

NOTICE OF REFUSAL OF A ZONING BY- LAW AMENDMENT
BY THE CORPORATION OF THE TOWN OF GREATER NAPANEE

TAKE NOTICE that the Council of the Corporation of the Town of Greater Napanee refused an application to amend Zoning By-law No. 02-22 to change the M4 Zone to M4-3-H for the property at 8205 County Road 2 under Section 34 of the Planning Act, R.S.O 1990, as amended, on April 5th, 2022.

PURPOSE AND EFFECT OF THE ZONING BY-LAW REQUEST

An application was received from R.W. Tomlinson Ltd. for a Zoning By-law Amendment (PLZACO 2020 052) to allow a portion of the subject property to be used for a permanent asphalt plant and a ready-mix concrete plant. The application applies to an approximate 6.2 hectare parcel of land that is part of a larger 27 hectare lot that is municipally addressed as 8205 County Road 2.

The subject property is designated 'Aggregate' in the Town of Greater Napanee Official Plan. Zoning By-law 02-22 places the subject lands in the Extractive Industrial (M4) Zone. The existing zoning was proposed to be amended to place the subject property in a M4-3-H Zone to permit the proposed uses and appropriate performance standards for those uses.

LOCATION OF PROPERTY

The property is municipally addressed as 8205 County Road 2, and legally described as part of Lots 21 & 22, Concession 7, Former Municipality of North Fredericksburgh, now in the Town of Greater Napanee and the County of Lennox and Addington, as shown on the Key Map.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS ON APPLICATION

A summary of written and oral comments received and how they are addressed and/or impact the recommendation on the application is included in the Planning Report (PLZACO 2020 052 - IBI Planning Report) presented to Council at their meeting of April 5th, 2022.

REASONS FOR REFUSAL

The proposed By-law Amendment is not in the best interests of the community, does not adequately protect drinking water sources and groundwater, may result in unacceptable adverse impacts on nearby residents due to dust, odour, traffic and noise emissions, and is generally not compatible with the existing uses in the area.

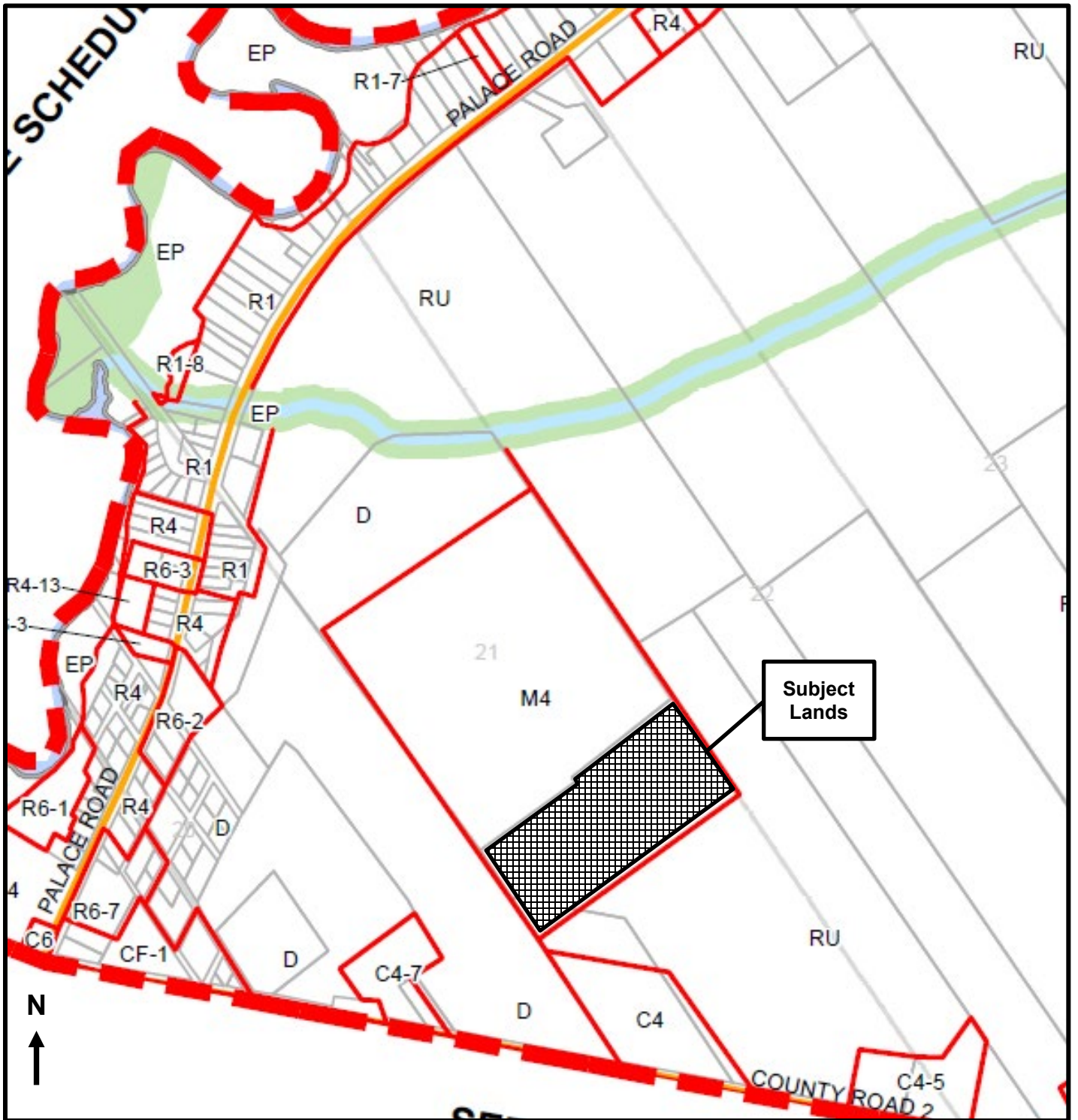
WHEN AND HOW TO FILE AN APPEAL

An appeal submitted to the Town of Greater Napanee for referral to the Ontario Land Tribunal (OLT) must be filed with the Clerk no later than **4:30 pm on the 3rd day of May 2022**. The appeal must be received by this date in order to be valid. The appeal must:

1. Set out the reasons for the appeal; and
2. Include the fee required by the Ontario Land Tribunal (OLT) in the amount of \$1,100.00, payable to the Minister of Finance, Province of Ontario.

The appeal must be addressed to:

Jessica Walters, Clerk
Town of Greater Napanee
45 Commercial Court
Napanee, ON
K7R 4A2



Key Map:

8205 County Road 2
 Part of Lots 21 & 22, Concession 7, Former Municipality
 of North Fredericksburg, Town of Greater Napanee

Drawn By: MT (IBI Group)
 Scale: NTS
 Project: 124158-F
 Date: April 2022

