



**AGENDA
PUBLIC MEETING**

**Monday, November 20, 2023, 6:00 PM
South Edwardsburgh Community Centre
24 Sutton Dr.
Johnstown Ontario**

- 1. Call Meeting to Order**
Chair, Mayor Tory Deschamps
- 2. Welcome and Introductions**
- 3. Proposal Details**
- 4. Public Comment**
- 5. Next Steps**
- 6. Adjournment**

**TOWNSHIP OF EDWARDSBURGH CARDINAL
NOTICE OF OPEN HOUSE & PUBLIC MEETING CONCERNING
PROPOSED OFFICAL PLAN AMENDMENT NO. 2
AND A GENERAL ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Township of Edwardsburgh Cardinal has initiated a review of the Township's minimum lot area requirements for residential lots within the Township's rural area.

AND TAKE NOTICE that the Council of the Corporation of the Township of Edwardsburgh Cardinal will hold a **Public Open House** from 4:00 p.m. - 6:00 p.m. and a **Public Meeting** at 6:00 p.m. on **November 20, 2023**, at the Johnstown Community Centre at 24 Sutton Avenue, Johnstown, with respect to the proposed amendments:

- A proposed general amendment to the Township of Edwardsburgh Cardinal Official Plan under Section 17 of the *Planning Act*, R.S.O., 1990, Chapter P.13. The purpose of the OPA No. 2 is to reduce the minimum lot area requirement in the Official Plan from 1.0 hectare to 0.4 hectares for lots in the rural area. The amendment would also revise other sections of the Official Plan in order to ensure internal consistency and to ensure development can be supported with appropriate servicing. The effect of the amendment would be to establish a new minimum lot area requirement of 0.4 hectares for new lots where development requires private or partial services.
- A proposed general amendment to Zoning By-law No. 2022-37, as amended, under the Section 34 of the *Planning Act*, R.S.O., 1990, Chapter P.13. The purpose of the amendment is to revise minimum lot area and minimum lot frontage requirements from 1 ha to 0.4ha and from 70m to 45m, respectively, for lots in the Rural (RU) and Limited Services Residential (RLS) zones. The effect of the amendment would be to implement Official Plan Amendment No. 2 by establishing new minimum lot area and minimum lot frontage requirements for the Rural (RU) and Limited Services Residential (RLS) zones.

THE SUBJECT LANDS, being the entirety of lands within the corporate limits of the Township of Edwardsburgh Cardinal are not the subject of any other applications under the *Planning Act* that relate directly to the proposed Official Plan and Zoning By-law amendments. As the Official Plan and Zoning By-law amendment applies to lands within the entire Township, no key map has been provided herein.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the above item(s). The Township strongly encourages individuals to submit written comments in advance of the public meeting. In the event that you are unable to attend the meeting but wish to submit written comments, please attempt to ensure that your comments are delivered to the Community Development Officer no later than November 16, 2023. Additional information and material regarding the proposed amendments to the Township's Official Plan and Zoning By-law are available for public inspection by contacting the Community Development Officer at the address provided below.

PLEASE NOTE that after an Official Plan amendment is adopted by the Council of the Township of Edwardsburgh Cardinal, the amendment will be forwarded to the United Counties of Leeds and Grenville for final approval. Any related Zoning By-law amendment will not come into effect until the proposed Official Plan amendment has been approved.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Township of Edwardsburgh Cardinal and/or the United Counties of Leeds and Grenville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the proposed Official Plan amendment is adopted and/or the proposed Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the proposed Official Plan amendment is adopted and/or the proposed Zoning By-law amendment is passed, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

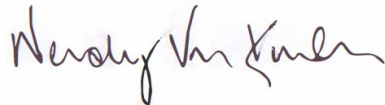
IF YOU WISH TO BE NOTIFIED of the decision of the United Counties of Leeds and Grenville and/or the Township of Edwardsburgh Cardinal with respect to the proposed Official Plan and/or Zoning By-law amendment, you must make a written request to the Township of Edwardsburgh Cardinal.

FOR MORE INFORMATION about this matter, including information about appeal rights, contact the
Page 1 of 19

Community Development Coordinator's office during regular business hours from Monday to Friday (tel: 613-658-3055 ext. 101; email wvankeulen@twpec.ca), or at the address below.

DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL
THIS 19th DAY OF OCTOBER, 2023.

SIGNED:



WENDY VAN KEULEN,
COMMUNITY DEVELOPMENT COORDINATOR
TOWNSHIP OF EDWARDSBURGH CARDINAL
BOX 129
18 CENTRE ST.
SPENCERVILLE, ONTARIO K0E 1X0

OFFICIAL PLAN AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF THE
TOWNSHIP OF EDWARDSBURGH CARDINAL
(Reduced Minimum Lot Area Requirements)

DRAFT

Prepared By:

NOVATECH

Engineers, Planners & Landscape Architects

Suite 200, 240 Michael Cowpland Drive

Ottawa, Ontario K2M 1P6

tel: (613) 254-9643

fax: (613) 254-5867

File Number: 123068

Date: October 17, 2023

PART A - THE PREAMBLE

1. Title

The title of the Amendment is “Official Plan Amendment No. 2 to the Official Plan of the Township of Edwardsburgh Cardinal”, herein referred to as Amendment No. 2.

2. Purpose and Effect

Amendment No. 2 is a Township-initiated Amendment to the Official Plan of the Township of Edwardsburgh Cardinal. The purpose of the Amendment is to revise policies to reduce the minimum lot area requirement from 1.0 hectare to 0.4 hectares throughout the Township.

The effect of the amendment would be to establish a new minimum lot area requirement of 0.4 hectares for new lots created within the Township. The amendment would reduce the minimum lot area requirement for residential properties within the Township where development is to occur on private or partial services.

3. Location

Official Plan Amendment No. 2 is an amendment to text only and will apply to all lands in the Township of Edwardsburgh Cardinal.

4. Basis of the Amendment

The Township’s Official Plan was approved in January 2020 by the United Counties of Leeds and Grenville. When the Township’s Plan was updated in 2020, existing policies with respect to establishing a minimum lot area of 1.0 hectare was maintained from the 2012 Official Plan. The Township’s Official Plan states that “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.” (Section 7.1.1.1).

As a means to support additional housing opportunities within the Township’s rural area, Township Council has expressed interest to reduce the minimum lot area requirements for residential lots on private or partial services. This Official Plan amendment would establish a minimum lot area standard of 0.4 hectares (1 acre).

The Provincial Policy Statement 2020 (PPS) came into effect on May 1, 2020 following the approval of the Township’s Official Plan in January 2020. The PPS provides a policy framework for regulating development, land uses and growth and development within Ontario. The PPS states that settlement areas shall be the focus of growth and development including rural settlement areas in rural areas (Section 1.1.3.1 and Section 1.1.4.2). The PPS also states that growth and development may be directed to rural lands in accordance with Section 1.1.5 of the PPS (Section 1.1.4.4). The Township of Edwardsburgh Cardinal is comprised of various land uses including a mix urban and rural settlement areas where partial or municipal services exist and vast rural landscapes supporting agricultural, natural and cultural resources and other rural land uses.

Section 1.1.5 of the PPS provides policy for rural lands within municipalities. Section 1.1.5.2 identifies various land uses that may be permitted on rural lands and states that residential development, including lot creation, that is locally appropriate are permitted. Further, it is

policy that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted (Section 1.1.5.4). Section 1.4 of the PPS provides policy direction for housing. Section 1.4.3 requires planning authorities to provide an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating all housing options.

In addition to ensuring development can be sustained by rural services, the PPS also establishes a hierarchy of servicing with full municipal services, within settlement areas, being the preferred form of servicing to support growth, protect the environment and minimize risks to public health and safety (Section 1.6.6.2). In the case of rural lands, Section 1.6.6.4 of 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.

