

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5451

A BY-LAW to adopt Official Plan Amendment No. 23 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. 23, amends the Official Plan for the purpose of permitting the Major Open Space land use designation in Rural Areas in the text of the plan as well as the redesignation of select sites on the land use schedules.

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. 23 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 17th day of June 2024.



WARDEN



CLERK

SCHEDULE "A" TO BY-LAW No. 5451

**AMENDMENT NO. 23 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF
STORMONT, DUNDAS AND GLENGARRY**

Official Plan Amendment

Major Open Space

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

Table of Contents

	<u>Page</u>
STATEMENT OF COMPONENTS	1
PART A – PREAMBLE	2
PART B - THE AMENDMENT	3
PART C – THE APPENDICES	4

Appendices

- Appendix A: Notice of Public Meeting
- Appendix B: Record of Proceedings

STATEMENT OF COMPONENTS

PART A - PREAMBLE

Introduces the actual Amendment but does not constitute part of Amendment No. 23 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. 23 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES

Do not form part of Amendment No. 23 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. 23 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 permit the Major Open Space land use designation in rural areas to provide added protection and preserve the long-term use of lands for natural or recreational purposes as well as reduce the desire for lands to be developed.

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 Major Open Space land use designation in the Official Plan. This OPA was reviewed by local Planning staff and Conservation Authorities planning staff who identified properties to be redesignated to Major Open Space. In addition to the textural changes of the Official Plan, selected sites will be redesignated and reflected on the Land Use Schedules.

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. 23 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 3.5.2.8 – In the first paragraph after the words “Urban Settlement Areas,” add the following: *“and Rural Areas”*.
2. Section 3.5.2.8 – At the end of the first paragraph, add the following: *“Any lands designated as Major Open Space within Rural Areas that contain an underlying Agricultural Resource Lands designation shall also conform to the policies of Section 5.3 of this Official Plan. Permitted uses, development and site alterations on these lands shall be consistent with the Agricultural policies of the PPS and changes to existing uses must be consistent with Sections 2.3.5 and 2.3.6 of the PPS.”*
3. Section 3.5.2.8 – In the second paragraph after the words “community facilities” add the following: *“, forestry uses, natural areas and agricultural uses managed by a public authority”*.
4. Table 3.2 Rural Area and Settlement Area Designations – Add “Major Open Space” under the “Designations” column.
5. Table 3.5 Designations and Associated Permitted Uses – under the “Permitted Uses” column for Major Open Space, after “waterfront areas” add the following uses: *“, forestry uses, natural areas and agricultural uses managed by a public authority.”*
6. Land Use Schedule A1 – redesignate the subject properties within the municipal boundaries of the Township of North Dundas to reflect the Major Open Space land use designation as shown in Schedule 'A'. The subject parcels will be designated as Major Open Space.
7. Land Use Schedule A2 – redesignate the subject properties within the municipal boundaries of the Municipality of South Dundas to reflect the Major Open Space

land use designation as shown in Schedule 'B'. The subject parcels will be designated as Major Open Space.

8. Land Use Schedule A3 – redesignate the subject properties within the municipal boundaries of the Township of North Stormont to reflect the Major Open Space land use designation as shown in Schedule 'C'. The subject parcels will be designated as Major Open Space.
9. Land Use Schedule A4 - redesignate the subject properties within the municipal boundaries of the Township of South Stormont to reflect the Major Open Space land use designation as shown in Schedule 'D'. The subject parcels will be designated as Major Open Space.
10. Land Use Schedule A5 - redesignate the subject properties within the municipal boundaries of the Township of North Glengarry to reflect the Major Open Space land use designation as shown in Schedule 'E'. The subject parcels will be designated as Major Open Space.
11. Land Use Schedule A6 - redesignate the subject properties within the municipal boundaries of Township of South Glengarry to reflect the Major Open Space land use designation as shown in Schedule 'F'. The subject parcels will be designated as Major Open Space.

