



**AGENDA
COMMITTEE OF THE WHOLE
COMMUNITY DEVELOPMENT**

**Monday, June 5, 2023, 6:30 PM
South Edwardsburgh Community Centre
24 Sutton Dr.
Johnstown Ontario**

- 1. Call to Order – Chair, Chris Ward**
- 2. Approval of Agenda**
- 3. Disclosure of Pecuniary Interest & the General Nature Thereof**
- 4. Business Arising from Previous Committee Meeting Minutes (if any)**
- 5. Delegations and Presentations**
None
- 6. Action/Information/Discussion Items**
 - a. Live: Land Use Planning
 1. Consent Policy Review
Steve Pentz and Jordan Jackson, Novatech
 2. Application for Severance: 27 David Street, Broniszeski
 3. Action: Agricultural LEAR Consultation
 - b. Work: Economic Development
 1. Information: Great Waterfront Trail Adventure
 - c. Play: Recreation
 1. Information: Recreation Update
 2. Discussion: Tri-Council Recreation Committee
 - d. Discussion: Doors are Open Outreach Display
- 7. Inquiries/Notices of Motion**
- 8. Question Period**
- 9. Closed Session**

- a. Section 239(2)(c) Proposed or pending acquisition or disposition of land by the municipality or local board; Specifically: Industrial Park
- b. Section 239(2)(b) Personal matters about an identifiable individual, including municipal or local board employees; Specifically: CAO and Fire Department

10. Adjournment

MINUTES
COMMITTEE OF THE WHOLE
COMMUNITY DEVELOPMENT

Monday, May 1, 2023, 6:30 PM
South Edwardsburgh Community Centre
24 Sutton Dr.
Johnstown Ontario

PRESENT: Councillor Chris Ward
Mayor Tory Deschamps
Deputy Mayor Stephen Dillabough
Councillor Joe Martelle
Councillor Waddy Smail
Dave Dobbie, Advisory Member
Kimberly Martin, Advisory Member

STAFF: Dave Grant, CAO
Candise Newcombe, Deputy Clerk
Wendy VanKeulen, Community Development Coordinator

1. Call to Order – Chair, Chris Ward

Councillor Ward called the meeting to order at 6:31 p.m.

2. Approval of Agenda

Moved by: W. Smail

Seconded by: J. Martelle

That the agenda be approved as presented.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof

Ms. Kimberley Martin - declared an interest on item 5.b) Request for in-kind support for a Community Garden at 2140 Dundas Street - Ms. Martin is a founding member of the Seaway Horticultural Society; a partner in the proposed community garden project.

4. Business Arising from Previous Committee Meeting Minutes (if any)

None

5. Delegations and Presentations

- a. Ms. Jane Hess, Community Impact Officer, United Way Leeds & Grenville

Ms. Hess, the Community Impact officer for the United Way Leeds and Grenville, provided her professional background as a medical professional with the Health Unit and an overview of her presentation, a copy of which will be held on file. She provided a detailed overview of the United Way Community Impact project, noting the intent of supporting current community programs and implementing new programming that facilitates longer-term, more meaningful collective impacts on the community.

There was discussion regarding the public health assessment report topics available, physician recruitment, affordable housing concerns and identified housing, mental health and food security as three main issues facing the Edwardsburgh Cardinal community based on a community assessment performed by the United Way.

Committee thanked Ms. Hess for her presentation.

- b. Mr. David McIlveen and Mr. Paul Whitney

Ms. Kimberley Martin has declared a declaration of interest on item 5.b) Request for in-kind support for a Community Garden at 2140 Dundas Street - founding member of the Seaway Horticultural Society; a partner in the proposed community garden project.

Ms. Martin left the table and did not participate in the discussion.

Mr. McIlveen introduced himself as a representative of the Seaway Horticultural Society and provided Committee with an overview of his presentation. He noted his request for in-kind support through the donation of topsoil and mulch to facilitate the construction of a community garden on the property of the Riverview Presbyterian Church located at 2140 Dundas Street. Mr. McIlveen identified the growing use of food banks across the country and noted a projection that 20% of all Canadians will make use of a local food bank in 2023. Along with the proposed community garden, he noted the intent to offer additional classes to educate individuals on growing, harvesting and preserving their own food with all produce harvested from the garden provided to the local food bank to disperse.

There was discussion regarding proposed advertising for skills classes, eligibility of the proposed location, alternate location options, proposed beekeeping at the location and timeline for construction of the garden. Members inquired about applying to the Township's Community Grants and Donations program which was completed last month.

Committee discussed implications of the property zoning under the authority of the Bereavement Authority of Ontario, the benefits of

collaborating this program with the monarch restoration program and access to the Cardinal Library location.

Ms. Martin returned to the table.

6. Action/Information/Discussion Items

a. Live: Land Use Planning

1. Action: Site Plan Control Agreement, 3209 County Road 2 (HB Holdings Inc.)

Committee was provided with an overview of the report and discussed permitted uses under residential, industrial and agriculturally zoned properties, the reason a stormwater management plan was required and clarified issues with the initial septic installation.

Moved by: S. Dillabough

Seconded by: J. Martelle

That Committee recommend that Council enter into an agreement with the owner of 3209 County Road 2, as attached.

Carried

2. Action: Amendment to Fence Bylaw

Committee was provided with a brief summary of the report and discussed the appropriate committee for minor variances to the Township's fence bylaw and clarified that existing fence renovations made prior to the passing of the bylaw would be grandfathered in. Committee reached consensus to authorize any Committee of the Whole to determine minor variance applications to the Township's fence bylaw.

Moved by: W. Smail

Seconded by: T. Deschamps

That Committee amend the motion to delegate authority to approve exemptions to the Fence Bylaw to include "any Committee of the Whole or Council."

Carried

Moved by: W. Smail

Seconded by: T. Deschamps

That Committee recommend that Council amend the Fence Bylaw 2022-41, as attached, and delegate authority to approve

exemptions to the Fence Bylaw to any Committee of the Whole or Council.

Carried

3. Information: Development in the Rural Policy Area

Committee was provided with a summary of the report and discussed upcoming provincial policy statement (PPS) changes and their implications, reducing the minimum lot size to 0.98 acres, the anticipated timeline to receive the planner's report on the proposed changes, implications of the Counties official plan, the cost for a minor variance application and ensuring that comments provided on provincial policy changes are reflective of the views of the Township.

Members reached consensus to permit up to four severances from the original land parcel and discussed the smallest lot size allowable to accommodate a septic system and well. Members inquired if there was a possibility of minimizing the lot sizes to smaller than 0.98-acre.

There was discussion regarding the implications of basing the original land parcel off of 2003 versus 2013 status of the land and reached consensus to base the original land status off 2013.

There was discussion regarding proposed changes to the PPS and their implications on partial municipal servicing connectivity.

b. Work: Economic Development

1. Information: Tourism Partnership Project, Follow 44

Committee was provided with a brief summary of the report and discussed extending the proposed trail to Angelo's Restaurant on Highway 44 and commended the collaborative efforts of all parties in bringing this project to fruition.

c. Play: Recreation

1. Discussion: Monarch Restoration Program

Committee was provided with a summary of the report and discussed collaborative efforts with the proposed community garden at the location of the public library, the declining prevalence of the milkweed plant and its negative interaction with agricultural practices.

Committee discussed alternate plant options such as the butterfly bush, alternate location options for the program, maintenance

implications, splitting the project into two locations and public education signage.

2. Discussion: Cardinal Waterfront Use Update

Committee was provided with a summary of the report and discussed changes to the signage such as including both official languages on the proposed signage for the dive site, including the Township logo and changes to the proposed phrasing of the message.

Committee discussed the applicability of current Township platforms to implement a user pay system for use of the boat launch, clarified the intent of the proposed public survey and the estimated timeline to implement the fee-for-use system.

Members inquired about the proposed size and placement of the dive site signage, proposed policing of both the dive site and boat launch and the reduced costs for use of the boat launch for Township residents. Committee directed staff to post signage to educate the public on the upcoming fee-for-use charges for the use of the Cardinal boat launch to be implemented in January 2024.

7. **Inquiries/Notices of Motion**

Deputy Mayor Dillabough inquired about requesting a new Canada Customs sign at the Cardinal boat launch, noting the worn condition of the current signage.

8. **Question Period**

The following questions/comments were raised:

- Estimated timeline for approval of the proposed Site Plan Control Agreement at 3209 County Road 2 with HB Holdings Inc.

9. **Closed Session**

None.

10. **Adjournment**

Moved by: S. Dillabough

Seconded by: T. Deschamps

That Committee does now adjourn at 9:21 p.m.

Carried

Chair

Deputy Clerk

MEMORANDUM

DATE: MAY 31, 2023

TO: TOWNSHIP OF EDWARDSBURGH CARDINAL – COMMUNITY DEVELOPMENT COMMITTEE

FROM: NOVATECH

RE: OFFICIAL PLAN CONSENT POLICY REVIEW – BACKGROUND REPORT

Background

It is understood that the Township's Community Development Committee at the April 2023 meeting expressed a desire to review and consider options for an amendment to the Official Plan and Zoning By-law with respect to lot creation in the rural area of the Township.

Specifically, the Committee is interested in reducing minimum lot area and frontage requirements for residential lots in the rural area to 0.4 ha and 45m respectively, increase the maximum number of lots that may be created from an original land holding from two to four and establish a new date used to define an original land holding. The overall intent of these amendments is to permit additional lot creation for residential development outside of settlement areas.

As the above noted interests will require an amendment to the Township's Official Plan and Zoning By-law, this report has been prepared to provide the Committee with an overview of existing Official Plan policies and to remind the Committee of other rural interests and development constraints that should be considered when considering additional development in the rural area. The report concludes with an explanation of the amendment process for Committee to move forward with proposed amendments.

This report has been prepared to provide Committee with an overview of the following:

1. The Township's existing Official Plan policies regarding lot creation in the rural area;
2. Provide a summary of consent policies and minimum lot size requirements within United Counties of Leeds and Grenville;
3. Provide a summary of recent development trends within the Township;
4. Identify considerations relating to consent policy revisions;
5. Outline the process to amend the Township's Official Plan and Zoning By-law;
6. Identify potential amendments; and
7. Discuss next steps.

1. Current Official Plan Policies

The Township's Official Plan was approved by the United Counties of Leeds and Grenville on January 23, 2020, on a basis consistent with the 2014 Provincial Policy Statement which was in effect at the time, and is intended to guide land uses until the year 2031. The Township of Edwardsburgh Cardinal is comprised of a mix of land uses including serviced and un-serviced settlement areas, significant industrial areas, aggregate, rural and agricultural lands as well as natural heritage resources. Section 3.1.2 of the Township's Plan states that over the next 20 years development on existing lots and new lots to be created by consent and plan of subdivision shall occur primarily within the limits of the

Township's Settlement Policy Area designations. Further, Council has established a target for 60% of new development to occur within the Township's urban and rural settlement areas and 40% in rural areas. It is noted that the Township is one of the few municipalities within the United Counties of Leeds and Grenville where municipal services exist to support a variety of uses.

Section 3.4 of the Plan provides goals, objectives and policies for development within the Township's Rural Policy Area. The Plan recognizes that in order to maintain and protect the character and identity of the Township's Rural Policy Area it is important to avoid inefficient land use patterns such as strip or scattered development to minimize incompatibility between land uses and to minimize adverse environmental impacts. The Plan also contains policies aimed at limiting residential lot creation within the rural area and avoiding inefficient land use patterns. Within the Rural Policy Area, the Plan permits limited, low density residential development subject to meeting servicing constraints (Section 3.4.2.1).

Section 7.2 (Land Division) of the Township's Plan provides policy regarding the creation of new lots within the Township either by consent or plan of subdivision/condominium. Provided all other applicable policies in the Official Plan can be met, including minimum lot size requirements of one (1) hectare, Section 7.1.3.1 states the following regarding the consent process:

7.1.3.1 It is a policy of this Plan that the creation of a maximum of two new lots by consent, excluding the retained original lot, may be considered subject to the other relevant policies of this Plan. Any additional new lot creation shall occur by plan of subdivision. For the purpose of this policy, an original lot is defined as the lot as it existed as of December 6, 2003.

The above policy permits a maximum of two new lots that can be created from an existing land holding, as defined, outside of the Township's settlement areas. The Plan also includes the following policies with respect to limiting development within the Rural Policy Area:

7.1.1.1 The frontage, size and shape of any lot created shall be appropriate for the proposed use and conform to the provisions of the Zoning By-law. With the exception of the village of Cardinal where there are full municipal water and sewage services, the minimum lot area shall be generally no less than 1.0 hectare. A smaller lot size may be permitted in exceptional situations, such as in the case of lands within the Settlement Policy Area designation, or where the nature or siting of existing uses or buildings precludes the possibility of achieving the 1.0 hectare minimum lot area. A larger lot size may be required depending upon the nature of the use, the topography and/or other development constraints.

7.1.3.3 Consents may also be granted to permit a lot enlargement, clarification of title or for any legal or technical reason which does not result in the creation of a new lot. Vertical consents (i.e. strata plans) are not permitted in the Rural Policy Area designation.

7.1.3.4 In determining the necessity of lot creation in the Rural Policy Area designation, Council shall take into consideration the number of existing vacant lots of record within the Township.

7.1.3.6 Consents in the Rural Policy Area designation should not have the effect of creating or extending areas of strip development. Consents requiring direct access to County

Roads shall be restricted, and wherever possible, new lots shall obtain access from Township roads.

7.1.3.8 *The size, configuration and, where applicable, the soil structure of a proposed lot shall be appropriate for the long-term provision of services as set out in the Water and Wastewater Services section of this Plan.*

It is also noted that the Township's Official Plan permits development by plan of subdivision in the Rural Policy Area designation (Section 7.1.2.1) which would allow additional lot creation opportunities through a subdivision proposal. The Official Plan does not include policies to limit the number of severances within settlement areas from an original land holding, provided a plan of subdivision is deemed not necessary for the orderly development (Section 7.1.3.2).

The Township's Zoning By-law implements the Official Plan and establishes a minimum lot area of 1.0 ha, consistent with the Official Plan, and a minimum lot frontage of 70 m for lots within the Rural (RU) zone.

2. United Counties of Leeds and Grenville - Consent Policies and Minimum Lot Area Requirements

Attachment A provides table summaries of consent policies for rural lot creation of local Official Plans within the United Counties of Leeds and Grenville. The tables reveal that while there may be a maximum to the number of lots that could be created from an original land holding, local Official Plans also have additional policies establishing certain development constraints to limit development in the rural area. Further, some Official Plans may also require that further assessments be completed to demonstrate that lots can be provided with private services such as sufficient water supply. The tables also compare minimum lot area and frontage requirements of Rural (RU) zones of municipalities within the United Counties.

Generally, within the United Counties local policies permit a maximum of two lots that may be created from an original holding, as defined in a local Official Plan. The majority of local Official Plans also include policies that establish criteria to limit development within the rural area. The minimum lot areas range from 0.4 ha, 0.8 ha and 1.0 ha for residential properties within the rural area.

It is noted that the United Counties currently has two Counties wide studies underway including the Aggregate Resources Master Plan and the Agriculture Area Review. Each of these studies are expected to require amendments to the Counties Official Plan which may impact local policies regarding lot creation for residential development in the rural area to balance various resource interests established by the Province. An Official Plan amendment regarding mineral aggregate resources is currently on hold and draft mapping and a report has been released from the Counties regarding agricultural lands within the Counties. The Counties is anticipating updating the Population, Housing and Employment projections for the United Counties in 2023 which may result in further amendments to the Counties Plan. It is noted that the Township's mapping (and related policies) with respect to agricultural resources and mineral aggregate resources may require an amendment following the completion of these two County-initiated amendments.

It is also noted that on April 6, 2023, a draft Provincial Planning Statement (PPS) was released by the Province. The draft has been issued for comments and has no status at this time. Should a new PPS be implemented by the Province, additional amendments to the Township's Official Plan may

be required. The 2020 Provincial Policy Statement is still in effect and all land use planning decisions are to be consistent with this policy document issued by the Province.

3. Township of Edwardsburgh Cardinal - Population and Development Trends

Table 2.1 of the United Counties of Leeds and Grenville's Official Plan provides a forecasted population of 7,470 by 2021 and 7,700 by 2031 for the Township. The 2021 Census finds the Township has a population of approximately 7,505 which is generally consistent with the Counties projections. The Township is observed as experiencing steady population growth since 2011. As mentioned, the United Counties anticipates updating their Population, Housing and Employment projections using 2021 census data within the 2023 budget.

It is understood that since 2012 there have been approximately 59 new lots created and 174 building permits have been issued for new dwellings in the Township's rural area. This provides an average of approximately 5 new lots and 16 new dwellings created per year over the last 11 years in the rural area. It is also understood that within the last five years approximately 48% of new lots created in the rural area have been issued a building permit for a single dwelling.

Over the same period, approximately 26 new lots have been created within the Township's settlement areas and 48 new dwellings were issued a building permit. Further, the Township currently has 241 lots within draft approved plans of subdivision within the Village of Cardinal settlement area. These lots have been draft approved since 2010 and 2013 but have not proceeded to final approval and registration. Development of these lots could occur once the subdivisions are registered, and servicing requirements are completed by the developer.

Based on the forgoing, it is observed that majority of the Township's new residential growth, in terms of building permit issuance and lot creation by consent, has occurred within the Township's rural area outside of settlements. It would appear that development trends are focused within the rural area which is somewhat contrary to the Township's Official Plan which establishes targets and objectives for development to be focused within settlement areas where municipal services are available.

4. Rural Area Development Considerations

The Township's Official Plan recognizes that development within rural areas is subject to balancing various competing land uses as well as local and provincial interests. Below is a brief summary of some considerations in permitting additional lot creation in rural areas:

Private Servicing and Groundwater Impacts

Development within the rural area requires the provision of individual on-site services (well and septic systems) as municipal services are not available. The Provincial Policy Statement 2020 (PPS) states, development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted (Section 1.1.5.4). The PPS also establishes a hierarchy of servicing, with municipal sewage and water services as the preferred form of servicing within settlement areas to support protection of the environment and minimize potential risks to public health and safety. The PPS states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

Negative impacts refer to the potential risks to human health and safety and degradation of the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple, or successive development. Further the PPS states that *negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards.

The Province has established two guidelines (D-5-4 & D-5-5) to assist municipalities in determining whether on-site sewage and water services are appropriate for proposed development. In accordance with D-Series Guideline D-5-4, “*Where proposed lot sizes are less than one hectare, the proponent and/or the consultant is/are responsible for assessing the potential risk to groundwater*”. For developments that consist of lots that are less than one hectare, a detailed hydrogeological assessment should be required from a proponent to demonstrate there is an appropriate water supply in terms of quality and quantity to support development on private services.

When considering increased development within the rural area and/or development on smaller lots, hydrogeological impacts need to be evaluated to ensure existing and proposed development can be provided with appropriate services for the long-term to protect public health and safety and the environment. These assessments assist in ensuring development occurs in a responsible and safe manner, consistent with Provincial requirements. It is also noted that these assessments are required in many rural municipalities, including the Township of Rideau Lakes and Augusta Township (Refer to **Attachment A**).

Agricultural Uses, Natural Resources and Land Fragmentation

Increased residential development in the rural area can also impact agricultural uses through the introduction of new sensitive land uses which can fragment rural lands for agricultural use and increase the potential for land use conflicts between existing, new or expanding livestock facilities and new residential uses. The introduction of increased development can also conflict with natural heritage features and aggregate resources and Official Plan policies to protect these resources would need to be met.

Township Services

Increased residential development in the rural area can also add pressures and increased demand for Township services including emergency services, parks and road maintenance as well as increased public expectations for rural service levels.

Rural Character

Increased residential development in the rural area can also impact the rural character of the Township. The Township’s Official Plan speaks to limiting lot creation in the rural area and avoiding inefficient land use patterns such as strip or scattered development.

5. Local Official Plan and Zoning Amendment Process

The standard processes, as outlined in the *Planning Act*, will need to be met to amend the Township’s Official Plan and Zoning By-law which includes public and agency circulation, as well as a statutory public meeting, and possible open house. Once an Official Plan amendment is adopted by Council, final approval by the United Counties of Leeds and Grenville is required. Pre-consultation with the United Counties is required prior to moving an application forward to amend the Township’s Official Plan. Amendments to the Township’s Official Plan are to be consistent with the Provincial Policy Statement and conform the United Counties of Leeds and Grenville Official Plan.

Attachment B provides a flow chart of the amendment process as provided by the United Counties. A local official plan amendment once adopted by Council is determined by the Counties Planning Manager as either a standard application which is subject to manager approval or a complex application which is subject to Counties Council approval or refusal.

An amendment to the Township's Zoning By-law can occur concurrently, however depending on the nature of an amendment, an adopted zoning amendment by Council would not come into effect until the Official Plan amendment is approved.

6. Potential Amendments

It is understood that four policy revisions have been proposed by the Community Development Committee with the intent to permit additional residential development in the Township's rural area. Below provides a brief summary of Committee's revision interests, provides some additional context for the Committee to consider and notes what would be required to make this change:

1. Minimum Lot Area and Frontage

It is understood that the Committee is interested in reducing the minimum lot area requirement from 1.0 ha to 0.4 ha and lot frontage from 70m to 45m. The reduction in lot area would require an amendment to Section 7.1.1.1 of the Official Plan. An amendment to the Township's Zoning By-law would be required to ensure a consistent minimum lot area is applied appropriately to uses that rely on private services. A reduction in the minimum lot frontage requirement only requires an amendment to the Zoning By-law.

As noted, the Township's Official Plan currently permits plan of subdivisions within the rural area. A reduction in the minimum lot area and frontage provisions may also encourage and create additional opportunities for rural subdivisions which is aligned with the Committee's interest in permitting additional lot creation in the rural area.

It is suggested that revisions to the Official Plan also include a provision for an applicant to complete a hydrogeological assessment and terrain analysis to demonstrate that the reduced lot area is an appropriate size to accommodate private services for the long term to protect public health and safety and the environment. A completed assessment would be based on local conditions which may suggest recommendations for water treatment or a suggestion that a larger lot size is warranted to support private services. The requirement for hydrogeological study and terrain assessment would be consistent with Provincial guidelines for lots proposed under one hectare.

2. Maximum Number of Lots that may be Created by Consent

Section 7.1.3.1 of the Official Plan states that a maximum of two (2) new lots may be created from an original land holding by consent.

It is understood that Committee wishes to increase the maximum number of lots that may be created by consent from an original land holding from two (2) to four (4). This would require an amendment to the Township's Official Plan.

Increasing the maximum number of lots that may be created from an original land holding from two (2) to four (4) may conflict with the goals and objectives of the overall intent of

the Township's Official Plan. Amendments to other sections of the Township's Official Plan may be required to reflect this new development direction.

It is suggested that other criteria be considered to establish infill or strip development policies and to limit lot creation near existing settlement areas to ensure that settlement areas can expand in an efficient manner in the future.

3. Re-define Original Land Holding

Section 7.1.3.1 of the Official Plan defines an original land holding as December 6, 2003. It is understood that Committee is interested in potentially amending the date used to define a land holding from December 6, 2003 to December 6, 2013.

It is noted that the Township Official Plan has one of the most recent dates within the United Counties (**Attachment A**) in terms of establishing an original land holding for consent eligibility. The proposed change could potentially allow lots created between December 6, 2003 and December 6, 2013 to be re-considered for consent, provided other policies within the Township's Official Plan are met.

While the four above-noted amendments identified by the Committee have the potential to considerably increase residential development in the rural area, the proposed changes could conflict with the current development philosophy of the Plan which is to direct the majority of development, including lot creation, to settlement areas. Based on current development trends however, the Township is experiencing more development in the rural area compared to settlement areas.

It is understood that the Township's current policy regarding minimum lot size is often identified as a policy constraint when reviewing consent inquiries from the public. Accordingly, the Committee could consider a reduction in the minimum lot area and frontage requirements as this alone has the potential to create more opportunities for rural lot creation. However, should a reduced lot area be considered, it is recommended policy amendments include a requirement for applicants to demonstrate the appropriate provision for private services through the preparation of a hydrogeological assessment and terrain analysis for lots proposed under 1.0 hectare. This approach would be consistent with Provincial guidelines and would address matters of public health and environmental protection.

Next Steps

Since the Committee wishes to increase the potential for rural lot creation, a broader Official Plan amendment is considered necessary to ensure policies and development direction within the Plan is internally consistent and clearly articulates the Township's objectives to balance growth both within and outside settlement areas. Such amendment could be drafted for Committee consideration.

