
Municipal Services Office Eastern Region 8 Estate Lane Rockwood House Kingston ON K7M 9A8 Phone: (613) 545-2100 Fax: (613) 548-6822 Toll Free: 1-800-267-9438	Bureau des services aux municipalités Région de l'Est 8 chemin Estate Maison Rockwood Kingston ON K7M 9A8 Téléphone: (613) 545-2100 Télécopieur: (613) 548-6822 Sans frais: 1-800-267-9438
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January 21, 2015

Mary Kirkham
Planning Administrator
County of Lanark
Perth, ON K7H 3C6

**Subject: Status of Decision on Amendment No. 1 to the Official Plan for the County
of Lanark
MMAH File No.: 9-OP-146292**

Dear Ms. Kirkham:

This letter is further to the Notice of Decision given on December 2, 2014, under subsection 17(34) and (35) of the *Planning Act* with respect to Amendments No. 1 to the County of Lanark Official Plan.

It is intended to provide you with the status of the decision on the Official Plan Amendment pursuant to sections 17(36) and (38) of the *Planning Act* which pertain to appeals, when decisions become final, and when approvals come into effect.

Please be advised that no appeals have been lodged within the 20 day appeal period and all of Amendment No. 1 to the County of Lanark Official Plan as approved by the Ministry on November 24, 2014 came into force on December 23, 2014.

Please find attached the original and duplicate original copies of the amendment. Should you have any questions regarding the above information, please feel free to contact me at (613) 545-2121 or by email at Damien.schaefer@ontario.ca.

Sincerely,



Damien Schaefer, Planner
Municipal Services Office-Eastern

**Ministry of
Municipal Affairs
And Housing****Ministère des
Affaires municipales
et du Logement**

Municipal Services Office Bureau des services aux municipalités
Eastern Region Région de l'Est
8 Estate Lane 8 chemin Estate
Rockwood House Maison Rockwood
Kingston ON K7M 9A8 Kingston ON K7M 9A8
Phone: (613) 545-2100 Téléphone: (613) 545-2100
Fax: (613) 548-6822 Télécopieur: (613) 548-6822
Toll Free: 1-800-267-9438 Sans frais: 1-800-267-9438

December 2, 2014

Mary Kirkham
Planning Administrator
County of Lanark
99 Christie Lake Road
Perth, ON K7H 3C6

**Re: Notice of Decision on Official Plan Amendment No. 1 to the Official Plan for the
County of Lanark
MMAH File No.: 9-OP-146292**

Dear Ms. Kirkham;

Please find enclosed a Notice of Decision given on December 2, 2014, under subsection 17(34) and (35) of the Planning Act with respect to Amendment No. 1 to the Official Plan for the County of Lanark.

You will receive final confirmation of the status of the decision on the Official Plan Amendment following the 20 day appeal period.

Should you have any questions regarding the above information, please contact me at 613-545-2121, or Damien.Schaefer@ontario.ca.

Yours truly,

Damien Schaefer, Planner
Municipal Services Office - Kingston

Encl.

File No.: 9-OP-146292
 Municipality: Town of Mississippi Mills
 Applicant: County of Lanark
 Subject Lands: Part of Lot 26, Concession 2,
 Pakenham, Town of Mississippi
 Mills

Date of Decision: November 24, 2014
 Date of Notice: December 2, 2014
 Last Date of Appeal: December 23, 2014

NOTICE OF DECISION

With respect to an Official Plan Amendment Subsection 17(34) of the Planning Act

A decision was made on the date noted above to approve all of Amendment No. 1 to the Official Plan for the County of Lanark as adopted by By-law No. 2014-20.

Purpose and Effect of the Official Plan Amendment

The purpose of this Official Plan Amendment is to re-designate the subject lands from Licensed Aggregate Extraction Operation to Rural to reflect the depletion of the usable aggregate material on the lands.

When and How to File an Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

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

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individual, corporation or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. A notice of appeal may 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 the group on its behalf.

No persons 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 submission at the public meeting or written submission to the council or, in the

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

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

None

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the County of Lanark.

Mailing Address for Filing a Notice of Appeal:

Ministry of Municipal Affairs & Housing
Municipal Services Office - Eastern
 8 Estate Lane, Rockwood House
 Kingston, ON K7M 9A8

Submit notice of appeal to the attention of
 Damien Schaefer, Planner.

Tele: (613) 545-2121
 Fax: (613) 548-6822

DECISION

With respect to Official Plan Amendment #1
Subsection 17(34) of the Planning Act

I hereby approve all of Amendment #1 to the County of Lanark Sustainable Communities Official Plan, adopted by By-law No. 2014-20.

Dated at Kingston, this 24TH of NOVEMBER, 2014.



Allan Scott
Regional Director
Municipal Services Office - Eastern

RECEIVED
MINISTRY OF MUNICIPAL
AFFAIRS AND HOUSING
AUG 08 2014
KINGSTON

Official Plan Amendment No. 1
To the Lanark County Sustainable Communities Official Plan

I HEREBY CERTIFY THIS TO BE A TRUE COPY
THIS 7 DAY OF August, 2014

LDrynan

LESLIE DRYNAN
Deputy Clerk
County of Lanark

9-0 P - 146292

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PART A – THE PREAMBLE does not constitute part of this Agreement.

