

---

---

# **A G E N D A**

## **Public Meeting Monday, October 30, 2017 South Stormont Fire Station No. 4 5205 Highway 138, St. Andrews West 6:00 PM**

- 1. Welcome and Call to Order**
- 2. Declaration of Pecuniary Interest**
- 3. Public Meeting** – Official Plan Amendment and Zoning By-law Amendment

File No.: OPA 33 and Z-2017-10  
Applicant: Cornwall Gravel Co. Ltd.  
Location: Parcel 1 - (MacLeod III) Part of eastern half of Lot 6, Concession 4, geographic Township of Cornwall, Township of South Stormont  
Parcel 2 - (MacLeod V) Part of Lot 2, Concession 4, geographic Township of Cornwall, Township of South Stormont

- 3.1 Introduction by Peter Young, Director of Planning/EDO, Township of South Stormont and Alison McDonald, Manager of Planning, United Counties of Stormont, Dundas & Glengarry
- 3.2 Presentation by McIntosh Perry Consulting Engineers Ltd. with respect to the proposed Official Plan Amendment and Zoning By-law Amendment
- 3.3 Questions and comments from public
- 3.4 Questions and comments from members of South Stormont Councils

## **4. Adjournment**

**THE CORPORATION OF THE UNITED COUNTIES OF  
STORMONT DUNDAS AND GLENGARRY AND THE CORPORATION OF  
THE TOWNSHIP OF SOUTH STORMONT**

**NOTICE OF PUBLIC MEETING FOR OFFICIAL PLAN AMENDMENT (OPA 33) AND  
ZONING BY-LAW AMENDMENT (Z-2017-10)**

**TAKE NOTICE** that the Council of the Corporation of the Township of South Stormont will hold a public meeting on **October 30, 2017 at 6:00 p.m. at South Stormont Fire Station No. 4, 5205 Highway 138, St. Andrews, ON**, to consider a proposed Official Plan Amendment under Section 22 and Zoning By-law Amendment under Section 34 of the *Planning Act*. Prior to the public meeting, an **open house** will be held from **2:00 p.m. to 6:00 p.m.**, to provide details of an application for a Pit and Quarry License for establishment of a Category 1 – Class “A” Pit Below Water and Category 2 - Class “A” Quarry Below Water), under the Aggregate Resources Act (ARA).

**Parcel 1:**

(MacLeod III) Part of eastern half of Lot 6, Concession 4, geographic Township of Cornwall, Township of South Stormont (shown in attached key map).

**Purpose:**

The Official Plan Amendment would re-designate approximately 37.8 hectares of land from the “Extractive Resource Lands (Mineral Aggregate Reserve)” and “Rural District” to “Extractive Resource Lands (Licensed Pit and Quarry)”.

The Zoning By-law Amendment would re-zone part of the subject parcel from “Mineral Extraction, Reserve – Special Exception Two (MXR-2)” and “Flood Plain (FP)” to “Mineral Extraction, Quarry – Special Exception Three (MXQ-3).” The boundary of the “Rural” zone will be modified to recognize the existing cemetery on the subject parcel. The Special Exception would outline a separation distance of 110 metres between the extraction limit and nearby dwellings.

**Parcel 2:**

(MacLeod V) Part of Lot 2, Concession 4, geographic Township of Cornwall, Township of South Stormont (shown in attached key map).

**Purpose:**

The Official Plan Amendment would re-designate approximately 40.5 hectares of land from “Extractive Resource Lands (Mineral Aggregate Reserve)” to “Extractive Resource Lands (Licensed Pit and Quarry).”

The Zoning By-law Amendment would re-zone the subject parcel from “Mineral Extraction, Reserve (MXR)” to “Mineral Extraction, Quarry – Special Exception Three (MXQ-3)”. The Special Exception would outline a separation distance of 110 metres between the extraction limit and nearby dwellings.

The proposed Zoning By-law Amendment would not come into full force and effect until such time as the related amendment to the Official Plan for the United Counties of Stormont, Dundas and Glengarry is approved by the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry and subject to coming into force under the provisions of the *Planning Act*.

If you are the owner of any land that contains seven or more residential units, please post this notice in a location that is visible to all of the residents.

**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.

**IF YOU WISH TO BE NOTIFIED** of the adoption of the proposed official plan amendment, you must make a written request to: Transportation and Planning Services, United Counties of Stormont, Dundas and Glengarry, 26 Pitt Street, Cornwall ON K6J 3P2 or send an email to Alison McDonald, Manager of Planning, at: [amcdonald@sdgcounties.ca](mailto:amcdonald@sdgcounties.ca)

**IF YOU WISH TO BE NOTIFIED** of the decision of the Township of South Stormont on the proposed zoning by-law amendment, you must make a written request to: Planning Department, Township of South Stormont, P. O. Box 84, 2 Mille Roches Road, Long Sault ON K0C 1P0 or send an email to: [info@southstormont.ca](mailto:info@southstormont.ca)

