



PLANNING DEPARTMENT

26 Pitt Street, Suite 208, Cornwall, Ontario, K6J 3P2

Tel: 613-932-1515 • Fax: 613-936-2913 • Email: info@sdgcounties.ca • www.sdg.on.ca

August 30, 2024

To whom it may concern,

**Reference: Decision of Amendment No. 24 to the Official Plan for
The United Counties of Stormont, Dundas and Glengarry**

You will find enclosed the following documentation concerning Amendment No. 24, to the Official Plan for the United Counties of Stormont, Dundas and Glengarry:

- Notice of Decision
- The Decision Duly Signed
- By-law No. 5461 (OPA 24)

The Council of the United Counties of Stormont, Dundas and Glengarry approved the subject amendment on August 26, 2024. The Notice of Decision is dated August 30, 2024, and the last date of appeal is September 19, 2024.

Should you have any questions or require additional information, please do not hesitate to contact Lindsay Parisien at extension 1247.

Sincerely,

Lindsay Parisien

Lindsay Parisien,
Senior Planner

cc. Damien Schaefer, MMAH
Michael Elms, MMAH
Payton Hofstetter, OMAFRA
Township of North Dundas
Municipality of South Dundas
Township of North Stormont
Township of South Stormont
Township of North Glengarry
Township of South Glengarry

Applicant: United Counties of SDG

Date of Decision: August 26, 2024
Date of Notice: August 30, 2024
Last Date of Appeal: September 19, 2024

Subject Lands: N/A. OPA No. 24 Text Changes Only

NOTICE OF DECISION

With respect to an Official Plan Amendment: Subsection 17(35) of the Planning Act

A decision was made on August 26, 2024, to approve all of Amendment No. 24 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry as adopted by By-law No. 5461.

Purpose and Effect of the Official Plan Amendment

The purpose of Amendment No. 24 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 of the *Planning Act*, is intended to amend the rural consent policies and land division review criteria.

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 should be sent to the attention of the Planner, at the address shown below and it must,

- (1) Be filed with the Council 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 Act in the amount of \$1,100.00, payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only specified persons, public bodies, the registered owner or the Minister, may appeal the decision of the United Counties of Stormont, Dundas and Glengarry to the Ontario Land Tribunal. An appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting 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 the United Counties of Stormont, Dundas and Glengarry 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:

The subject to this Official Plan Amendment may be the subject of a future application under the Act for a Zoning By-law Amendment.

Getting 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
Tel: (613) 932-1515
Fax: (613) 936-2913

DECISION

**With Respect to an Official Plan Amendment:
Section 17 and 21 of the Planning Act**

This amendment to the Official Plan for the United Counties of Stormont, Dundas and Glengarry which has been adopted by the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry by By-law 5461, is hereby approved in accordance with Section 17 of the *Planning Act*, RSO 1990, as amended, as Amendment No. 24 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

Dated this 30th day of August, 2024.



Jamie MacDonald,
Warden



Kimberley Casselman,
Clerk

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5461

A BY-LAW to adopt Official Plan Amendment No. 24 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.

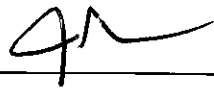
AND WHEREAS Section 17 (22) of the Planning Act, R.S.O., 1990 provides for the adoption of an official plan (or amendment) by a municipal council.

AND WHEREAS Official Plan Amendment No. 24, amends the Official Plan for the purpose of revising the rural consent policies in the text of the plan.


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

READ and passed in Open Council, signed and sealed this 26th day of August 2024.



WARDEN



CLERK

SCHEDULE "A" TO BY-LAW No. 5461

**AMENDMENT NO. 24 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF
STORMONT, DUNDAS AND GLENGARRY**

Official Plan Amendment

Rural Consent Policies

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

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STATEMENT OF COMPONENTS

PART A - PREAMBLE

Introduces the actual Amendment but does not constitute part of Amendment No. 24 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. 24 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES

Do not form part of Amendment No. 24 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. 24 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 revise the rural consent policies, land division criteria and surplus residence dwellings policies, to ensure they remain consistent with matters of provincial interest and are locally appropriate.

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 rural consent policies and land division review criteria in the Official Plan. This OPA was reviewed by local Planning staff and Conservation Authorities planning staff who are supportive of the proposed amendments as they have been scoped to for each Township. OPA No. 24 involves textural changes of the Official Plan.