Below provides a general summary of the Official Plan and Zoning By-law amendment process that would need to be followed:

1. Preparation of draft Official Plan and Zoning By-law amendment for CDC and Council
2. CDC and Council endorsement of draft amendments
3. Pre-consultation with United Counties of Leeds and Grenville
4. Council to initiate Official Plan and Zoning By-law amendment process:
 - a) Open House

- b) Public Meeting
- 5. Council Decisions and submission to United Counties
- 6. United Counties of Leeds and Grenville Decision (Official Plan Amendment)

A public open house is recommended to be included as part of the Official Plan amendment process to ensure appropriate notice and feedback opportunities are provided for the proposed changes regarding development in the rural area. It is anticipated that the Official Plan amendment process can take several months from drafting an amendment to a final decision.

Sincerely,

NOVATECH



Jordan Jackson, MCIP, RPP
Project Planner

Attachment A

Rural Lot Creation – Review of Relevant Consent Policies and Zone Requirements in the United Counties of Leeds and Grenville

Attachment B

United Counties of Leeds and Grenville Local Official Plan Amendment Approval Chart

ATTACHMENT A

Rural Lot Creation – Review of Relevant Consent Policies and Zone Requirements in the United Counties of Leeds and Grenville

This table has been prepared and intended as a brief summary of select severance policies and zone provisions relating to rural land use designation lot creation policies within local Official Plans and Zoning By-laws of the United Counties of Leeds and Grenville. Specific reference should be made to the original document for detailed interpretation.

TABLE A: UCLG CONSENT POLICY SUMMARY AND MINIMUM ZONE STANDARDS

	Township of Edwardsburgh Cardinal	Township of Front of Yonge	Township of Elizabethtown- Kitley	Township of Athens	Township of Rideau Lakes	Township of Leeds and Thousand Islands	Township of Augusta	Village of Merrickville Wolford	Municipality of North Grenville
Local Official Plan Policies									
Max. Number of Lots Permitted by Consent in Rural Designation	2	3	2	3	4	2	2	2	1
Minimum Lot Area per Official Plan	1 ha	0.4 ha	0.4 ha	0.4 ha	0.4 ha	Determined by Zoning	0.8 ha	0.4 ha	1.0 ha
Defined Original Land Holding	December 6, 2003	October 7, 1985	July 11, 1988	January 1, 2001	January 1, 1998	Varies by former Township: August 2, 1986 April 6, 1987 May 11, 1987	July 26, 2004	January 17, 1988	June 28, 1999
Additional Policies to Limit Development (See Table B for Certain Policy Excerpts)	- Strip development discouraged and not defined - policies silent on infill	- Strip development discouraged - policies silent on infill	- Strip development prohibited - Limit lot creation within 1km on the same side of the road	- Strip development discouraged - policies silent on infill	- requirement for a <u>hydrogeological assessment</u> for lots under 0.8 ha - policies to discourage strip development and more defined parameters to limit development	- Strip development prohibited - limit development within 500m along the same side of a public road	- Strip development to be avoided - requirement for a <u>hydrogeological assessment</u> for lots under 0.8 ha and variance required - defines infill policies	- Strip development discouraged - Encourages infill development	- Strip development defined - limit development to four residential lots within 300m on the same side of road

	Township of Edwardsburgh Cardinal	Township of Front of Yonge	Township of Elizabethtown- Kitley	Township of Athens	Township of Rideau Lakes	Township of Leeds and Thousand Islands	Township of Augusta	Village of Merrickville Wolford	Municipality of North Grenville
Subdivisions Permitted in Rural Designations	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No
Urban Serviced Lands	Yes	No	No	No	No	Yes	No	Yes	Yes
Zoning By-law – Rural Zone Provisions									
Min. Lot Frontage	70 m	60 m	45 m	45 m	60 m	45 m (Non-waterfront)	30 m	40 m	60 m
Min. Lot Area (Residential)	1 ha	0.4 ha	0.4 ha	0.4 ha	0.405 ha	0.6 ha (Non-waterfront)	0.8 ha	1.0 ha	1.0 ha
Min. Lot Area (Agricultural- Livestock)	1.6 ha	2.0 ha	4.0 ha	2.0 ha	1.0 ha	2.0 ha	20 ha	10 ha	5 ha

This table has been prepared and intended as a brief summary of select severance policies and zone provisions relating to rural land use designation lot creation within local Official Plans and Zoning By-laws of the United Counties of Leeds and Grenville. Specific reference should be made to the original document for detailed interpretation.

TABLE B: UNITED COUNTIES OF LEEDS AND GRENVILLE RELEVANT RURAL CONSENT POLICIES		
Policy Document	Select Policies Limiting Rural Lot Creation	Notes / Comments *
Official Plan of the Township of Edwardsburgh Cardinal (2022 Consolidation)	7.1.3 – Consent Policies <ol style="list-style-type: none"> 1. It is a policy of this Plan that the creation of a maximum of two new lots by consent, excluding the retained original lot, may be considered subject to the other relevant policies of this Plan. Any additional new lot creation shall occur by plan of subdivision. For the purpose of this policy, an original lot is defined as the lot as it existed as of December 6, 2003. 4. In determining the necessity of lot creation in the Rural Policy Area designation, Council shall take into consideration the number of existing vacant lots of record within the Township. 6. Consents in the Rural Policy Area designation should not have the effect of creating or extending areas of strip development. Consents requiring direct access to County Roads shall be restricted, and wherever possible, new lots shall obtain access from Township roads. 	General Rural Lot Creation Limits by Consent <ul style="list-style-type: none"> • A maximum of two (2) new lots can be created per lot existing as of December 6, 2003. • Minimum lot size: 1 ha General Rural Lot Creation Limits by Plan of Subdivision <ul style="list-style-type: none"> • Plans of subdivision are permitted in Rural designation. General Rural Density Limits <ul style="list-style-type: none"> • The creation or extension of strip development is discouraged but is silent on infill.
Official Plan of the Township of Front of Yonge (2018)	5.2.3 – Consent Policies <ol style="list-style-type: none"> 1. A maximum of three new lots (excluding the retained lot) shall be created from a land holding as it existed on October 7, 1985. Where a land holding is situated partly or wholly in the Settlement Area designation, this maximum shall not apply, provided that such new lots are situated wholly within the Settlement Area designation. 2. Consents in the Rural designation that have the effect of creating or extending areas of strip development will be discouraged. 3. Consents requiring direct access onto County roads shall be restricted. Wherever possible, new lots shall obtain access from Township roads. 5.2.4 – Subdivision and Condominium Policies <ol style="list-style-type: none"> 1. Development by plan of subdivision and condominium shall be permitted in the Settlement Area and Rural designations. 2. The maximum number of residential lots that may be registered within a plan of subdivision is 25 lots, except in the Settlement Area designation where the maximum shall be as determined by the approval authority, in consultation with the Township. 	General Rural Lot Creation Limits by Consent <ul style="list-style-type: none"> • A maximum of three (3) new lots can be created per holding existing as of October 7, 1985. • Minimum lot size: 0.4 ha General Rural Lot Creation Limits by Plan of Subdivision <ul style="list-style-type: none"> • Maximum of 25 lot may be created by Plan of Subdivision • Minimum lot size: 0.4 ha General Rural Density Limits <ul style="list-style-type: none"> • The creation or extension of strip development is discouraged. • Policy does not define infill or strip development.

<p>Official Plan of the Township of Elizabethtown-Kitley (2018)</p>	<p>5.2.3 – Consent Policies</p> <ol style="list-style-type: none"> 1. A maximum of two new lots (excluding the retained lot) shall be created from a land holding as it existed on July 11, 1988, notwithstanding: <ol style="list-style-type: none"> 1. Where a land holding is situated partly or wholly in the Settlement Area designation, this maximum shall not apply, provided that such new lot is situated wholly within the Settlement Area designation, and it has been deemed that a plan of subdivision is not necessary for the orderly development of the lands. 2. Where a lot has a minimum of 1 kilometre of frontage on an opened and maintained public road, a third new lot shall be permitted. 3. Where consents are proposed for the purposes of creating new non-agricultural lots in the Rural designation on lands possessing soils rated Classes 1 to 3 in the Canada Land Inventory for Agricultural Capability, the approval authority shall encourage such lots to be the minimum size required to accommodate the proposed use in order to maintain the viability of the balance of the land holding for agricultural use. 4. Consents in the Rural designation should not have the effect of creating or extending areas of strip development. 5. Consents requiring direct access onto County roads shall be restricted. Wherever possible, new lots shall obtain access from Township roads. 9. Except in the case of lands designated Settlement Area, Residential, Commercial or Industrial/Business, a consent for creating a new lot shall generally have regard for an average density policy measure which attempts to limit development in the rural area to approximately four dwellings, structures or accesses (both existing and potential) per side of the road per kilometre. Where required, as in the case of a short road or cul-de-sac, a pro rata calculation shall be used. The calculation shall be taken from the centre of the proposed lot to be created. 	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> • A maximum of two (2) new lots can be created per holding existing as of July 11, 1988. • A maximum of three (3) can be created if the lot to be severed has at least one (1) kilometre of frontage on a maintained public road. • Minimum lot size: 0.4 ha <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> • Plans of Subdivision are <u>not</u> permitted in the Rural designation (Section 3.7.4.3) <p>General Rural Density Limits</p> <ul style="list-style-type: none"> • Despite the above, there may only be a maximum of four (4) dwellings, structures or accesses per side of the road per kilometre. • The creation or extension of strip development is prohibited. • Policy does not define development.
<p>Official Plan of the Township of Athens (2023)</p>	<p>5.2.3 – Consent Policies</p> <ol style="list-style-type: none"> 1. A maximum of three new lots (excluding the retained lot) shall be created from a land holding as it existed on January 1, 2001, when the Township of Athens came into being. Where a land holding is situated partly or wholly in the Settlement Area designation, this maximum shall not apply, provided that such new lot is situated wholly within the Settlement Area designation. 2. Consents in the Rural designation that have the effect of creating or extending areas of strip development will be discouraged. 3. Consents requiring direct access onto County roads shall be restricted. Wherever possible, new lots shall obtain access from Township roads. <p>5.2.4 – Subdivision Policies</p> <ol style="list-style-type: none"> 1. Development by plan of subdivision shall be permitted in the Settlement Area and Rural designations. 	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> • A maximum of three (3) new lots can be created per holding existing as of January 1, 2001. • Minimum lot size: 0.4 ha <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> • Maximum of 25 lots may be created by Plan of Subdivision • Minimum lot size: 0.4 ha <p>General Rural Density Limits</p> <ul style="list-style-type: none"> • The creation or extension of strip development is discouraged. • Policy does not define strip development. • Plans of Subdivision are permitted in the Rural designation.

	2. The maximum number of lots that may be registered within a plan of subdivision is 25 lots, except in the Settlement Area designation where the maximum shall be as determined by the Township and the approval authority.	
Official Plan of the Township of Rideau Lakes (2023)	<p>5.2.2 – Consent Policies</p> <p>a) The severance of land by consent shall be limited to a maximum of four new lots (excluding the retained lot) from a land holding as it existed on January 1, 1998 and any lot created under 0.8 hectares (2 acres) shall be required to demonstrate the appropriate quality and quantity of water to support the long-term servicing of the proposed development and a hydrogeological assessment may be required. Where a land holding is situated partly or wholly in a Settlement Area designation, this maximum shall not apply.</p> <p>b) Consents should not have the effect of creating or extending areas of strip development that results in: multiple entrances and culvert emplacements along a contiguous section of rural road corridor, potential traffic flow disruption, particularly near road intersections or high volume entrances, and/or loss of rural character. For the purposes of applying this provision, the creation of a lot within the Settlement Area designation or a waterfront lot in the Rural designation does not constitute strip development. When considering proposals for multiple lots or infill lots that have the potential to create strip development the Township may require the following:</p> <ol style="list-style-type: none"> i. lot frontage which exceeds the minimum standard set out in the Zoning By-law to ensure adequate separation between individual entrances, structures located on adjacent properties, and from intersections or high traffic entrances; ii. entrances to individual lots be abutting to enhance the separation of public road entry points and limit the number of culvert placements; iii. site specific zoning requirements to ensure staggered minimum front yard setbacks, wider side yards and protection of hedgerows between lots to reduce the visual impact and loss of rural character. <p>5.2.3 – Subdivision and Condominium Policies</p> <p>b) The maximum number of lots that may be registered within the first phase of a plan of subdivision is 40 lots, except in the Village and Hamlet designation where the maximum shall be as determined by the Township and the approval authority. Subsequent phases of a plan of subdivision should not exceed approximately 20 lots.</p>	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> • A maximum of four (4) new lots can be created per holding existing as of January 1, 1998. • Hydrogeological and water assessment required for any lot proposed under 0.8 ha. • Minimum lot size: 0.4 ha <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> • Maximum of 40 lots may be created by Plan of Subdivision in the first phase; max. 20 lots in subsequent phases. • Minimum lot size: 0.4 ha <p>General Rural Density Limits</p> <ul style="list-style-type: none"> • The creation or extension of strip development is discouraged and is defined.
Township of Leeds and the Thousand	<p>8.3 – Plans of Subdivision</p> <p>1. Subdivisions shall be limited to approximately 20 lots per phase, in order to ensure minimal financial impact on the Township. A subsequent phase of a subdivision should not exceed</p>	General Rural Lot Creation Limits by Consent

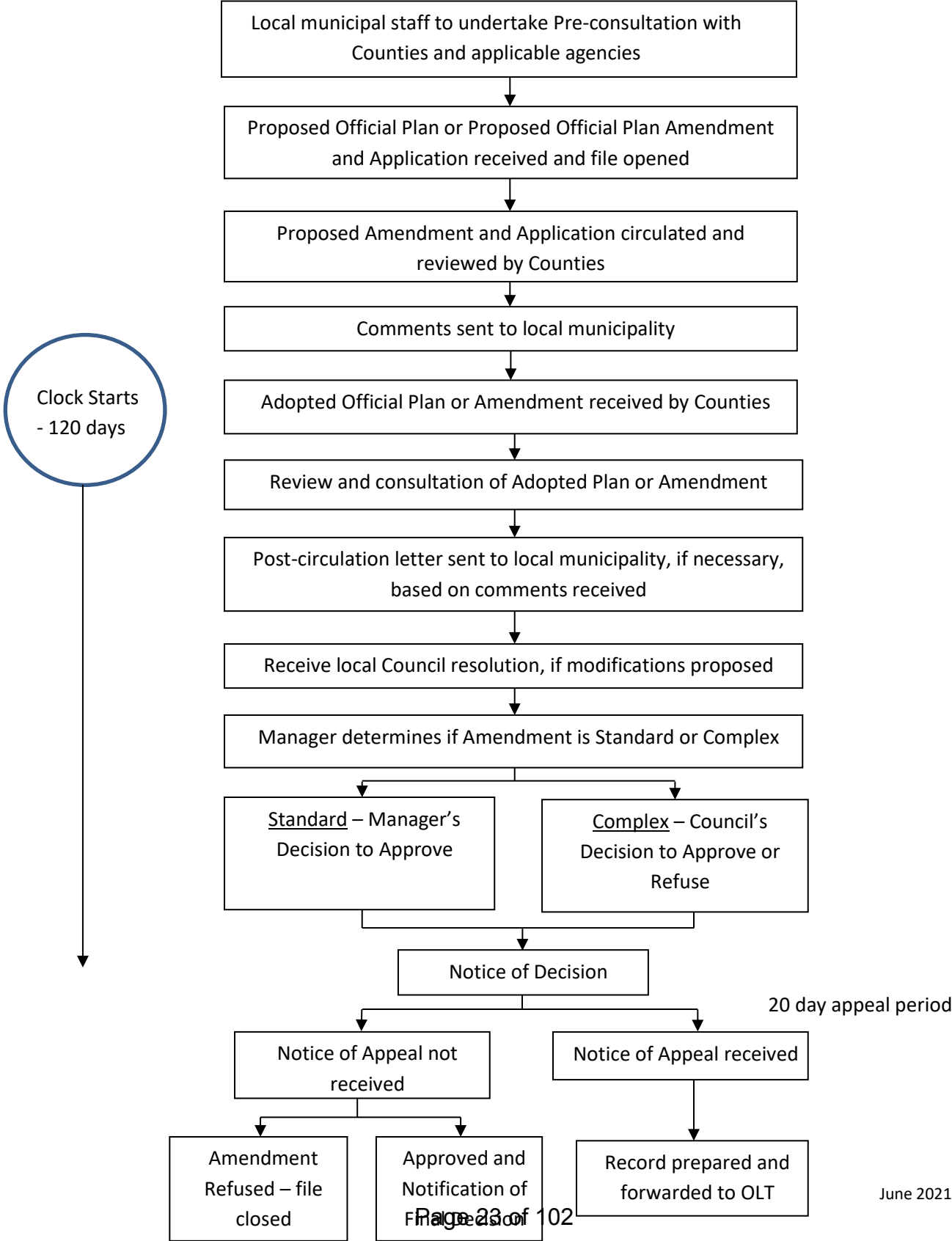
<p>Islands Official Plan (2018)</p>	<p>approximately 20 lots, and should not be draft approved until previous phases have had dwellings constructed on approximately 75% of the lots.</p> <p>8.4 – Consents</p> <p>2. The extension or the creation of strip residential development along roads in the Rural designation shall not be permitted. This type of development contributes to land fragmentation in rural areas, and impacts to rural character and potential agricultural production. Strip development is defined as a series of four (4) or more developed or undeveloped residential lots located on one side of a public road generally within a 500 m length along the public road. The distance shall be measured between the two (2) lot lines located at either end of the strip. No new residential lot shall be created in proximity of (generally within 500 m distance) of a strip residential development located on the same side of the road.</p> <p>3. Infilling within existing concentrations of residential development in the Rural designation shall be permitted. For the purposes of this policy, infilling in the Rural designation shall refer to situations where the land under consideration is an existing lot, fronts upon a public road and is located between existing residential buildings or an existing residential building and a natural or humanmade barrier such as a public road, a navigable stream or a railway right-of-way, separated by not more than approximately 100 m and located on the same side of the road.</p> <p>10. The consent process is intended to be used for lot line adjustments, easements and similar administrative purposes, or for the creation of limited new lots. A maximum of three (3) lots (inclusive of the retained lot) may be created by consent from a land holding as it existed on the date of approval of the Official Plans for the former municipalities, provided that the consent conforms with the policies of this Section and the other relevant Sections of this Plan. The dates of approval of the Official Plans for the former municipalities are as follows:</p> <p>a) The Township of Front of Escott: August 2, 1986;</p> <p>b) The Township of Front of Leeds and Lansdowne: April 6, 1987; and</p> <p>c) The Township of Rear of Leeds and Lansdowne: May 11, 1987.</p> <p>Where more than three (3) lots (inclusive of the retained lot) are proposed, such development shall occur by plan of subdivision.</p>	<ul style="list-style-type: none"> • A maximum of two (2) new lots can be created per holding existing as of the following dates in each respective former municipality: <ul style="list-style-type: none"> ○ The Township of Front of Escott: August 2, 1986; ○ The Township of Front of Leeds and Lansdowne: April 6, 1987; and ○ The Township of Rear of Leeds and Lansdowne: May 11, 1987. <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> • Maximum of 20 lots may be created by Plan of Subdivision in the first phase; max. 20 lots in subsequent phases. • Minimum lot size: Determined by servicing options report. <p>General Rural Density Limits</p> <ul style="list-style-type: none"> • The creation or extension of strip development is prohibited. • Policy defines strip development and infilling
<p>Township of Augusta Official Plan (2012)</p>	<p>3.1.3 – Lot Creation (Rural Policy Area)</p> <p>2. It is the policy of this Plan that lot creation in excess of three lots, including the retained lot, from the original lot shall take place by Plan of Subdivision in accordance with the Planning Act and any United Counties of Leeds and Grenville specific policies and requirements. For the purposes of this policy the original lot is defined as the lot as it existed as of the date of approval of the previous Official Plan being July 26, 2004.</p> <p>3. Exceptions to the policy limiting the number of lots which can be created by consent may also be granted by the approval authority to permit infill lots in existing areas of strip development provided that it will not create negative effects on traffic flow and safety and provided that all</p>	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> • A maximum of two (2) new lots can be created per lot existing as of July 26, 2004. • Minimum Lot Area: 0.8 ha, if less a Hydrogeological study and terrain analysis report is required. <p>General Rural Lot Creation Limits by Plan of Subdivision</p>

	<p>other lot creation criteria is respected. In order to ensure these requirements are met, the Township may require a hydrogeological and terrain analysis and a traffic impact study as supportive material to a consent application. For the purposes of this policy, an infill lot may only be considered where less than 150 metres exists between two existing residential dwellings.</p> <p>6. In determining the necessity of lot creation in the Rural designation, Council should take into consideration the number of existing lots of record within the municipality.</p> <p>3.1.6.1 (Minimum Lot Requirements) The minimum lot area required in the Rural Policy Area for residential development shall be based on the area required to ensure adequate space for private water and well separation distances and the design and location of private sewage systems. The minimum lot area shall generally be 0.8 hectares or more. Minimum lot areas of less than 0.8 hectares may be permitted by the approval authority or the Committee of Adjustment based on the presence of sustainable ground water quantity and acceptable quality, in addition to soil, terrain and site conditions which meet the standard nitrate dilution calculation criteria as defined by MOE Guideline D-5-4, demonstrated by a Hydrogeological Study and Terrain Analysis Report submitted by a qualified professional. The approval authority or the Committee of Adjustment may require the preparation of a hydro-geology study in support of a lot creation application by consent or plan of subdivision.</p>	<ul style="list-style-type: none"> Plans of subdivision are permitted when creating more than 3 lots (including retained). <p>General Rural Density Limits</p> <ul style="list-style-type: none"> The creation or extension of strip development is avoided (infill permitted).
Village of Merrickville-Wolford Official Plan (2021)	<p>9.3.1 – General (Division of Land) 1. Lots should be created only in areas where the undue extension of any major service would not be required.</p> <p>9.3.2 – Additional Policies for Consents (Division of Land) 4. Outside the designated Hamlets and the Merrickville urban area, consents should have the effect of infilling in existing developed areas and not of extending existing strip development. In determining whether a consent will result in the creation or extension of strip development, the visual impact of the proposed development shall be assessed. Specifically, consents should not be granted on flat, open land, but rather in areas having natural tree cover, scenic views and/or rolling terrain where natural landscape features prevent extensive views of development, especially along straight stretches of road, subject to the natural heritage policies of Section 4.1 of this Plan, including the requirements for an Environmental Impact Statement. Further, the existing vegetation and terrain should be disturbed as little as possible.</p> <p>5. Consents for minor infill development may be permitted on lands which are not designated Agriculture between two existing residences which existed on January 22, 2007, which are separated by lots of similar size, which are located on the same side of the road or right-of-way, and which are separated by not more than 120 m (393 ft.). Any new lots created under the policies of this Plan shall not be considered as existing development for the purposes of</p>	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> A maximum of two (2) new lots can be created per land parcel existing as of January 17, 1988. Minimum lot size: 0.4 ha <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> Plans of subdivision are permitted when creating more than 3 lots (including retained). Limitations to the number of lots per phasing. <p>General Rural Density Limits</p> <ul style="list-style-type: none"> Encourages infill development and discourages the creation or extension of strip development.

	<p>permitting infill development. Generally, a maximum of 2 infill lots may be created between two existing, developed properties.</p> <p>6. Except as may otherwise be permitted under Section 9.3.2.5, the division of land by consent is intended for the creation of a limited number of lots. Except in designated Hamlets or in the urban area of Merrickville, where more than three lots (including the retained lot) have been created or are proposed to be created from an original parcel of land as it existed on January 17, 1988, development should occur by plan of subdivision, pursuant to the policies of this Plan.</p> <p>9.3.3 - Additional Policies for Plans of Subdivision and Common Elements Plans of Condominium</p> <p>5. For residential subdivisions which are to be serviced by private wells and sewage disposal systems, development shall take place in phases, with the maximum size of each phase generally being in the range of 25 to 30 lots. Prior to proceeding to a new phase, at least 50% of the lots in the preceding phase must have been developed and the existing wells examined to the satisfaction of the Health Unit and the Conservation Authority.</p>	
Municipality of North Grenville Official Plan (2018)	<p>12.5.1 – General Consent Policies</p> <p>f) The extension or the creation of strip residential development on roads in the Rural areas shall not be permitted. Strip development is defined as a series of four or more developed or undeveloped residential lots located on one side of a public road within a 300 metre length along the public road. The 300 metre distance shall be measured between the two lot lines located at either end of the strip. No new residential lot shall be created within a 300 metre distance of a strip residential development located on the same side of the road.</p> <p>12.5.3 – Consent Policies for Land within Rural Designation</p> <p>a) A maximum of one (1) consent from the existing land holding will be considered for residential uses. For purposes of this Section, an existing land holding is defined as a property existing as of June 28, 1999.</p> <p>d) Notwithstanding Section 12.5.3.2 a) infilling within existing concentrations of residential development shall be permitted. For the purposes of this section, infilling in the Rural designation shall refer to situations where the land under consideration is an existing lot, fronts upon a public road and is located between existing residential buildings or an existing residential building and a natural or man-made barrier such as a public road, a navigable stream or a railway right-of-way, separated by not more than approximately 100 metres and located on the same side of the road.</p>	<p>General Rural Lot Creation Limits by Consent</p> <ul style="list-style-type: none"> • A maximum of one (1) new lots can be created per holding existing as of June 28, 1999. • Minimum lot size: 1 ha <p>General Rural Lot Creation Limits by Plan of Subdivision</p> <ul style="list-style-type: none"> • Plans of subdivision are not permitted in Rural designation. <p>General Rural Density Limits</p> <ul style="list-style-type: none"> • The creation or extension of strip development is prohibited: four (4) or more developed or undeveloped residential lots located on one side of a public road within a 300 metre length • Policy defines strip development and infill development

* Reference should be made to the policy document for precise interpretation.

