

THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS
NOTICE OF REFUSAL OF A ZONING BY-LAW AMENDMENT
13373 COUNTY ROAD 2, RIVERSIDE HEIGHTS
PLAN 58, PART LOTS 3 AND 4, RP 8R-933 PART 1
(FORMER TOWNSHIP OF WILLIAMSBURG)

TAKE NOTICE that the Council of the Corporation of the Municipality of South Dundas refused a request to amend the Municipality of South Dundas Zoning By-law 2010-48 on the 14th day of February 2022. The Notice is being issued under Section 34 of the *Planning Act*.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to the refusal decision, may be filed with the Clerk of the Corporation of the Municipality of South Dundas not later than the **8th day of March 2022**. A Notice of Appeal must be accompanied by the prescribed fee of \$1,100.00 (certified cheque or money order) payable to the Minister of Finance and must set out the reasons for the appeal.

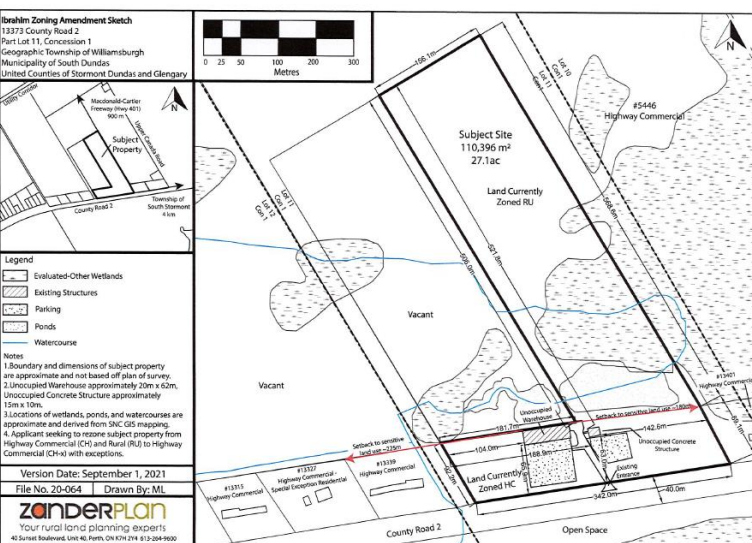
Only individuals, corporations and public bodies may appeal a decision of the Municipality to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested zoning by-law amendment was refused, the person or public body made oral submissions at a public meeting, if any, or written submission 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.

THE PURPOSE AND EFFECT of the Application was to rezone the subject property from Rural (RU) and Highway Commercial (CH) to Highway Commercial – Special Exception 10 (CH-10) to permit a Cannabis Processing Facility and to reduce the setback from a Cannabis Processing Facility to the nearest sensitive land use from 300 metres to 180 metres (east side) and 225 metres (west side)

The Council of the Corporation of the Municipality of South Dundas held a statutory public meeting, pursuant to Section 34 of the Planning Act on November 22 2021. On February 14 2022 the Council of the Corporation of the Municipality of South Dundas refused the application. The refusal to amend the Zoning By-law is based on non-consistency with the Provincial Policy Statement, non-conformity with the Official Plan and concerns with respect to compatibility and impact on surrounding land uses.

All oral submissions relating to the application made at the Public meeting on November 22 2021 and all written submissions made to Council were considered by Council before this decision was made.



The decision of Council is final if a notice of appeal is not received before or on the last day to appeal.

DATED at the Municipality of South Dundas this 16th day of February 2022.

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