

NOTICE OF A PUBLIC MEETING CONCERNING AN APPLICATION FOR PLAN OF SUBDIVISION AND CLASS ENVIRONMENTAL ASSESSMENT

**Proposed industrial subdivision with frontage on County Road 35 and County Road 15, Long Sault, Township of South Stormont
(SDG File 01-SS-S-2023)**

Owner: TPM Holdings Inc. / Avenue 31 Capital Inc.

TAKE NOTICE that the Corporation of the United Counties of Stormont, Dundas & Glengarry gave Public Notice of the receipt of an Application for Plan of Subdivision in accordance with Subsection 51(19.4) of the Planning Act and Subsection 4 of Ontario Regulation 544/06 on February 28th, 2023.

At the request of the United Counties of Stormont, Dundas and Glengarry (Approval Authority), the proponent will hold an open house to inform the public of the proposed Subdivision Application and Class Environmental Assessment in support of the subject development on **April, 13th, 2023, from 6:00pm to 8:00pm (drop in anytime)** at the Township of South Stormont municipal office community room located at 2 Mille Roches Road, P.O. Box 84 Long Sault, ON, K0C 1P0.

Subject Property: The subject lands are an assembly of six contiguous parcels (consolidation shown on the key map). The site is bordered on the north by Highway 401; on the south by a CN Rail Mainline; on the west by County Road 35; and on the east by County Road 15. The subject lands are within the Former Geographic Cornwall Township, now in the Township of South Stormont, consisting of approximately 274 hectares (677 acres) of land. A map of the property is attached to this notice.

Class Environmental Assessment:

Purpose: To assess alternatives for an intersection with County Road 35/Moulinette Road, Avenue 31 has retained Morrison Hershfield Limited to undertake a Group C Environmental Assessment under the *Class Environmental Assessment for Provincial Transportation Facilities (2000)* process. The recommended intersection alternative will be presented at the Public Information Centre (PIC) along with the alternatives considered, evaluation, impact assessment and mitigation measures.

Development Application / Draft Plan of Subdivision:

Purpose: The applicant plans to develop the land to facilitate the creation of an industrial subdivision consisting of 17 industrial building lots. Access to the proposed building lots will be provided by a 2.75 km, County-owned "spine road" running east-west through the site connecting to the Counties Road network at County Road 15 (Avonmore Road) and County Road 35 (Moulinette Road).

If a person or public body does not make oral submissions at the public meeting or make written submissions to the United Counties of Stormont, Dundas and Glengarry in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of United Counties of Stormont, Dundas and Glengarry to the Ontario Land Tribunal. Please note that only utility and rail companies are included as "specified persons" as defined in the Planning Act, and other property owners are not entitled to appeal the decision.

If a person or public body does not make oral submissions at the public meeting or make written submissions to United Counties of Stormont, Dundas and Glengarry in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 do so. Please note that only utility and rail companies are included as "specified persons" as defined in the Planning Act, and other property owners are not entitled to appeal the decision.

If you wish to be notified of the decision of the United Counties of Stormont, Dundas and Glengarry in respect of the proposed Plan of Subdivision you must make a written request to the United Counties of Stormont, Dundas and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J 3P2, Attention: Megan Benoit, Planning Technician mbenoit@sdgcounties.ca

ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision is available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Township office.

ADDITIONAL INFORMATION relating to the Class Environmental Assessment please contact Nick Crockford, Environmental Planner Morrison Hershfield at ncrockford@morrisonhershfield.com or (416) 499-3110.

DATED AT THE TOWNSHIP OF SOUTH

STORMONT THIS 27th DAY OF MARCH 2023

Loriann Harbers, CMO
Director of Corporate Services/Clerk
Township of South Stormont
2 Mille Roches Road, P.O. Box 84
Long Sault, ON, K0C 1P0
613-534-8889
info@southstormont.ca

Key Map

These parcels include (from west to east): Concession 5, Part of Lots 36, 37, & 38; being Parts 1 to 8 on 52R-2070; Lot 3 on Plan 276; Concession 5, South Part of Lot 34; Lots 1 & 2 on Plan 276; Concession 5, Part of Lot 32; and Concession 5, Part of Lot 31; being Parts 6 to 9 on 52R-5058



Draft Plan of Subdivision