United Counties of Leeds and Grenville
Procedure for Local Official Plan and
Local Official Plan Amendment Approval



Township of Edwardsburgh Cardinal Community Development Committee

Consent Policy Review

June 5, 2023



Jordan Jackson, MCIP, RPP Project Planner

Steve Pentz, MCIP, RPP Senior Project
Manager

Community Development Committee Direction

- CDC (April 2023) expressed interest to amend policies with the intent to permit additional lot creation for residential development within the rural area.
- Amendment Interests Include:
 1. Reduce Minimum Lot Area
 2. Reduce Minimum Lot Frontage
 3. Increase Maximum Number of Lots that may be created by consent
 4. Redefine Original Land Holding

Existing Official Plan Policies (2022 Consolidation)

Distribution of Growth and Development

In order to encourage and facilitate the regeneration of existing Settlement Policy Areas and to achieve the long-term objectives listed above, it is a policy of this Plan that over the next 20 years, new development on existing lots and lots to be created by consent or plan of subdivision shall occur primarily within the limits of the Settlement Policy Area designations.

Accordingly, Council has set a target of 60% of new development to occur within the Settlement Policy Area designations. To ensure this target is achieved, Council will monitor the distribution of growth and development on an annual basis and encourage new subdivisions to locate in the Settlement Policy Areas. The Township may re-evaluate the established growth target at the time of the regulatory review of the Official Plan or where a comprehensive review is undertaken in accordance with the Expansions to Settlement Policy Area Boundaries section of this Plan. Any re-evaluation of growth distribution targets shall take into consideration the Township's inventory of vacant residential lots of record. (Section 3.1.2)

Rural Policy Area

The Rural Policy Area is not the principal sector for development, as the majority of population and economic growth is intended to be directed to the Settlement Policy Area and to the Industrial Park Policy Area designations. Within the Rural Policy Area, the intent of this Official Plan, however, is not to prohibit residential or economic development in the rural areas, but rather, to provide a framework for appropriate land use which will support the objective of preserving the identity and character of the rural landscape where development can be sustained by rural service levels. To this end, this Plan contains policies aimed at limiting residential lot creation in the rural area and avoiding inefficient land use patterns such as strip or scattered development. (Section 3.4)

Existing Official Plan Policies (2022 Consolidation)

Land Division Policies

- It is a policy of this Plan that the creation of a **maximum of two new** lots by consent, excluding the retained original lot, may be considered subject to the other relevant policies of this Plan. Any additional new lot creation shall occur by plan of subdivision. For the purpose of this policy, an original lot is defined as the lot as it existed as of **December 6, 2003**. (Section 7.1.3.1)
- The frontage, size and shape of any lot created shall be appropriate for the proposed use and conform to the provisions of the Zoning By-law. With the exception of the village of Cardinal where there are full municipal water and sewage services, the minimum lot area shall be generally no less than **1.0 hectare**. A smaller lot size may be permitted in exceptional situations, such as in the case of lands within the Settlement Policy Area designation, or where the nature or siting of existing uses or buildings precludes the possibility of achieving the 1.0 hectare minimum lot area. A larger lot size may be required depending upon the nature of the use, the topography and/or other development constraints. (Section 7.1.1.1)
- Consents in the Rural Policy Area designation should not have the effect of creating or extending areas of strip development. Consents requiring direct access to County Roads shall be restricted, and wherever possible, new lots shall obtain access from Township roads. (Section 7.1.3.6)
- The size, configuration and, where applicable, the soil structure of a proposed lot shall be appropriate for the long-term provision of services as set out in the Water and Wastewater Services section of this Plan. (Section 7.1.3.8)

Development Trends

Residential Development Since 2012:

Rural Area

- **59** New Lots
- **174** Building Permits for New Dwellings

Settlement Areas

- **26** New Lots
- **48** Building Permits for New Dwellings
- Draft Approved Plan of Subdivisions
 - Lockmaster (2022) – **95**
 - Meadowlands (2022) – **146**

Development generally focused to rural area vs settlement areas.

Rural Development Considerations

- Minimum Lot Size – Ground Water Impacts
 - Hydrogeological and Terrain Analysis (Provincial D-Series Guideline)
- Natural Heritage Resources
- Rural Resources
 - Mineral Aggregate Resources
 - Agricultural Uses – Livestock Operations/Land Fragmentation
- Rural Character
- Township Services

Amendment Process & Next Steps

1. Preparation of draft Official Plan and Zoning By-law amendment for CDC and Council
2. CDC and Council endorsement of draft amendments
3. Pre-consultation with United Counties of Leeds and Grenville
4. Council to initiate Official Plan and Zoning By-law amendment process:
 - a) Open House
 - b) Public Meeting
5. Council Decisions (OPA & ZBA)
6. United Counties of Leeds and Grenville Decision (OPA)

Questions or Comments?



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: June 5, 2023

Department: Community Development

Topic: Application for Severance, 27 David Street (Broniszeski)

Purpose: To review severance application B-38-23, which proposes the creation of a new lot on Charles Street, in the Village of Spencerville.

Background: Through the Consent Granting Authority, Township has received a severance application for a property at 27 David Street, a through lot in the Village of Spencerville with frontage on Charles and David Street. The property is approximately 0.48 acres, currently developed on the north side with a single dwelling that is accessed from David Street. The property is serviced by municipal sewer and private well. Surrounding properties are developed with residential uses, including single, semi-detached and townhomes.

The application proposes a new 0.24acre lot with 32.52m of frontage on Charles Street for a future dwelling. The retained lot would contain the existing single dwelling on 0.24 acres with 32.52m of frontage on David Street.

Policy Implications: The subject land is within the Settlement Policy Area of the Township Official Plan and zoned Residential Second Density (R2) as per our Zoning Bylaw 2022-37.

Official Plan

The Official Plan provides that the Settlement Policy Area designations are intended to be the areas of the Township where growth will be focused in order to optimize the use of public services and infrastructure, setting a target that 60% of development will occur within Settlement Policy Areas (section 3.1.2).

The Official Plan encourages infill and intensification within the Settlement Policy Area, subject to appropriate servicing as per the water and wastewater section of the plan (section 3.1.3.6.7).

In regards to water and wastewater, the Official Plan allows development to proceed on partial servicing in the Village of Spencerville only to allow for infilling and minor

rounding out of existing development, provided that site conditions are suitable for the long-term provision of such services with no negative impacts (section 5.4.5).

A Hydrogeological Assessment prepared by Kollaard and Associates has been submitted with the application. The report concludes that there is sufficient water quality and quantity to support the proposed development and provides recommendations for future well construction and maintenance on the severed lot. The Township can implement the recommendations and future owners can be made aware of the report findings through a development agreement registered to the property title.

The Official Plan provides that the size, frontage and shape of any lot created shall be appropriate for the proposed use and conform to the provisions of the Zoning Bylaw; however, a smaller lot size may be permitted in exceptional situations, such as in the case of lands within the Settlement Policy Area designation (section 7.1.1.1).

The proposed severance is consistent with the policies of the Township's Official Plan.

Zoning Bylaw

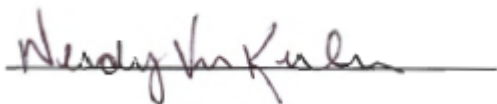
The minimum lot size for a single dwelling in the Residential Second Density zone is 0.4ha, where partial servicing is proposed. Both the severed and retained parcels are proposed to be 0.24 acres (0.097ha). The bylaw allows the lot size to be reduced where a servicing report including a hydrogeological assessment and/or terrain analysis is provided, although the bylaw does not permit a reduction to less than 0.2ha.

The proposal otherwise conforms to the provisions of the Zoning Bylaw.

Financial Considerations: The applicant has submitted the required fee for severance to the Township.

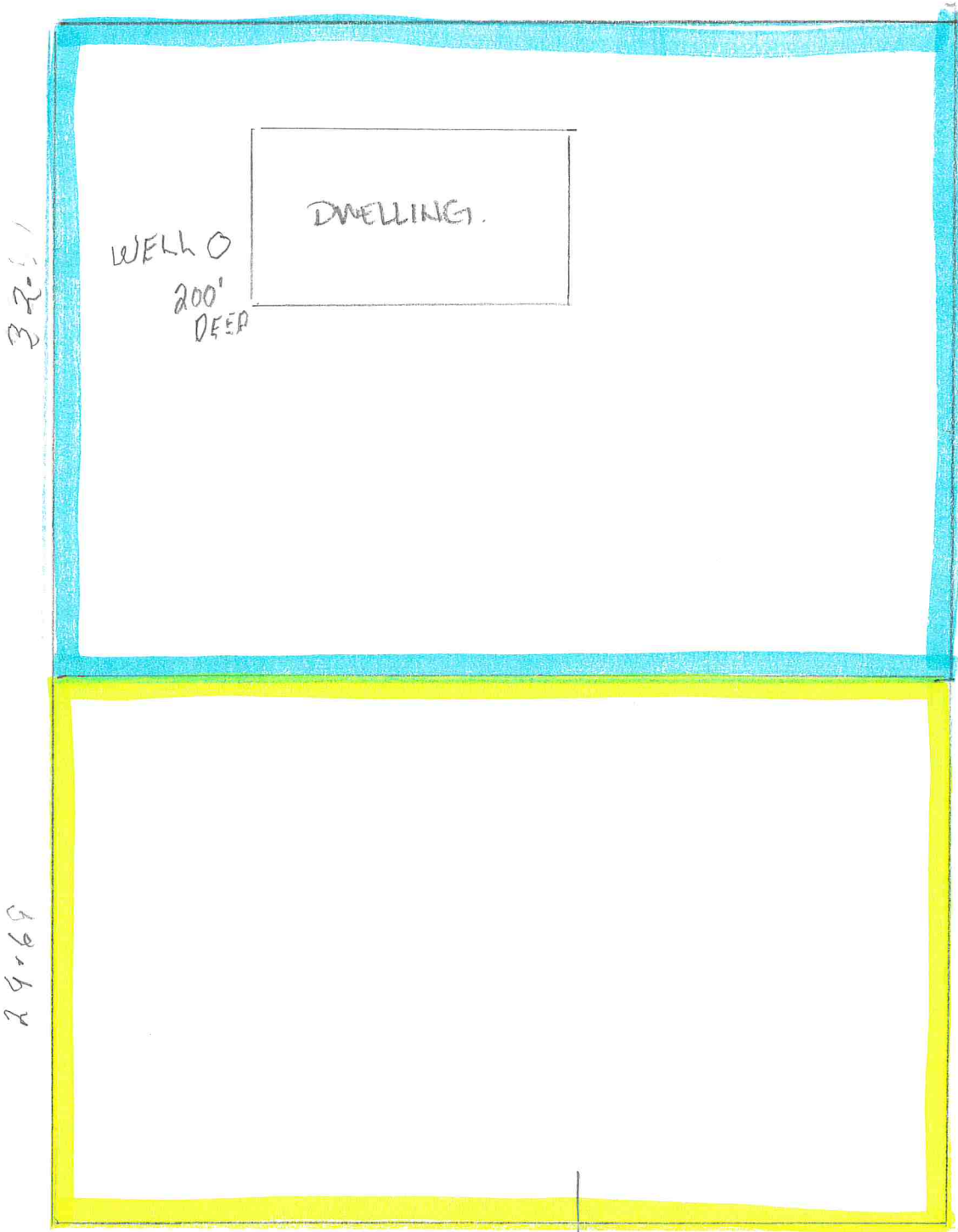
Recommendation: That Committee recommend that Council recommend in favour of severance B-38-23, with the following conditions:

1. That the applicant obtain relief from the zoning bylaw, as necessary to address the deficient lot size for the severed and retained parcels.
2. That a development agreement is registered on title of the severed parcel to implement the recommendations of the hydrogeological study, to the satisfaction of the Township.



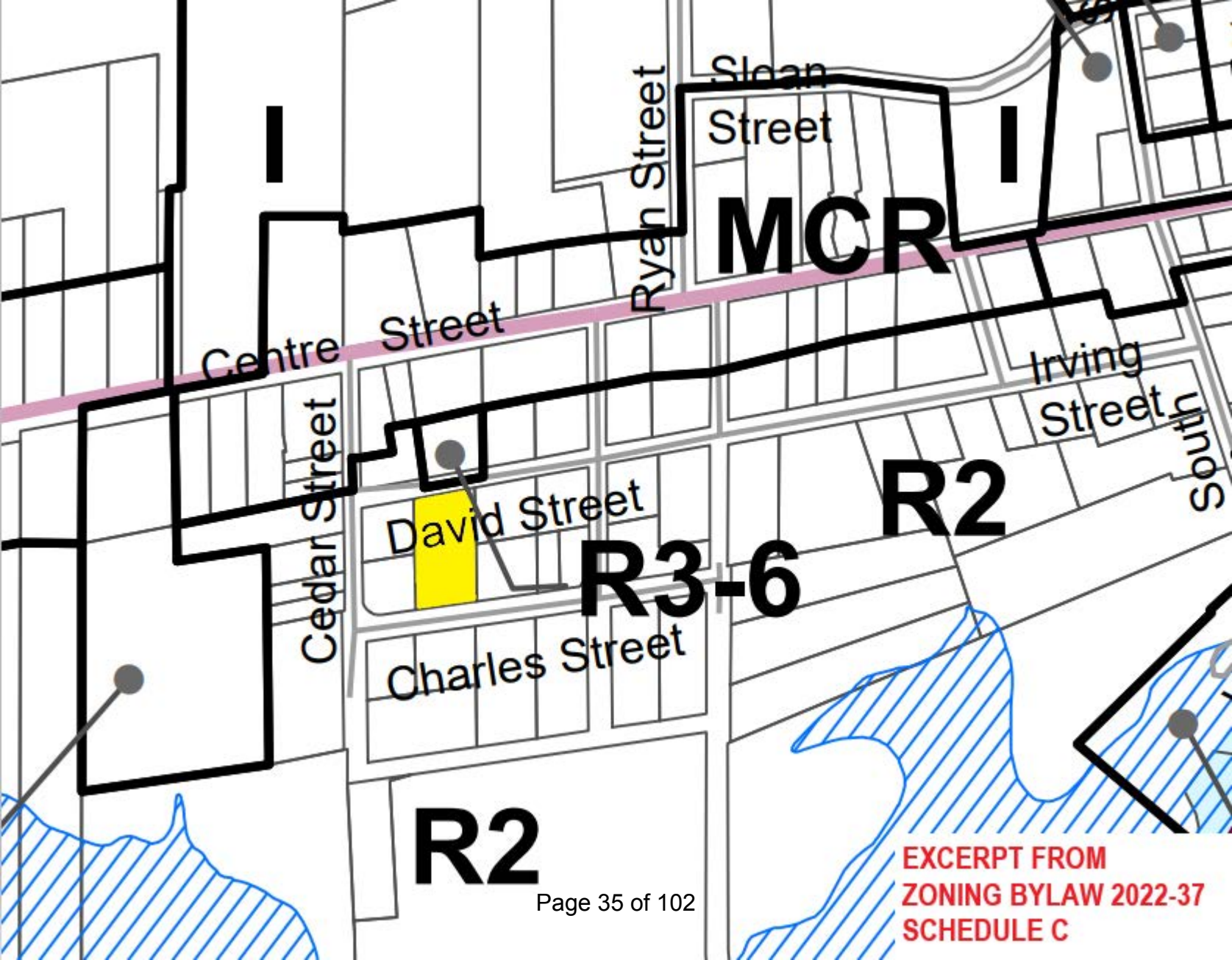
Community Development Coordinator

32.52
DAVID ST



Severed
Lands

Retained
Lands



R2

**EXCERPT FROM
ZONING BYLAW 2022-37
SCHEDULE C**



Kollaard Associates

Engineers

210 Prescott Street, Unit 1
P.O. Box 189
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

REPORT ON

**HYDROGEOLOGICAL
STUDY
PROPOSED RESIDENTIAL LOT SEVERANCE
27 DAVID STREET
SPENCERVILLE, ONTARIO**

Submitted to:

Ed Broniszeski
27 David Street
Spencerville, Ontario
K0E 1X0

DATE October 28, 2022

DISTRIBUTION

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Hydrogeology •

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October 28, 2022

220996

Ed Broniszeski
27 David Street
Spencerville, ON
K0E 1X0

RE: HYDROGEOLOGICAL STUDY
PROPOSED RESIDENTIAL LOT SEVERANCE
27 DAVID STREET
SPENCERVILLE, ONTARIO

Kollaard Associates Inc. was retained by Mr. Ed Broniszeski to undertake a hydrogeological and terrain study for a proposed residential lot severance with frontage on Charles Street in Spencerville, Ontario (Key Plan, Figure 1).

It is understood that it is being proposed to sever one residential lot of 0.09 acres, which is currently vacant. The retained parcel consists of about 0.09 hectares and is occupied by a single residence. It is identified as 27 David Street. A Lot Development Plan is provided as Figure 2.

The purpose of the severance is to allow single family dwelling on the proposed severed lot that is to be serviced by a well and the existing municipal sewer. It is understood that all residential dwellings within 500 metres are serviced by sanitary sewer, with the exception of the rural properties that are located on the opposite side of the South Nation River.

This report consists of an evaluation of the water quality and quantity for the existing well on the property.

The assessment was carried out on an existing drilled well to ensure that the water quality and quantity is acceptable using the following guidelines; Ministry of the Environment, Conservation and Parks (MECP) Guideline D-5-5 and the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG).

HYDROGEOLOGICAL STUDY

Background

A bedrock geology map for the site area indicates the bedrock at the site consists of dolostone and sandstone of the Beekmantown Group.

The surficial geology map indicates that the proposed severed lot is located within an area of glacial till. Most of the well records for the area wells indicate that there is between 0 and 2 metres of overburden, consisting of glacial till or sand and clay.



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A review of topographical information from the Province of Ontario online mapping indicates that the site topography is sloped towards the south of the proposed severed lot.

No well record was available for the existing drilled well at 27 David Street. The well depth was measured to be about 59.8 metres, and the casing was indicated by the owner to extend to about 30.5 metres deep. The static water level measured at the day of the test was about 7.43 metres.

The well record and Certificate of Well Compliance for the test well and area well records are provided herein as Attachment A.

Area Well Records

It is understood from information provided by the owner that the well that services the existing dwelling was installed when the municipal sanitary system was put into place. The well was constructed with recommendations from a private well and sewage system study completed by MS Thomson and Associates in 1984. A review of three other well records also installed at this time was carried out. The well records are provided (Attachment A). The depths of the wells are indicated to be between 61 and 70 metres, obtaining water from a dolomite aquifer. Test pumping rates were between 19 and 45 litres per minute. Recommended pumping rates were between 15 and 38 litres per minute. Overburden thickness was between 1.8 and 2.1 metres of sand or clay. The wells had 31.1 metres of casing. Specific capacity was between 0.3 and 0.8 litres per minute per metre of drawdown.

A review of eleven area well records constructed not due to the installation of the municipal sanitary system was also carried out. The well records are provided (Attachment A). The depths of the wells are indicated to be between 12 and 55 metres, obtaining water from a limestone aquifer. Test pumping rates for the area wells were 24 to 76 litres per minute. Recommended pumping rates were between 11 and 46 litres per minute. One well record indicated no overburden. In the other ten well records, overburden was identified as between 0.6 to 2.0 metres of till, topsoil, sand or clay. All area wells had between 4.0 to 9.5 metres of casing below the ground surface. Specific capacity for area wells is between 5 and 1050 litres per minute per metre of drawdown.

The test well is considered to be representative of the expected well yields based on other area wells, specifically those installed due to the municipal sanitary system.

Review of MECP Report

A review of the MECP Potable Well Water Quality Survey for the Village of Spencerville, dated November 6, 2020, was carried out as a part of this report. The MECP report details an investigation completed in 2020 regarding water quality and bacteria contamination in Spencerville, and focuses on a subject property at 32 David Street.

This report contains recommendations on well construction in Spencerville, based on a previous report from 1985, due to poor water quality (from shallow contamination sources) particularly with regards to bacteria and sewage impacts from the private sewage systems. The recommended well construction was that wells should be cased to depths exceeding 25 to 32 metres. The 2020 sampling by the MOE indicated that fewer of the deeper cased wells (2 of 9 wells) had adverse bacteria results compared to some 6 of 9 wells with short casing lengths where some 67% had adverse bacteria results. The MOE indicated the following based on their 2020 well water sampling results:



Well owners with wells not conforming to the recommendations provided by Thompson (1985) and with chronic adverse water quality issues could also consider obtaining the services of a licensed well contractor to replace their existing well with one that is cased into the deeper less vulnerable aquifer. It should be noted that this recommendation is not a guarantee that potable water will be obtained; however, it would be expected to reduce the vulnerability (magnitude and frequency of adverse water quality) of the water supply and those recommendations provide above should still be followed. It should also be noted that the deeper bedrock units may produce water with elevated concentrations of iron and/or sulphur and additional treatment may be required to address them.

The well that was sampled does comply with the recommendations of the Thompson report. As such, it is highly recommended that the future well servicing the severed lot should also be constructed similarly.

Water Quantity

A pumping test was carried out on October 14, 2022, on the existing drilled well at the retained lot on the subject property (27 David Street).

The testing consisted of a 6 hour duration pumping test. During the pumping test, water level measurements were made on a regular basis to monitor the drawdown of the water level in the well in response to pumping and water levels were monitored at one minute intervals using a pressure transducer. Hourly field water quality readings were recorded for the water temperature, pH, total dissolved solids (conductivity) and turbidity. After the pump was shut off, the recovery of the water level in the well was measured until about 95% recovery of static water level had been achieved or for 24 hours.

The well was pumped for about 360 minutes at a pumping rate of about 30 litres per minute. Over the course of the pumping test, the water level in the well dropped 0.31 metres in response to that rate. At the end of pumping, 100 percent recovery of the total drawdown in the static water level created during pumping was measured after about 13 minutes.

The pumping test drawdown and recovery data and plots for TW1 are provided as Attachment B. The drawdown and recovery data provided were measured with reference to the top of the well casing at the test well location.

The pumping test data for the test well was analyzed using the method of Cooper and Jacob (1946). Although the assumptions on which these equations are based are not strictly met, this method provides a reasonable estimate of the aquifer transmissivity.

Transmissivity was calculated using the following relationship:

$$T = \frac{2.3Q}{4\pi ds}$$

where Q is the pump rate, m³/day
 ds is the change in drawdown over one time log cycle, m
 T is the transmissivity, m²/day

Based on the pumping test drawdown data, the transmissivity of the aquifer is estimated to be about 395 m²/day. Based on the recovery data from the pumping test, the transmissivity is



estimated to be about 132 m²/day. The aquifer parameters, such as transmissivity, can be determined more accurately by using a higher flow rate and a longer duration to establish hydraulic boundaries for the aquifer. The pumping rate and duration that were used were sufficient to confirm that the well yield is sufficient for the proposed use.

Based on the data obtained during the six hour pumping test, it can be concluded that the well is capable of sustaining a short term yield of at least 30 litres per minute. During the course of the pumping period, less than 1 percent of the available drawdown in the test well was utilized, based on an estimated pump depth of 56 metres and the static water level recorded the day of the pumping test (7.43 metres). The specific capacity of the well based on the pumping rate used is 81 litres per minute per metre of drawdown.

The typical residential peak demand rate is 22.5 litres per minute for a five bedroom dwelling. It is considered that the pumping rate used was sufficient to meet peak residential demands.

Based on the above noted assessment of the test well and what is known about the aquifer from adjacent wells, it is considered that future wells constructed in the same aquifer (to similar depths) on the proposed severed lots will provide sufficient water for domestic use for a residential dwelling.

Water Quality

During the pumping test, hourly field readings of pH, temperature, turbidity and total dissolved solids (conductivity) were recorded.

The results of the chemical, physical and bacteriological analyses of the water samples obtained from the test well are provided in Attachment C. A summary of the water quality measured in the field are provided as Table I, Water Quality Measurements for Test Well.

