



## NOTICE OF REFUSAL OF A PROPOSED AMENDMENT TO THE ZONING BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF CHAMPLAIN

**TAKE NOTICE** that on the **24<sup>th</sup> day of January 2017** the Council of the Corporation of the Township of Champlain made a decision to refuse the application submitted by Colacem Canada Inc. to amend the Township of Champlain Zoning By-law No. 2000-75 (file no.: Z-7-2016) under Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

**THE PURPOSE** of this Zoning By-law Amendment is to amend the current “*Rural Zone (RU)*” to a site-specific “*Industrial Heavy – Special Exception Zone (MG-3)*” and to an “*Industrial Heavy – Special Exception Zone (MG-4)*” to permit the proposed heavy industrial development on the property legally described as Lot 217, Plan M-100, in the former Township of Longueuil, now in the Township of Champlain located on the north side of County Road No. 17 approximately 4.5 kilometres west of the Village of L’Original. **THE EFFECT** of this Zoning By-law amendment application would be to allow a cement plant and accessory structures on the southern 39.9 hectares portion of the 55.85 hectares property. The west minimum interior side yard would be zero (0) metre and the maximum building height would be 125 metres. The *MG-4 Zone* limits the permitted uses to uses accessory to a cement plant, including: Employee and visitor parking; Offices, cafeteria and employee lockers; Guardroom; Vehicle scale; Electrical sub-station; Berm; and a Pond.

Colacem Canada Inc. also submitted an amendment to the Official Plan of the United Counties of the Prescott and Russell (file no. 050-OPA-16-002) under Section 17 of the *Planning Act*, R.S.O. 1990, as amended. To obtain information on this file contact the Planning and Forestry Department of the United Counties of Prescott and Russell at 59 Court Street, P.O. Box 304, L’Original, Ontario, K0B 1K0, Tel.: (613) 675-4661 ext. 7100 or by email at [LPrevost@prescott-russell.on.ca](mailto:LPrevost@prescott-russell.on.ca).

### Reason for Refusal

The Public comments received indicated concerns on: visual pollution; air pollution; noise pollution; incompatibility of land use and potential property value loss, the effect of which influenced the decision of Council to refuse this Zoning By-law Amendment. The agency comments received on this application had no effect on the decision.

### When and How to File an Appeal

Any appeal to the Ontario Municipal Board must be filed with the Clerk of the Township of Champlain, 948 Pleasant Corner Road East, Vankleek Hill, Ontario K0B 1R0, on or before the last day for filing an appeal.

The notice of appeal must:

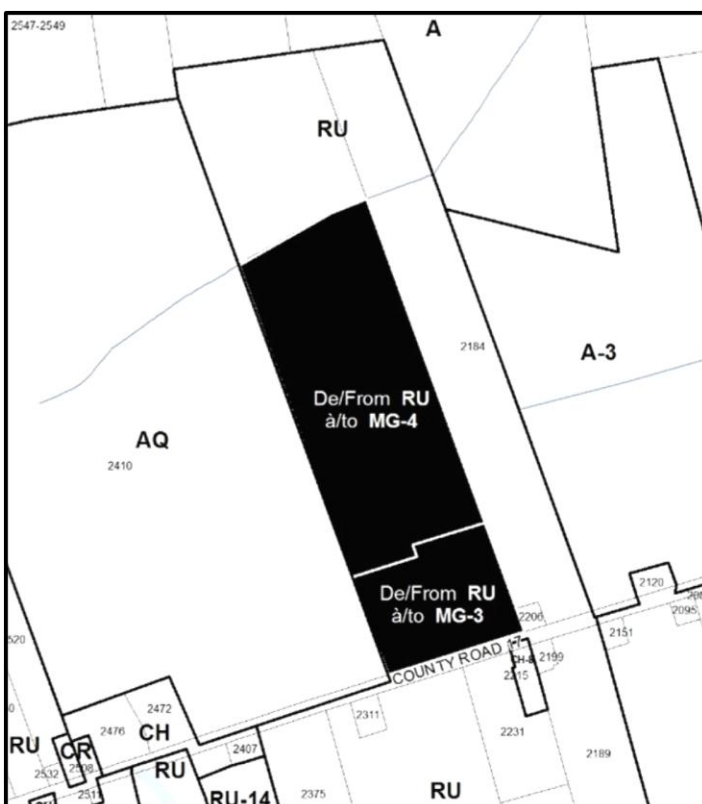
1. set out the reasons for the appeal and the specific part of the requested amendment to which the appeal applies;
2. be accompanied by the fee required by the Ontario Municipal Board in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the appropriate appeal form to accompany the payment is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca) (Appellant Form A1) or by contacting the Clerk at (613) 678-3003.

**LAST DATE FOR FILING AN APPEAL: Tuesday, February 21<sup>st</sup>, 2017 at 4:30 p.m**

### Who Can File an Appeal

A person or public body that requested an amendment to the zoning by-law of the Township of Champlain may appeal the refusal of the requested amendment to the Ontario Municipal Board in respect of all or any part of the requested amendment by filing a notice of appeal with the Clerk of the Township of Champlain.

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 submissions to the Township of Champlain Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.



### When the Decision is Final

The decision of the Township of Champlain Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

**More Information:** Copies of the material relating to the zoning by-law amendment application are available for review at the Township of Champlain, at the address below, between the hours of 8 a.m. to 4:30 p.m. Monday through Thursday and on Friday between 8 a.m. to 4 p.m.

The personal information accompanying your submission is being collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and may form part of the public record which may be released to the public.

**Dated at the Township of Champlain, this 1<sup>st</sup> day of February, 2017**

Alison Collard, Clerk --- Township of Champlain  
 948 Pleasant Corner Road East,  
 Vankleek Hill, Ontario K0B 1R0  
 Tel: (613) 678-3003 --- Fax: (613) 678-3363  
 Email: [alison.collard@champlain.ca](mailto:alison.collard@champlain.ca)