “A” Pit Below the Water Table to extract approximately 10 metres below the water table. A concurrent zoning amendment application has been submitted to the Township of North Dundas.

Per Section 5.4.1 of the Official Plan, an Amendment to the new Official Plan is required, to place the subject property in the Extractive Resource Lands – Licensed Pit and Quarry designation, in order to permit a licensed aggregate operation.

As part of the application, the County required the submission of a Planning Rationale that details how the proposed development conforms to the Provincial Planning Statement (PPS) and Official Plan, along with supporting studies. The rationale detailing the proposed OPA’s conformity with the relevant policies is dated October 9, 2025.

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. 31 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:

Schedule A1: Township of North Dundas is hereby amended by changing the lands shown as "Subject Property" on Schedule "A" to Amendment No. 31 attached hereto from "Extractive Resource Lands (Mineral Aggregate Reserve)" to "Extractive Resource Lands (Licensed Pit and Quarry)"

Implementation

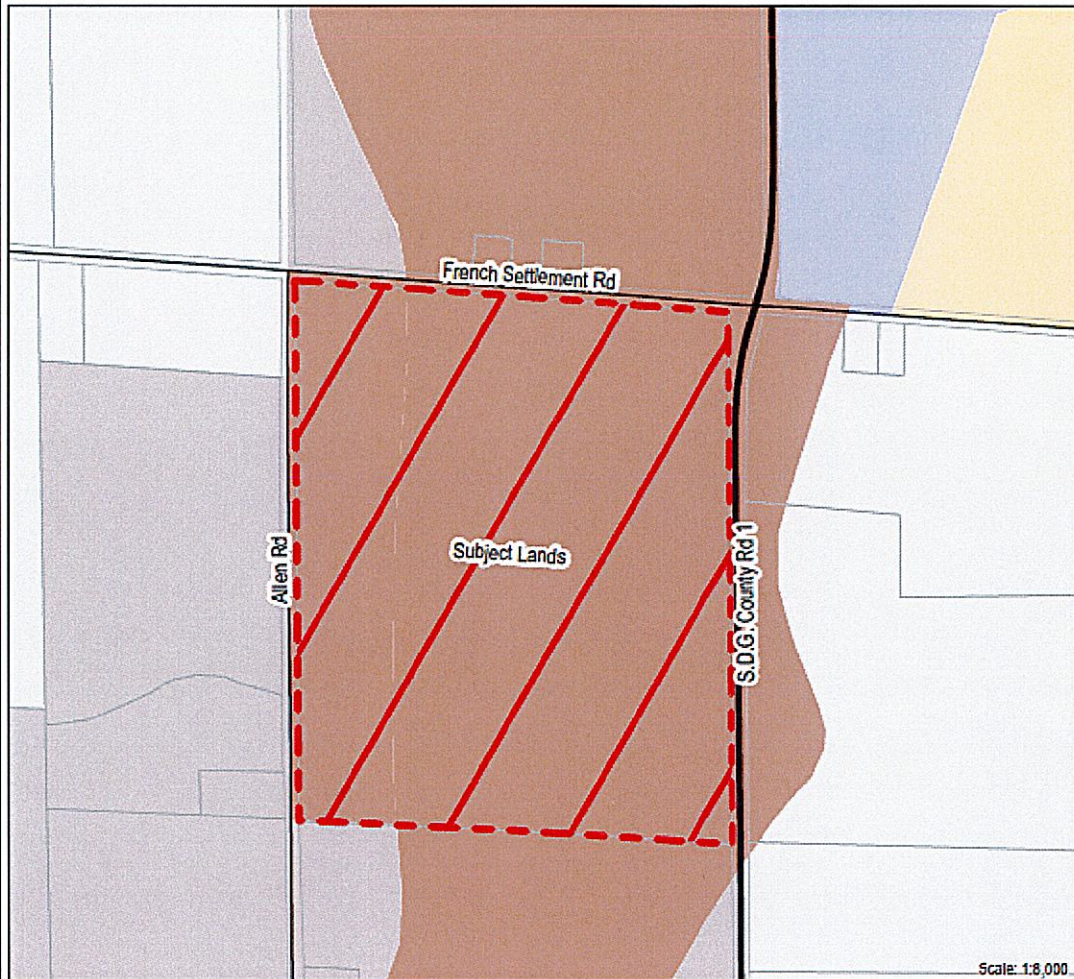
1. The applicable Extractive Resource Lands policies of the United Counties of Stormont, Dundas and Glengarry Official Plan shall be reviewed and applied to the subject lands.
2. The Amendment shall be implemented through an amendment to the Township of North Dundas' Zoning By-law.