Groundwater samples were prepared and preserved in the field using appropriate techniques. Chlorine residuals were measured prior to obtaining water samples for lab submission and free chlorine was measured to be zero. The water samples were submitted to Eurofins Environmental Laboratory in Ottawa, Ontario, for the chemical, physical and bacteriological analyses listed in the MECP guideline entitled Procedure D-5-5, Technical Guideline for Private Wells: Water Supply Assessment, August 1996.

The water quality as determined from the results of the analyses is acceptable. The water meets all the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG) health and aesthetic parameters tested for at the test well except for hardness, hydrogen sulphide, turbidity, iron and TDS. Sodium is above the medical advisory level of 20 milligrams per litre for those who require a sodium reduced diet. The sodium level is about 57 milligrams per litre. When sodium levels exceed 20 mg/l, the local Medical Officer of Health should be informed so that the information can be relayed to local physicians.

Hardness

The water is considered to be moderately hard by water treatment standards. Water with hardness above 80 to 100 milligrams per litre as CaCO₃ is often softened for domestic use. The hardness at the well is 417 to 420 milligrams per litre, which is considered poor but tolerable. Treatment using ion exchange water softeners is effective to reduce hardness.

Water softening by conventional sodium ion exchange may introduce relatively high concentrations of sodium into the drinking water, which may contribute a significant percentage to the daily sodium



intake for a consumer on a sodium restricted diet. Where ion exchange water softeners are used, a separate unsoftened water supply could be used for drinking and culinary purposes.

Iron

Iron was measured at a level of 2.20 to 2.28 mg/l, compared to the aesthetic objective of 0.3 mg/l. Excessive iron levels may cause brown or black discolouration of laundry and fixtures, affect the taste and colour of water, and iron precipitation in pipes and hot water tank can also promote the growth of iron bacteria. For iron levels of up to 5.0 mg/L, a manganese greensand iron filters (or other proprietary iron filter) is effective in removing iron from the water supply.

Turbidity

Turbidity at the well was initially recorded at less than 5 NTU (during the first two hours of the pumping test), which is acceptable for groundwater at the point of consumption. However, turbidity became elevated and even increased between about three six hours (8.0 and 20.6 NTU). The elevated turbidity measured in the field during the test was likely due to the iron deposits in the well casing and the agitation of the well surfaces created during the pumping test. Given the depth of well casing, there is significant well surface and the iron in the water and in the casing could contribute to the turbidity.

The lab based turbidity measurements for the three and six hour samples were 14.6 and 24.8 NTU, respectively. This is consistent with the field readings and also higher due to the presence of iron which can cause turbidity to exceed due to precipitation that occurs as the water sample changes temperatures and is exposed to air during storage and transportation prior to the laboratory sampling.

Water treated through an iron filter is expected to meet the required turbidity levels of less than 5 NTU in the treated water. It is considered that the untreated water has a turbidity level of less than 5 NTU (based on the first two hours of water tested using field equipment) and that treatment to reduce iron will also cause the turbidity to be less than 5 NTU in the treated water.

Sulphide

Sulphide was measured at levels of 0.09 and 0.12 mg/L as hydrogen sulphide, compared to the aesthetic objective of 0.05 mg/L. Excessive sulphide levels may produce black deposits on pipes and fixtures and black stains on laundered items. The sulphide can be removed using the same manganese filter that is needed for iron reduction. Proprietary filters for iron and sulphide removal as well as manganese greensand filters are effective at reducing sulphide levels of up to 1.0 and 2.5 mg/L.

Total Dissolved Solids

Total dissolved solids (TDS) were elevated above the aesthetic objective of 500 mg/l, about 607 to 610 mg/l. The Ryznar Stability Index (RSI) and Langelier Saturation Index (LSI) were calculated for both water samples. The RSI values for the water samples were 6.81 and 6.67 for the three and six hour samples, respectively. The LSI values for the water samples were 0.32 and 0.44 for the three and six hour samples, respectively. RSI values less than 6 indicate that the scale potential increases and values greater than 7 indicate that a calcium carbonate formation does not lead to a protective corrosion inhibiting film. In this case, the water is mildly scale forming and not corrosive. Positive values for LSI indicate that scale can form and calcium carbonate precipitation may occur, while values close to zero indicate borderline scale potential. In this case, the LSI values are positive, indicating borderline scale potential. Combined with the RSI values, it is likely that the water is slightly scale forming and is not corrosive. According to the Support Document for the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG), the palatability of drinking water with a TDS level less than 500 mg/l is generally considered to be good. The effect of



elevated TDS levels on drinking water depends on the individual components, which are principally chlorides, sulphates, calcium, magnesium and bicarbonates. Depending on which parameters are elevated, TDS exceedances can include hardness, taste, mineral deposition or corrosion. In this case, the water samples had high hardness. Sodium and chloride are both well within the aesthetic objectives and are unlikely to significantly affect the taste of the water. Hardness generally increases the mineral deposition. However, in this case, the water is not indicated to be scale forming. Based on the above noted information, it is considered that treatment to reduce hardness will reduce the potential for scale forming as it affects TDS.

Total Coliforms

The water samples obtained after 3 and 6 hours of pumping on October 14, 2022 both had total coliforms of 4 counts/ 100 mL with E. Coli and faecal coliforms absent.

MECP Procedure D-5-5 states the following with regards to total coliforms:

While the stated ODWS for Total Coliforms is 0 counts per 100 ml of sample, it is recognized that the objective had been set as an indicator of inadequate disinfection within the distribution systems associated with water works. For private water wells not subject to approval under the OWRA, the MOEE and Health Units have historically used the limit of <5 counts per 100 ml in the absence of a chlorine residual as indicating acceptable water quality.

As the total coliforms were within the wells allowed for existing wells and E. Coli was absent, the presence of total coliforms is considered acceptable. The owner was informed and recommendations were provided to test at least quarterly for bacteria through the public health unit.

RECOMMENDATIONS

The following is recommended for the construction of the future well to service the proposed severed lot with frontage on Charles Street:

- The well construction should conform with the recommended construction in the Thomson report from 2005 that was supported through the MOE report from 2020, as follows:
 - well should be cased to a depth of at least 25 to 32 metres; AND
 - the annulus of the well shall be sealed using suitable grouting and sealant for its entire length to the ground surface.

The following should be considered for expected water quality and well construction for the future well on the severed lot.

- The water is considered to be hard by water treatment standards. Water with hardness above 80 to 100 milligrams per litre as CaCO_3 is often softened for domestic use. The hardness at the well is ~420 milligrams per litre. Treatment using ion exchange water softeners is effective to reduce hardness. Water softening by conventional sodium ion exchange may introduce relatively high concentrations of sodium into the drinking water, which may contribute a significant percentage to the daily sodium intake for a consumer on a sodium restricted diet. Where ion exchange water softeners are used, a separate unsoftened water supply could be used for drinking and culinary purposes. Sodium level in the untreated water is 57 mg/L, which is above the 20 mg/l medical advisory limit and well within the aesthetic objective of 200 mg/L. When sodium levels exceed 20 mg/l, the local Medical Officer of Health should be informed so that the information can be relayed to local physicians.



- Total dissolved solids (TDS) may be present above the aesthetic objective of 500 mg/l in the future well. It is likely that the water is slightly scale forming. According to the Support Document for the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG), the palatability of drinking water with a TDS level less than 500 mg/l is generally considered to be good. There is no treatment recommendation for TDS. Treatment to reduce hardness will reduce scale potential associated with elevated TDS.
- Iron was measured at between 2.2 and 2.28 mg/L, compared to the aesthetic objective of 0.3 mg/L. Sulphide was measured at a level of 0.09 to 0.12 mg/L, compared to the aesthetic objective of 0.05 mg/L. Excess iron and sulphide levels may produce coloured deposits on pipes and fixtures and stains on laundered items. It also produces an unpleasant taste and odour. Both iron and sulphide may be reduced using manganese greensand filters or other proprietary filter at iron levels up to 5.0 mg/L and sulphide levels of up to 1.0 to 2.5 mg/L.

We trust this letter provides sufficient information for your purposes. If you have any questions concerning this letter, please do not hesitate to contact our office.

Regards,

Kollaard Associates Inc.



Colleen Vermeersch, P. Eng.

Attachments:	Table I	Summary of Hourly Field Water Quality
	Figure 1	Key Plan
	Figure 2	Site Plan Sketch
	Attachment A	Well Records
	Attachment B	TW1-Pumping Test Data
	Attachment C	TW1-Laboratory Water Testing Results



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: June 5, 2023

Department: Community Development

Topic: Agricultural LEAR Consultation

Purpose: To provide feedback on the draft Land Evaluation and Area Review (LEAR) report and the resultant mapping, that will be used to identify the agricultural areas in Edwardsburgh Cardinal and throughout the United Counties of Leeds and Grenville. This is an opportunity to apply local knowledge and comment to refine the agricultural system map.

Background: The United Counties of Leeds and Grenville is undertaking an Agricultural Land Evaluation and Area Review (LEAR). Committee received an introduction to the review at the March 6th Committee meeting. A LEAR is the method used to determine the designation of prime agricultural areas. This review is required as part of the next Counties Official Plan, expected in 2026.

The LEAR is being completed by Planscape, in conjunction with a Technical Advisory Committee, made up of municipal planning staff across Leeds Grenville, members of the Ontario Federation of Agriculture, and various Ministry representatives. The team is now entering stage 2 of the review process, having released a draft report and mapping for public consultation.

The LEAR system was developed by the Province and the methodology requires factors to be selected and weighted to reflect local circumstances. The attached report by Planscape provides details on how Land Evaluation (LE) factors and Area Review (AR) factors are determined and weighted to identify prime agricultural areas using a scoring system. The LE factors apply to physical components such as soil quality, while the AR factors apply to socio-economic considerations such as fragmentation and recognition of surrounding lands in agricultural production. The inclusion of socio-economic factors allows for more than just the soil capability to be evaluated, as would be done if the prime agricultural areas were simply defined as areas where class 1 to 3 lands

predominate. The final score is weighted as 60% Land Evaluation (LE) and 40% Area Review (AR)

In reviewing the draft report and mapping, it is noted that a large area south of the 401 and north of County Rd 2 has been identified in the draft as a prime agricultural area. Much of this area has an LE factor of 40-60, meaning the land contains Class 1-3 soil. The AR factor is between 10-30, containing land that is already being farmed. This results in a score of 60-70, identifying a large area as prime agricultural lands that does not currently have this designation.

Most of these lands are currently designated Rural Policy Area in the Township's Official Plan, but some Highway Commercial Policy Area and Future Industrial Park Expansion Area lands were also included. Because of their strategic locations and proximity to transportation infrastructure, Highway Commercial and industrial Park lands are designated for non-agricultural uses. As such, Committee and Council may wish to provide feedback on the draft report and mapping to recommend that these lands not be considered prime agricultural areas.

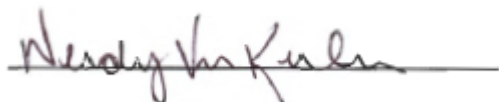
Consultation with stakeholders began early in the project and is ongoing. The second public consultation meeting is scheduled for June 21st. The Counties has requested feedback on this recent draft by June 30th. A letter has been drafted for Committee review and is attached to this report. There is a dedicated webpage with more information on the study, where residents and stakeholders can sign up for the mailing list to receive future communication:

<https://www.leedsgrenville.com/en/government/agriculture-area-review.aspx>

Policy Implications: It is anticipated that an amendment to the Counties Official Plan will take place upon completion of the study to reflect the findings. An amendment to the Township's Official Plan would then be required to bring it into conformity with the Counties Plan.

Financial Considerations: There are no financial considerations to provide feedback to on the draft report and mapping. If a future OP amendment is required, consultant fees will apply.

Recommendation: THAT Committee recommend that Council authorizes the Mayor to sign the attached letter and direct staff to submit the comment letter to the Counties prior to the June 30, 2023 deadline.



Community Development Coordinator

[DATE]

Ms. Elaine Mallory
Planner I, Public Works Division,
United Counties of Leeds and Grenville
25 Central Ave. W., Suite 100
Brockville, ON K6V 4N6

RE: Draft Land Evaluation and Area Review (LEAR) Report and Mapping

Dear Ms. Mallory;

The Council of the Township of Edwardsburgh Cardinal extends our thanks to the United Counties of Leeds and Grenville Planning Staff, Advisory Committee, and PLANSCAPE for their work on the Land Evaluation and Area Review (LEAR). Council recognizes the need to identify prime Agricultural Areas, as Ontario's most fertile areas where most of our crops are produced. We appreciate the opportunity to provide feedback on the draft report and mapping, issued May 15, 2023.

We've noted in the draft mapping that the proposed prime agricultural areas include lands that are presently designated Highway Commercial Policy Area in our local Official Plan, along the 401 near County Road 22 and also near County Road 44. This Highway Commercial designation takes advantage of the transportation infrastructure along these highway interchanges and the International Bridge corridor. As such, permitted uses are exclusively commercial in nature.

Similarly, we've noted that a portion of the area designated as Future Industrial Park Expansion Area in our Official Plan has been identified as a prime agricultural area. This designation strategically plans for an expansion of our Industrial Park Policy Area. Our Industrial Park is not only our Township's primary employment area, but given its ideal location near the Port of Johnstown, CN Railway, Highway 401 / Highway 416 interchange and the International Bridge, it also serves a wider market area by providing economic opportunities on a basis consistent with regional economic growth. At this time, the local Official Plan and Zoning Bylaw only permit existing uses within the Future Industrial Park Expansion Area.

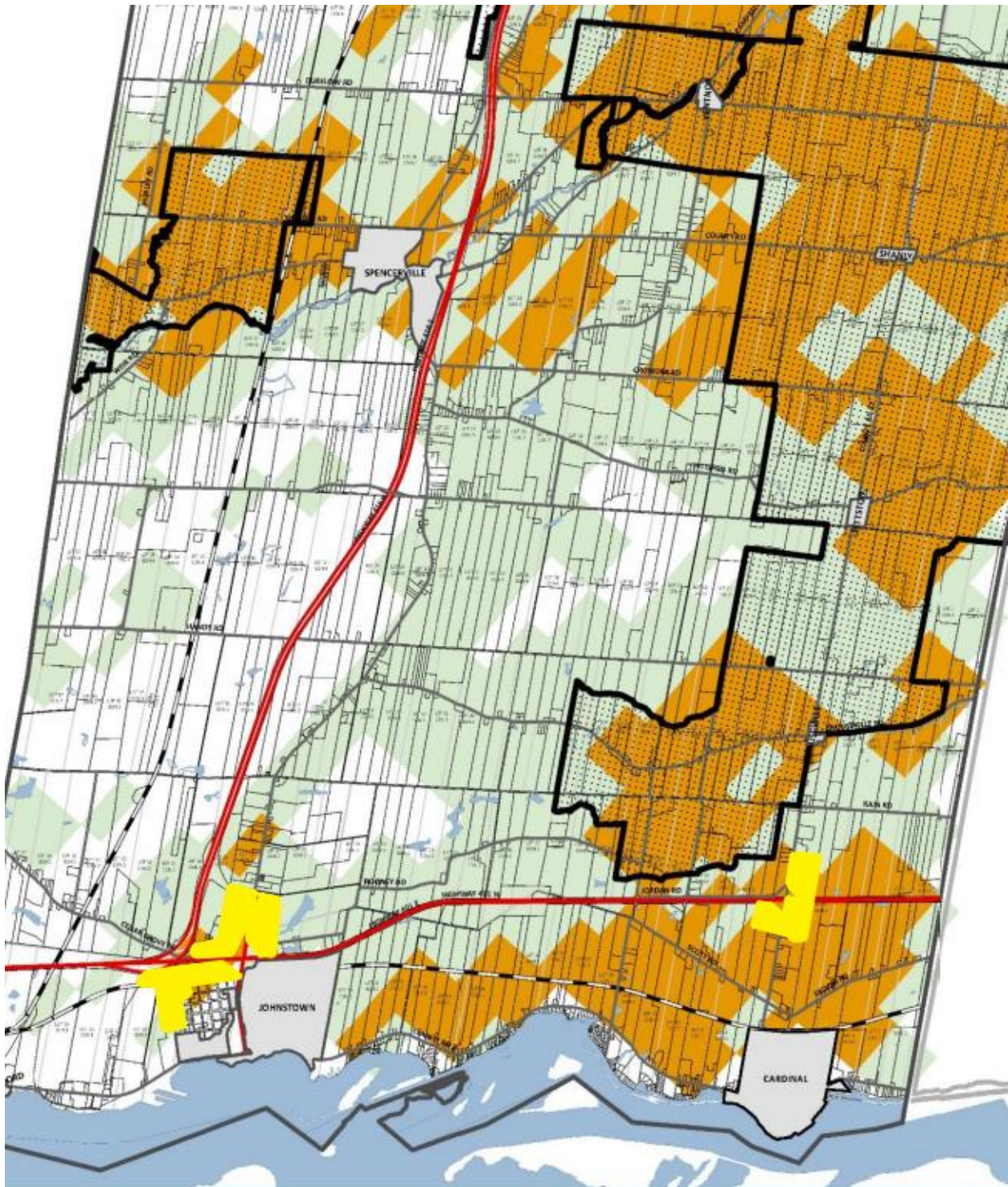
These areas of concern are identified on the attached map. We recognize that these lands include Class 1-3 soils, with a Land Evaluation (LE) score of 40-60; however, we feel that the present land use designations also serve a great importance to our Township and Region. We respectfully request that the final LEAR mapping does not include these areas as prime Agricultural Areas.

Finally, we've noted that a significant amount of land in Edwardsburgh Cardinal is identified in the draft mapping as prime Agricultural Areas where this designation is not currently in place. We encourage the Counties to continue to provide opportunities for public consultation so that land owners will be made aware of any changes to their land use designation. We recognize that a Public Meeting was held on December 12, 2022 and [planned for] June 21, 2023. Our Township will continue to share public consultation opportunities offered by the Counties with our residents through our website and social media accounts.

We appreciate the work and collaboration that has taken place from all parties that have contributed to this work. Thank you for the opportunity to provide feedback on the draft report and mapping at this stage.

Sincerely,

Mayor Tory Deschamps,
On behalf of the Council of the Township of Edwardsburgh Cardinal



 **Area of Concern**



United Counties of Leeds and Grenville

Public Works Division
Consent Granting
Authority
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Planning
Roads

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NOTICE OF CONSULTATION

PHASE 2 OF THE

AGRICULTURAL AREA REVIEW

FOR THE UNITED COUNTIES OF LEEDS AND GRENVILLE

Draft Report Issued for Consultation

The Draft Land Evaluation and Area Review (LEAR) Report has been released for consultation and your input is being sought on the specifics of the LEAR methodology and the resultant mapping that will be used to identify the agricultural areas. This is an opportunity to apply local knowledge and comment to refine the agricultural system map.

To obtain a copy of the report visit www.leedsgrenville.com/agriculture or call Planning staff. Comments are welcome by mail, email, phone and/or on-line and would be appreciated by **Friday, June 30, 2023**.

Consultation Meeting

The United Counties of Leeds and Grenville invites you to join us on **Wednesday, June 21st, 2023 starting at 4:00 p.m.** at **25 Central Avenue West, Brockville, Ontario** for a presentation on the Draft Land Evaluation and Area Review Report by our consulting team, PLANSCAPE.

All interested persons are invited to attend to learn about the methodology used to evaluate lands, view the draft mapping and provide feedback.

This meeting will be in-person with a virtual participation option through Microsoft TEAMS. To register for the virtual option, please contact Elaine Mallory, Planner 1, at 613-342-3840, ext. 2422 or by email at elaine.mallory@uclg.on.ca.

Background

The goal of the Agricultural Area Review is to develop a current map of the agricultural system. All lands in the United Counties of Leeds and Grenville have been considered in the report. The final map of the Agricultural Area lands will be used to update the Counties Official Plan schedule.

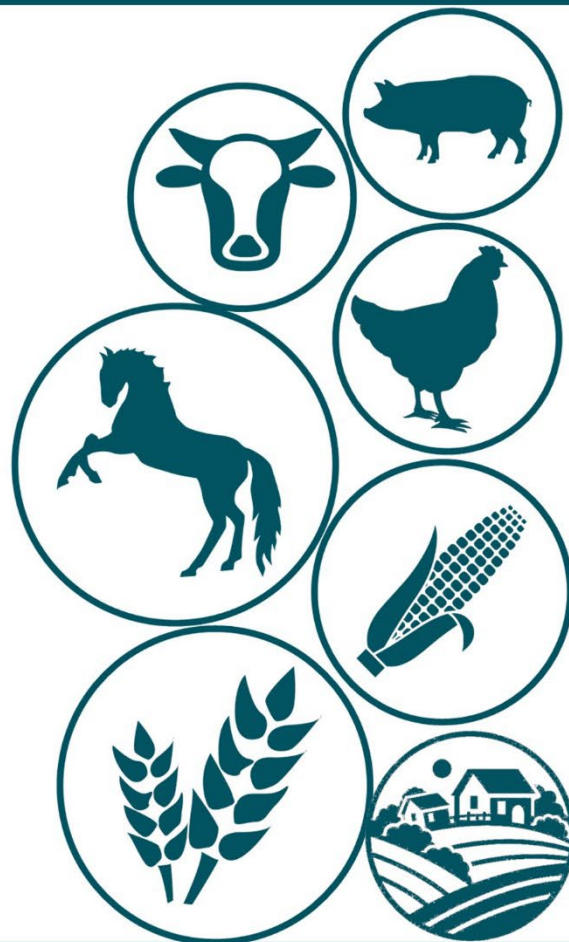
To learn more, contact Planning staff or visit www.leedsgrenville.com/agriculture.

where **lifestyle**
grows good **business**



THE UNITED COUNTIES OF LEEDS and GRENVILLE

AGRICULTURAL AREA REVIEW - DRAFT LAND EVALUATION
AND AREA REVIEW (LEAR) REPORT FOR CONSULTATION



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Purpose of the Report

The purpose of this report is to describe the methodology used for the Land Evaluation and Area Review (LEAR) study for the United Counties of Leeds and Grenville (the Counties) under the project title of Agricultural Area Review (AAR). The results of the LEAR are intended to help guide the Counties in designating prime agricultural areas through an Official Plan Amendment. The project is in response to a provincial Official Plan directive to complete a LEAR or modified LEAR process to identify and assess prime agricultural lands as defined in provincial policy, in the United Counties of Leeds and Grenville.

This report has been written to support the finalization of the draft LEAR mapping through consultation with stakeholders. The intent is to ensure stakeholders are well informed about the technical process used to generate the draft LEAR map before the consultation to ground truth the map begins. This consultation may result in refinements to the prime agricultural lands identified through the technical process, based on local area knowledge and experience. To ensure consistency with the established LEAR methodology it is important for the stakeholders to understand the methodology. Further refinements will take place to remove isolated lands and make “rounding” adjustments to better reflect property boundaries where possible.

Project Background

On July 29, 2022, the Counties released a Request for Proposals for the preparation of the United Counties of Leeds and Grenville Agricultural Area Review, based on a modified Land Evaluation and Area Review (LEAR) approach. In 2015, the Counties adopted its first Official Plan, approved by the Ministry of Municipal Affairs and Housing in 2016. Due to a compressed timeline for the Official Plan preparation, it was not possible to review the status of the lands included in the Agricultural Area designation. As a result, the Agricultural Area designation consists primarily of the agricultural areas as designated in the local municipal Official Plans that were in place in 2015. At that time, it was known/suspected that the agricultural land

mapping was not comprehensive and that some agricultural areas were missing. Many of these local official plans and their mapping were developed under previous provincial policies and varying definitions of prime agricultural lands.

The Ministry of Municipal Affairs and Housing recognized this issue by modifying the Counties Official Plan to add policy 3.2.3 (a), which states: “The Counties, in consultation with the local municipalities and the Province, will undertake a comprehensive Land Evaluation and Area Review (LEAR) or equivalent study to assist in identifying and designating prime agricultural areas in the Counties prior to the next review of this Plan under Section 26 of the Planning Act.”

A LEAR methodology tailored to the Counties, to identify any additional candidate Agricultural Area lands and to confirm the existing Agricultural Area boundaries, has been developed to address this provincial requirement.

For the purpose of this study, the 2018 Agricultural System Mapping Method Technical Document from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has been used as the LEAR methodology and adjusted to the specific needs of the Counties, as appropriate and as detailed in this report. Extensive consultation with Counties staff, OMAFRA staff, local municipal staff and Councils, the Agricultural Advisory Group (formed for this project) and specific outreach to the agricultural community through meetings with the Leeds Federations of Agriculture and the Grenville Federation of Agriculture have further informed this draft LEAR mapping product.