PART A – THE PREAMBLE

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT

The purpose of Official Plan Amendment No. 1 is to remove the “Licensed Aggregate Extraction Operation” designation and replace it with a “Rural” designation on Schedule “A” to the Lanark County Sustainable Communities Official Plan (SCOP) for land located in part of Lot 26, Concession 2, Geographic Township of Pakenham, now in the Town of Mississippi Mills. The land subject to this Amendment comprises approximately 1.3 hectares of a 13.6 hectare property. The property has been used for over 40 years as a seasonal trailer campground. The 1.3 hectare portion was used historically as a source of sand and gravel on local projects.

The location of the land subject to this Amendment is shown on Schedule “A” to Official Plan Amendment No. 1.

The effect of Amendment No. 1 is to have the entire 13.6 hectare site designated “Rural” as a result of the exhaustion of the identified aggregate resource. The 1.3 hectare portion of the site will be levelled and developed as a parking and storage area as part of the development of an expanded seasonal trailer park. Existing mature vegetation will be retained.

A further effect of Amendment No. 1 is to remove the 150m influence area for a pit operation above the water table. The adjacent Bayview Lodge trailer sites and the proposed trailer sites for the development of this site are located within the influence area. With the approval of Amendment No. 1, this development constraint will be removed.

BASIS OF THE AMENDMENT

Based on the small size of this site and past removal of sand and gravel, there is no substantive mineral aggregate material remaining on the 1.3 hectare parcel. The Ministry of Natural Resources has no historical records of a license having been issued to the site for mineral resource extraction under the Aggregate Resources Act.

The Town of Mississippi Mills Community Official Plan predates the County Official Plan and designates the land subject to this Amendment as “Aggregate Resources – Pit”. It appears the County Official Plan repeated the protection afforded to mineral aggregate resources identified in local municipal plans by designating them on Schedule “A” to the County Official Plan on the assumption that it was either a licensed site or a known high quality aggregate deposit. A Planning Justification Report provided in support of the application to amend proves that neither assumption is correct.

Section 8.3.1 to the SCOP requires that sufficient information be provided to the County in support of an application to amend the Official Plan to allow County Council to consider;

- The impact of the proposed change on the achievement of the stated goals, objectives and policies in the SCOP;
- The need for the proposed change;
- The effect of the proposed change on the need for public services and facilities;
- The physical suitability of the land for the proposed use.

In this regard, a Planning Justification Report, an Environmental Impact Study, an Ecological Impact Statement and a Preliminary Stormwater Management Plan for the entire property were submitted in support of the Amendment. These reports and studies satisfactorily addressed all areas of interest under the Provincial Policy Statement as contained in the SCOP and the Town of Mississippi Mills Official Plan and provided the County with sufficient information to allow the County to consider the matters of interest in Section 8.3.1 of the SCOP.

- The impact of the proposed change on the achievement of the stated goals, objectives and policies in the SCOP.

The SCOP recognizes the importance of identification and protection of mineral aggregate resources to its long term well-being. The identification of these resources relied on local Official Plans that assumed either the area was licensed under the Aggregate Resources Act or was a known high quality aggregate deposit. Upon detailed examination, it was found that the 1.3 ha parcel was neither a licensed aggregate resources site nor contained the quantity and quality of aggregate worthy of protections.

The requested change to a "Rural" designation will permit development of the site for tourist commercial use that is compatible with adjacent land uses and is a permitted use under this designation.

- The need for the proposed change.

Land designated "Licensed Aggregate Extraction Operation" carries with it a 150m influence area on adjacent lands for pits above the water table. The majority of the 13.6 ha site and the adjacent Bayview Lodge are within the influence area.

The 1.3 ha part of the site is not a viable source of mineral aggregates and, therefore the designation should be removed. The 13 hectares site has been a trailer park for 40 years and there is a need for expansion and upgrade of the facilities on-site to meet with the demand for

permanent trailer sites with services in compliance with current environmental regulations and guidelines to support the local tourism industry.

- The effect of the proposed change on the need for public services and facilities.

The removal of the “Licensed Aggregate Extraction Operation” designation will not result in the need for additional public services and facilities. The new use of the 1.3 ha will be for parking and a storage area for the trailer campground.

- The physical suitability of the land for the proposed use.

The 1.3 ha parcel has been excavated to bedrock and the slopes have naturally regenerated to provide a visual buffer from most of the remaining property. A regrading of the 1.3 ha site and the addition of a gravel base will enable the site to be used for parking and storage.

An amendment to the Town of Mississippi Mills Community Official Plan for the removal of the “Aggregate Resources – Pit” designation is being prepared concurrently with this Amendment to the SCOP. The Amendment recognizes that this is no longer a viable site for mineral aggregate resources and will support the development of the property into an upgraded seasonal trailer campground.