PART C – THE APPENDICES

APPENDIX A: NOTICE OF PUBLIC MEETING

APPENDIX B: RECORD OF PROCEEDINGS



NOTICE OF A PUBLIC MEETING
Official Plan Amendment - Major Open Space
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 Tuesday June 4th, 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 an opportunity for the public to receive input from the public and stakeholders in respect of the proposed Amendment to the SDG Official Plan. The amendment is intended to permit the Major Open Space land use designation in areas outside of the Urban Settlement Areas and to modify the permitted uses. The proposed amendment includes changes to the Text of the Official Plan as well as to the designations on some selected sites on Schedules A1, A2, A3, A4, A5 and A6. The Official Plan applies to the entire geographical area of SDG; as such, no key map is provided.

Copies of the draft Official Plan Amendment – Major Open Space and relevant maps can be found at: sdgcounties.ca as of May 27th, 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 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 Major Open Space Amendment to the Official Plan is available on the SDG website and at the local township offices.

DATED this 10th day of May, 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



Corporation of the United Counties of Stormont, Dundas and Glengarry

PUBLIC MEETING

June 4, 2024, 10:00 a.m.

Council Chambers, Suite 321, 26 Pitt Street, Cornwall

Present: Warden Jamie MacDonald, Maureen Adams, CAO, 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 10:00 a.m.

Clerk Casselman stated that the meeting was being live streamed on the Counties' You Tube 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.

2. Disclosure of Pecuniary Interest

3. Public Meeting

3.1 Official Plan Amendment No. 23 – Major Open Space

Warden MacDonald introduced Lindsay Parisien, Senior Planner, who presented a PowerPoint presentation on the proposed Official Plan Amendment No. 23 – Major Open Space.

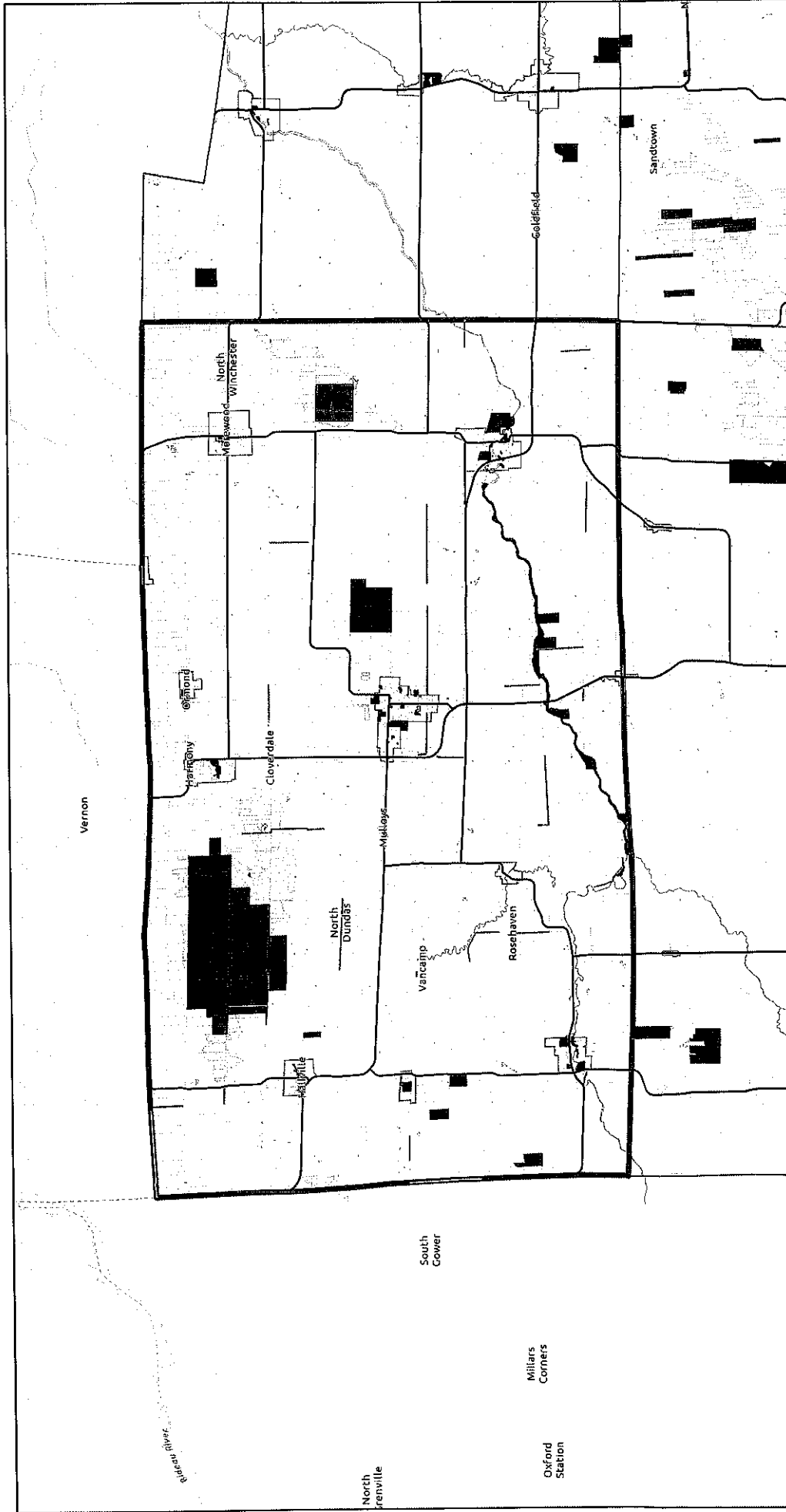
Ms. Parisien stated that the public meeting was being held pursuant to Section 17 and Section 21(1) of the *Planning Act*. She provided a detailed overview of the amendment and stated that no comments had been received from the public as a result of the posted notice.

