



NOTICE OF PUBLIC HEARING APPLICATION FOR OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

Sections 17 and 34 and of the Planning Act.
O. Reg. 543/06 and 545/06 as amended

To: PRESCRIBED PERSONS/PUBLIC BODIES/INTERESTED PARTIES
File No.: OPA-08 & ZA-2023-02 Thomas Cavanagh Construction Limited
Subject Land: Dalhousie Con 10 Pt Lot 5, Geographic township of Dalhousie (Highland Line)
Municipality: Township of Lanark Highlands
Owner: Thomas Cavanagh Construction Limited
Applicant: MHBC Planning

TAKE NOTICE THAT, in accordance with the provisions of the *Planning Act, R.S.O. 1990*, as amended, this notice is to advise that sufficient information has been presented to deem the application being processed under Files OPA-08 and ZA-2023-02 as complete.

AND THAT the Council of the Corporation of the Township of Lanark Highlands will hold a **PUBLIC ELECTRONIC TELECONFERENCE AND IN PERSON MEETING** as per procedural By-law on Tuesday, **March 14th, 2023, at 6:00 p.m.** for the purpose of considering a proposed official plan and zoning by-law amendment in accordance with the Planning Act. Please dial 1-855-344-7722 or 613-244-1312 then enter Conference ID: 2883824 or attend in person at the Municipal Complex, 75 George Street Lanark ON, to participate in the public meeting. In order to assist the Committee in its review of the proposal, you are requested to provide comments on or before **March 14th, 2023**.

PROPOSED OFFICIAL PLAN AMENDMENT FOR THE EXPANSION OF A MINERAL AGREGGATE

PIT (OPA-08): The proposal is to permit a below water pit on a 50.6 ha licensed area and a 35.1 ha extraction zone on the lands described as Part of Lot 5, Concession 10, geographic township of Dalhousie, municipally known as the Highland Line. The maximum annual tonnage is proposed to be 1,000,000 tonnes per year, with the deposit being estimated at 2,000,000 tonnes of high-quality sand and gravel. The pit is proposed to operate on a 24- hour basis with limitations on what equipment can operate between the hours of 7 pm and 7 am. The pit is proposed to be subject to progressive rehabilitation to a natural state as a lake. The haul route proposed is eastward on Highland Line to County Road 12. The 50.6ha parcel of land identified on the key map is presently designated as Rural Communities on Schedule "A" of the Township's Official Plan and is proposed to be re-designated as Mineral Aggregate Extraction. Applications have also been filed for an amendment to the Lanark County Sustainable Communities Official Plan and an Aggregate Resource Act submission to the Ministry of Natural Resources and Forestry.

PROPOSED ZONING BY-LAW AMENDMENT (ZA-2023-03): The proposed Zoning By-Law Amendment will modify the zoning from Mineral Aggregate Resources – Holding (MAR-h) and Rural (RU) to Mineral Aggregate Resources Pit (MXP). The nature of the rezoning requested is to permit the opening of a mineral aggregate pit. A key map showing the location of the subject lands is shown on the reverse side and a copy of the application is attached.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Township of Lanark Highlands to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Lanark Highlands before the by-law is 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 makes written submissions to the Township of Lanark Highlands before the by-law is 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 do so.

If you wish to be notified of the decision of the Township of Lanark Highlands on the proposed zoning by-law amendment, you must make a written request to the Township of Lanark Highlands.

ADDITIONAL INFORMATION regarding the proposed zoning by-law amendment will be available for public inspection on at the Township of Lanark Highlands Municipal Office by appointment during regular business hours, Monday to Friday, from 9:00a.m. to 4:00p.m.

DATED at the Township of Lanark Highlands this 30th day of January 2023.

Amanda Noël, Dipl. M.M.
Clerk
Township of Lanark Highlands, 75 George Street
Lanark, ON, K0G 1K0

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APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS



Subject Lands

Landowner: Thomas Cavanagh
Construction Limited
File No.: OPA-08 and ZA-2023-02
Subject Land: Dalhousie Con 10 Pt Lot 5, Geographic township of
Dalhousie (Highland Line)

"Sketch Only"
*Prepared by the
Township of Lanark Highlands
Planning Dept.*
NOT A LEGAL SURVEY