Schedule "A"
OPA No. 31

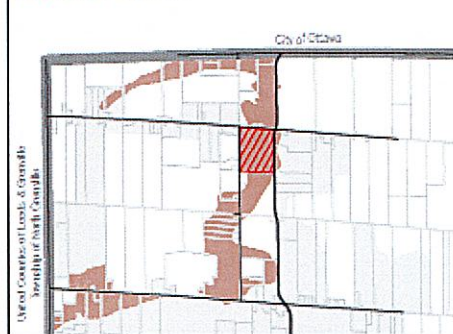


SCHEDULE "A " TO BY-LAW No. 5539
SDG OFFICIAL PLAN AMENDMENT No. 31

Part of Lot 6, Concession 11,
Former Township of Mountain, now the Township of
North Dundas, County of Dundas



Existing Official Plan - SDG Counties



Lands to be redesignated from "Mineral Aggregate Reserve" to
"Extractive Resource Lands - Licensed Pit Or Quarry"

Mineral Aggregate
Reserve - Special

Mineral Aggregate Reserve

Rural District

County Road

Extractive Resource Lands
(Licensed Pit & Quarry)

Agricultural Resource Lands

Assessment Parcel

Municipal Road

Scale: 1:100,000

Date: 07/13/2025

PART C – THE APPENDICES

APPENDIX A: NOTICE OF PUBLIC MEETING

APPENDIX B: RECORD OF PROCEEDING

Appendix A: Notice of Public Meeting



NOTICE OF A PUBLIC MEETING



**CONCERNING A PROPOSED AMENDMENT TO THE OFFICIAL PLAN OF
THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENGARRY AND
PROPOSED AMENDMENT TO THE (FORMER TOWNSHIP OF MOUNTAIN)
ZONING BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF NORTH
DUNDAS**

TAKE NOTICE that the Council of The Corporation of the Township of North Dundas will hold a public meeting on the 14th of April, 2026, at 7:00 p.m. at the North Dundas Council Chambers, 636 St. Lawrence Street, Winchester, Ontario to hear the planning merits and gather public input regarding a proposed amendment to the Official Plan of the United Counties of Stormont, Dundas and Glengarry and consider a proposed amendment to Zoning By-law 79-6 (former Township of Mountain) under Sections 22 and 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended.

THE LANDS to which the Official Plan Amendment and Zoning By-law Amendment apply to is legally described as, North Half of Lot 6, Concession 11, former Township of Mountain, now the Township of North Dundas, County of Dundas, Ontario as indicated by the shaded area on the attached Key Map.

- 1. THE PROPOSED OFFICIAL PLAN AMENDMENT** would change the Official Plan designation from "Extractive Resource Lands (Mineral Aggregate Reserve)" to "Extractive Resource Lands (Licensed Pit and Quarry)" to permit the establishment of a sand and gravel pit on the lands. The effect of the proposed Official Plan Amendment is that mineral extraction uses (sand and gravel pit) will be permitted on the subject land. If the proposed amendment is adopted by the United Counties, the subject lands will be designated as "Extractive Resource Lands (Licensed Pit and Quarry)" and cease to be designated as "Extractive Resource Lands (Mineral Aggregate Reserve)."

NOTICE FOR THE OFFICIAL PLAN AMENDMENT

If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the Official Plan, you must make a written request to the United Counties of Stormont, Dundas and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J 3P2. Any public comments regarding the Official Plan Amendment may be submitted to planning@sdgcounties.ca.

If a person or public body would otherwise have an ability to appeal the decision of the United Counties of Stormont, Dundas and Glengarry to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to United Counties of Stormont, Dundas and Glengarry before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the United Counties of Stormont, Dundas and Glengarry before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

