



**THE CORPORATION OF THE TOWNSHIP OF STONE MILLS
OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS
NOTICE OF PUBLIC MEETING**

TAKE NOTICE that the Township of Stone Mills is proposing to adopt an Official Plan Amendment and to pass a by-law to amend Zoning By-law No. 2014-744. Pursuant to Sections 17(17) and 34(13) of the *Planning Act* (R.S.O. 1990), Council will hold a public meeting on **Monday, May 6th, 2024 at 5:00 pm** within Council Chambers at the municipal offices located at 4504 County Road 4, Centreville, to outline the content and effect of the applications. All those interested are hereby invited to attend the public meeting and express their view on the applications.

Purpose and Effect of the Proposed Amendments

The Township of Stone Mills is proposing amendments to the Official Plan and Zoning By-law for the purpose of protecting agricultural lands. Some members of the community have expressed concern about the number of severances and potentially incompatible development occurring on lands that are actively used for agricultural purposes (or are capable of being used for agricultural purposes) and the future impacts this may have on the agricultural economy in the Township of Stone Mills.

The Official Plan Amendment contemplates the introduction of a site-specific policy area that would apply to those lands identified in the Canada Land Inventory (CLI) as Class 1 - 3 soils but that are not designated prime agricultural. Lands within this overlay area would be subject to an additional set of policy criteria for lot creation, including:

- requirements to limit lot size to be no larger than needed;
- consideration for other more suitable locations on the same lot;
- requirement for an Agricultural Impact Assessment (AIA) to demonstrate compatibility where warranted; and
- requirements for mitigation measures.

To implement the above noted policy changes and to provide restrictions on residential development on existing lots of record changes to the Zoning By-law are also proposed. The Zoning By-law Amendment proposes to introduce a new maximum lot size requirement for new residential lot creation in these areas and to establish new maximum yard requirements for residential uses on existing lots of record. These changes will restrict the residential building envelope on existing lots of record on Class 1-3 soils and limit the size of new residential lots that can be created.

The purpose of this public meeting is to solicit public input from the broader community. No decisions will be made by Council at this meeting.

Location

The subject lands associated with the proposed amendments include all lands identified in the Canada Land Inventory (CLI) as Class 1 - 3 soils. See Key Map.

Representation and Information

If a person or public body would otherwise have an ability to appeal the decision of Township of Stone Mills Council to the Ontario Land Tribunal (OLT) but the person or

public body does not make oral submissions at a public meeting or make written submissions to the Township of Stone Mills before the by-laws are passed, 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 Township of Stone Mills before the by-laws are passed, 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.

Additional information relating to the proposed amendments is available and can be sent via e-mail as requested. Appointments can also be made to view the material at the municipal office located at 4504 County Road 4, Centreville from Monday to Thursday between the hours of 8:30 a.m. to 4:30 p.m. and Friday between 8:30 a.m. to 12:30 p.m.

For more information about this matter, including information about appeal rights, please contact **Cindy Huyck, Development Services Clerk** at 613-378-2475, extension 231, or chuyck@stonemills.com .

How to Participate

Any person may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendments.

The Council Agenda will provide further instructions on how to participate at the upcoming public meeting and can be found at <https://stonemills.civicweb.net/portal/> prior to the meeting. A link to the meeting can also be found on the Council Agenda prior to view the meeting via the Township of Stone Mills YouTube channel. Alternatively, you may contact Cindy Huyck at the contact details above to receive information on how to view and participate in the meeting.

If you wish to be notified of the decision of Township Council on the proposed amendments you must make a written request to:

Brandi Teeple, Clerk
Township of Stone Mills, 4504 County Road 4
Centreville, Ontario K0K 1N0

Dated at Centreville this 27th day of March, 2024.