On February 19, 2016, the United Counties of Leeds and Grenville Official Plan was approved by the Minister of Municipal Affairs and Housing. The United Counties Official Plan provides a policy framework for growth and development throughout the Counties to a planning horizon of 2031. Consistent with the policy objectives of the PPS, the Counties Plan directs that settlement areas be the focus of growth including residential development (Section 2.3.1 a)). While recognizing that the United Counties is comprised of urban, rural and agricultural landscapes, Section 3.3 of the Counties Plan provides policy for development on rural lands. Section 3.3.1 e) of the Plan states that one of the objectives of the rural lands are to promote limited development that is compatible with the rural landscape and character and can be sustained by rural service levels, which generally includes individual on-site sewage and individual on-site water services. Further, Section 3.3.2 a) iii. states one of the primary uses of rural lands will be for limited residential development, which will be defined in local municipal Official Plans. Section 3.3.2 a) also states that local municipalities will establish policies in their Official Plans related to rural residential development which may be accommodated on rural lands without compromising the rural character of these lands. With regards to lot creation, the Counties Plan states that lot creation in the rural lands will only be permitted in accordance with policies of the Counties Plan and the local municipal Official Plan (Section 3.3.3 l)). As permitted by the Counties Plan, the Township is proposing to revise lot creation policies of the 2020 Official Plan to establish a minimum lot area of 0.4 hectares.

The Township's Official Plan was approved by the United Counties of Leeds and Grenville on January 23, 2020 which is intended to guide land uses until the year 2031. As noted, the Township 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.

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 identify 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 includes policies aimed

at limiting residential lot creation within the rural area and avoiding inefficient land use patterns. The Township has experienced the majority of its residential growth with respect to lot creation and building permit issuance since 2012 to be focused within the Township's rural area, outside of its urban and rural settlement area boundaries.

Section 7.1.1 of the Township's Official Plan establishes general policies that apply to all lot creation whether through the consent or plan of subdivision/condominium process. Section 7.1.1.1 (General Policies) establishes a minimum lot area of 1.0 hectare for lots which do not require full municipal water and sewage services. The Township has identified that the minimum lot area requirement of 1.0 hectare (2.47 acres) is a consent eligibility criterion that often hinders an applicant from proceeding through the formal consent process as their lands are not large enough to be further divided. A minimum lot area of 1.0 hectare requires, among other Official Plan criteria, that a property be a minimum of 2.0 hectares (4.94 acres) in order to be considered eligible for consent.

Through this proposed Official Plan amendment, Section 7.1.1.1 is proposed to be revised to reduce the minimum lot area requirement of 1.0 hectare (2.47 acres) to 0.4 hectares (1 acre). The proposed policy would establish a minimum lot size of 0.4 hectares. Section 7.1.1.1 is also proposed to be revised to address servicing and states that an applicant may be required to demonstrate that where a lot is proposed less than 1.0 hectare that the lot can be adequately serviced through the preparation of a hydrogeological assessment and terrain analysis.

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 and are used to implement the PPS to ensure there are no negative effects as a result of a development proposal. 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". A hydrogeological assessment and terrain analysis is necessary to ensure that private services are appropriate and would not negatively impact the environment and public health, consistent with Provincial requirements. The proposed policy is intended to enhance existing policies to ensure development can be provided with appropriate and adequate services and give the Township the authority to request this study when considered locally appropriate for the review of a consent application.

All other policies with respect to land division will be maintained to limit development within the Township's rural area. Policies related to lot creation within the Township's agricultural areas are not proposed to be amended. It is Council's intent that the proposed lot area reduction will support housing opportunities within the Township.

Other sections of the Official Plan are proposed to be amended to ensure internal consistency and to enhance existing policies with respect to ensuring development can be supported with appropriate servicing.

The proposed amendment is consistent with the applicable policies of the Provincial Policy Statement 2020 and the United Counties of Leeds and Grenville Official Plan, as amended, which permit locally appropriate lot creation policies for the rural area.

In addition to this Township Official Plan amendment, Council is proposing to amend the Township's Zoning By-law to establish a minimum lot area of 0.4 hectares and a minimum lot frontage of 45m for the Rural (RU) zone and Limited Services Residential (RLS) zones. The

purpose of the Zoning By-law amendment is to implement the proposed minimum lot area being established through Official Plan Amendment No. 2.

DRAFT

PART B - THE AMENDMENT

1. Introduction

All of this part of the document entitled **PART B - THE AMENDMENT**, provides text changes that constitute Amendment No. 2 to the Official Plan of the Township of Edwardsburgh Cardinal.

2. Details of the Amendment

The Official Plan for the Township of Edwardsburgh Cardinal is hereby amended as follows:

1. That Section 3.4.2 be amended by adding the text 'and can be sustained by rural service levels' to the end of the first sentence.