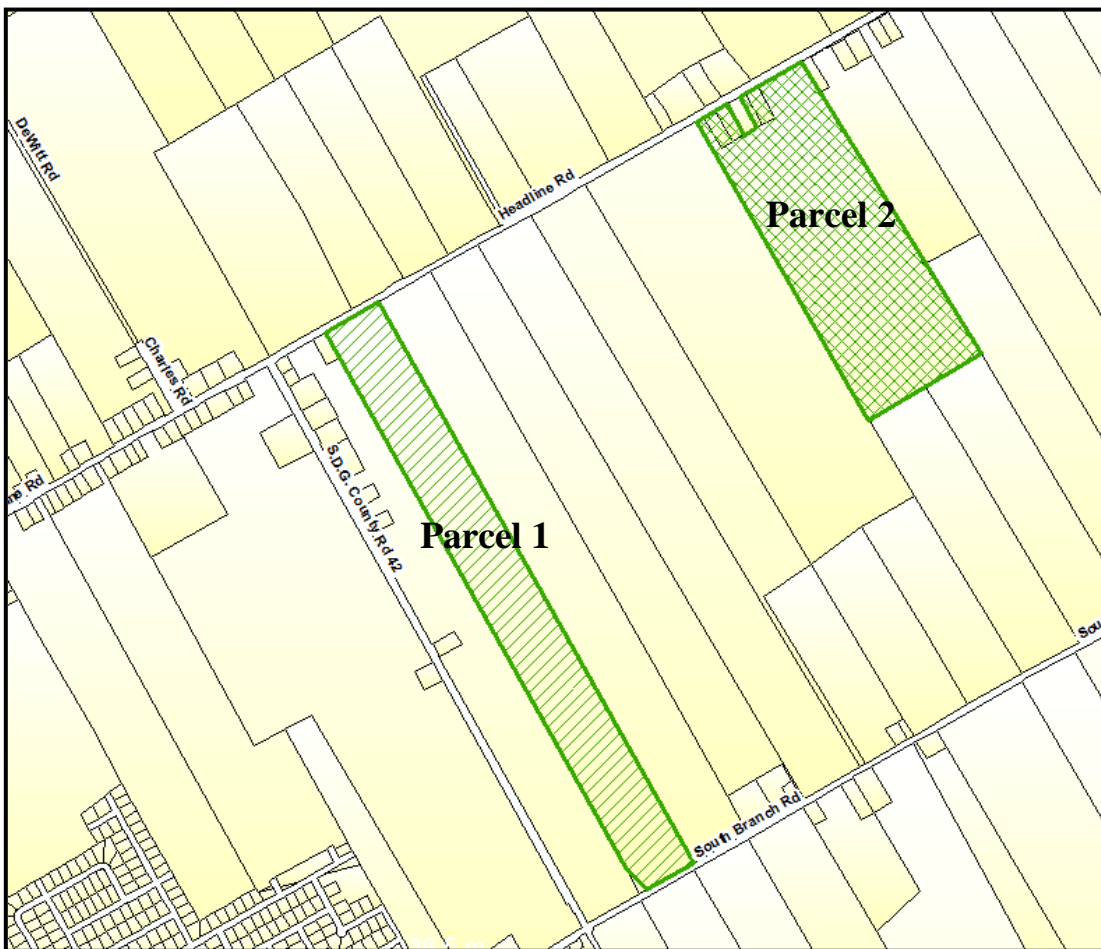
**IF A PERSON** or public body does not make oral submissions at a public meeting or make written submissions to the United Counties of Stormont, Dundas and Glengarry before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the United Counties of Stormont, Dundas and Glengarry to the Ontario Municipal Board.

**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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

**IF A PERSON** or public body does not make oral submissions at a public meeting or make written submissions to the Township of South Stormont before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of South Stormont to the Ontario Municipal Board.

**IF A PERSON** or public body does not make oral submissions at a public meeting, or make written submissions to the Township of South Stormont before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**ADDITIONAL INFORMATION** relating to the proposed Official Plan Amendment, including additional copies are available at the United Counties of Stormont, Dundas and Glengarry office during regular office hours (8:30 a.m. to 4:30 p.m.). Additional information relating to the proposed zoning amendment, including additional copies are available at the Township office during regular office hours (8:30 a.m. to 4:30 p.m.) or on online at: <https://goo.gl/MDGblV>



**DATED** at the Township of  
South Stormont, this 2<sup>nd</sup> day  
Of October, 2017.

Loriann Harbers, CMO  
Director of Corporate Services/Clerk  
Township of South Stormont  
Box 84, 2 Mille Roches Rd.  
Long Sault, ON K0C 1P0  
Telephone: (613) 534-8889

Alison McDonald  
Manager of Planning  
United Counties of Stormont,  
Dundas & Glengarry  
26 Pitt Street  
Cornwall, ON K6J 3P2  
Telephone: (613) 932-1515