Warden MacDonald thanked Ms. Parisien for her presentation and stated that SDG Counties Council would consider the Official Plan Amendment at the Council meeting on June 17th.

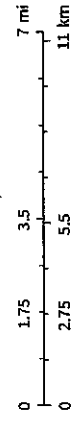
4. Adjournment









Warden MacDonald adjourned the meeting at 10:07 a.m.

Schedule "A" North Dundas



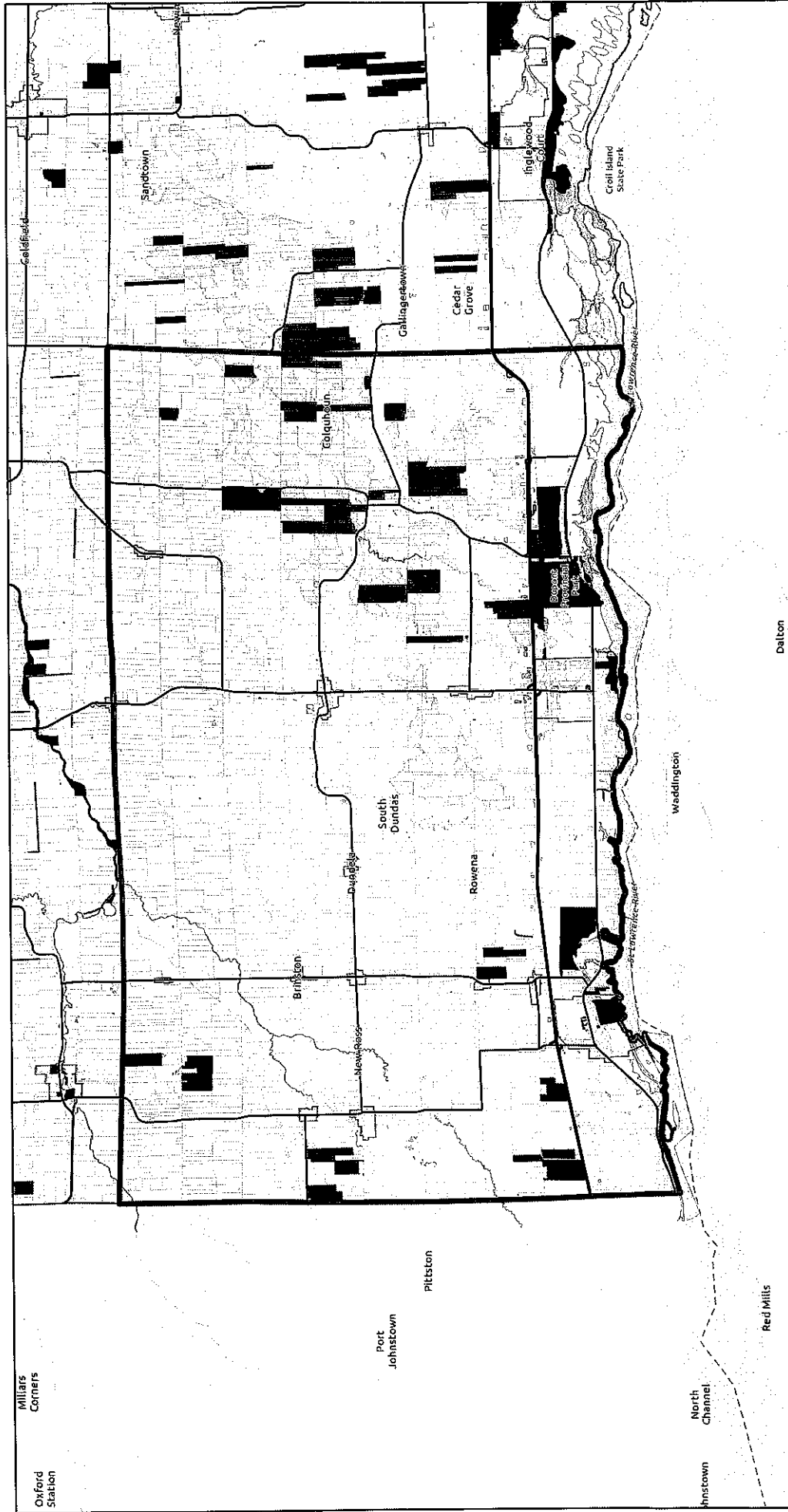
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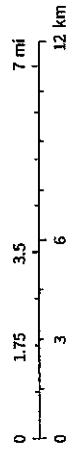
-  OPA 23 Major Open Space Additions
-  Provincially Significant Wetlands
-  Existing Major Open Space
-  Water Body
-  Settlement Boundary
-  Township Boundary
-  Parcel Boundary
-  County Road

City of Ottawa, Province of Ontario, Esri Canada, Esri, Terracon, Garmin, SatcoGraph, METI/NSIS, USGS, EPA, NPS, USGS, NRCAN, Parks Canada