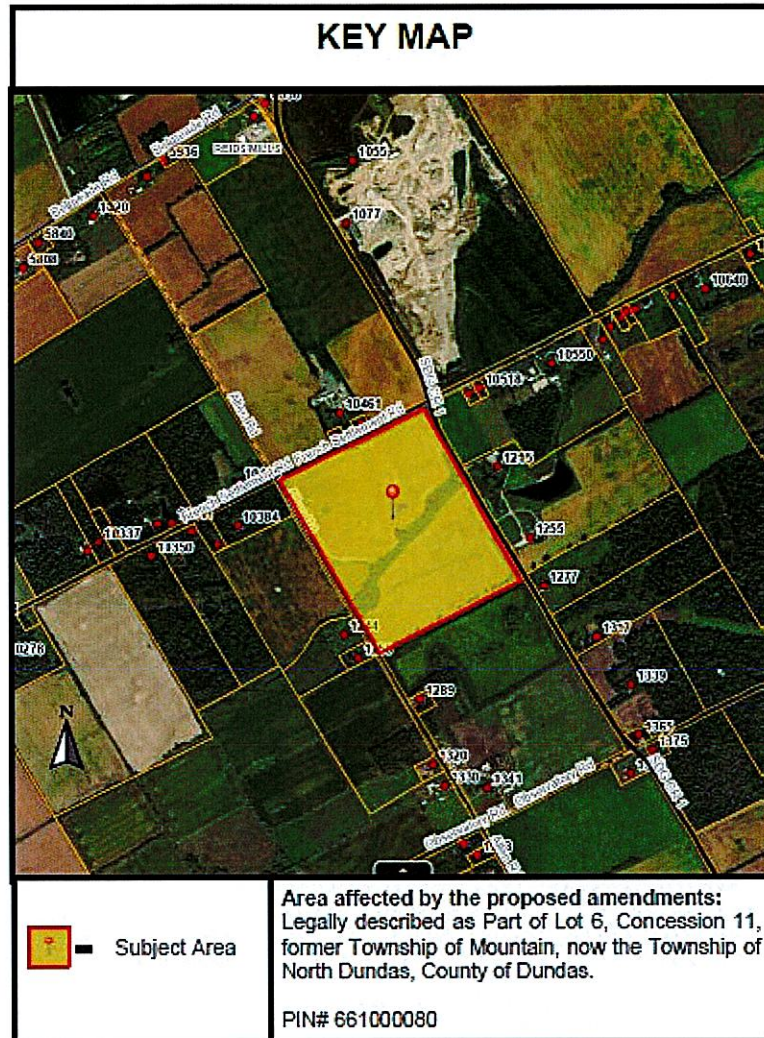
- 2. THE PROPOSED ZONING BY-LAW AMENDMENT** would change the zoning of the land from the "Rural (RU)" zone to the "Mineral Extraction – Exception Three (MX-3)" zone. The purpose of the amendment is to permit mineral aggregate extraction uses on the subject property. The following setback exceptions are being sought (in red italics):



PUBLIC MEETING
NOTICE

~ 3 ~

OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT



Appendix B: Record of Proceedings

Township Resolution
Staff Planning Report
Public Meeting Minutes



ACTION REQUEST

Development Services

To: Mayor and Members of Council

Date of Meeting: June 17, 2026

Subject: County Official Plan Amendment #31 for Cornwall Gravel Ltd Cinanni Pit

RECOMMENDATION:

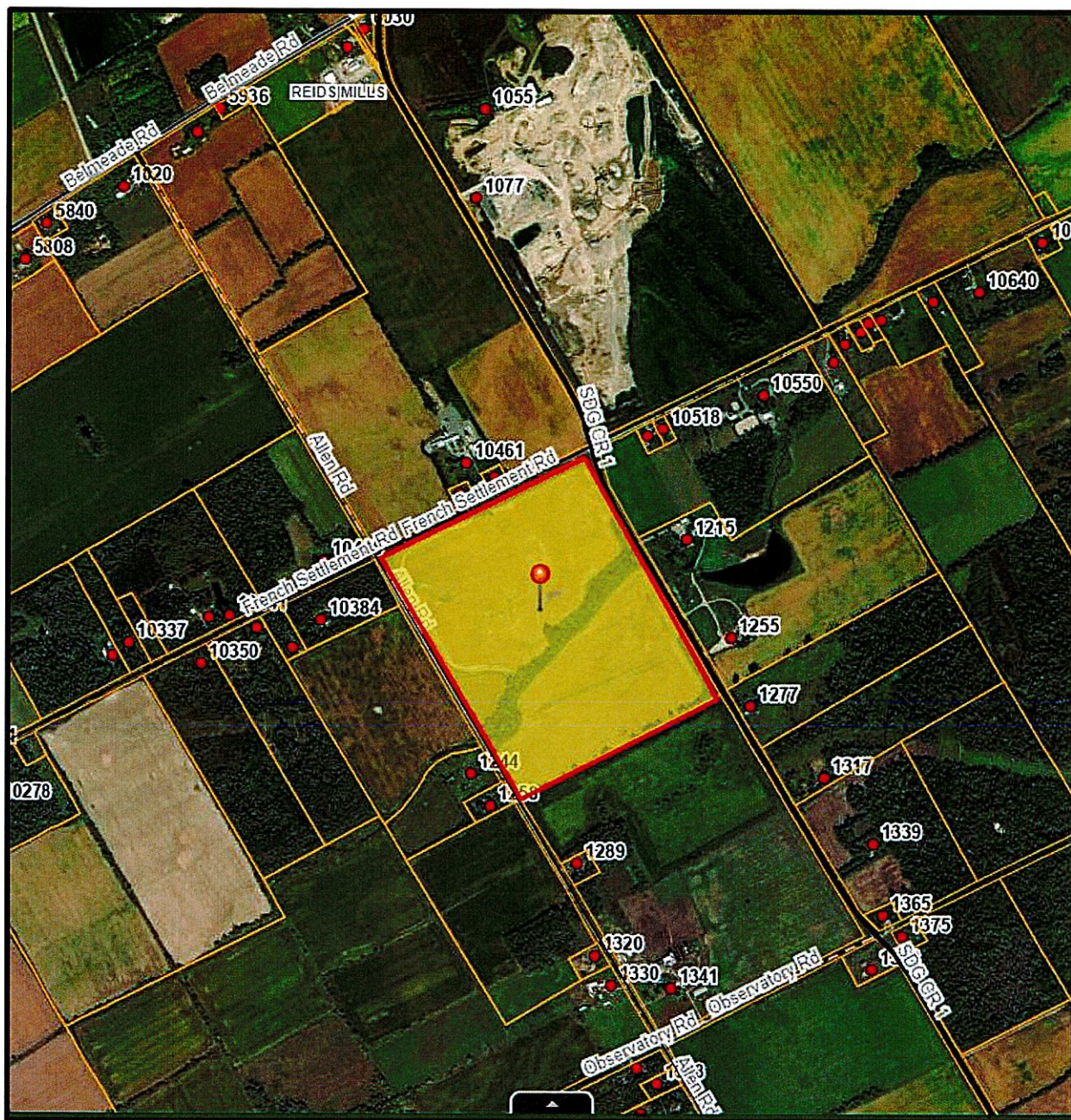
BE IT RESOLVED THAT Council supports a modified Official Plan Amendment #31 that redesignates part of Lot 6, Concession 11, former Township of Mountain, now the Township of North Dundas, County of Dundas (PIN# 661000080) from "Extractive Resource Lands (Mineral Aggregate Reserve)" to "Extractive Resource Lands (Licensed Pit and Quarry)" and from "Extractive Resource Lands (Mineral Aggregate Reserve)" to "Conservation Lands Overlay", which maintains the Significant Woodlands (Schedules B2 and B3) and the Aquatic Habitat (Schedule B1) along Allen Creek (30 m each side) as shown on the attached proposed OPA #31 "Schedule A."

BACKGROUND:

The purpose of Amendment No. 31 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 amend the Official Plan to permit the establishment of an aggregate operation (Category 1, Class "A" Pit Below the Water Table). The application specifically seeks to re-designate approximately 38.8 hectares of the subject lands from "Extractive Resource Lands (Mineral Aggregate Reserve)" to "Extractive Resource Lands (Licensed Pit and Quarry)".

The lands to which the proposed Official Plan Amendment applies is legally described as, North Half of Lot 6, Concession 11, former Township of Mountain, now the Township of North Dundas, County of Dundas, Ontario (PIN# 661000080) as indicated by the shaded area on the following page.

Township of North Dundas hosted a public meeting under the *Planning Act* on the 14th of April, 2026, at 7:00 p.m. in the North Dundas Council Chambers, 636 St. Lawrence Street, Winchester, Ontario to gather public input regarding a proposed amendment to the Official Plan (OPA #31) of the United Counties of Stormont, Dundas and Glengarry and consider a proposed amendment to Zoning By-law 79-6 (former Township of Mountain) under Sections 22 and 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended.