PART B – THE AMENDMENT, consisting of the following, constitute the amendment to the Lanark County Sustainable Communities Official Plan.

PART B – THE AMENDMENT

The Introductory Statement

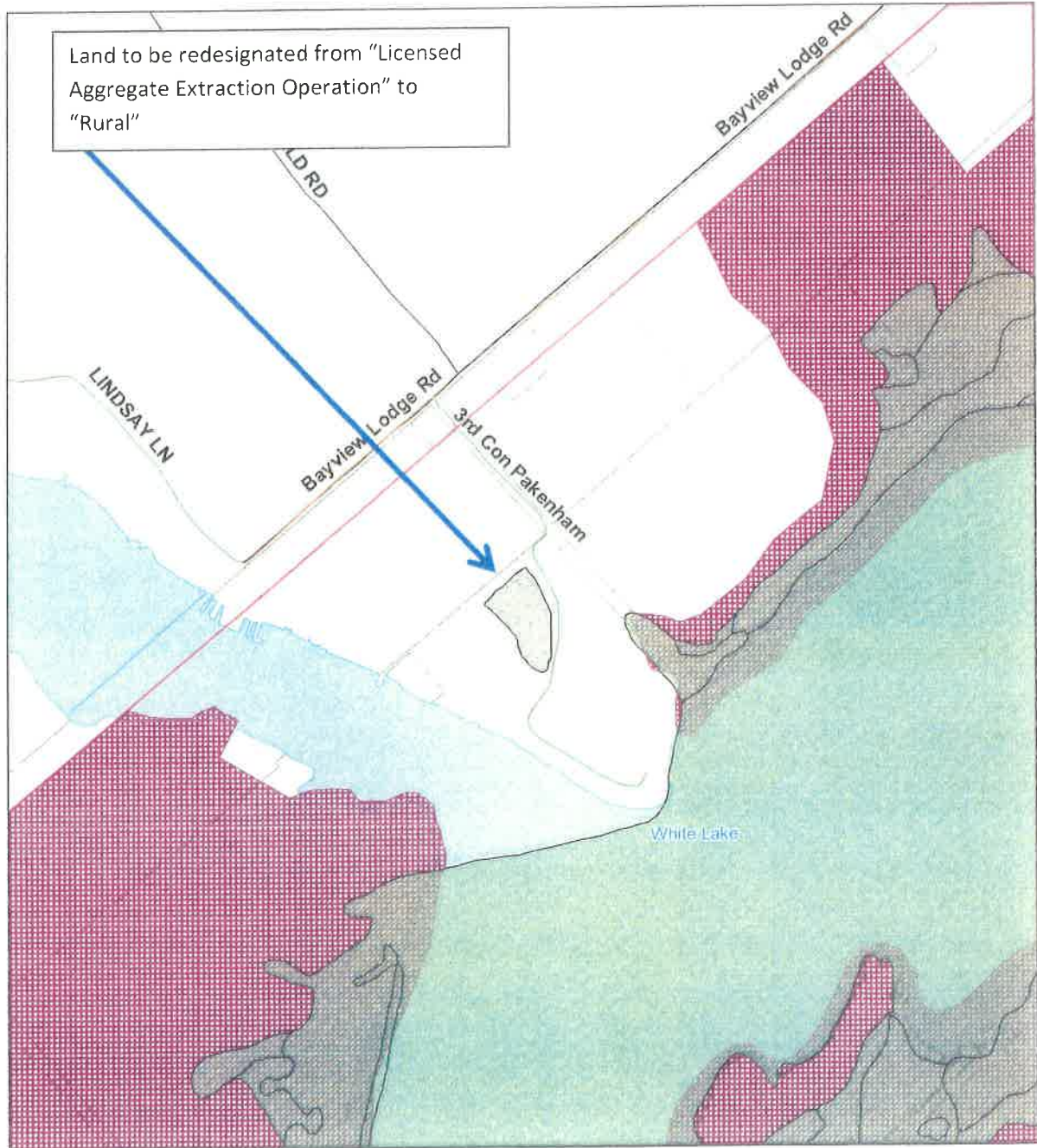
All of this part of this document entitled Part B – The Amendment constitutes Amendment No. 1 to the Lanark County Sustainable Communities Official Plan.

Details of the Amendment

The Lanark County Sustainable Communities Official Plan is hereby amended by amending Schedule “A” to the Official Plan by changing the designation of land described as Part of Lot 26, Concession 2, Geographic Township of Pakenham, now in the Town of Mississippi Mills as shown on Schedule “A” to this Amendment from “Licensed Aggregate Extraction Operation” to “Rural”.

COUNTY OF LANARK OFFICIAL PLAN AMENDMENT NO. 1
SCHEDULE "A"

Part of Lot 26, Concession 2, Geographic Township of Pakenham, now in the Town of Mississippi Mills.



PART C – IMPLEMENTATION AND INTERPRETATION

Implementation

The Implementation of this Amendment to the Official Plan shall be in accordance with the policies of the Lanark County Sustainable Communities Official Plan.