Schedule "B" South Dundas



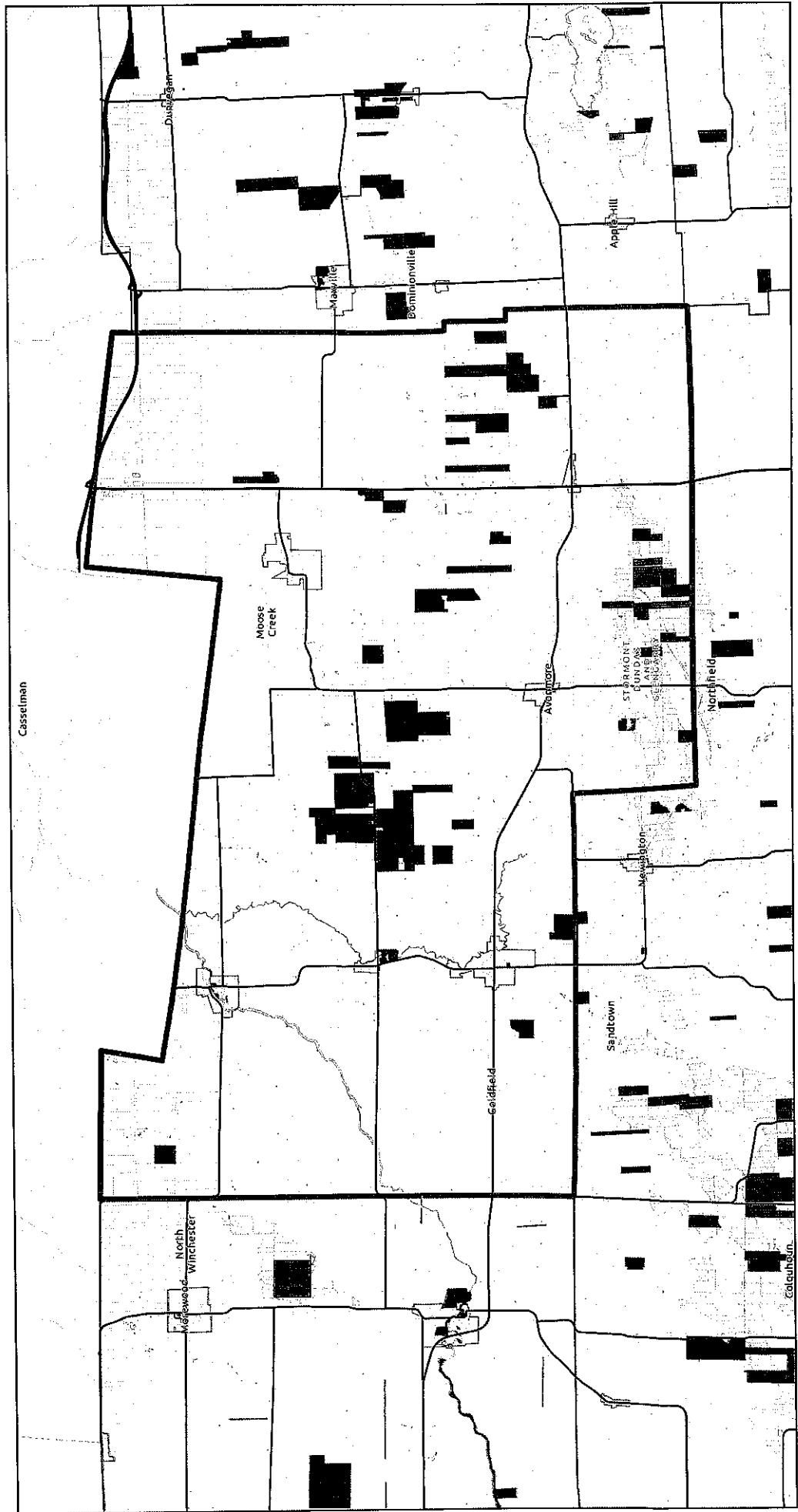
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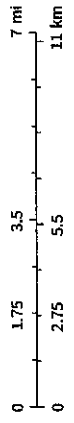
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-  OPA 23 Major Open Space Additions
-  Provincially Significant Wetlands
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-  Water Body
-  Settlement Boundary
-  Township Boundary
-  Parcel Boundary
-  County Road
-  Highway