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. 24 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 8.12.13.3. 6. a – In the first sentence, after the words “where the lot existed as of:” remove the following: *“January 1, 1980, in North Stormont and South Glengarry; September 12, 2001 in North Glengarry; and, August 18, 2006 in North Dundas, South Stormont and South Dundas.”*
2. Section 8.12.13.3. 6. a. – In the first sentence after the words “where the lot existed as of:,” add the following:
*“January 1, 2024, in North Stormont, South Stormont, South Dundas, North Glengarry and South Glengarry; and,
August 18, 2006, in North Dundas
A lot of existence shall be considered if the consent is registered on or before the effective dates.”*
3. Section 8.12.13.3. 6.a. – In the first paragraph after the words “orderly development,” add the following paragraph *“In some cases, additional studies and requirements may apply but will be dependent on the existing site conditions. These additional studies and reports may be scoped depending on the size and nature of the application but shall be completed by the property owner and at no cost to the local municipality or SDG Counties.”*
4. Section 8.12.13. 6. - At the end of the first paragraph, add the following subsection and renumber the remaining subsections: *“ b. In the Township of North Glengarry, in addition to the two (2) lots normally considered, one (1) additional consent for residential purposes may be granted, provided the following criteria are considered:*
 - i. they do not create a conflict with abutting uses;*
 - ii. they do not lead to demands for increased municipal services;*

- iii. the creation of an additional lot will complete the development potential of the holding by the severance process or constitutes an infilling situation;*
- iv. ribbon development is not a concern and appropriate lot frontage and area is provided for any retained agricultural lots;*
- v. the first two lots permitted by subsection 8.12.13.3.6.(a) have been developed; and,*
- vi. that the lots can be adequately serviced with potable water and a private sewage disposal system and are consistent with the servicing policies of this plan.*

In some cases, one (1) additional consent for residential purposes may only be considered if the owner agrees to submit the following requirements as part of their consent application for review if all undeveloped lots less than 1 hectare require partial or private services:

- vii. A Hydrogeological Study, Terrain Analysis, existing drilled well records and/or a water quantity and quality assessment in hydro-geologically sensitive areas.
 - I. These additional studies and reports may be scoped depending on the size and nature of the application but shall be completed by the property owner and at no cost to the local municipality or SDG Counties.**
 - viii. Depending on the results of the submitted studies and merits of the application, a proposed consent may be refused."*
5. Section 8.12.13.3. 6.c. – after the first paragraph add the following paragraph as a subsection: *"i. For large parcels where an initial consent(s) may be appropriate, but a plan of subdivision may be necessary for subsequent development of the lands, a scaled concept plan taking into account servicing, stormwater management, and connections to adjacent land uses shall be required as a condition of consent."*
6. Section 8.12.13.3. 6.d. – after the second paragraph add the following paragraph as a subsection: *"i. For large parcels where an initial consent(s) may be appropriate, but a plan of subdivision may be necessary for subsequent development of the lands, a scaled concept plan taking into account servicing, stormwater management, and connections to adjacent land uses shall be required as a condition of consent."*
7. Section 8.12.13.3. 7.a. – Replace subsection iii. with the following: *"iii. Up to one (1) residence surplus to an agricultural operation per farm consolidation if:*

- I. the surplus farm dwelling must have been in existence for at least 10 years from the time in which the dwelling received occupancy from the Local municipality;*
- II. the proposed lot configuration will not negatively impact the functionality or viability of the farm and shall minimize the amount of agricultural land taken out of production;*
- III. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, typically 0.4-0.8 hectares (1 to 2 acres); and,*
- IV. the Local municipality shall, through the Zoning By-law or other municipality approach, prohibit further dwellings on the vacant retained lands created by the subject consent.*

PART C – THE APPENDICES

APPENDIX A: NOTICE OF PUBLIC MEETING



NOTICE OF A PUBLIC MEETING
Official Plan Amendment No. 24 and No. 25
for the United Counties of
Stormont, Dundas and Glengarry

TAKE NOTICE that the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry (SDG) will hold a Public Meeting as per Section 17 and Section 21(1) of the *Planning Act* on Wednesday August 14th, 2024, commencing at 10:00 A.M. at 26 Pitt Street, Cornwall, in the Council Chambers.

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

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

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

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendment to the SDG Official Plan, if you would like to attend if you would like to participate please email: planning@sdgcounties.ca in advance of the public meeting.

IF YOU WISH TO BE NOTIFIED of the decision of the United Counties of SDG on the proposed Official Plan Amendment, you must make a written request to the Planning Department (at the address below) or to planning@sdgcounties.ca

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

DATED this 26th day of July 2024
Planning & Economic Development Services
United Counties of Stormont, Dundas and Glengarry
26 Pitt Street, K6J 3P2
Cornwall, Ontario
Tel: (613) 932-1515
Fax: (613) 936-2913

APPENDIX B: RECORD OF PROCEEDINGS



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

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

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

1. Call to Order

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

Clerk Casselman stated that the meeting was being live streamed on the Counties' YouTube channel and was also being recorded. She indicated that if there were members of the public unable to attend the meeting who wished to provide comments related to the item considered, or who wished to be notified of the decision, they could send an email to planning@sdgcounties.ca.

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

2. Disclosure of Pecuniary Interest

3. Public Meeting

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

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

3.1 Official Plan Amendment No. 24 – Rural Consent Policies

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

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

Joyce Gravelle, 18980 Beaverbrook Road, Martintown

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

Councillor Bryan McGillis, South Stormont

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

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

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

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

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

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

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

Alison McDonald, General Manager, Raisin Region Conservation Authority

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

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

4. Adjournment

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