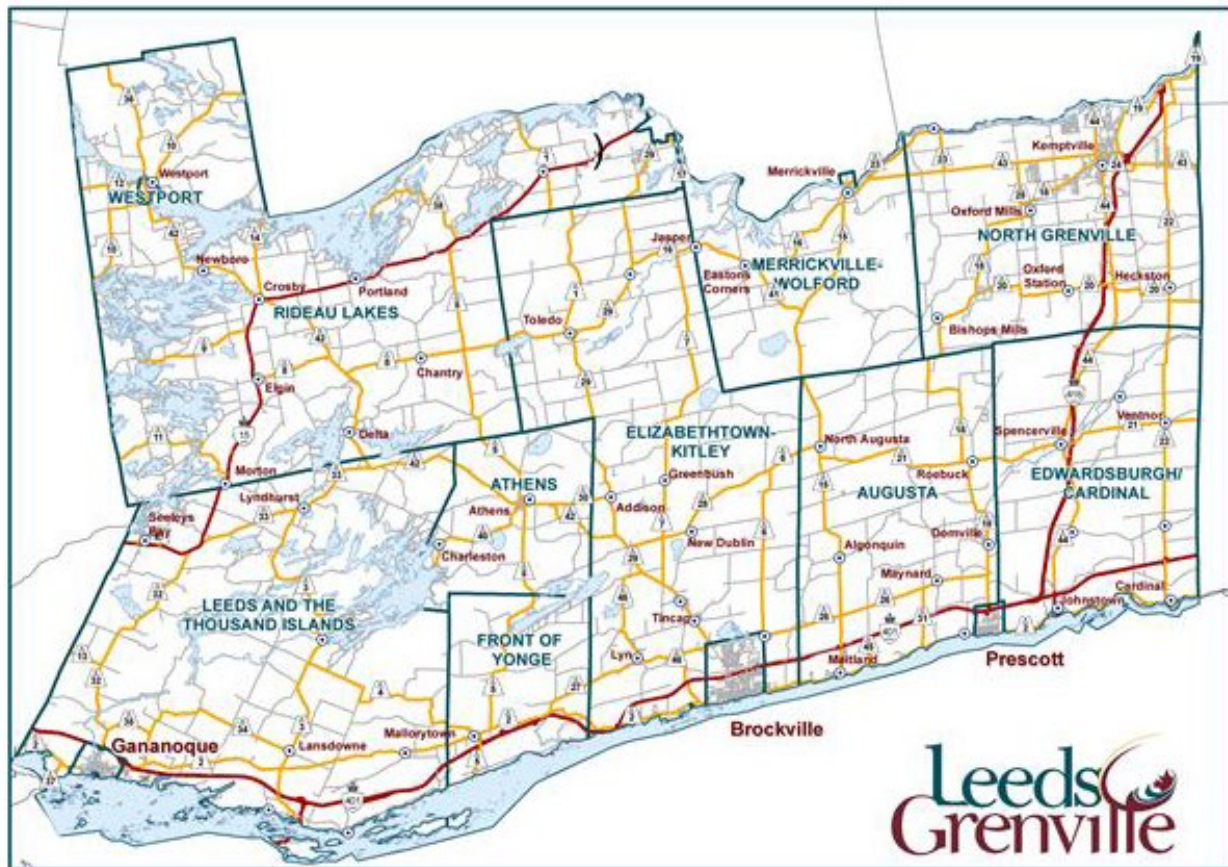
Study Area

The study is being undertaken for the full geographic boundaries of the United Counties of Leeds and Grenville. The Counties is comprised of 10 local area municipalities as shown on **Figure 1**.

Not all of the geographic lands in the United Counties of Leeds & Grenville are suitable for inclusion in the agricultural system. The following areas were excluded from the agricultural land base:

- Settlement Areas
- Lands designated for Non-Agricultural Uses
- Large Water Bodies
- Ontario Provincial Parks
- National Parks

Figure 1: County Map



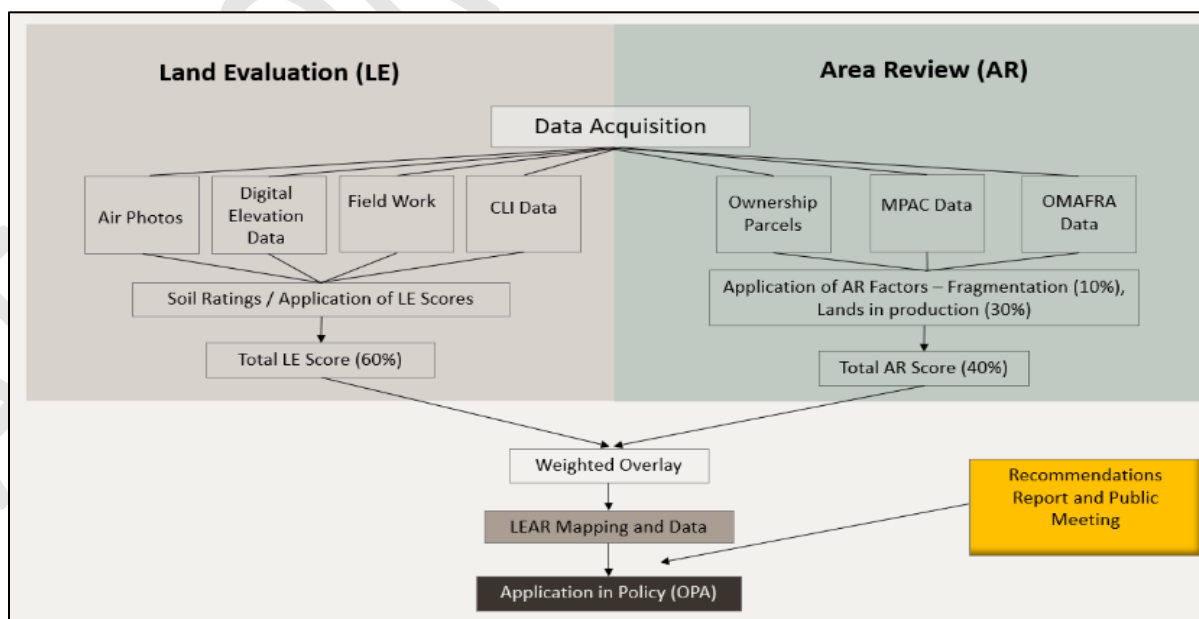
Land Evaluation and Area Review (LEAR) Process

The Provincial Policy Statement (PPS) requires municipalities to protect prime agricultural areas. The PPS defines prime agricultural areas as areas where prime agricultural lands, being Class 1 to 3 lands according to the Canada Land Inventory for Agriculture predominate, or an area identified through an alternative evaluation system approved by the Province. That system is referred to as a Land Evaluation and Area Review (LEAR) study.

The LEAR system was developed by the Province and the methodology requires factors to be selected and weighted to reflect local circumstances. The LEAR system is comprised of Land Evaluation (LE) factors and Area Review (AR) Factors. The LE factors apply to physical components such as soil quality, while the AR factors apply to socio-economic considerations such as fragmentation and recognition of surrounding lands in agricultural production. The inclusion of socio-economic factors allows for more than just the soil capability to be evaluated, as would be done if the prime agricultural areas were simply defined as areas where class 1 to 3 lands predominate.

Figure 2 below illustrates the key study process steps for conducting a LEAR.

Figure 2: LEAR Process Steps



Selecting an Evaluation Unit Size

The establishment of the Evaluation Unit is an important consideration, as it forms the basis for the data collection and is the geographic unit in which LEAR scores are applied.

In the OMAFRA 2018 Agricultural System Mapping Method, “the method of using a grid of consistently sized evaluation units” was selected as the best option because the grid method is both rigorous and adaptable to a wide variety of geographic contexts and survey patterns. The grid method increased the ability of scores to reflect complex landscape features”¹.

The use of parcel fabrics would be ideal as the information available is quite detailed. However, this approach is costly, could present privacy issues and detracts from looking more broadly at agricultural land use. As a result, 100-acre polygons are more appropriately used, and have been used in this study as the standard unit of evaluation. **Figure 3** illustrates the identification of the evaluation units as well as the evaluation areas established by imposing a 750-metre boundary around the evaluation unit. The purpose of establishing evaluation areas that is further explained in the sections regarding Area Review (AR) factors in this report.

A Geographic Information System (GIS) program was used to overlay 100-acre polygons over the entirety of the geographic area of Leeds and Grenville. Sections of the grid were removed for areas excluded from the study as noted previously. The evaluation unit grid minus the excluded areas was defined as the area within which the LEAR was completed.

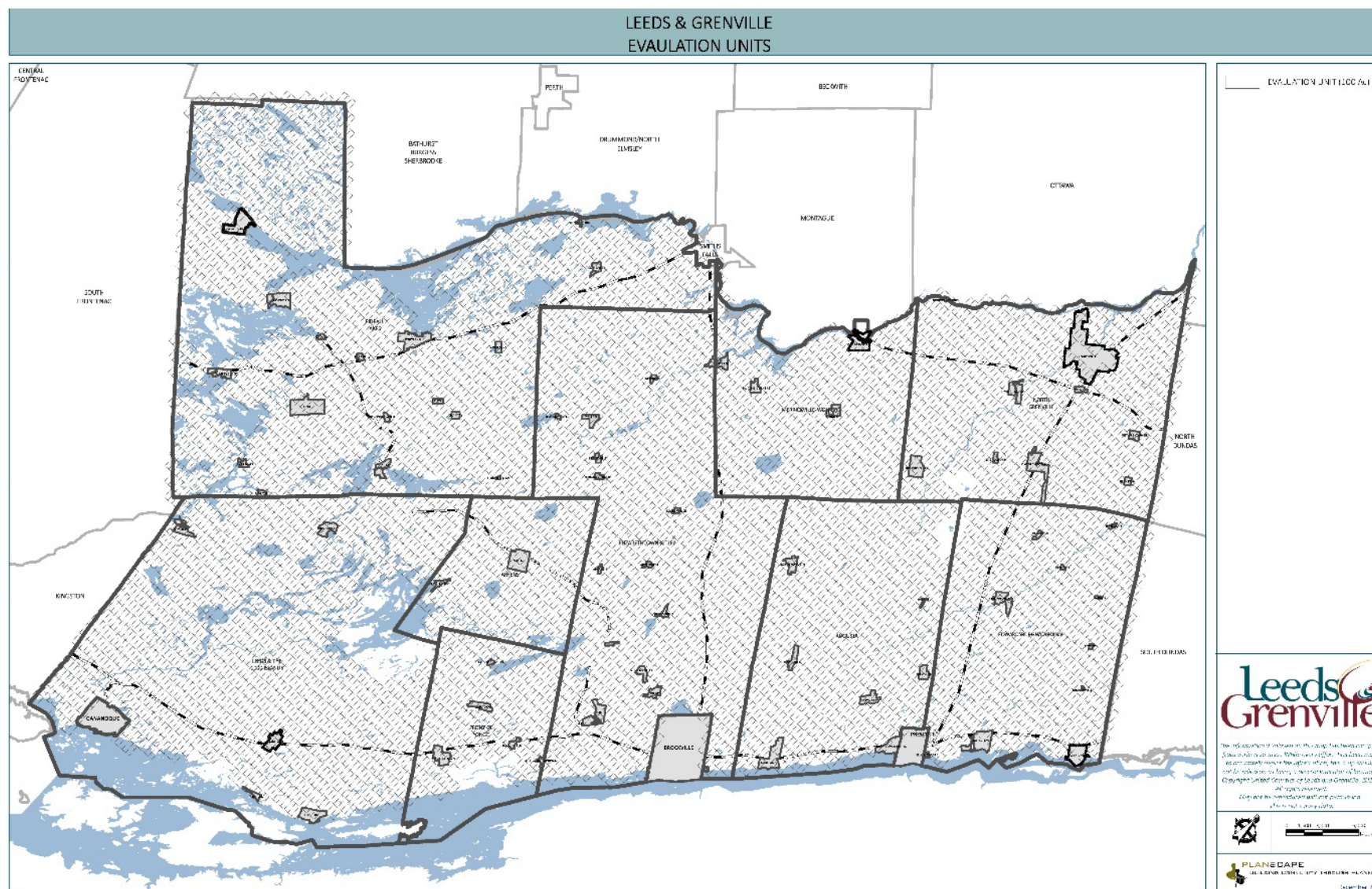
¹ Agricultural System Mapping Method, Ontario Ministry of Agriculture, Food and Rural Affairs – Technical Document – January 2018 Pg. 7

Figure 3: Illustration of an Evaluation Unit



Each evaluation unit is 405m x 1,000m (405,000 m²), which equals 40.46 Hectares (100 Acres). These evaluation units form a grid across the County of Leeds & Grenville.

Figure 4 illustrates the application of the 100-acre grid on the boundaries of the United Counties of Leeds & Grenville study area.



Calculating the Land Evaluation (LE) Component

The Land Evaluation (LE) component measures the significance of an area's use for agriculture by assessing the soil conditions across the Counties of Leeds Grenville. Soil ratings were determined within the standard sized evaluation unit of 100 acres.

The Canada Land Inventory (CLI) system “is the recognized system in Ontario for classifying areas with mineral soils according to their inherent capability for growing common field crops”². The system does not classify soils for horticultural or other specialty crops.

The Canada Land Inventory (CLI) has two main components 1) the capability class, and 2) the capability subclass. The capability class indicates the general capability of the soil for growing common field crops. There are seven capability classes identified, and thirteen subclasses. The seven capability classes as defined under the CLI are listed in Table 1 below:

Table 1: OMAFRA Defined Capability Classes

Class	Description / Characteristics
Classes 1, 2 and 3	Capable of sustained use for growing common field crops; all or most crops can be grown.
Class 4	Marginal for sustained use for common field crops; choice of crops that can be grown is limited.
Class 5	Capable of use only for permanent pasture and hay.
Class 6	Capable of use only for unimproved pasture.
Class 7	No capability for agriculture.

The Soil Resource Group (SRG) utilized the most recent soil database from the Ontario GeoHub Soil Survey Complex Digital Information in identifying agricultural soil capability classes as the

² [Use of Soil and Canada Land Inventory \(CLI\) Information for Agricultural Land Use Planning in Ontario \(gov.on.ca\)](https://www.gov.on.ca)

basis for the LE analysis.³ It should be noted that “The soil complex database contains other descriptive information including slope class, Canada Land Inventory (CLI) ranking, stoniness, drainage class, texture, etc. The CLI Components of the data layer is generally intended to be used as a tool for broad land use planning decision making and not necessarily for field-level management”.⁴

Land Evaluation Calculation

The assessment of the LE was based on a GIS intersection of the evaluation unit grid and the OMAFRA soils database. Soil attribute information within each evaluation unit was used to calculate a LE score value using the following steps:

1. GIS analysis was used to calculate the respective area of each soil polygon within each Evaluation Unit (EU),
2. The area of each soil series in a complex soil polygon was calculated within the EU,
3. Percent occurrence of each soil series within each EU was calculated,
4. A point value was assigned to each CLI class by following the direction of the OMAFRA Agricultural System Mapping Method, Technical Document, January 2018 (Table 2),
5. The relative percent occurrence of each soil series was multiplied by the respective point value for each CLI class,
6. The calculated weighted values for each soil series in each EU were added to provide a total LE score out of 100 for each EU, and
7. The score out of 100 is the LE value for each EU.

³ [Soil Survey Complex](#) | [Soil Survey Complex](#) | [Ontario GeoHub \(gov.on.ca\)](#)

⁴ [Soil Survey Complex](#) | [Soil Survey Complex](#) | [Ontario GeoHub \(gov.on.ca\)](#)

Table 2: OMAFRA assigned LE point value for each CLI land classification

CLI Class	LE Point Value
Class 1	1.0
Class 2	0.9
Class 3	0.8
Class 4	0.6
Class 5	0.5
Class 6	0.4
Class 7	0.0

It is noted that the OMAFRA Agricultural System Mapping Method, Technical Document, January 2018, has in certain circumstances, assigned a 0.9 LE point value to organic soils, as organic soils have great potential to support the production of high value specialty crops under the right conditions. The LE assessment in Leeds Grenville that was employed in this study used an LE point value of 0 for organic soils in recognition of comments heard during consultation. These soils are often described as “muck” soils with low drainage potential and often shallow depth to bedrock and do not represent a specialized agricultural opportunity in the study area.

Establishing the Area Review (AR) Factors of the LEAR

The Land Evaluation (LE) component involved evaluating the soil resources for agriculture. In contrast, Area Review (AR) looks at other non-soil related conditions and practices that may have influence on agriculture. The LE component is typically given a higher weighting factor in the LEAR methodology than the AR component as soil resources tend to be the most important factor in identifying prime agricultural areas and are typically a “fixed” resource. Selecting and weighting the factors to use in the calculation of a LEAR requires that the context and key characteristics of an area be considered.

Two factors were identified for the Counties of Leeds and Grenville that represent characteristics that impact the viability of agricultural lands. These factors were identified in recognition of the comparatively small farm parcel sizes (in comparison to the typically larger sizes in other parts of the province where the LEAR methodology was developed) and the importance of farm infrastructure that improves agricultural land viability. The first factor is fragmentation, to reflect the importance of lands that are being actively farmed regardless of their land classification, and the second factor is “agricultural lands in production”. The “agricultural lands in production” is especially important in the Counties given the relatively small amount of Class 1 lands identified. This factor accounts for the local improvements made that allow for viable agriculture despite the land Class.

1. Fragmentation

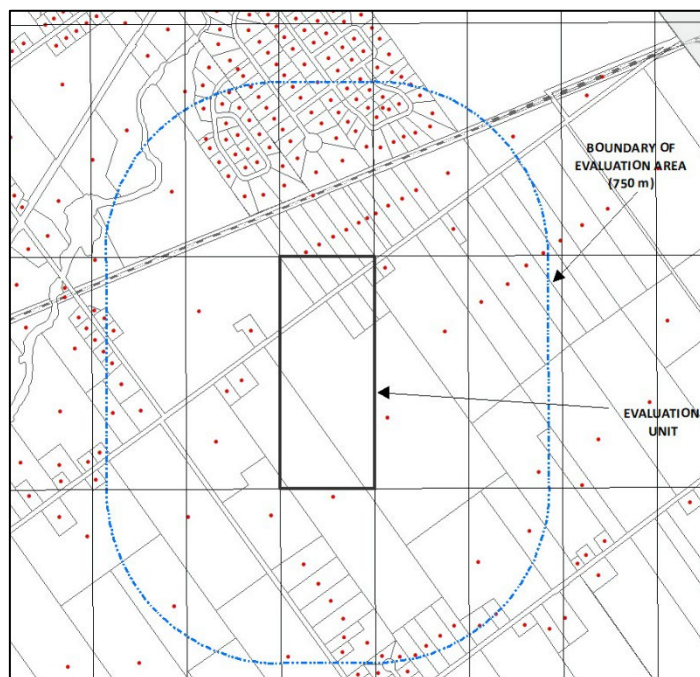
Fragmentation describes the extent that land in each Evaluation Unit has been divided into smaller units. The greater the number of parcels within an Evaluation Unit, the lower the AR score. Smaller parcels are generally indicative of non-agricultural uses, such as residential development, which can limit the use of any remaining larger parcels of land from many forms of agriculture. The LEAR methodology counts the number of discrete parcels within each Evaluation Unit to provide a measure of fragmentation.

“Fragmentation accounts for parcel size differences, while looking at the larger landscape for more holistic area evaluation. Assessing fragmentation at a landscape scale avoids the problem

of overly discounting small parcels which are otherwise surrounded by a more intact agricultural landscape. This method also avoids making assumptions about the agricultural viability of any individual parcel based on its size”⁵.

Fragmentation was assessed by counting the number of parcels within the evaluation unit.

Figure 5: Schematic Illustration of Fragmentation



Fragmentation scoring was assessed by counting the number of parcel centroids within the evaluation area surrounding each evaluation unit. Each centroid was located at the centre of each parcel. The scores were then converted to percentiles and multiplied by the weight factor of 10 to contribute to the final score. The weight of 10 points was assigned as per OMAFRA’s Guidelines, as to provide a small but adequate weight to help determine if

the evaluation unit qualifies as high, medium or low impact on agricultural lands.

2. Lands in Production (within 750 metres)

The definition of *prime agricultural areas* includes areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. The area of land that is actually in

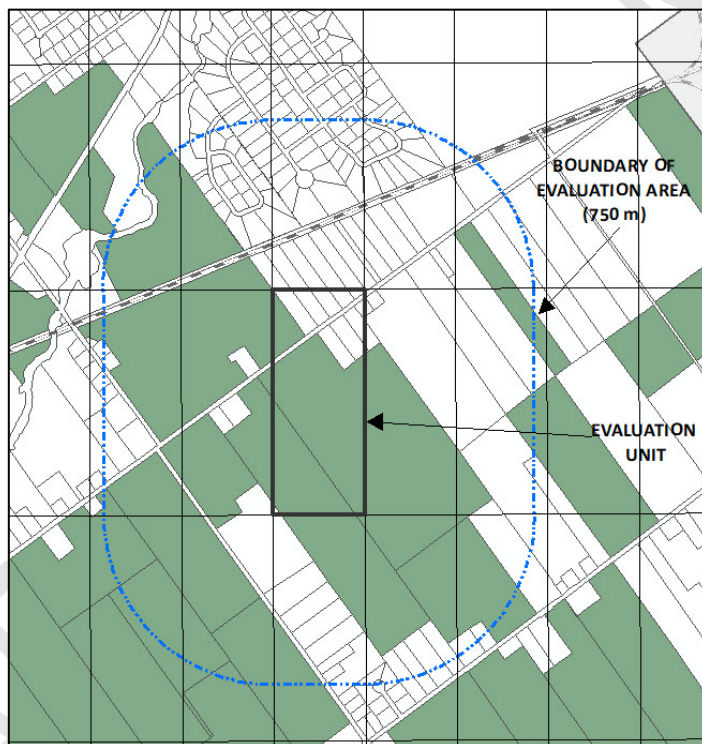
⁵ Agricultural System Mapping Method, Ontario Ministry of Agriculture, Food and Rural Affairs–2018 Pg 8

agricultural production is an excellent indicator of agricultural potential. Stakeholders have emphasized that lands in agricultural production should be prioritized by the province. For this reason, “lands in production” was given a relatively high weighting of 30 points. For the purposes of this study, lands in production are based on MPAC Property Code classifications as the most efficient means of identification.

Lands in agricultural production score is based on the percentage of area in agriculture within 750m surrounding an evaluation unit, calculated by the following equation:

$$\frac{\text{Area in Agricultural Production}}{\text{Evaluation Area (387.43 Ha)}} * 100 = \% \text{ Area in Agriculture}$$

Figure 6: Schematic Illustration of Lands in Production



The area in agricultural production is calculated by tallying the amount of land in production within the evaluation area. The percentage of the area in agriculture was then multiplied by the weight factor of 30 to contribute to the final score.

Table 3 below lists the lands by type that are included as an agricultural use and therefore counted as lands in production for the LEAR.

Table 3: Lands in Production by MPAC Property Codes

PROPERTY CODE	PROPERTY DESCRIPTION
134	Land designated and zoned for open space
140	Common Land
200	Farm property without any buildings/structures
201	Farm with residence – with or without secondary structures; no farm outbuildings
210	Farm without residence – with secondary structures; with farm outbuildings
211	Farm with residence – with or without secondary structures; with farm outbuildings
220	Farm without residence – with commercial/industrial operation
221	Farm with residence – with commercial/industrial operation
222	Farm with winery
223	Grain/Seed and feed operation
228	Farm with gravel pit
230	Intensive farm operation – without residence
231	Intensive farm operation – with residence
234	Large scale poultry operation
235	Government – agriculture research facility, predominately farm property
240-5	Managed forest property
260	Vacant residential/commercial/industrial land owned by a non-farmer with a portion being farmed
261	Land owned by a non-farmer improved with a non-farm residence with a portion being farmed
262	Land owned by a farmer improved with a non-farm residence with a portion being farmed
521	Distillery/brewery
527	Abattoir/slaughterhouse/rendering plants
528	Food processing plant

Area Review (AR) Factors Procedure

The Area Review portion of the study was completed using the LEAR methodology based on OMAFRA's Agricultural System Mapping Method and input from consultation. The steps taken are outlined below:

1. Review all applicable research including previous LEAR studies.
2. Select appropriate Area Review factors.
3. Acquire spatial data for the Area Review including lot / concessions, MPAC parcel fabric for fragmentation, and percentage of lands in production, and the creation of 100-acre grid based on the boundary of the United Counties of Leeds & Grenville.
4. Fragmentation – perform count of ownership parcels within each Evaluation Unit manually.
5. Percentage of Land in Production – query farm property codes to find parcels that are in production. OMAFRA provided the equation used to calculate the percentage area.
6. Calculate scores for each Area Review Factor.
7. Create Area Review mapping layers.