Schedule "C" North Stormont



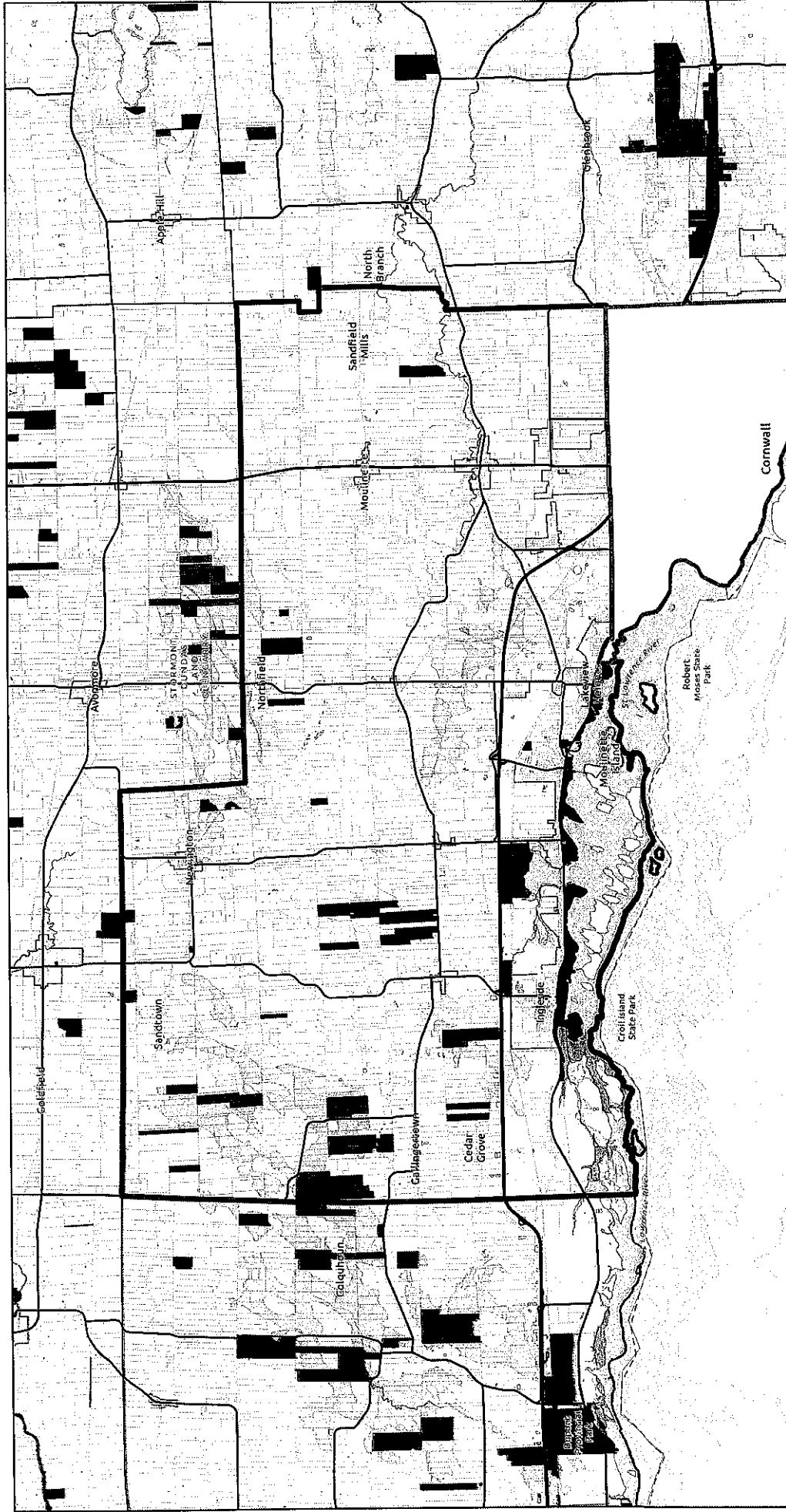
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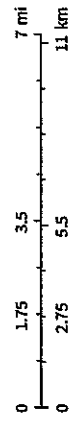
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- OPA 23 Major Open Space Additions
- Provincially Significant Wetlands
- Existing Major Open Space
- Water Body
- Settlement Boundary
- Township Boundary
- Parcel Boundary
- County Road
- Highway

