



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

In Accordance with Sections 17 and 34 and of the Planning Act.

To: EVERY LANDOWNER WITHIN 120 METRES OF THE SUBJECT LANDS & ORIGINAL APPLICATION COMMENTORS

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 REVISED 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 MEETING (IN PERSON)** as per procedural By-law on **THURSDAY SEPTEMBER 11TH, 2025 AT 6:00 PM** for the purpose of considering a proposed official plan and zoning by-law amendment in accordance with the Planning Act. You are invited to attend the Public Meeting in person at the **McDonald's Corners Agricultural Society Hall, 194 Cameron's Road, McDonald's Corners, ON, K0G 1M0** to participate in the public meeting. If you do not wish to provide comments in person at the public meeting you are invited to provide written comments on or before **September 11, 2025, at 4:30pm** to ensure they are presented at the public meeting.

PROPOSED OFFICIAL PLAN AMENDMENT FOR A NEW MINERAL AGREGGATE PIT

(OPA-08): The REVISED proposal is to permit a below water pit on a 35.1 ha licensed area (originally 50.6 ha) and a 28.4 ha extraction zone (originally 35.1 ha) 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 500,000 tonnes per year (originally 1,000,000 tonnes), with the deposit being estimated at 2,000,000 tonnes of high-quality sand and gravel. The pit is proposed to operate from 6 am to 9 pm (originally 24- hour/day) basis limitations on what equipment can operate between the hours of 7 pm and 9 am. The pit is proposed to be subject to progressive rehabilitation to a natural state as a lake. The haul route proposed is primarily eastward on the Highland Line to County Road 12. The 28.4 ha parcel of land identified on the key map is presently designated as Rural Communities and Waterfront Communities on Schedule "A" of the Township's Official Plan and is proposed to be re-designated as Mineral Aggregate Extraction. All supporting information related to these applications may be accessed through Lanark County at <http://www.lanarkcounty.ca/highlandlinepit>

OTHER RELATED APPLICATIONS: Please note that the applicant has also filed a corresponding amendment to the Lanark County Sustainable Communities Official Plan. The public meeting and notice for this separate application will be initiated by Lanark County at a later date. The applicant has also filed an application for site license under the Aggregate Resource Act submitted 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.

FOR ADDITIONAL INFORMATION regarding the proposed Official Plan and Zoning By-law Amendments, including information about appeal rights, contact Nicole Guthrie, Clerk, Township of Lanark Highlands, 75 George St, Lanark ON, K0G 1K0, or at the email address noted below. Documents will be available for public inspection at the Township of Lanark Highlands Municipal Office by appointment during regular business hours, Monday to Friday, from 9:00 a.m. to 4:00 p.m. the Township Office. All supporting information related to these applications may be accessed through Lanark County at <http://www.lanarkcounty.ca/highlandlinepit>

DATED at the Township of Lanark Highlands this 4th day of July 2025.

Nicole Guthrie
Clerk
Township of Lanark Highlands
75 George Street
Lanark, ON, K0G 1K0

T: 613-259-2398 or 1-800-239-4695 ext. 231
E: lhclerk@lanarkhighlands.ca
W: www.lanarkhighlands.ca

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