Weighting the Factors of a LEAR

According to the Province’s Land Evaluation and Area Review (LEAR) Methodology, 2018, “scores from the LE and AR components are weighted and combined to provide an overall LEAR score for each evaluation unit in the Study Area. The highest scoring evaluation units represent areas with the greatest agricultural potential”⁶. The typical weighting is 60% LE and 40% AR and was determined to be an appropriate weighting for this study. Further, the 40% AR weighting was divided into a 10% weight for fragmentation and a 30% weight for lands in agricultural production as per the province’s recommendation in the 2018 LEAR methodology document.

In summary, the weightings selected for the United Counties of Leeds & Grenville are:

1. Soils (Canada Land Inventory Soil Capability for Agriculture) (LE Factor) – 60%

⁶ [Land Evaluation and Area Review \(gov.on.ca\)](http://gov.on.ca)

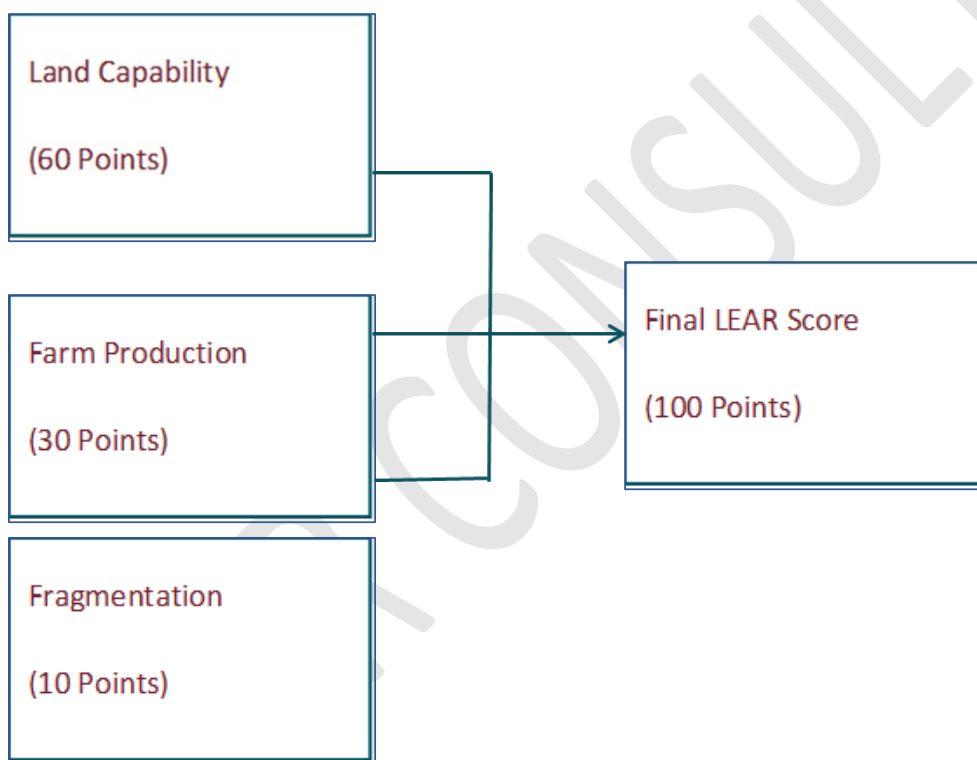
2. Fragmentation (AR Factor) – 10%
3. Percentage of Land in Agricultural Production (AR Factor) – 30%

Land Evaluation (LE) and Area Review (AR) Mapping

All derived layers of the LEAR were integrated together by Planscape in a GIS environment.

The weighted factors were as follows:

Figure 7: Weighted Scoring for Integrated Mapping



Selecting the Threshold Score Through Scenario Comparison

Once all factors were scored individually (and mapped for clarity), a threshold was determined that represents the lands being recommended to form the prime agricultural lands within the County. OMAFRA's 2018 guide to conducting a LEAR recommends testing the thresholds of a score of 60 and a score of 70. After testing the two scenarios, a threshold score of 60 was selected - meaning all lands that scored 60 or higher (when the LE and two AR factors were scored) is identified as prime agricultural land as defined under the LEAR process. These lands form the basis for consultation in the next phase of this study to capture local stakeholder input.

Using the threshold of 60 results in mapping of an area that is relatively consistent with the currently designated prime agricultural areas without adding or losing excessive amounts of land. It is an adjustment to the current designation based on updated and consistently applied criteria. Whereas applying the 70 threshold would result in significant removal of land from the existing designated prime agricultural lands in the Official Plan. In returning to the original purpose of the study to "refine and confirm" the existing agricultural designations in the Counties, the study team is confident that the 60-score threshold provides the appropriate level of inclusion.

Figure 8 provides a comparison of the 60 and 70 score thresholds. Lands included as prime agricultural lands based on a scoring threshold of 60 are shown in the darker brown and orange colours, the lands scoring over the 70 threshold are shown in orange only. The darker brown lands representing scores of 60 to 70 represent approximately 80,000 ha of land.

Figures 9 and 10 show the layers of AR and LE criteria that combined, result in the creation of the draft LEAR map that is shown on **Figure 11**. Maps showing a breakdown of AR and LE layers and the final LEAR map for each local area municipality provided in **Figures 12 through 20**.

Figure 8: Scenario Threshold Score Comparison Map

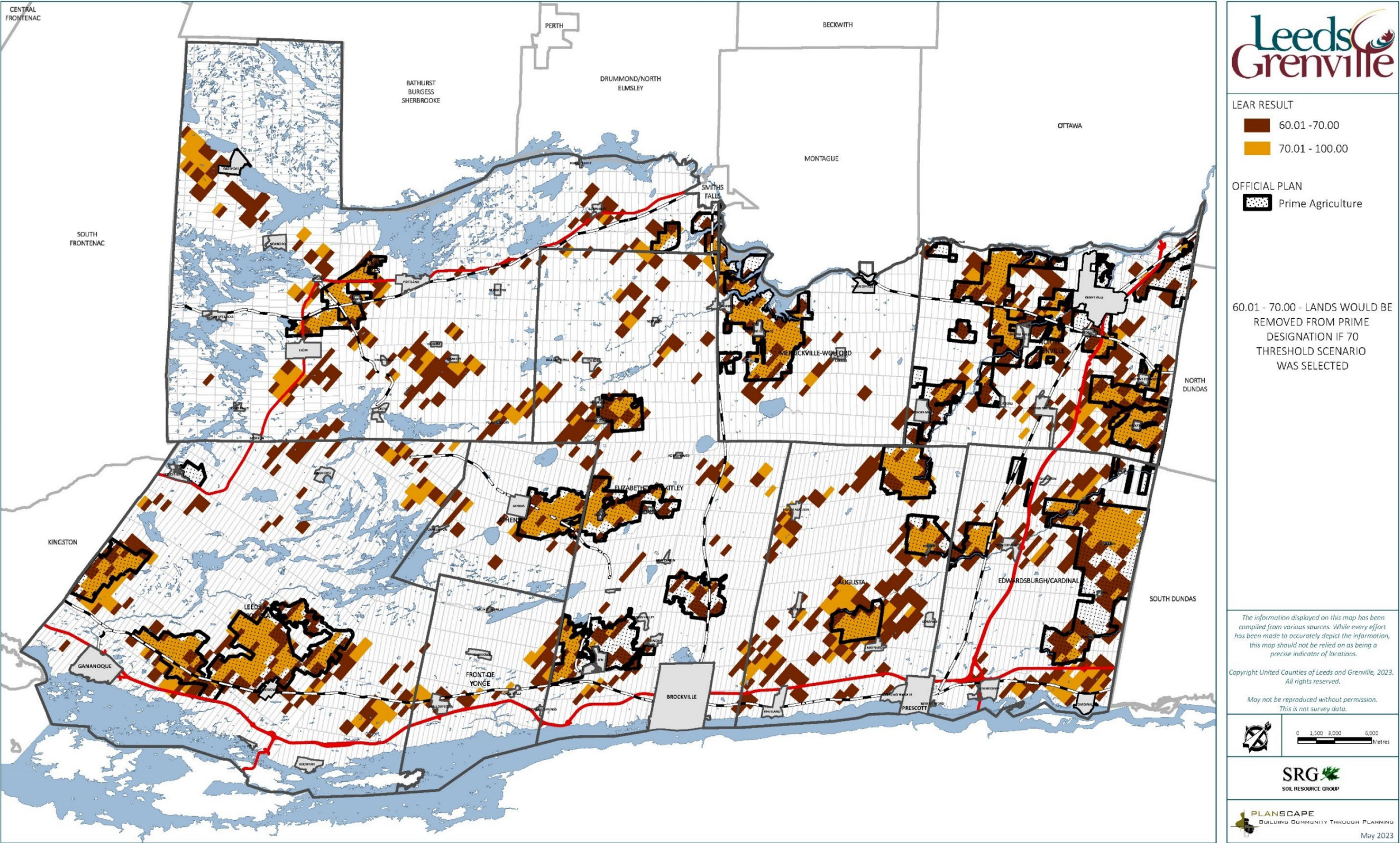


Figure 9: LE Score County Map

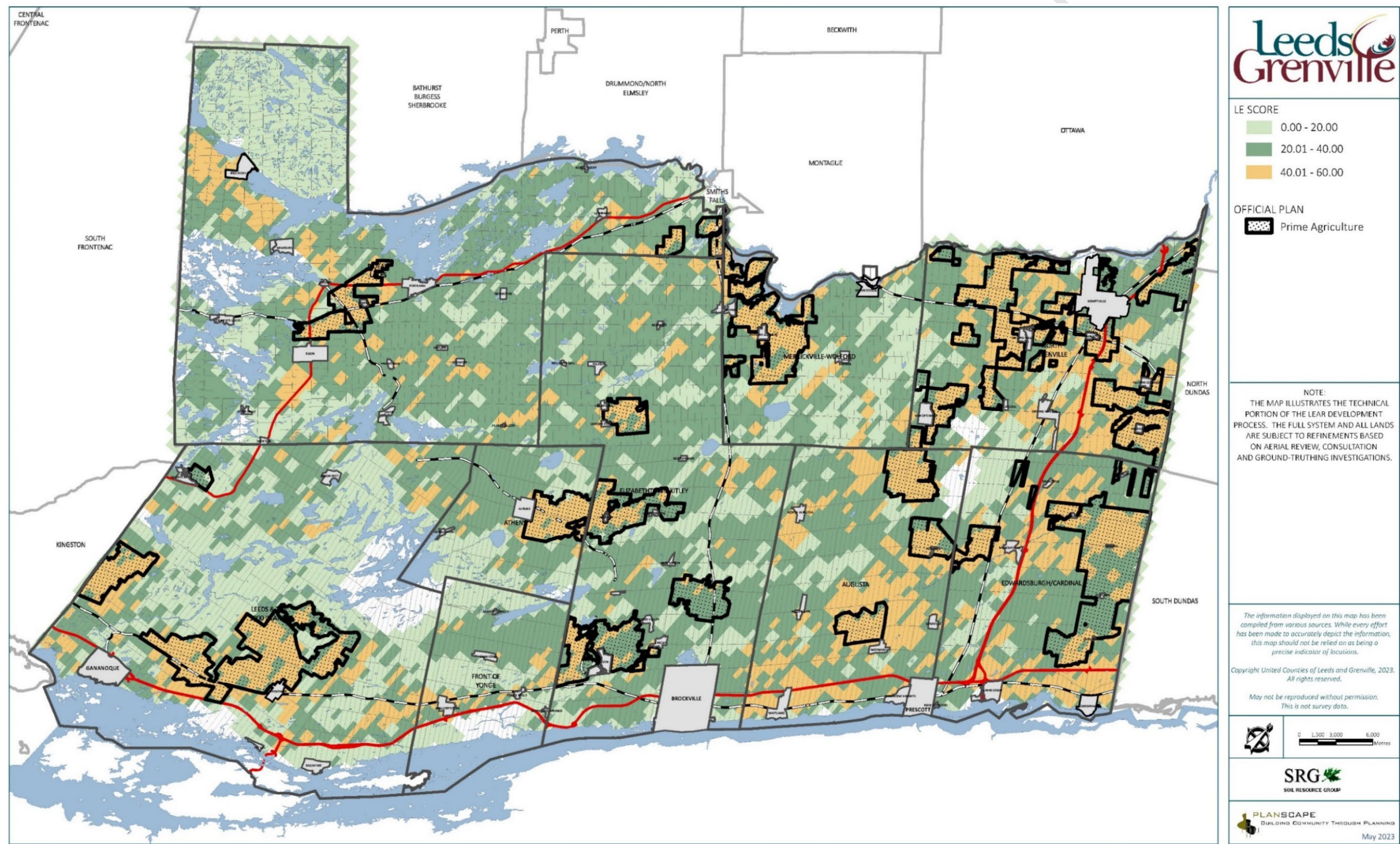


Figure 10: Area Review (AR) Factors Map (Fragmentation and Lands in Agricultural Production)

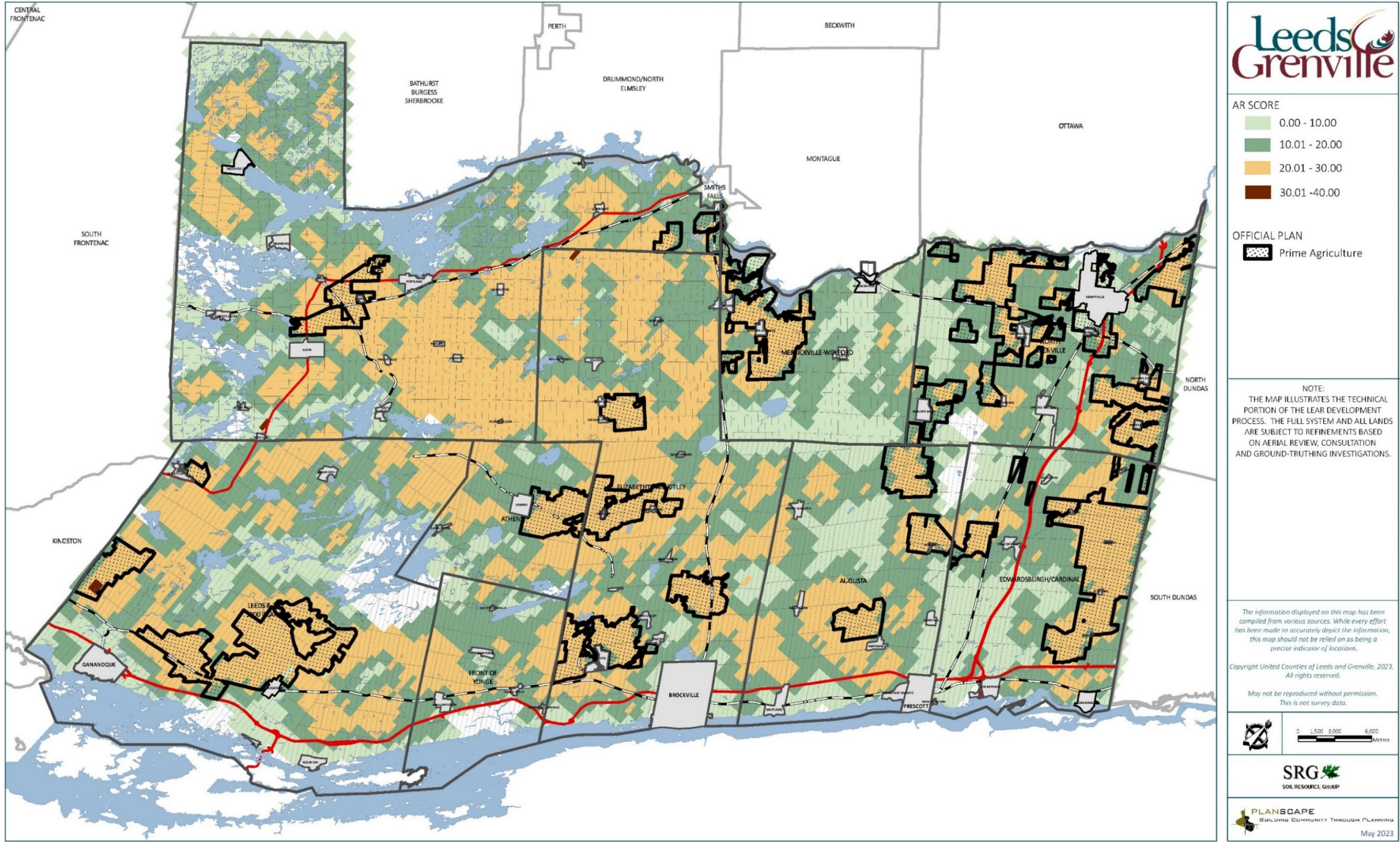
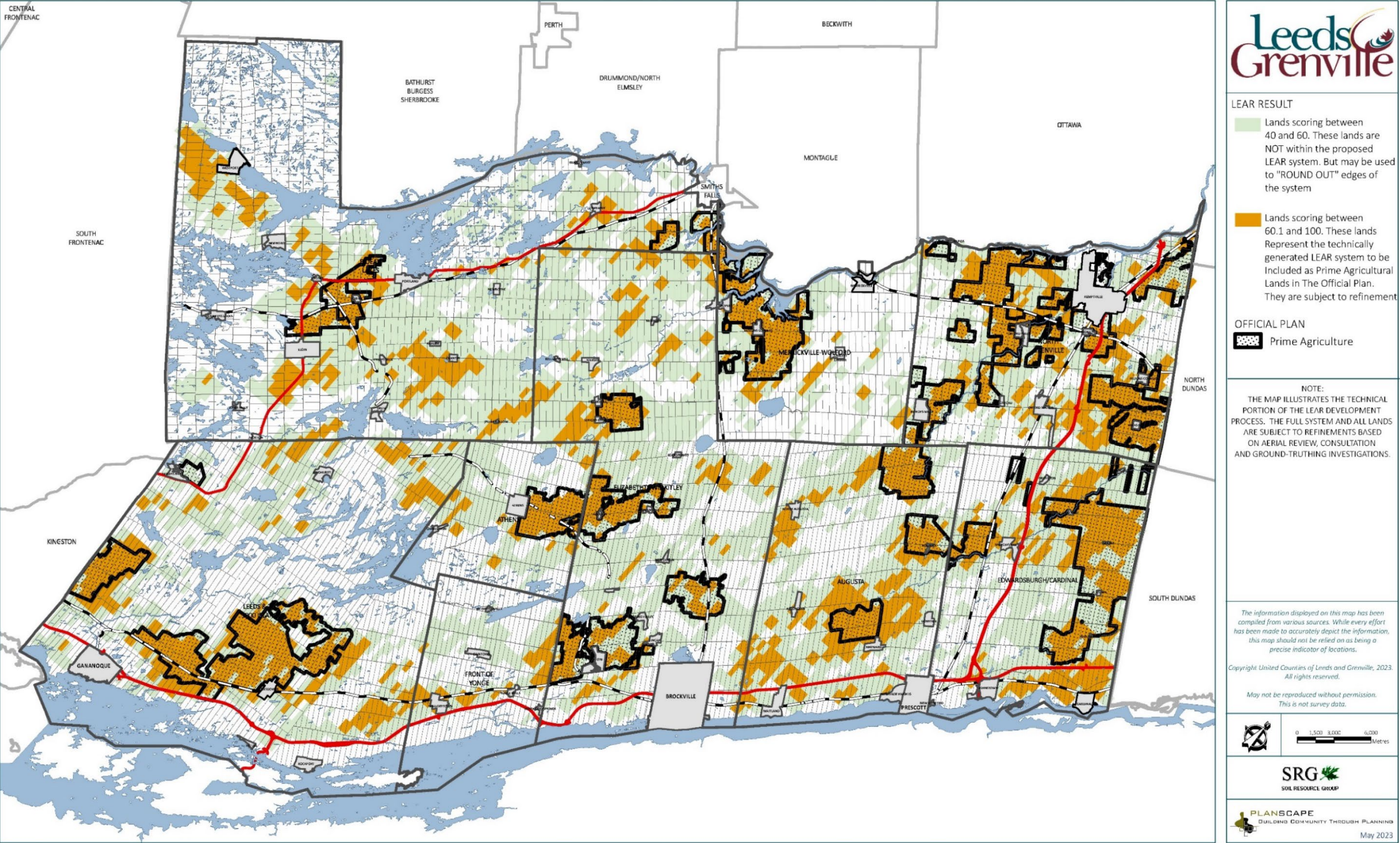


Figure 11: Draft County LEAR Map



Confirming the Draft LEAR Map

The draft LEAR map is based on the technical protocol of mapping the LE and AR factor scores and eliminating any lands that fell below the 60 score threshold. The next step to create an accurate and functional agricultural system for inclusion in the Counties Official Plan is to ground truth this map through consultation with Counties staff, all stakeholders and the agricultural community. The Federations of Agriculture of both Leeds and Grenville have been engaged throughout the study and will be relied upon (in addition to all other local stakeholders) to provide additional insight, corrections or information that may necessitate and adjustment to the provided draft LEAR map.

Following the conclusion of these conversations, presentations and workshops, a final LEAR map will be provided to the Counties.

What we have Heard to Date

From November 2022 through January 2023, the project was introduced to stakeholders through public meetings and advisory committee meetings. These meetings involved a review of the project, the purpose and participation timelines. Maps and presentations were provided to participants and initial feedback was sought. A follow-up request to area municipalities was sent out to obtain information on known farming operations to ensure these active lands were appropriately captured.

The Figures provided in the previous sections of this report are based on the technical LEAR analysis as described. Input captured to date and additional feedback will be applied in the next phase of the study as the map is refined.

The project team acknowledges the input received to date. Information on how that information has been or will be used or verified for inclusion in any required adjustments to the technically produced LEAR is summarized in **Table 4**.

Table 4: Summary of Input Received prior to the Technical LEAR

Comment Received	Response / Action to Be Taken
<p>Suggestions for the AR part of the LEAR exercise, specific to areas recommended to be excluded from Prime Ag designation:</p> <ul style="list-style-type: none"> • Class 4 soils if there is no connection/ are not directly adjacent to Classes 1-3 soils (i.e. does not represent a bridge). There are multiple examples shown on the proposed mapping. • Areas within 300m of a waterbody • Wetlands and adjacent lands – PSWs and LSWs • ANSIs • Settlement Areas, as well as areas being reviewed for expansion • Organic Soils • Small pockets, areas under 100 acres excluded • Existing commercial/industrial lands. To determine which conflict a review of zoning layers in each municipality should occur 	<ul style="list-style-type: none"> • These will be identified in the LEAR and if they do not score more than 60, they will be eliminated unless they serve to connect Class 1 to 3 lands. • 300m has been determined to be too large of a buffer from waterbodies. Typically, a 30m buffer is used. Appropriate buffer width will be carried forward for further discussion. • The Natural Heritage System (PSWs, LSWs and ANSIs) will be discussed moving forward to determine if it will be a designation applied to the agricultural system or a feature-specific decision made as part of the system itself. • Approved expansion of settlement area boundaries will be removed, but potential future settlement areas boundary expansions not yet designated have not been addressed in the LEAR. • Organic soils have been given a score of 0. In comparison Class 1 lands are given a score of 10 so the value assigned to these lands may exclude them from the system. • Non-connected pockets will be excluded. • To be undertaken where needed. In Augusta and Edwardsburgh-Cardinal (Johnstown), industrial buffers will be investigated.
<p>A marked-up map of North Grenville with areas of interest has been provided.</p> <p>1. The area around Burritts Rapids</p>	<p>This map will be compared to the technical LEAR to help inform discrepancies that need to be rationalized.</p> <p>1. Noted.</p>

Comment Received	Response / Action to Be Taken
<ul style="list-style-type: none"> a. Historically more of this area had been farmed, but there are parts of it that are very rocky and have limited capability. 2. The area south of Monkman Road <ul style="list-style-type: none"> a. Historically, this land was owned by developers and pressure may have been applied to not have an agricultural designation on the lands. There is apparently good land in this vicinity. 3. Snowdon Road Farm <ul style="list-style-type: none"> a. Always been farmed – especially on the Merrickville-Wolford side. 4. The area south of Abbott Road and North of the train tracks <ul style="list-style-type: none"> a. Not too much knowledge of the area. 5. The area around Kennedy Road <ul style="list-style-type: none"> a. Believed that this area was historically not Ag because of the conflict with Aggregates, however majority of land has potential or has been farmed at one point or another. 6. The area around Latourell Road <ul style="list-style-type: none"> a. Believed that this area was historically not Ag because of the conflict with Aggregates, however majority of land has potential or has been farmed at one point or another. 7. The area south of Beach Road and North of McGovern Road. <ul style="list-style-type: none"> a. Unknown why this land not historically included. Knowledge of several farms within the area, especially on the east side of Rock Road. 8. The area north and south of County Road 20, east of Oxford Station. <ul style="list-style-type: none"> a. Unknown why this land not historically included. Knowledge of several farms on both the east and west sides of the 416. 9. The area north and south of McFarlane Rd. <ul style="list-style-type: none"> a. Especially northwest – recently cleared and actively used. 10. The area north of Beulah Road and West of Limerick Road. <ul style="list-style-type: none"> a. Especially northwest – recently cleared and tiled. 	<ul style="list-style-type: none"> 2. Noted. Lands with good soil capability or that are farmed score high in the LEAR process and are mapped as such. 3. To be reviewed. 4. To be reviewed and discussed with the Leeds Federation of Agriculture. 5. Noted. Aggregates will be discussed to decide if they are reflected in a mapping overlay or a designation. 6. Noted. Aggregates will be discussed to decide if they are reflected in a mapping overlay or a designation. 7. To be reviewed and discussed with the Leeds Federation of Agriculture. 8. To be reviewed and discussed with the Leeds Federation of Agriculture. 9. To be site inspected, discussed with the Leeds Federation of Agriculture and reconsidered. 10. To be site inspected, discussed with the Leeds Federation of Agriculture and reconsidered.