Schedule "D" South Stormont



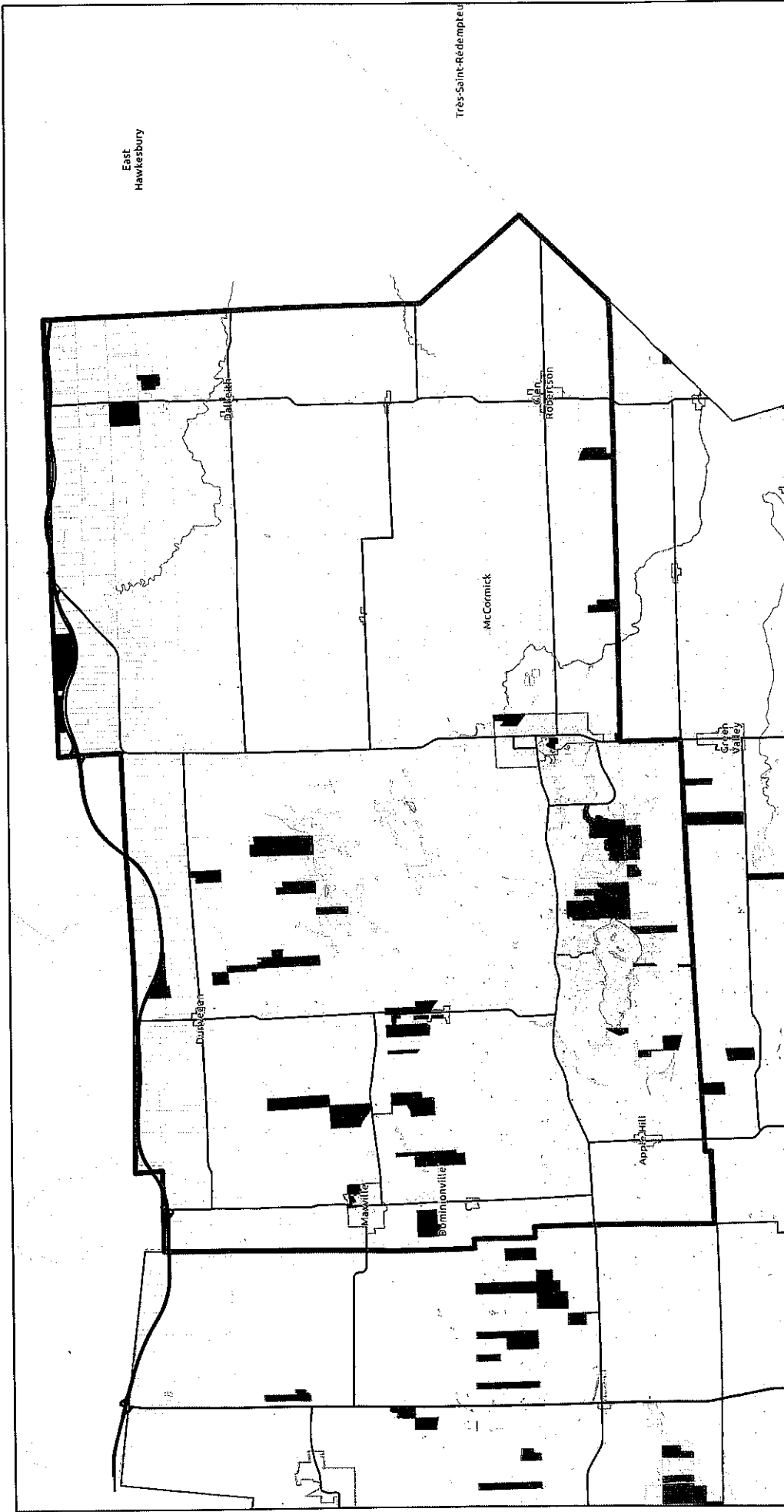
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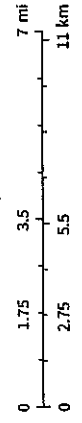
-  OPA 23 Major Open Space Additions
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Schedule "E" North Glengarry