Subject Property – OPA #31

The site is now the subject of a separate application (No. 626725) under the *Aggregate Resources Act* (ARA) for an aggregate licence, which is currently being reviewed by the Ontario Ministry of Natural Resources. Please note, the Public Session on the ARA Licence is scheduled for June 23, 2026 from 2:30 pm to 7:30 pm at the Joel Steele Community Centre located at 577 Main St W, Winchester, ON K0C 2K0. Inquiries can be mailed to travis@cornwallgravel.ca

South Nation Conservation (SNC) provided the following comments: “SNC does not object to the application to redesignate the property to permit a sand and gravel operation. Any

potential natural hazard constraints, and any potential upstream/downstream impacts of an aggregate operation on flooding and erosion, however, should be determined and addressed before a license under the Aggregate Resources Act is issued to ensure sustainable use of the property.”

ANALYSIS:

Section 5.4.3 of the County Official Plan states that: *Where the proposed extractive resource area conflicts with a natural heritage feature (e.g. provincially significant wetland, significant woodland, and/or the habitat of an endangered or threatened species) an Environmental Impact Study will be required.* A Natural Environment Report prepared by CIMA+, dated August 18, 2025 was provided to the Counties and North Dundas. The 148-page report identified fish habitat, an unevaluated wetland and wooded areas (see excerpt below).

Natural Environment Report
Cinanni Pit
Cornwall Gravel Company Ltd.

CIMA+ file number: A001398
18 August 2025



From the report, ten (10) butternut trees were found along the Allen Creek Municipal Drain. All 10 were evaluated as Category 2. The report goes on to say: *The features identified as present, potentially present, or assumed present and that are discussed in further details in the subsections below are listed below. Fish habitat; Woodland; Endangered or threatened species and their habitat; and, Significant wildlife habitat.* With these features present or assumed present, County Council and Township Council need to consider Provincial Planning Statement 4.1 as follows:

4.1 Natural Heritage

- 1. Natural features and areas shall be protected for the long term.*
- 2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

The proposed pit has largely been configured to avoid direct and indirect impacts on fish and fish habitat. A 30-metre buffer setback from the high-water mark of Allen Creek and the Western Branch of Allen Creek is shown on the site plan, except where two access crossing roads are proposed.

Given these Provincial Planning Policies and the proposed 60-metre-wide buffer on the site plan (as recommended in the Natural Environment Report from CIMA+), it would be prudent to identify and protect a strip of land along the Allen Creek in the Official Plan Amendment. To this end, it is recommended that Township Council recommend that County Council adopt a modification to Draft Official Plan Amendment #31 that protects these Natural Heritage Features on this site.

The Official Plan Amendment application from Cornwall Gravel Ltd requested, site specifically, to eliminate these natural features from three schedules in the Official Plan (Schedule B1- Natural Hazards and Features, B2 – Significant Woodlands, and B3 – Natural Heritage Systems). Rather than eliminate the Natural Features, planning staff are recommending that a “Conservation Lands Overlay” buffer strip of 30 m on each side of the Allen Creek to be included in the Official Plan Amendment as shown on “Schedule A” attached hereto. This new “Conservation Lands Overlay” was introduced into the Official Plan via a Ministry Appeal to the Ontario Land Tribunal of Official Plan Amendment #23.

OPTIONS AND DISCUSSION:

- 1. Approve the recommendation** - recommended.
- 2. Do not approve the recommendation** - not recommended.

FINANCIAL ANALYSIS:

The County Official Plan Amendment #31 is a policy document change which has negligible financial impact on the Township at this time.

ALIGNMENT WITH STRATEGIC PLAN:

Not Applicable

OTHERS CONSULTED:

SDG Director of Planning and Economic Development Services

South Nation Conservation

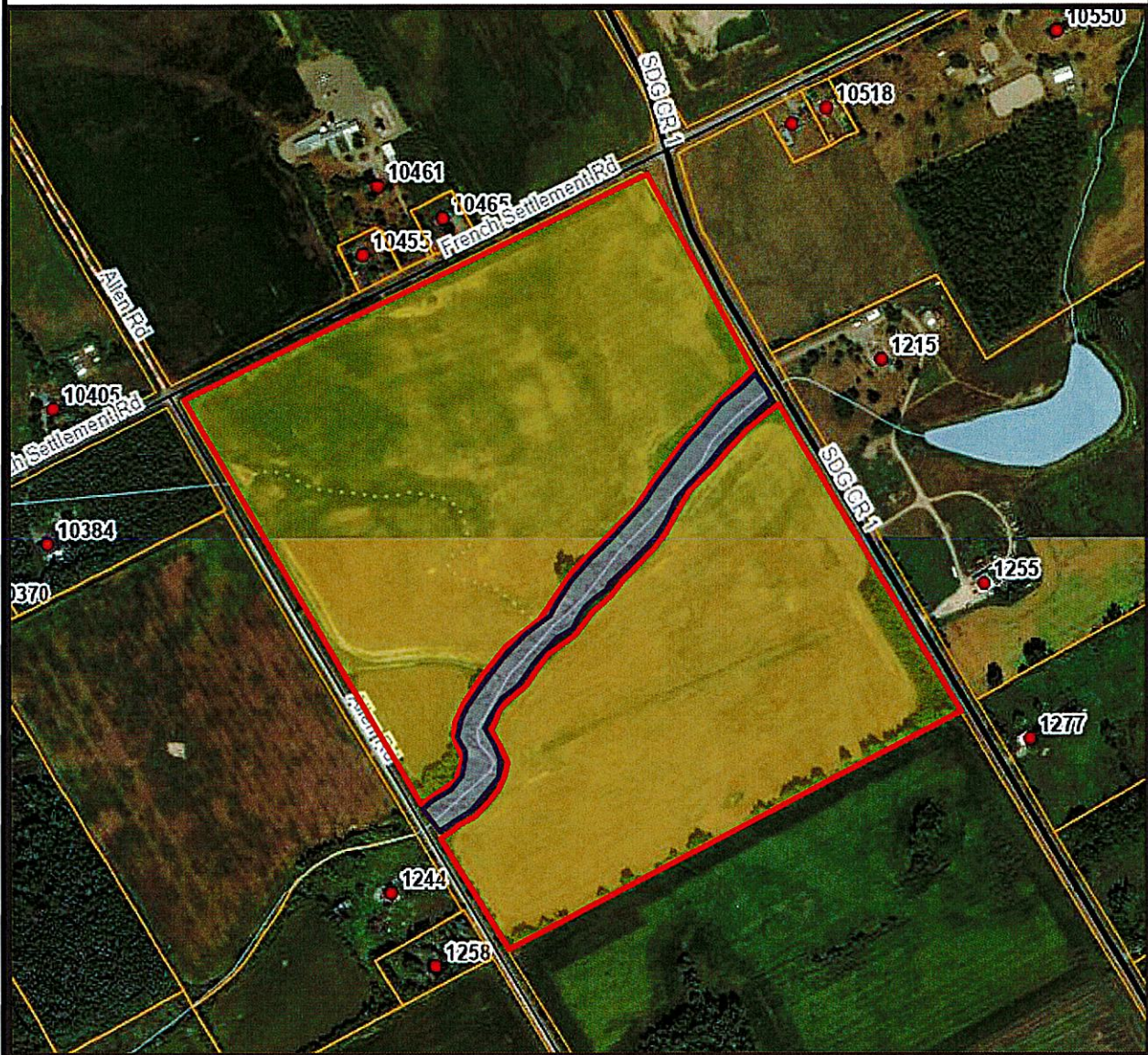
Applicant

Applicant's Agent

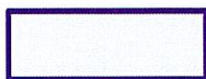
ATTACHMENTS:

Proposed Schedule A – Official Plan Amendment #31

Official Plan Amendment #31 Proposed Schedule "A"



- Lands to be redesignated from "Mineral Aggregate Reserve" to "Extractive Resource Lands – Licensed Pit and Quarry"



- Lands to be redesignated from "Mineral Aggregate Reserve" to "Conservation Lands Overlay"



THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

SPECIAL MEETING MINUTES

Date: April 14, 2026 at 7:00 pm

Location: 636 St. Lawrence St. Winchester, ON

Council Present: Mayor: Tony Fraser

Deputy Mayor: Theresa Bergeron

Councillor: John Lennox

Councillor: Gary Annable

Councillor: Matthew Uhrig

Staff Present: CAO: Meena Mullur

Director of Development Services: Calvin Pol

Deputy Clerk: Lea Anne Munro

Interim Junior Planner: Edward Abou-Jaoude

Others: Peter Young, Director of Planning & Economic Development, SDG Counties

Christine McCuaig, Planner Q9 Planning & Design

Travis Mitchell, Cornwall Gravel Company Ltd.

1. [Call Meeting to Order](#)

The meeting was called to order at 7:05 PM.

2. [Adoption of Agenda](#)

Resolution No. 55

Moved By: Councillor Uhrig

Seconded By: Deputy Mayor Bergeron

THAT the Agenda be adopted as presented.