Comment Received	Response / Action to Be Taken
A marked-up map of Edwardsburgh / Cardinal with actively farmed land was provided.	Most of the highlighted lands (provided on the marked up map) qualify as prime agricultural lands. The lands south of Highway 401 will be investigated for employment land designations and site inspected where necessary.
A marked-up map of Augusta with actively farmed land was provided.	This map will be assessed compared to the technical LEAR and discrepancies site inspected where appropriate.
A marked-up map of Front of Yonge with actively farmed land was provided.	Most of the highlighted lands (provided in the marked up map) qualify as prime agricultural lands. The lands south of Highway 401 will be investigated for employment land designations and site inspected where necessary.
A marked-up map of Athens with actively farmed land was provided.	Most of the highlighted lands (provided in the marked up map) qualify as prime agricultural lands. Fringe areas will be discussed with the Grenville Federation of Agriculture and site inspected where necessary.
Request from member of the public in Athens to remove from prime agricultural lands and designate as rural.	A review will be conducted to determine if the lands are appropriate to be included as prime agricultural lands. Property owner / agent will be followed-up with directly.
Comments received from a member of the public on the importance of the bioeconomy.	A follow-up conversation will be sought to understand the intersection of forestry and agriculture, especially for the production of food crops.
Request from a member of the public in Augusta to remove the prime designation on the lands to facilitate the creation of a building lot in future.	A review was conducted and determined that the lands are appropriate to be included as prime agricultural lands. Property owner will be followed up with directly.

Project Next Steps

The next steps for this Agricultural Area Review project are to:

- consult with interested and impacted stakeholders on the draft LEAR;
- revise the draft LEAR to reflect the current physical conditions and farm activity through aerial photography reviews, stakeholder comments and ground-truthing site visits as required;
- remove build up area lands (rural subdivisions) scoring higher than 60 that are not within the settlement area boundaries as appropriate; and
- remove isolated blocks of land scoring higher than 60.

To support the upcoming consultation period, a list of consultation questions are provided below as **Table 5**. The list of questions is a starting point for the thinking and review process. We encourage all interested stakeholders to participate in the process. In person and virtual meetings will be held along with individual property owner interviews and consultations to ensure all interested and impacted stakeholders have the opportunity to discuss their comments, concerns and suggestions with the project team.

Stakeholders are encouraged to visit: [Agriculture Area Review - Leeds & Grenville \(leedsgrenville.com\)](https://leedsgrenville.com) to review project information, subscribe to the page for updates, and access contact information for the Counties Planning team facilitating this project. Your input is welcomed and very much appreciated.

Table 5: Confirming the LEAR Map Consultation Questions

Consultation Question	Stakeholder Response
1. Are you a member of the agricultural community?	Yes / No If yes, please briefly describe:
2. Have your lands been identified as candidates to possible be included in the prime agricultural designation (i.e. scored higher than 60 on the provided maps, noted in orange)?	Yes / No Address (if yes):
3. Do you feel that your lands should or should not be? Please elaborate.	
4. Are there areas that you feel should be included in the Prime Agricultural areas in the LEAR map? If yes, please provide us with the area and why you feel that is the case.	
5. Are there areas that you feel should NOT be included in the Prime Agricultural areas in the LEAR map? If yes, please provide us with the area and why you feel that is the case.	
6. Do you have any other comments , advice or information that you feel the project team should consider in the final refinement of the LEAR map?	