2. That Section 5.4.7 be amended by replacing the first sentence with the following text:

The determination of site suitability for proposed sewage disposal systems, and the environmental sustainability of development (i.e. long-term protection of groundwater) and a suitable water supply, are important considerations in development (including lot creation) on private and partial services.

3. That Section 5.4.10 be amended by adding the text 'which may be determined by servicing reports' to the end of the first sentence.

4. That Subsection 7.1.1.1 be amended by replacing '1.0 hectare' with '0.4 hectares' in the second and third sentence.

5. That Subsection 7.1.1.1 be amended by adding the text ', servicing requirements' after the word 'topography' in last sentence.

6. That Subsection 7.1.1.1 be amended by adding the following text after the third sentence:

Notwithstanding the minimum lot area of generally 0.4 hectares, where any new lot is proposed to be less than 1.0 hectare and requires partial or private servicing, a hydrogeological assessment and terrain analysis may be required, to demonstrate that the lot can be adequately serviced for the long-term to the satisfaction of the Township.

CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW No. _____

BEING A BY-LAW TO AMEND ZONING BY-LAW No. 2022-37

**General Amendment to
Comprehensive Zoning By-law No. 2022-37**

WHEREAS By-law No. 2022-37, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Edwardsburgh Cardinal;

AND WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal deems it advisable to amend By-law No. 2022-37, as amended, as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. Subsection 6.5.2 (Limited Services Residential (RLS) – Zone Provisions) is hereby amended by replacing “*Lot Area (minimum) 1.0 ha*” with “**Lot Area (minimum) 0.4 ha**”.
2. Subsection 12.1.2 (Rural (RU) – Zone Provisions) is hereby amended by replacing “*Lot Area (minimum) Other permitted uses 1 ha*” with “**Lot Area (minimum) Other permitted uses 0.4 ha**” and replacing “*Lot Frontage (minimum) 70 m*” with “**Lot Frontage (minimum) 45 m**”.
3. The By-law shall become effective on the date of passing hereof, subject to the provisions of Section 34(21) of the *Planning Act*, R.S.O. 1990, as amended.

Read a first and second time this ____ day of _____, 2023.

Read a third time and adopted this ____ day of _____, 2023.

CORPORATE SEAL OF TOWNSHIP

Head of Council

Clerk

From: noreply@esolutionsgroup.ca
To: [Wendy Van Keulen](#)
Subject: New Response Completed for OPA and ZBA Minimum Lot Size Feedback
Date: November 7, 2023 11:00:47 PM
Attachments: [2023-11-07-001.pdf](#)

Hello,

Please note the following response to OPA and ZBA Minimum Lot Size Feedback has been submitted at Tuesday November 7th 2023 10:55 PM with reference number 2023-11-07-001.

- **First and Last Name**
Edwin (Ted) MacMillan
- **Address (optional)**
9 Gaylord Rd. Cardinal ON
- **Your feedback is an important part of the review process. Please share written comments for Council here.**
Edwardsburg/Cardinal Council

My family and business associates are 100% in favor of the proposed bylaw to allow lot severances to be reduced in the proposed zoning areas. I currently have properties in Edwardsburg/Cardinal, Prescott and several in Augusta. This country and this township is in dire need of more housing. I operate businesses with my business partners which spread from Brockville to Cornwall. We employ 100 plus people and I am convinced with more available houses on the market that this bill if passed would create i am convinced we would be able to attract top quality employees to our businesses if they have more affordable housing options. This would also allow our businesses to invest more into the communities that can support future staff housing options. As i currently reside in Edwardsburg/Cardinal Township I would like to personally invest in developing housing within the township I reside and will hopefully retire to someday.

Thank You
Ted MacMillan
Owner/Partner
Riverside Auto Group

- **Would you like to receive future correspondence regarding the proposed amendments and be notified of Council's decision?**
Yes

- **How would you like to be notified?**

By Email

- **Please provide your email address.**

[REDACTED]

[This is an automated email notification -- please do not respond]

From: [Kevin Bailey](#)
To: [Wendy Van Keulen](#)
Cc: [notifications](#)
Subject: ENB_R231025-006ON - Enbridge Notification Response - Nov. 20 Public Open House and Public Meeting RE: Official Plan / ZBL Amendment
Date: October 31, 2023 5:02:30 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[ENB_R231025-006ON - Notification Response Map Package.pdf](#)

Hello,

Thank you for sending Enbridge notice of this project. B&A is the land use planning consultant for Enbridge's Liquid Pipeline Network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity their liquid pipeline infrastructure to ensure that it occurs in a safe and successful manner.

