



**Notice of Applications and Notice of a Public Meeting Concerning a Proposed  
Official Plan Amendment and Zoning By-law Amendment  
Municipality of South Dundas  
SDG File – OPA No. 32  
SD File – Z-2026-03**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of South Dundas gives public notice of a receipt of an application for an Official Plan Amendment to consider a proposed Official Plan Amendment to the United Counties of Stormont, Dundas, and Glengarry Official Plan in accordance with Subsections 17(15) and 22 of the Planning Act R.S.O. 1990, as amended and receipt of a complete application for a Zoning By-law Amendment to consider a proposed zoning amendment to the Municipality of South Dundas' Zoning By-law 2010-48 under Section 34 of the Planning Act R.S.O. 1990 as amended.

**Land's Affected:** Part Lots 19 and 20, Concession 1, Geographic Township of Matilda, now in the Municipality of South Dundas, located at 10984 County Road 2.



Proposed Official Plan Amendment: From "Rural District" to "Urban Settlement Area – Residential District".

Proposed Zoning Amendment: From "Rural" to "Residential Second Density – holding (R2-h)

**Further Take Notice** that the Council of the Municipality of South Dundas will hold a public meeting on Wednesday, March 18<sup>th</sup>, 2026, at 5:30 p.m. to consider the proposed Official Plan Amendment and Zoning By-law Amendment.

**Location:**

Council Chambers is located on the 3<sup>rd</sup> Floor, Municipal Centre, 34 Ottawa Street, P.O. Box 740, Morrisburg.

**Proposed Official Plan Amendment (OPA):**

The purpose of Amendment No. 32 to the Official Plan for the United Counties of Stormont, Dundas, and Glengarry, being an amendment initiated by an individual pursuant to Section 22 of the Planning Act, is to permit an expansion to the urban settlement area boundary of Iroquois. The proposed amendment is to redesignate the subject lands from "Rural District" to "Residential District". The OPA proposal would accommodate a future residential plan of subdivision on the subject lands which is approximately 13.4 hectares in area.



**Proposed Zoning Amendment:**

The purpose of the zoning amendment is to rezone the subject property from Rural (RU) to Residential Second Density – holding (R2-h) to permit a future residential subdivision consisting of approximately 70 single detached dwellings and 70 semi-detached dwellings. The holding would be lifted once water/wastewater servicing is made available on the property.

An application for subdivision has not been received to date by SDG Counties.

All other applicable provisions of Zoning By-law 2010-48, as amended, shall continue to apply.

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and/or the proposed Zoning By-law Amendment.

**Official Plan Amendment**

If a person or public body does not make oral submissions at a public meeting or make written submissions in respect to the proposed Official Plan Amendment to the United counties of Stormont, Dundas and Glengarry is approved or refused, the person or public body is not entitled to appeal the decision of the United Counties of Stormont, Dundas, and Glengarry to the Ontario Land Tribunal (OLT) and may not be added as a party to a hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

If you wish to be notified of the decision of the United Counties of Stormont, Dundas, and Glengarry in respect of the proposed Official Plan Amendment, you must make a written request to the United Counties of Stormont, Dundas, and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J3P2, Attention: Planning Department, or at [planning@sdgcounties.ca](mailto:planning@sdgcounties.ca)

**Zoning By-law Amendment**

If a person or public body does not make oral submissions at a public meeting or make written submissions in respect to the proposed Zoning By-law amendment to the Municipality of South Dundas before the Zoning By-law amendment is approved or refused, the person or public body is not entitled to appeal the decision of the Council of the Municipality of South Dundas to the Ontario Land Tribunal (OLT) unless, in the opinion of the OLT, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality of South Dundas in respect of the proposed zoning amendment you must make a written request to the Municipality of South Dundas, P.O. Box 740, 34 Ottawa Street, Morrisburg, Ontario, K0C1X0, Attention: Chantal Lapierre, Planning/Building Technician or at [clapierre@southdundas.com](mailto:clapierre@southdundas.com).

**IF A PROPERTY CONTAINS SEVEN OR MORE RESIDENTIAL UNITS**, the owner is required to post this notice at a location that is visible to all the residents.

**ADDITIONAL INFORMATION** relating to the proposed Official Plan Amendment and Zoning By-law Amendment is available between 8:30 a.m. and 5:00 p.m. Monday to Thursday and 8:30am to 12:00pm every Friday at the Municipal office.

Dated at the Municipality of South Dundas this 19<sup>th</sup> day of February 2026  
Chantal Lapierre, Planning/Building Technician  
Municipality of South Dundas  
26 Pitt Street Cornwall, ON K6J 3P2  
(613) 543-2673  
[clapierre@southdundas.com](mailto:clapierre@southdundas.com)