Figure 12: Municipality of North Grenville LEAR Map

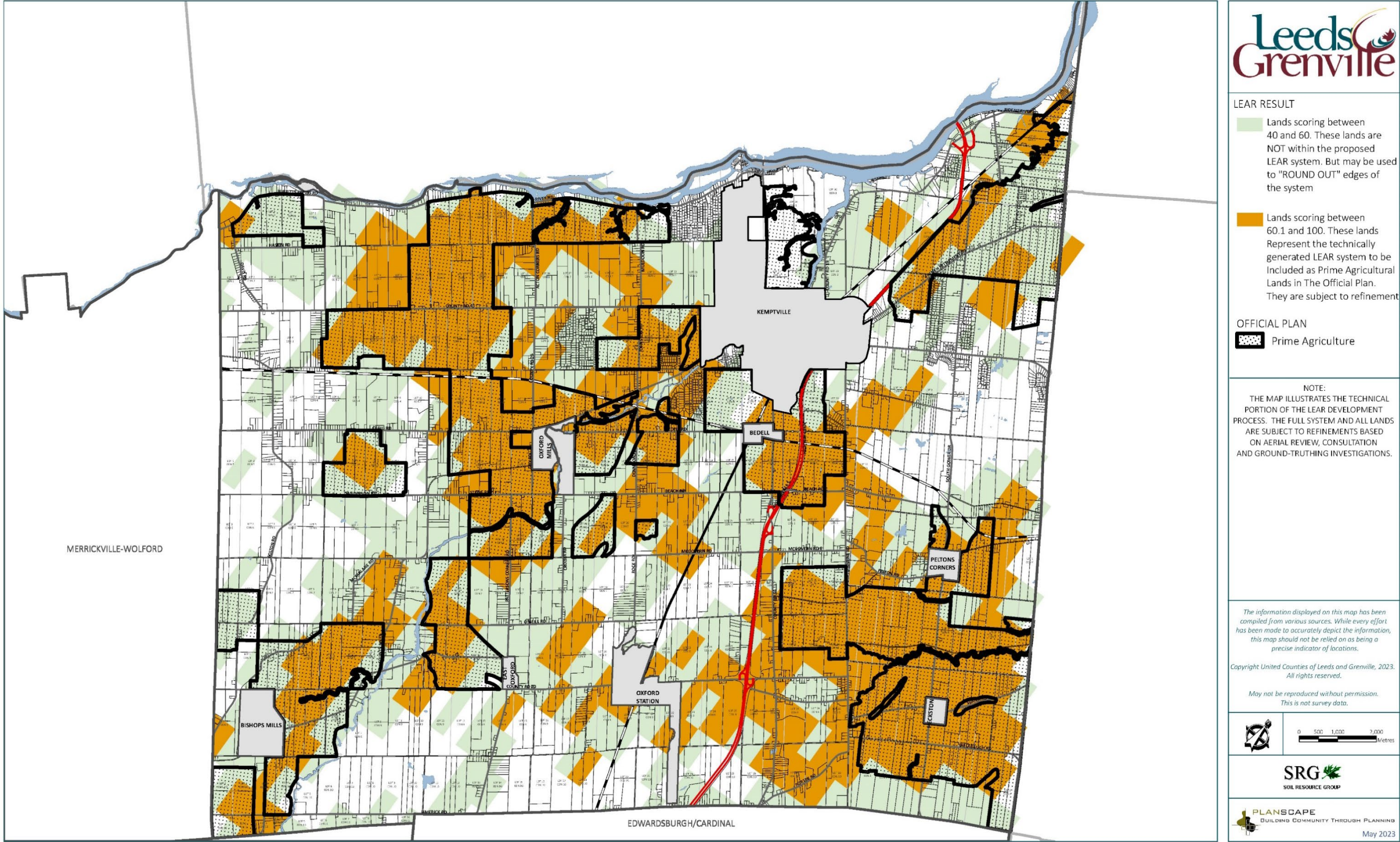


Figure 13: Township of Rideau Lakes LEAR Map

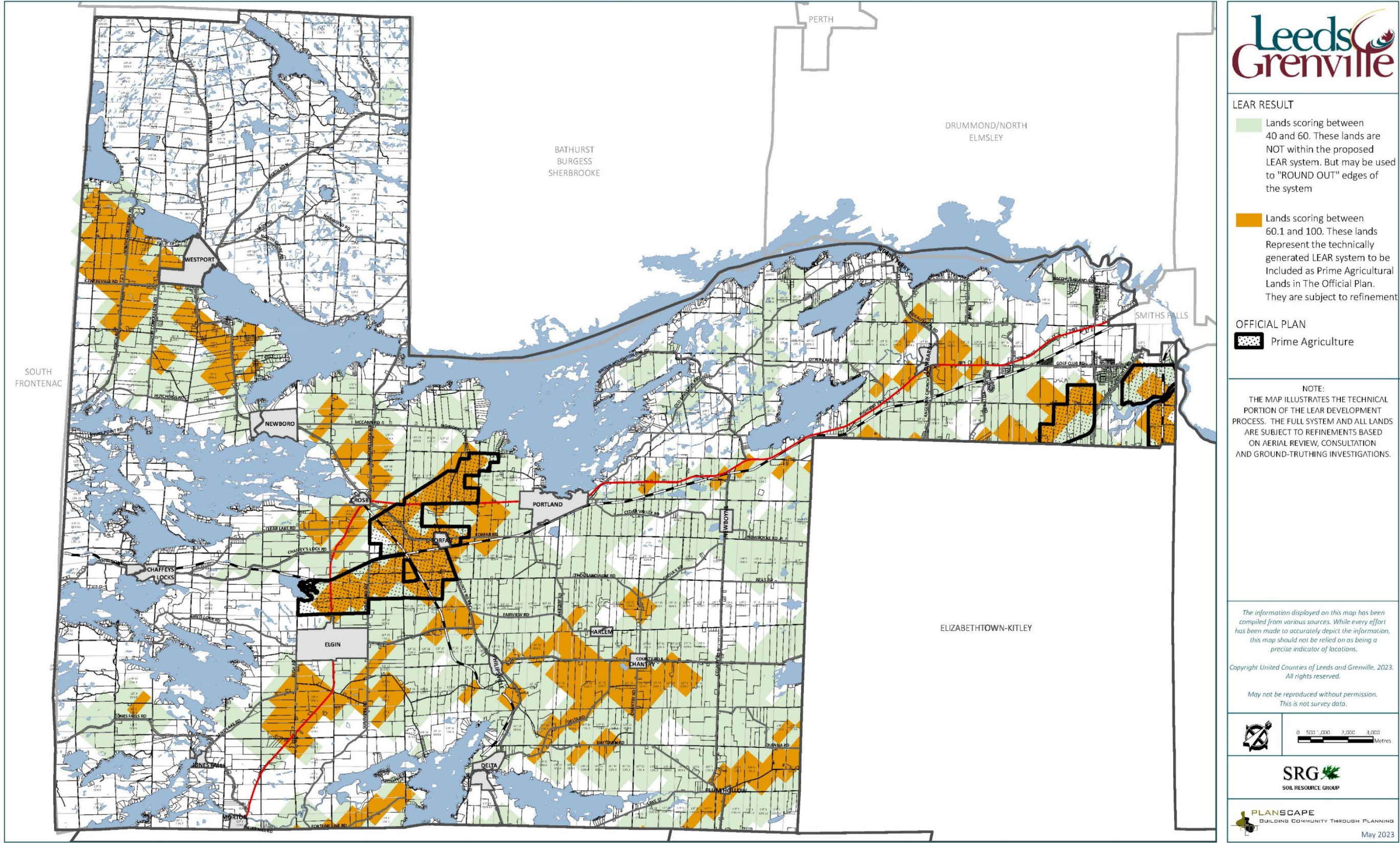


Figure 14: Township of Elizabethtown-Kitley LEAR Map

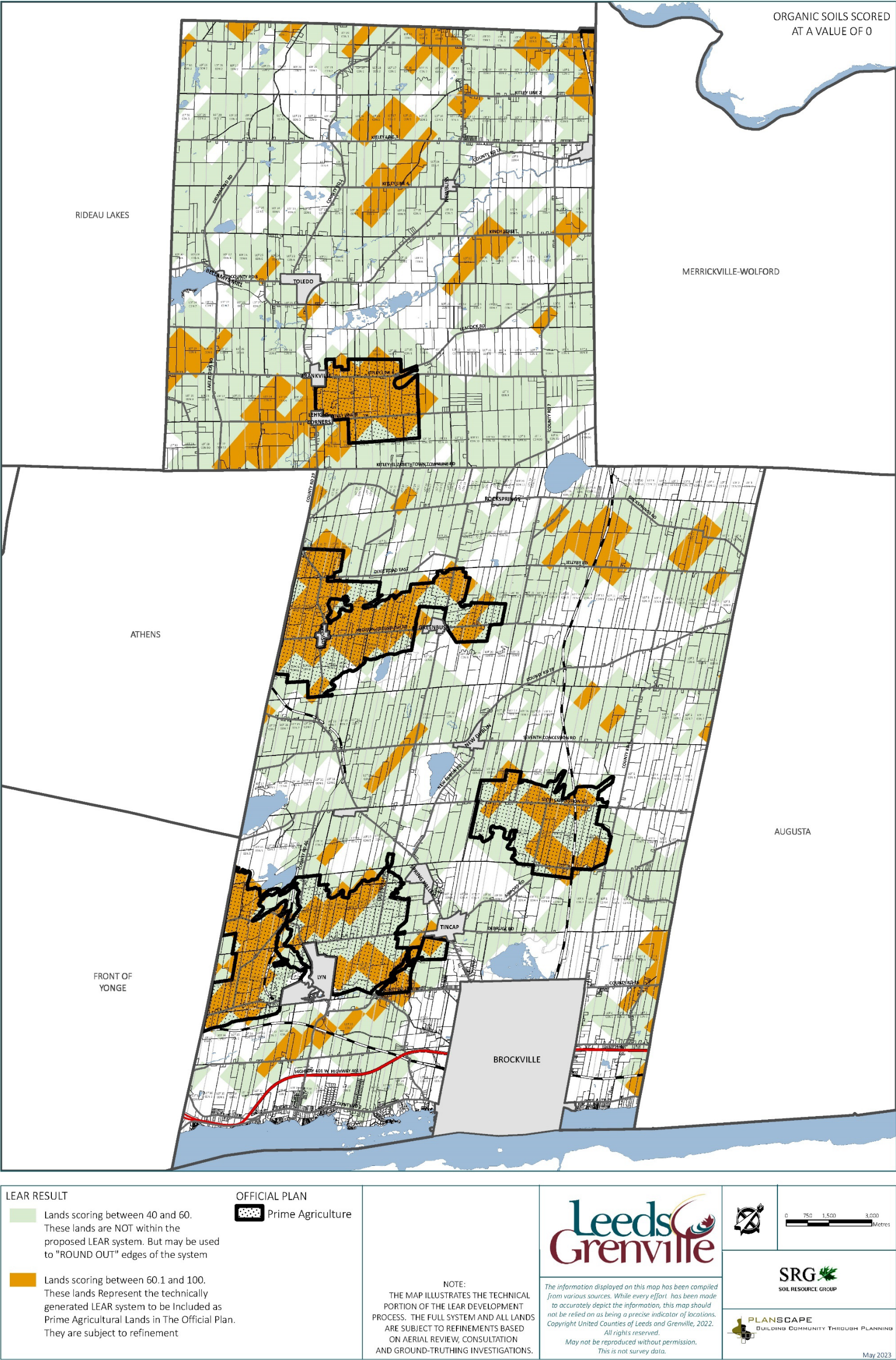


Figure 15: Township of Leeds and the Thousand Islands LEAR Map

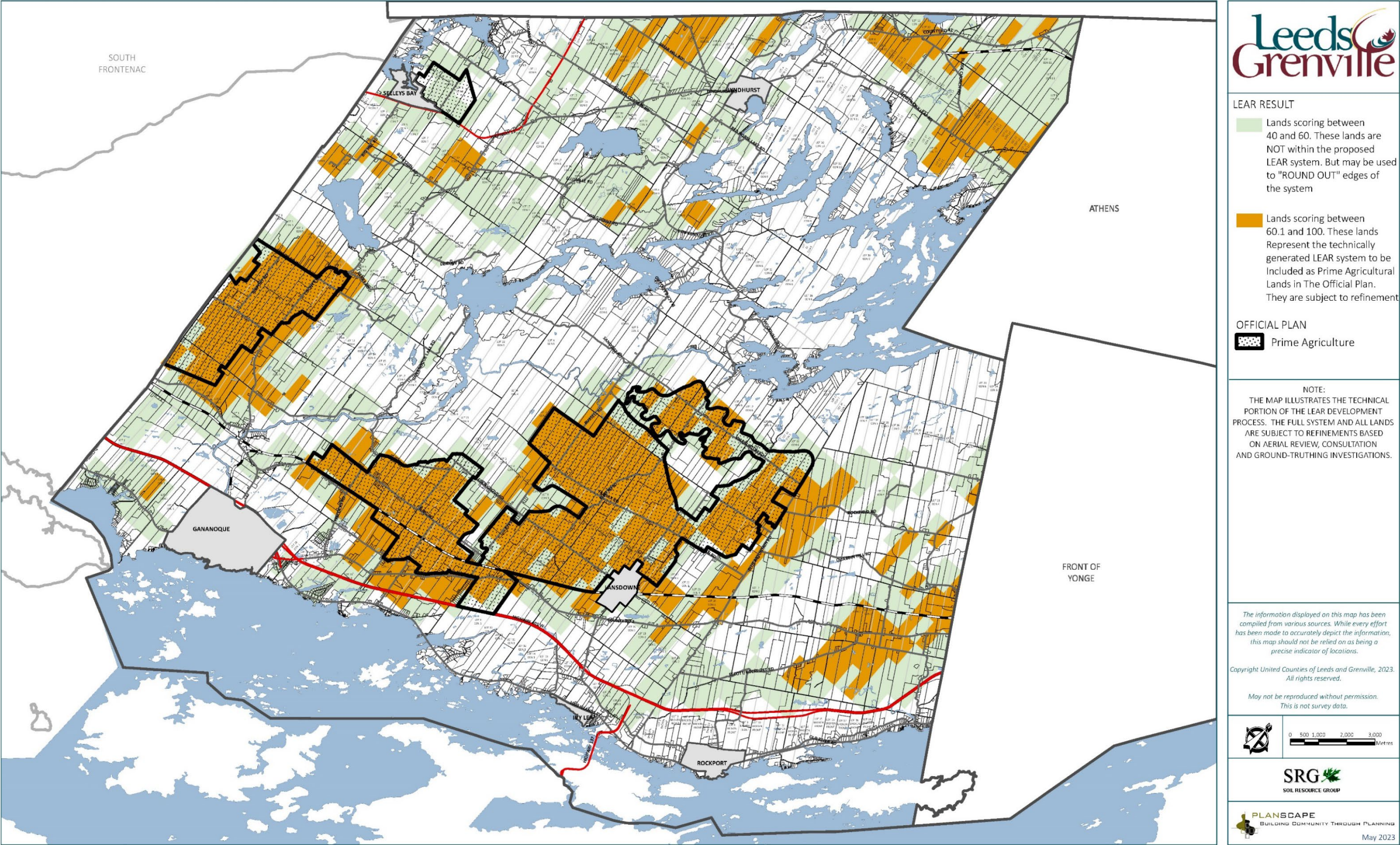


Figure 16: Township of Augusta LEAR Map

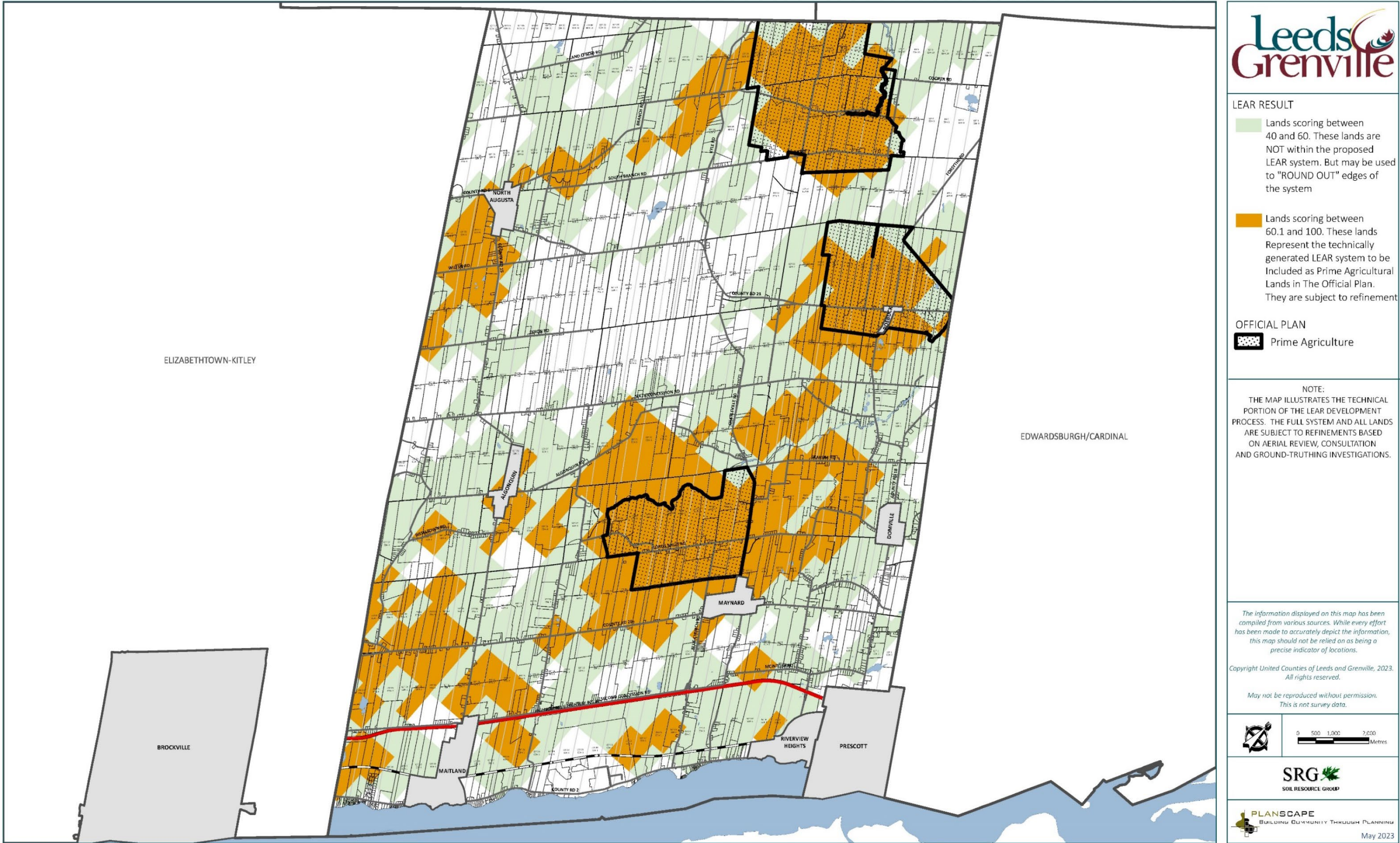


Figure 17: Township of Edwardsburgh/Cardinal LEAR Map

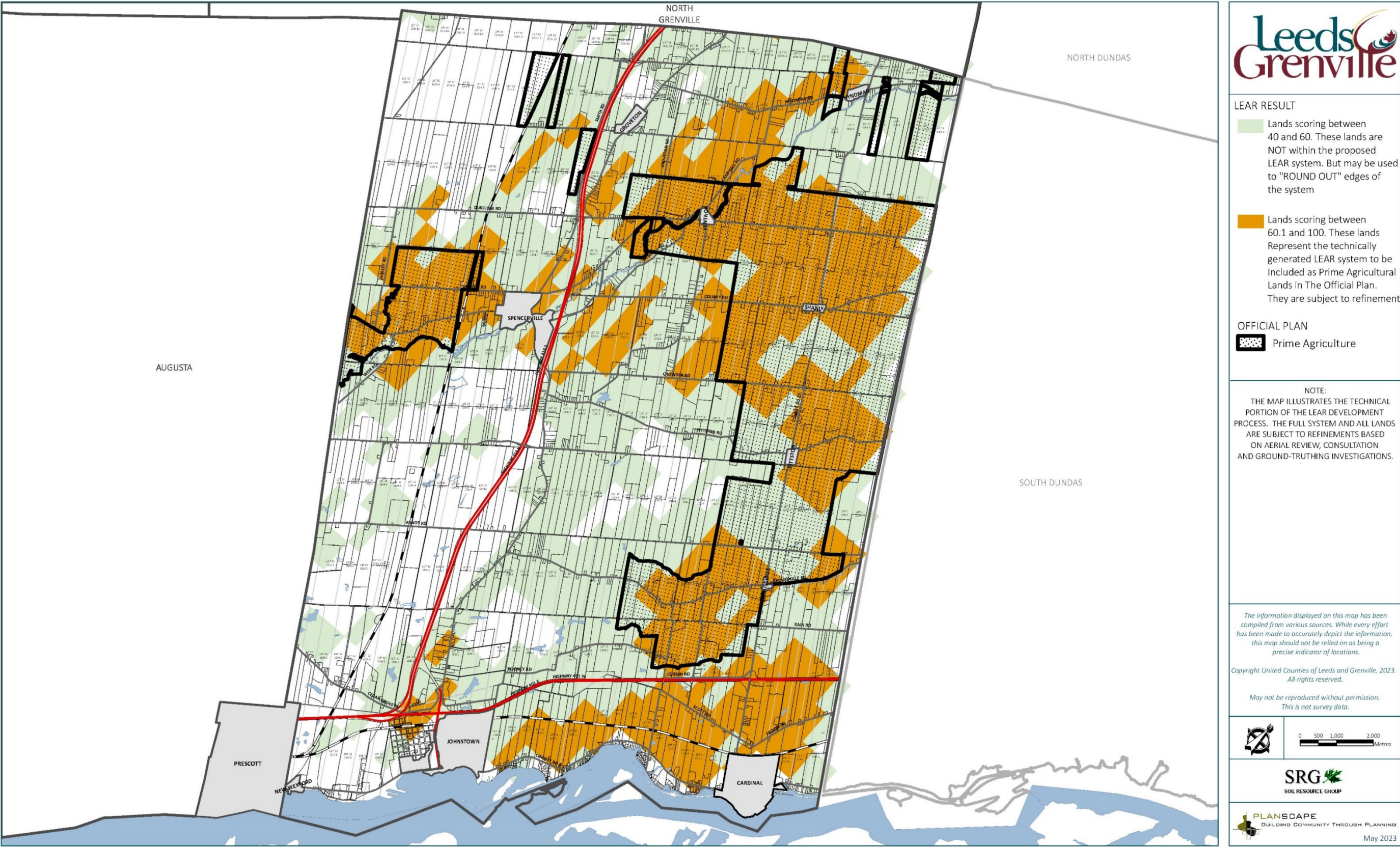


Figure 18: Village of Merrickville–Wolford LEAR Map

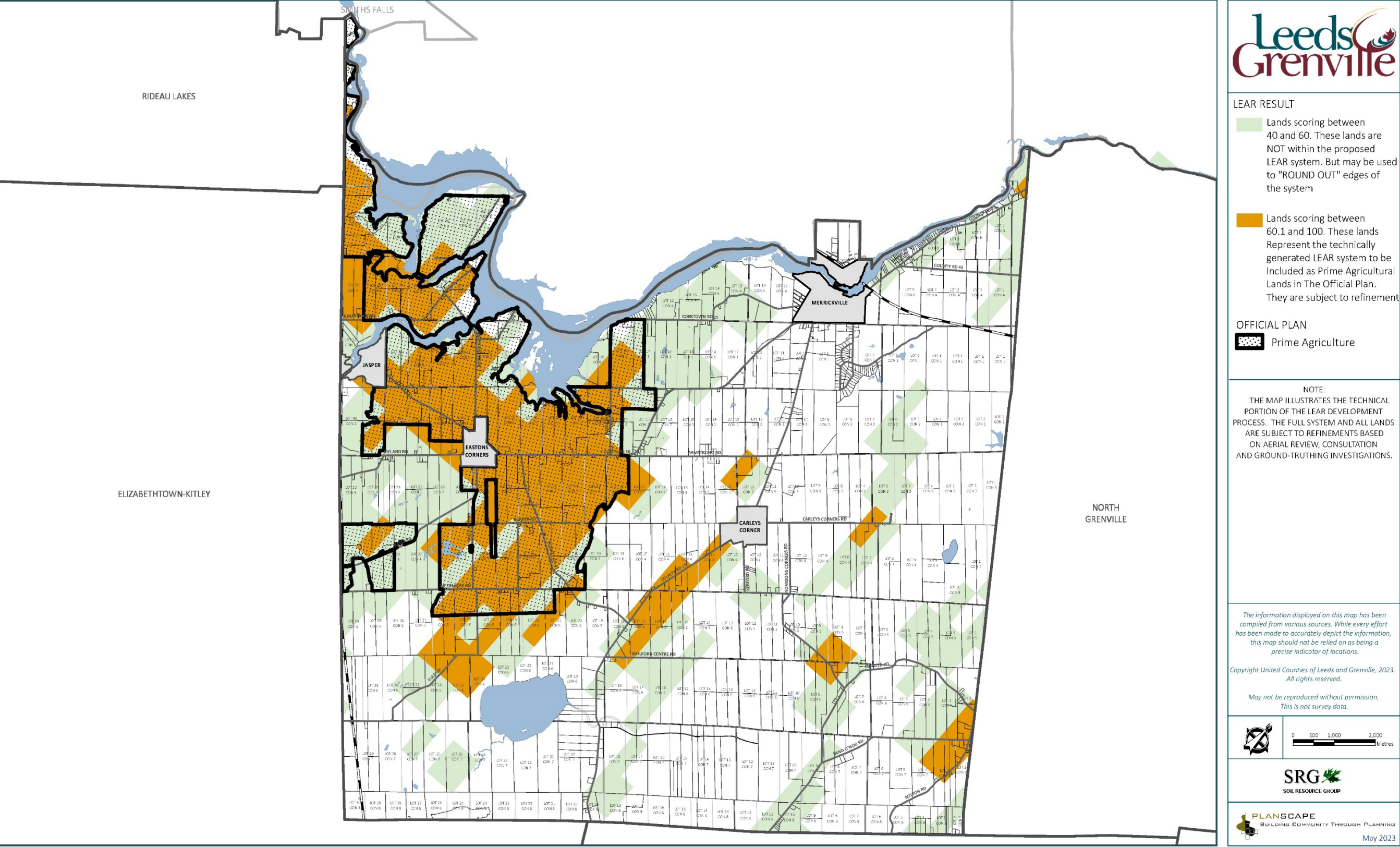


Figure 19: Township of Athens LEAR Map

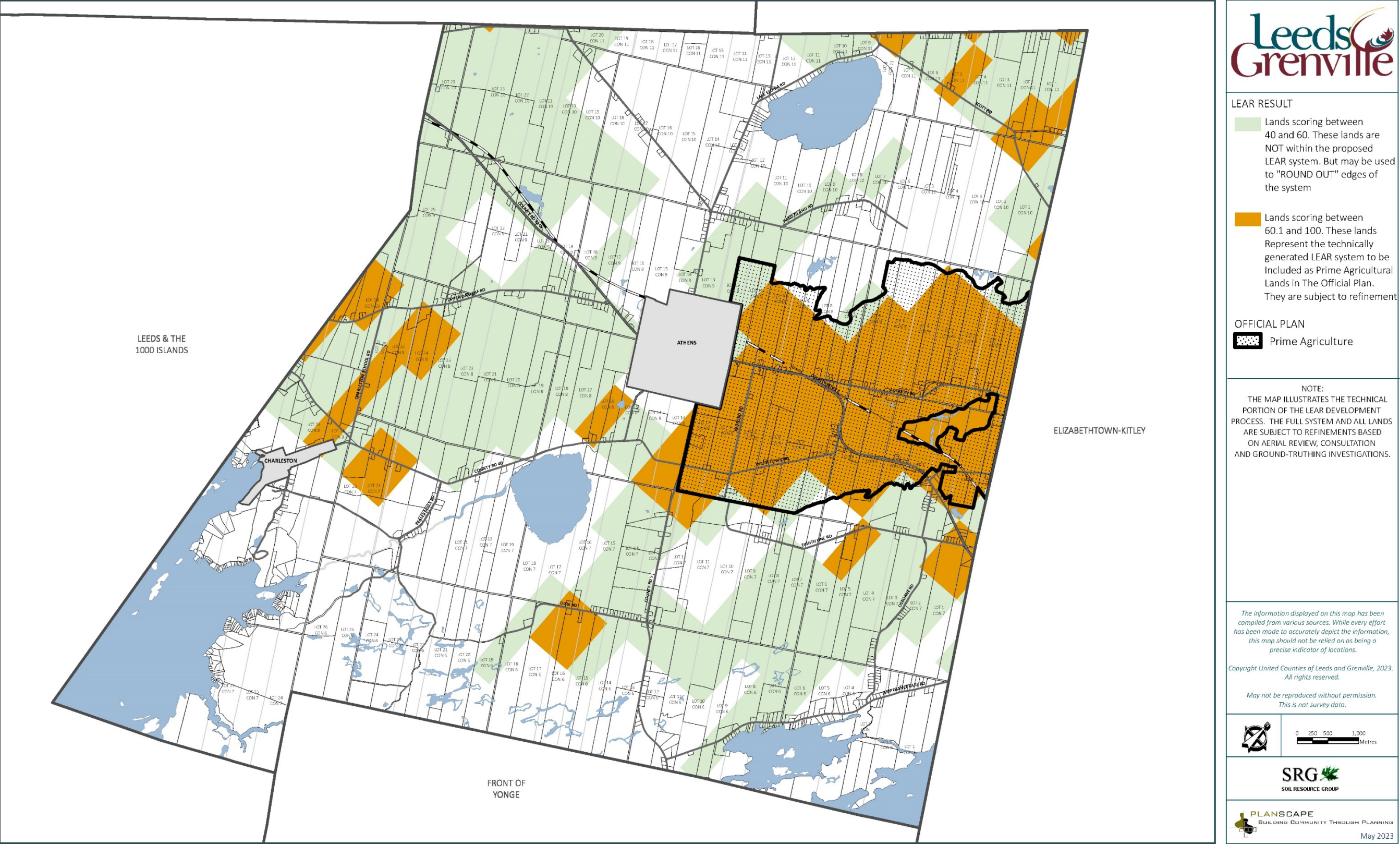
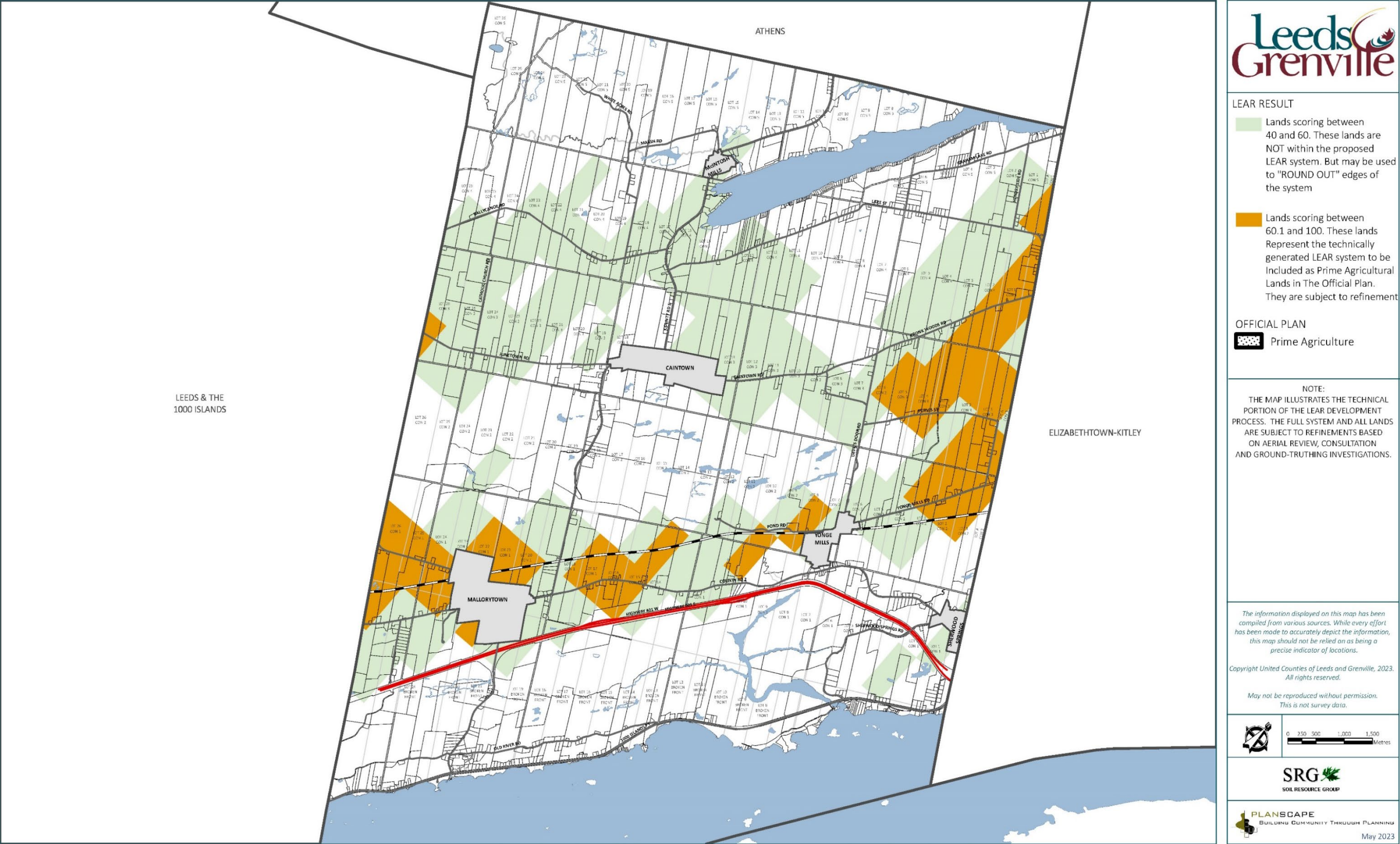


Figure 20: Township of Front of Yonge LEAR Map



Appendix A: LEAR Data Sources

A number of data sources are used to compile all of the elements required to calculate the LEAR.

Municipal Property Assessment Corporation (MPAC) Data

The Municipal Property Assessment Corporation is an independent, not-for-profit corporation funded by all Ontario Municipalities. The role of MPAC is to assess and classify all properties in Ontario for taxation purposes. This is done by continually collecting and updating detailed information for over five million properties in Ontario based on most recent use.

In the United Counties of Leeds & Grenville, MPAC data was utilized to provide information for the AR factors. For Fragmentation, MPAC parcel fabric was used to determine the level of fragmentation within each evaluation unit. For Lands in Production, MPAC data was queried using specific farm property codes determined by MPAC. These codes contain information regarding the type of farming occurring on that parcel of land. Unfortunately, due to crops that frequently change, MPAC data was used only as a base line.

Source of Soil Data

Soil data for the study area was provided in GIS shapefile format as obtained through the Land Information Ontario (LIO) online warehouse. The soils data is the latest iteration of the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) soils database based on the original county soil survey reports of the study area:

Soil Survey of Grenville County, Report No. 12 of the Ontario Soil Survey (Richards N.R., B.C. Matthews, and F.F. Morwick, 1949)

(<https://sis.agr.gc.ca/cansis/publications/surveys/on/on12/index.html>), and *Soils of Leeds County,*

Report No. 41 of the Ontario Soil Survey (Gillespie, J.E., R.E. Wicklund and M.H. Miller, 1968)

(https://sis.agr.gc.ca/cansis/publications/surveys/on/on41/on41_report.pdf) to determine if the digital soils data has been modified from the original soil survey data.

TOWNSHIP OF EDWARDSBURGH CARDINAL INFORMATION ITEM

Committee: Committee of the Whole – Community Development

Date: June 5, 2023

Department: Community Development

Topic: Great Waterfront Trail Adventure

Background: The Great Waterfront Trail Adventure (GWTa) is an annual, supported, multi-day cycle tour and awareness ride to promote the Great Lakes Waterfront Trail and the communities along the Trail. The tour is organized by the Waterfront Regeneration Trust. The Township partners with WRT each year to help promote the Trail.

This summer, the GWTa is taking place along the St. Lawrence River section of the Trail. 150 cyclists are anticipated to travel through Cardinal along County Rd 2 on the morning of August 12th. The Township has been asked to set up a water station for the cyclists, giving them the opportunity to rest, refuel and take in our waterfront views.



Our water station will be set up beside the Cardinal Legion, near the information plaque and parking lot. This will require a short detour from the route, but it's necessary to avoid construction along County Rd 2. It also gives cyclists the opportunity to ride out to Richardson's Point or the Cut and experience more local highlights. Snacks, water and community information will be available.

The Township's Community Development Coordinator and Recreation Staff have partnered to set up for the event and welcome cyclists. Some costs for signage, snacks and staff time are expected.

Community Development Coordinator





TOWNSHIP OF EDWARDSBURGH CARDINAL INFORMATION ITEM

Committee: Committee of the Whole - Community Development

Date: June 5, 2023

Department: Recreation

Topic: Recreational Program Update

Background: Kids inflatable day

On Saturday, May 27th, we hosted a Kids Inflatable Day at the Ingredion Centre. Kids inflatable day ran from 10:00 am to 4:00 pm. A total of 28 children registered, and 33 children attended the event. Participants were able to stay and play all day with a variety of games and inflatables. Popcorn was free for participants.

Cardinal Pool Party

This summer the recreation staff will be hosting a Cardinal Pool Party on Saturday, June 24th. The pool party will take place from 12:00 pm to 5:00 pm. A free barbeque of hot dogs and hamburgers will be available along with freezes. Families can register for Swimming lessons and Boredom Buster Day Trips. Public swimming will also be available along with games from noon to 5:00 pm. We will also have a special appearance from Buddy the Lifeguard Dog. SERA will also be hosting the opening of the Johnstown pool on Sunday June 25th, timing will be announced in the next couple of weeks.

Waterfront Canteen

The Waterfront Canteen will be opening Saturday, June 17th. The canteen hours are Monday and Tuesday, 4:00 pm to 7:30 pm and Wednesday to Sunday, 11:30 am to 7:30 pm.

Johnstown Tennis Courts

Phase 1 (Paving) will be completed in the next couple of weeks.

Phase 2 which will consist of line painting, coating and fencing will take place in late August early September.

SNC Youth Fish Camp

SNC will be hosting their youth Fish Camp in Cardinal August 16th & 17th. SNC will have more information on the sign up later this week.

Senior Exercise Class

Senior Exercise class run by CPHC on Tuesday & Friday mornings at the hall in Johnstown has finished and will resume in the fall.



Recreation Coordinator



Tri-Council Recreation Committee

May 25, 2023

Draft Terms of Reference

Mandate & Membership

- Committee Mandate
 - **To explore areas of collaboration between the participating municipalities in relation to recreational activities**
- Committee Membership
 - 1 elected Member of Council from each participating municipality who has the responsibility for recreation
 - 1 Member of Staff from each participating municipality
 - 3 community members from each municipality from recreational organizations
- Committee Quorum
 - Quorum for the purpose of meetings, will be 50% of the committee members plus 1 member

Draft Terms of Reference

Resources & Recommendations

- Committee Resources
 - Staff from participating municipalities shall act as a resource to the Committee
- Committee Recommendations
 - The Joint Recreational Committee will make recommendations that will be brought back to each participating municipality for consideration

Tri-Council Recreation Committee

Next Steps

Next Steps

- Adopt draft terms of reference
- Each municipality put forward members for the Committee by June 30
 - 1 Member of Council
 - 1 Staff Member
 - 3 Individuals representing community recreation organizations
- Once the membership has been confirmed a date will be determined for the inaugural meeting



Thank you



TOWNSHIP OF EDWARDSBURGH CARDINAL DISCUSSION ITEM

Committee: Committee of the Whole – Community Development

Date: June 5, 2023

Department: Community Development

Topic: Doors are Open Outreach Display

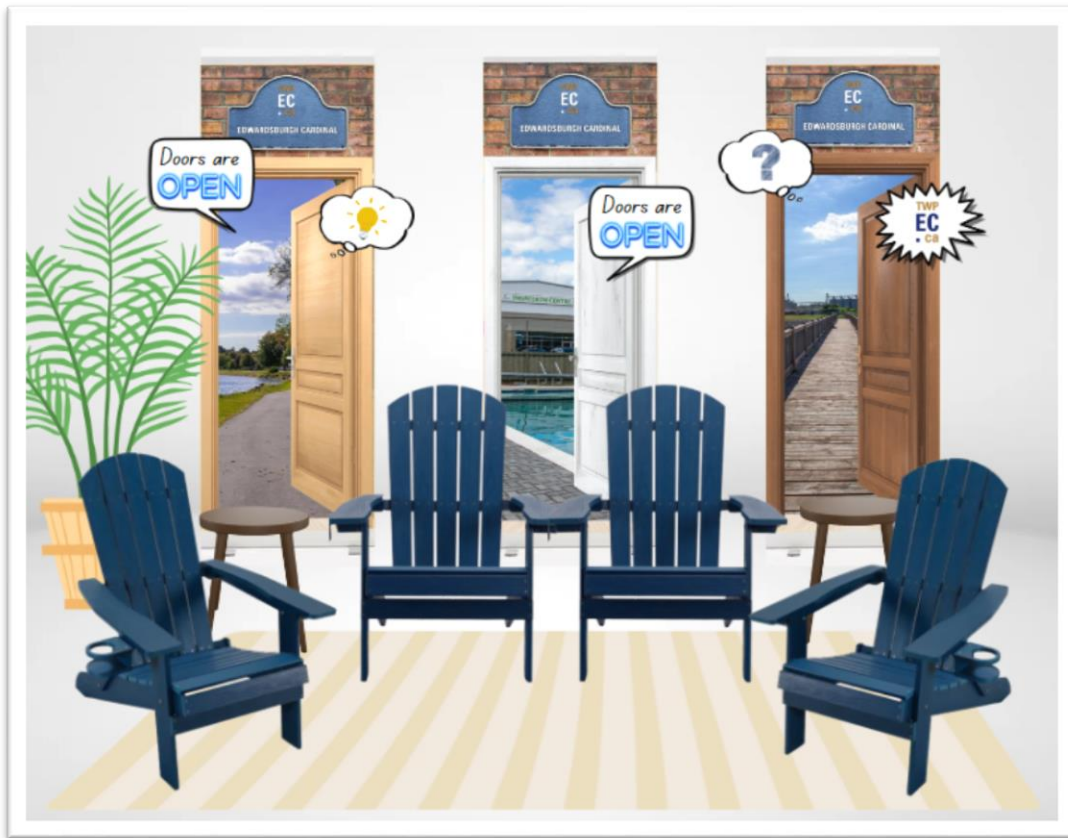
Background: At the April CoW-CDC meeting, members discussed possible ways to reach more residents during Doors are Open events. A possible change to scheduled meeting times was discussed to include evenings and weekends. Members also discussed the possibility of reaching residents at other scheduled events and activities such as trade shows or the Spencerville Fair.

The Committee requested that a design be prepared to support a Doors are Open presence at various community events. The proposed elements were considered with ease of transport and set up in mind. The elements could also be scaled to large or small spaces, indoor or outdoor. The design is meant to provide a welcoming and comfortable atmosphere for open conversation and sharing ideas.

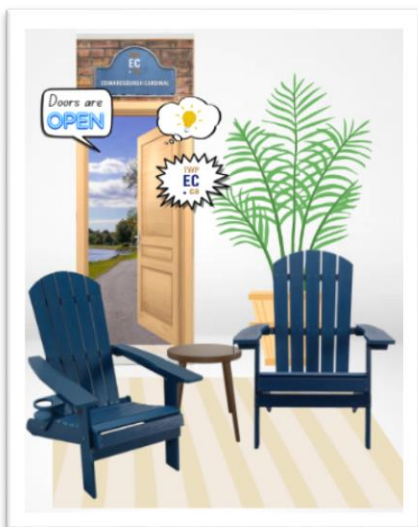
Designs are conceptual at this stage and pricing is approximate. Should Committee desire to move forward with the concept, staff would prepare print-ready designs and order items.

Element	Suggested Item	Approx. Cost
Seating	(4) folding adirondack chairs	\$1,000
Indoor Signage	(3) retractable banners (6) corrugate speech bubble	\$650
Outdoor Signage	(1) feather flag (1) Metal A-frame sign	\$350
Accessories	(2) folding side tables (1) indoor/outdoor rug (1) artificial plant	\$250

Committee should also be mindful of additional costs, depending on the event. Trade shows or market venues will have a cost to participate. Branded giveaways are appropriate at these events.



Conceptual Design for 10'x10' space



Scaled Down for Smaller Event



Outdoor Option

Nancy Van Kester

Community Development Coordinator