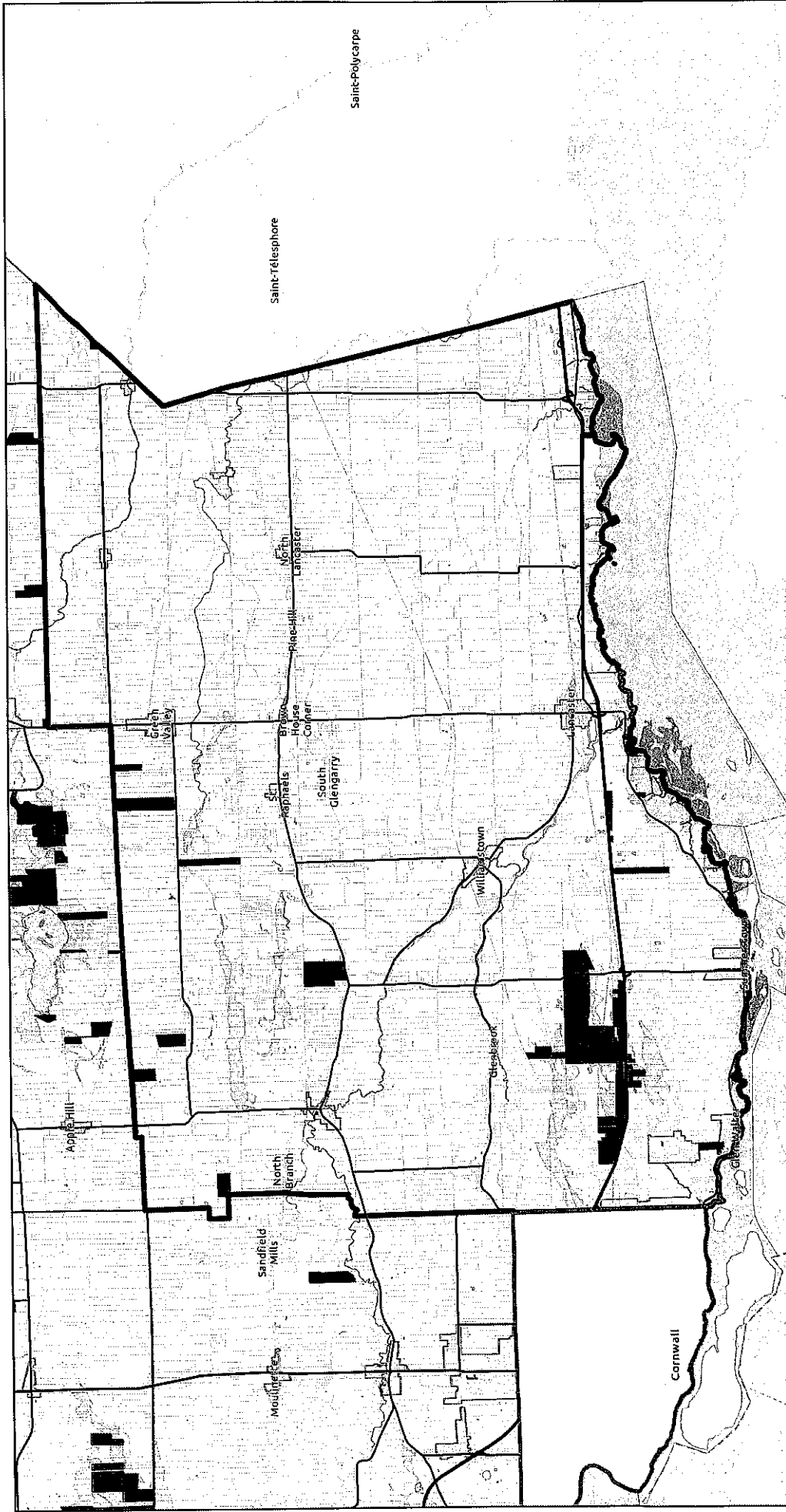
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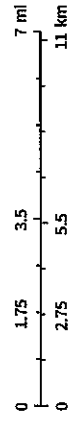
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Schedule "F" South Glengarry



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Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, MRCam, Parks Canada

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