Based on a review of the project materials provided, we have identified that there are likely to be no impacts on Enbridge's nearby liquid pipeline infrastructure therefore, **Enbridge has expressed no objections to this project as proposed.**

Although there are no objections to this project as proposed, we would like to remind you to always obtain a locate request to identify the precise location of underground infrastructure. In addition, if any future planning or development work is proposed within the prescribed area or pipeline assessment area as identified in the attached map we request that this information be sent to notifications@enbridge.com for our review and comment.

Do not hesitate to contact me with any questions or comments. We appreciate receiving your referrals and look forward to continuing to receive them at notifications@enbridge.com for our review and comment.

Thank you,

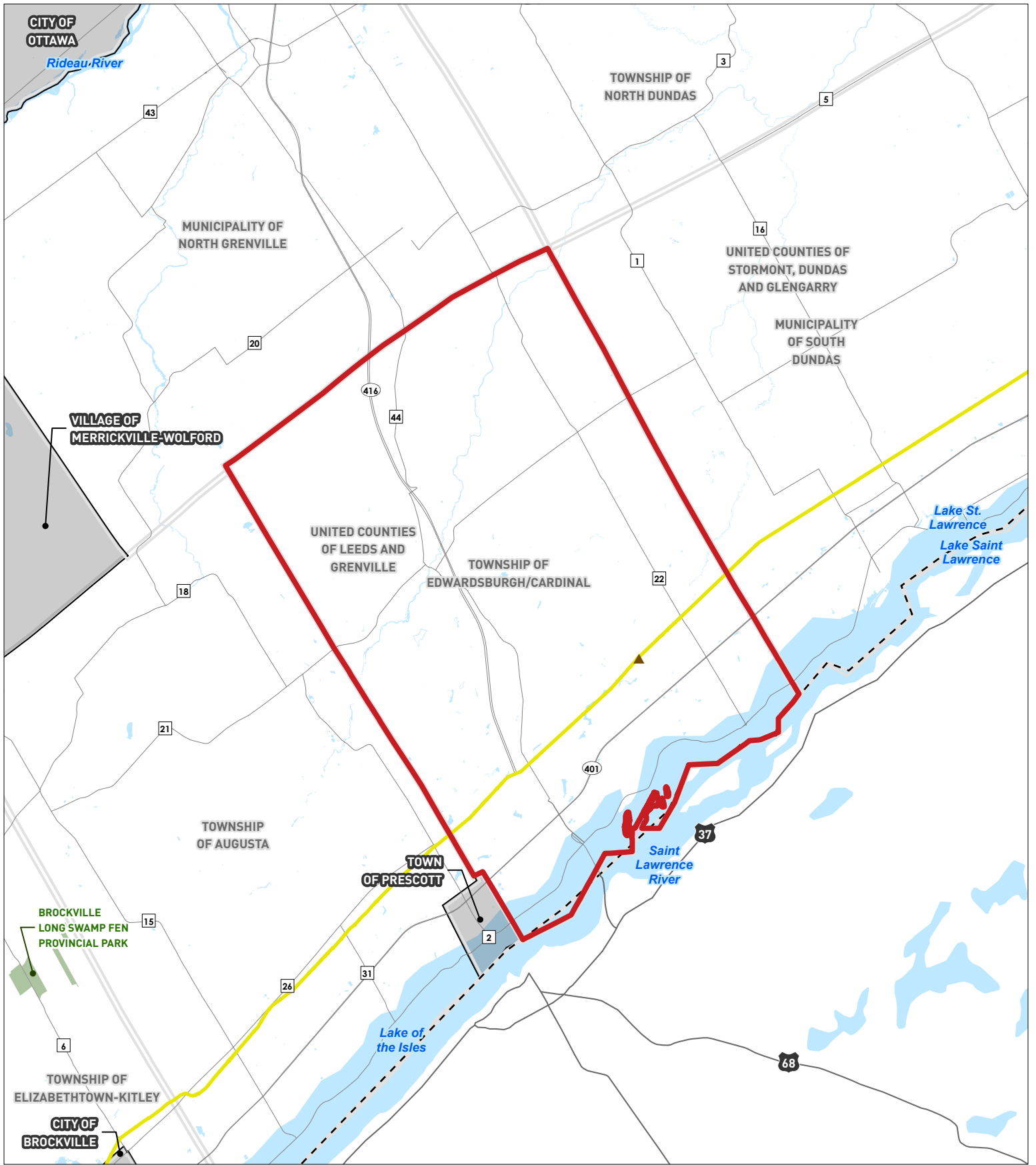


Kevin Bailey, BA, BEd, MPlan
Community Planner

p | 403.692.5229 e | kbailey@bastudios.ca



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Coordinate System: NAD 1983 UTM Zone 18N

Geographic Coordinates: -75.5008, 44.8365



1:200,000

- Subject Site
- Enbridge Facility
- Enbridge Pipeline
- Major Road
- First Nation/Métis Settlement
- Municipality - Rural
- Municipality - Urban
- Park/Protected Area
- Province
- USA Border
- Waterbody



Date Saved: Oct 25, 2023

Regional Context

Land Use Bylaw

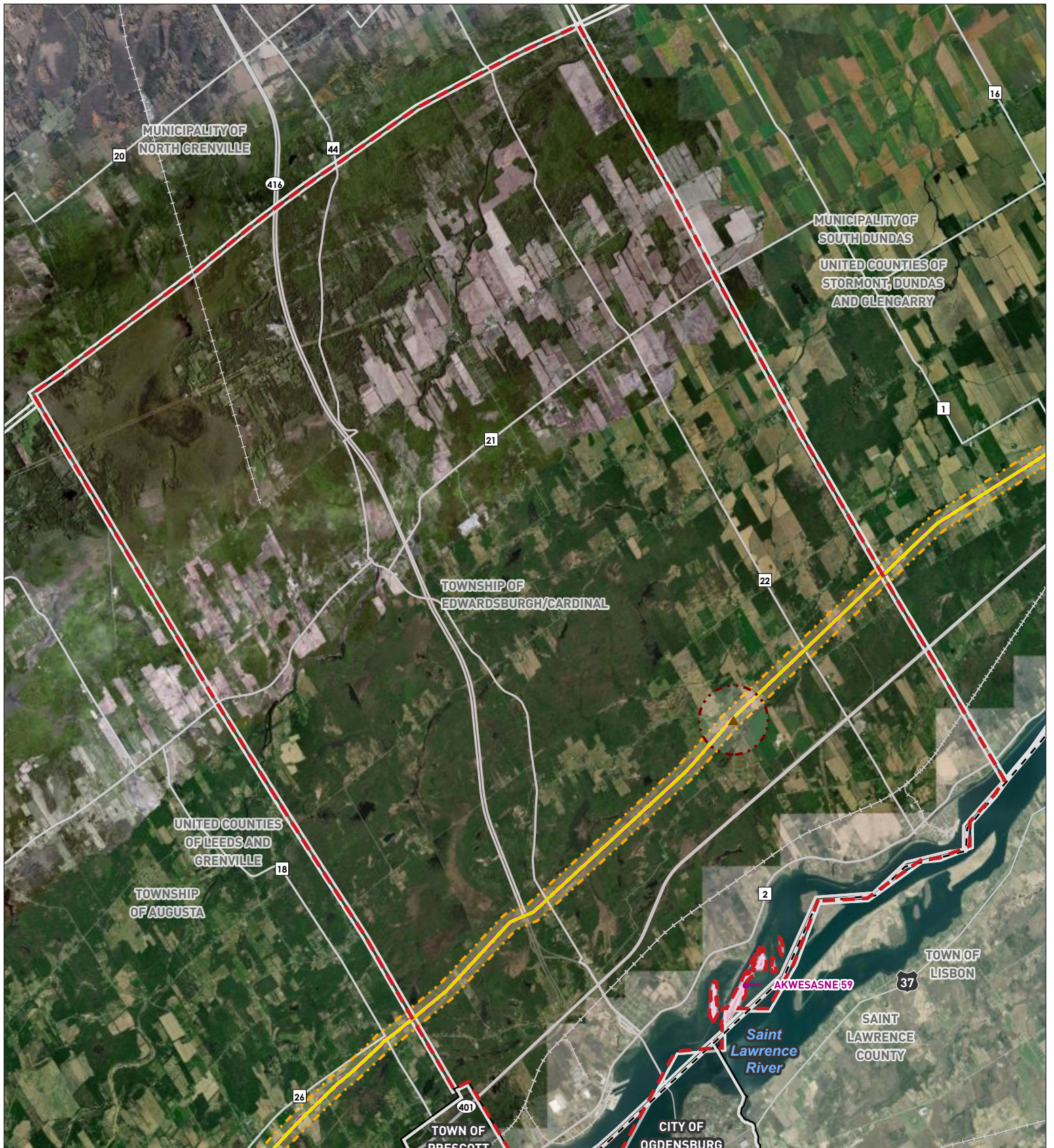
Township Of Edwardsburgh/Cardinal
Referral ID: R231025-0060N