Carrie

3. [Disclosure of Pecuniary Interest and Nature Thereof](#)

NIL

4. [Public Meetings](#)

a. [Official Plan Amendment No. 31 & Zoning Bylaw Amendment No. 2026-ZA-06](#)



This public meeting was held under the provisions of Sections 22 and 34 of the Planning act, R.S.O. 1990, Chapter P. 13, as amended, to gather public input regarding a proposed amendment to the Official Plan of the United Counties of Stormont, Dundas and Glengarry and to consider a proposed amendment to Zoning By-Law 79-6 (former Township of Mountain). Notice was posted and circulated by mail March 24, 2026 and a sign was posted to the property on March 25, 2026. Mr. Pol and Mr. Young made a presentation which included the 2024 Provincial Planning Statement and the Official Plan policies, and draft zoning amendment exceptions.

There will be no decisions made tonight, this is a meeting to get public input. The zoning request will come back to Council at a later date as they cannot consider the Zoning Bylaw Amendment until after the Official Plan Amendment has been passed.

Planner Christine McCuaig from Q9 Planning and Design representing the applicant made a presentation to Council on the proposed project, the studies completed and their rationale of meeting both the requirements for the Official Plan Amendment and the Zoning Bylaw Amendment request.

Applicant:

Q9 Planning & Design

Owner:

Cornwall Gravel Company Ltd.

Location:

The proposed Official Plan Amendment and Zoning Bylaw Amendment applies to the lands legally described as Part of Lot 6, Concession 11, former Township of Mountain, now the Township of North Dundas, County of Dundas, PIN 661000080 in Ontario.

Purpose:

The applicant has asked to redesignate the lands from "Extractive Resource Lands (Mineral Aggregate Reserve)" to "Extractive Resource Lands (Licensed Pit and Quarry)" to permit the establishment of a licenced sand and gravel pit on the lands. The applicant has also requested to rezone the property in the former Township of Mountain Zoning By-Law from Rural (RU) Zone to Mineral Extraction - Exception Three (MX-3).

Effect:

If approved, the effect would be that the applicant would be permitted to extract mineral aggregates, with an exception that would allow extraction closer to the southern property line, 15m setback versus 30m.

Comments from Ministries and Public Bodies:

TransCanada Pipelines had an inquiry with regards to the Aggregate Application; they were looking for more information.

South Nation Conservation has no objections to the Official Plan Amendment and Zoning Bylaw Amendment requests; they were concerned about the impacts on drains and possible erosion.

Comments from the public:

Jordanah Nekechuk, 10384 French Settlement Road, lives directly across the road from the property spoke about her concerns with regards to the proposed project. She is not opposed to development but this project will have an impact on all immediate neighbours. Her main concerns were:

- truck and traffic safety, the volume of vehicles on the road and the hours of operation;
- the noise levels will change the character of the area, how early and late will the noise start and end, the enjoyment of their property and surrounding area will be changed forever;
- increased dust levels, will there be dust control, has there been a dust strategy done and ready to be implemented as this will certainly affect the air quality in the area;
- the studies have been done she understands for the water drainage and ecological but how will the ground water be affected, the drainage patterns will change, will there be contamination and impacts on the ground water; and,
- the buffer reduction will reduce protection for neighbouring residences, what are the meaningful mitigation measures.

Ms. Nekechuk has asked Council to defer the decision on the buffer reduction until proper mitigation is in place and the concerns of the residents can be addressed.

Michael Gardner, 1371 County Road 1, lives approximately 130 meters from the proposed sand pit project property and spoke about his main concerns:

- is there going to be financial compensation provided to neighbouring residents as this will be a serious degradation of their property values and resale values will decrease;
- there are case studies from gravelwatch.org that show the decrease in property values for properties as close as 1/2 km away of up to 25% decrease in value, when this happens, he feels that the people directly affected by this project should be entitled to a drop in property taxes;
- if there is contamination in ground water, who will be responsible to pay for the cost of a new well, there are studies done but they are not infallible, they are capable of making mistakes; and,
- dust control is another concern as he is at the bottom of the hill and gravity will be a factor and it will all settle downhill.

Mr. Gardner asked Council to consider the real people, this will hurt the members of this community.