October 2023



Map and data are conceptual and for informational and planning purposes only.



PLEASE CONTACT YOUR LOCAL ONE CALL CENTRE ([WWW.CLICKBEFOREYOU DIG.COM](http://www.clickbeforeyoudig.com)) FOR ANY GROUND DISTURBANCE WITHIN THE PRESCRIBED AREA AS SHOWN ON THIS MAP.

Coordinate System: NAD 1983 UTM Zone 18N

Geographic Coordinates: -75.5008, 44.8365

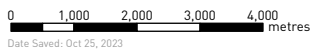


1:120,000

- Subject Site
- Enbridge Facility
- Enbridge Pipeline
- Facility Assessment Area (800m)
- Pipeline Assessment Area (220m)

- Prescribed Area (30m)
- Railway
- Railway
- Major Road
- First Nation/Métis Settlement

- Municipality - Rural
- Municipality - Urban
- USA Border



Date Saved: Oct 25, 2023

Local Context

Land Use Bylaw

Township Of Edwardsburgh/Cardinal
Referral ID: R231025-0060N

October 2023



Map and data are conceptual and for informational and planning purposes only.

From: James Holland <jholland@nation.on.ca>

Sent: November 8, 2023 3:52 PM

To: Wendy Van Keulen <wvankeulen@twpec.ca>; Laura Crites <lcrites@nation.on.ca>

Subject: RE: TWPEC, OPA2 and ZBA Notice

Hi Wendy,

Thanks for including SNC in the review of this Official Plan Amendments and Zoning Bylaw Amendment to reduce the minimum lot size from 1 hectare to .4 hectares (1ac) for lots in the rural area. I went through reach proposed change to the OP and do not have any specific comments. In principle, the reduced size is generally sufficient for a private conventional septic system.

Lots may need to be larger where there are constraints due to setback requirement in the Ontario Building Code, but this should be addressed in Section 5.4.10 and identified in servicing reports.

Kind regards,

James



James Holland | M.Sc. RPP, Senior Planner

38 Victoria Street, Box 29, Finch, ON K0C 1K0

Tel: 613-984-2948 or 1-877-984-2948 | Fax: 613-984-2872

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From: [Lingard, Norman](#)
To: [Wendy Van Keulen](#)
Subject: OPA2 and ZBA Notice
Date: November 14, 2023 10:57:18 AM
Attachments: [image001.png](#)

Good morning Wendy,

Thank you for circulating Bell Canada on the Township of Edwardsburgh Cardinal's OPA and ZBA to review the Township's minimum lot requirements for residential lots. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617



Please note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

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From: [Orpana, Jon \(MECP\)](#)
To: [Wendy Van Keulen](#)
Cc: [Schaefer, Damien \(MMAH\)](#); [Castro, Victor \(MECP\)](#)
Subject: RE: TWPEC, proposed OPA and ZBA to reduce min lot size
Date: November 17, 2023 12:22:24 PM

Hello Wendy and good afternoon,

Thank you for providing the Ministry the opportunity to review and comment on the attached materials.

In addition to the draft official plan amendment and draft zoning by-law amendment, staff have also reviewed the document, *"Implementing Official Plan Consent Policies - Hydrogeological Assessments and Terrain Analysis"* dated November 6th, 2023.

The Ministry of the Environment, Conservation and Parks has always cautioned municipalities about adopting smaller minimum lot sizes (less than 0.8 – 1.0 ha) (in rural area and waterfront areas) with private on site servicing for sewage and water services. However, we recognise that smaller lot sizes can be considered and supported through appropriate study and analysis. This analysis is not meant to have a pre-determined outcome to justify a smaller lot size, but rather to assess the appropriateness of a smaller lot size and ensure consideration of ongoing public health and safety, ground and surface water quality, etc. per the Provincial Policy Statement, 2020.

Technical guidance as outlined in MECP's D-5-4 guideline is generally consistent with the implementation procedures outlined in the November 6th document. The goal of MECP's technical documents and relevant provincial policy is to ensure relevant approval authorities are making decisions which protect public health and safety, minimizes municipal liability in approving planning applications enabling appropriate water and sewage servicing and protection of water quality and quantity with no negative impacts. Much of Eastern Ontario is designated a highly vulnerable aquifer, hence the need for a precautionary approach necessitating study and evaluation by qualified professionals.

In the absence of the November 6th implementation document, it is unclear how the proposed official plan and zoning by-law amendment will appropriately implement relevant provincial policy including, PPS policy 2.2.1 f) 2.2.1 g) and 2.2.2. and the technical guidance provided in MECP's D-series guidelines. Adoption of the proposed amendments may be considered premature, unless supported by an implementation approach that ensures the appropriate level of study is undertaken to justify a reduction in lot size to as low as .4 hectares. Other considerations for smaller lots in the rural area is having the space to accommodate a replacement tile field for an septic tile field that has failed.

Thank you for the opportunity to provide technical input on this matter and please keep us informed regarding any future decisions on this matter.

If you have any questions on any of the above details please contact me at my coordinates below.

Regards,

Jon K. Orpana [hear name](#)
Regional Environmental Planner
Environmental Assessment Branch
Ministry of the Environment, Conservation and Parks
Kingston Regional Office
PO Box 22032, 1259 Gardiners Road
Kingston, Ontario
K7M 8S5

Phone: (613) 548-6918
Fax: (613) 548-6908
Email: jon.orpana@ontario.ca

From: Wendy Van Keulen <wvankeulen@twpec.ca>
Sent: November 7, 2023 9:03 AM
To: Orpana, Jon (MECP) <Jon.Orpana@ontario.ca>
Subject: TWPEC, proposed OPA and ZBA to reduce min lot size

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Morning Jon,

The Council of the Township of Edwardsburgh Cardinal has initiated a review of the Township's minimum lot area requirements for residential lots within the Township's rural area. We would appreciate any comments from the MECP regarding the following proposed Official Plan and Zoning Bylaw Amendments (attached):

- A proposed general amendment to the Township of Edwardsburgh Cardinal Official Plan under Section 17 of the Planning Act, R.S.O, 1990, Chapter P.13. The purpose of the OPA No. 2 is to reduce the minimum lot area requirement in the Official Plan from 1.0 hectare to 0.4 hectares for lots in the rural area. The amendment would also revise other sections of the Official Plan in order to ensure internal consistency and to ensure development can be supported with appropriate servicing. The effect of the amendment would be to establish a new minimum lot area requirement of 0.4 hectares for new lots where development requires private or partial services.
- A proposed general amendment to Zoning By-law No. 2022-37, as amended, under the Section 34 of the Planning Act, R.S.O., 1990, Chapter P.13. The purpose of the amendment is to revise minimum lot area and minimum lot frontage requirements from 1 ha to 0.4ha and

from 70m to 45m, respectively, for lots in the Rural (RU) and Limited Services Residential (RLS) zones. The effect of the amendment would be to implement Official Plan Amendment No. 2 by establishing new minimum lot area and minimum lot frontage requirements for the Rural (RU) and Limited Services Residential (RLS) zones.

Please let me know if you need any additional information. We are holding a Public Meeting on November 20th. I will be compiling comments in advance of the Public Meeting on November 16th. Your comments are welcome anytime before the amendment is passed, but appreciate by the 16th to be included in this package for Council's consideration.

Thank you,

Wendy Van Keulen
Community Development Coordinator



PO Box 129, 18 Centre Street
Spencerville, ON K0E 1X0
T: 613.658.3055 x101
www.twpec.ca