Christian Legare, 10514 French Settlement Road, lives across the road and also has concerns with the proposed project:

- similar concerns as the others, noise control, water concerns, property value degradation ;
- there is concern on how and what will change with this project. He has been at this property for about a year and a half and since then, there have been multiple changes with the other pit close by, owned by Willis Kerr Contracting Ltd., they have expanded and the area is so big now it is looking down on their house, the piles are huge and there are some concerns with the grade of the lake, what is to say this does not happen as well with this new project, how or what is the protection for the community, there is concern about dishonesty in what has been presented with regards to the cleanup and legislation, they are making sure that they do what they have to do to meet the zoning issues and nothing more; and,

- there are great concerns about the health care impacts, the respiratory issues, the dust will have a negative impact on their health.

Christine Dubue, 1244 Allen Road, lives across from the property as well and also has concerns:

- she echoed the other concerns already mentioned;

- another concern was for the Winchester Bog and the water levels, the water levels are low and what will this proposed project do for the water levels, how will this affect the properties around this site, there were some issues previously with the Willis Kerr Contracting Ltd. pit, this will now be exaggerated with another one; and,

- there will be a toll on the wildlife as well with this new project.

Comments from the Applicant:

Travis Mitchell of Cornwall Gravel Company Ltd. explained that his job is to manage the pits and quarries for the company and to liaise with the neighbours and to work through the complaints. The concerns before them tonight are valid concerns. The company has done various studies to support the planning rationale for the proposed new pit project. They feel they have done their due diligence to satisfy both the County and the Township. They want to build good relationships with the residents; they have heard their concerns and urge them to come out to the public consultation as set out by the *Aggregate Resources Act* so that all of these concerns can be recorded on record and then it is up to the company to work with the residents to mitigate and resolve their issues. The company must respond to all of these concerns and there are appeal mechanisms put into place as well to arbitrate matters with the Ministry and the Ontario Land Tribunal. The proposed changes to the setbacks in the application were recommended by an employee with the Ministry of Natural Resources to maximize the extraction. Mr. Mitchell expressed that he believed the end result for the property would be better and would have a more positive effect on the natural environment.

Comments from Council:

Mayor Fraser asked how the residents could reach out to them and when this public consultation would take place. Cornwall Gravel responded that they hope to have everything set up within the next three months, they would hold the session in Hallville at the Fire Hall and if that is not big enough, they could look for somewhere in Winchester or Kemptville. There would be notices mailed out to those in the affected area of 120 meters and if there are others close to that they would take their name and make sure they get a notice, there will be a notice in a local paper and a sign erected on the property. They will have their experts on hand that have completed the studies to help answer the questions as well.

Deputy Mayor Bergeron indicated to the residents that they have heard the concerns and are listening to the residents. She then asked if there was to be any extraction of water during the process. Cornwall Gravel confirmed that they don't consume water for extraction of sand, they would only be using water for dust control on the roads.

The Deputy Mayor also asked if they could confirm if they would extract up to 30 meters from the lot lines then rehabilitation would take place on the 15 meters to make more stable slope. Also, the reduction of lot lines from 120 meters to 15 meters is a large difference, too large. Cornwall Gravel stated that they would likely rehabilitate while operating. They would extract the sand and replace with less valuable resources to prepare the slope. The slope is gentler at 15 meters compared to 30 meters. With regards to the berm and the change in meters, the Provincial Planning Statement says to minimize impacts, the studies they have done show that the reduction in meters would be appropriate.

Councillor Lennox thanked the presenters and the public for sharing their concerns. He urged Cornwall Gravel Company to work with the residents to resolve the issues and concerns through the ARA process, to be good neighbours. Talk to the residents at the public consultation and show them the studies and designs.

Mayor Fraser closed up by echoing the comments of Council and also urged the public to attend the public consultation and that Cornwall Gravel hear the residents concerns and work through them within the parameters of the ARA.

In closing Director Pol asked a final question about the timeframe of the extraction from start to end. Cornwall Gravel could not confirm, it depends on the market and demand, the pit is a long-term investment, an ongoing project that could last up to 40 years.

5. Ratification Bylaw

Resolution No. 56

Moved By: Deputy Mayor Bergeron

Seconded By: Councillor Annable

BE IT RESOLVED THAT Bylaw No. 2026-34 to confirm the proceedings of Council at its Special Meeting held on April 14, 2026 be passed and enacted.

Carrie

6. Adjournment

Resolution No. 57

Moved By: Councillor Annable

Seconded By: Councillor Lennox

THAT Council adjourn at 8:16 PM to the call of the Chair.

Carrie