

**SPECIAL MEETING  
MUNICIPAL COUNCIL  
REGULATORY PUBLIC MEETING  
CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL  
COUNCIL CHAMBERS, SPENCERVILLE, ONTARIO  
THURSDAY, SEPTEMBER 5, 2019  
6:30PM**

1. Call to Order
2. Approval of Agenda
3. Disclosure of Pecuniary Interest & the General Nature Thereof
4. Presentation & Questions
  - a) Official Plan – Steve Pentz, Novatech  
Link to Official Plan: <https://www.twpec.ca/op/>
5. Adjournment

# Official Plan Review

**Public Meeting  
September 5, 2019**

TWP  
EC  
ca

EDWARDSBURGH CARDINAL

**NOVATECH**  
Engineers, Planners & Landscape Architects

# What Is An Official Plan?

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An Official Plan is a long term planning statement of the Municipality expressed through a combination of policies and maps that provide guidance and direction for future development, land use and public infrastructure investment.

The Township of Edwardsburgh Cardinal Official Plan received final approval in 2010.

# Why Do We Need an Official Plan?

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## An Official Plan:

- Lets the public know what the Township's general land use planning policies are and how specific parcels of land may be used now and in the future;
- Helps to ensure that growth is coordinated and meets the community's needs, including those related to the provision of various public services such as roads;
- Provides an important policy framework for the establishment of various land use regulations and controls such as comprehensive Zoning By-Laws and Site Plan Control By-Laws;
- Implements land use policies of higher level of government such as the Province of Ontario and the United Counties of Leeds & Grenville.

# Why a Review of the Official Plan?

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- Update to planning policies to reflect Provincial interests expressed through the 2014 Provincial Policy Statement;
- Update to planning policies to reflect the United Counties of Leeds & Grenville Official Plan (2016);
- Update to planning policies to reflect current information and trends;
- Address identified weaknesses or deficiencies in the current Official Plan;
- Revise or introduce policies to address local interests that may have developed in recent years.

# Approach to Update the Official Plan

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- Primarily a “stay the course” update;
- Maintains the philosophy and direction of the existing Official Plan; except where necessary to implement higher level policies
- Updates are focussed largely on PPS and UCLG OP requirements

# Process to Date

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- Initial Meeting in June 2018 to kick-off the Official Plan project
- Community Development Committee (CDC) meetings to discuss revisions and guide development of the revised Plan
- Considerable consultation with the Counties and Conservation Authority on earlier drafts
- Open House in August 2019 – informal information session
- Consideration of comments received on earlier drafts
- Tonight's meeting is Public Meeting under the *Planning Act*

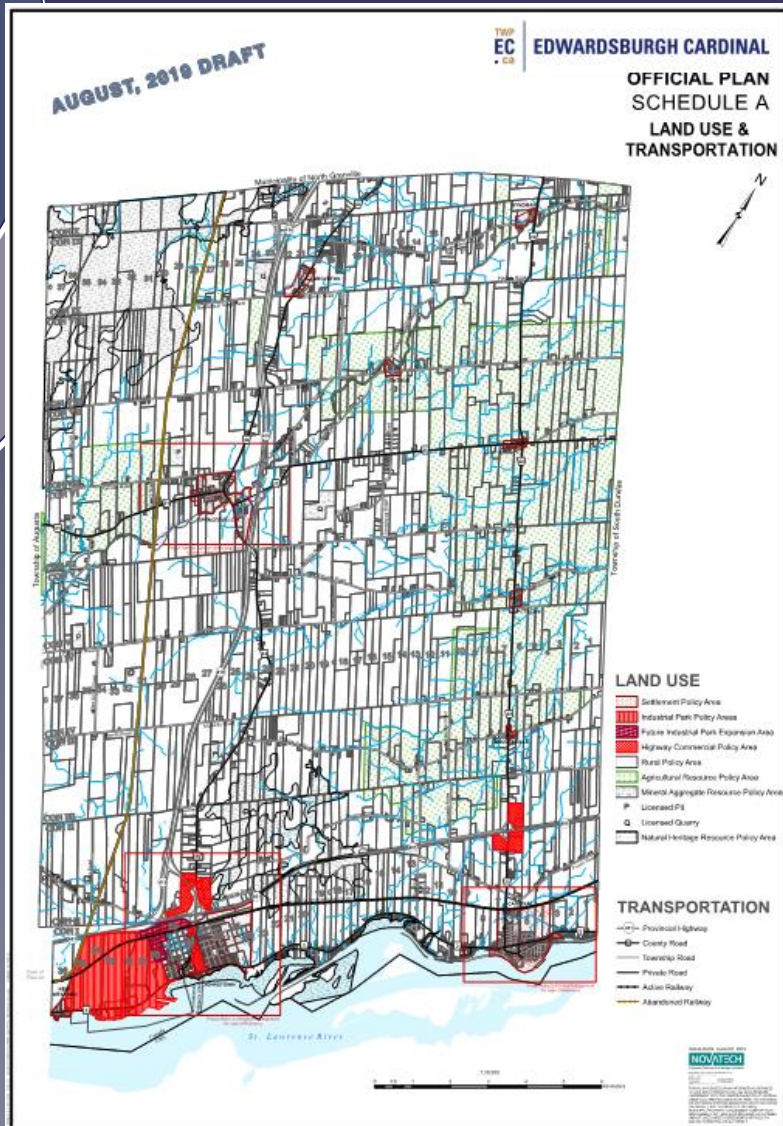
# Brief Summary of Changes

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- Updated Schedule A and B; 2 new Appendices
  - Schedule A – Land Use & Transportation
  - Schedule B – Development Constraints
  - Appendix A – Wildland Fire Hazard Potential
  - Appendix B – Algonquin Traditional Territory
- Natural Heritage
  - Updated mapping and adjacent lands policies
- Aggregate Resources
  - Surficial and Bedrock Reserves
- Archaeological Resources
  - Updated Provincial criteria
- Wildland Fire Hazards
  - New policy section added
- Source Water Protection Policies
  - New policy section added
  - IPZs and WHPAs added to Schedule B
- General Development and Implementation Policies
  - Second Units – new section added to enable 2<sup>nd</sup> units
  - Complete Applications – updated/revised
- Some Plan re-organization

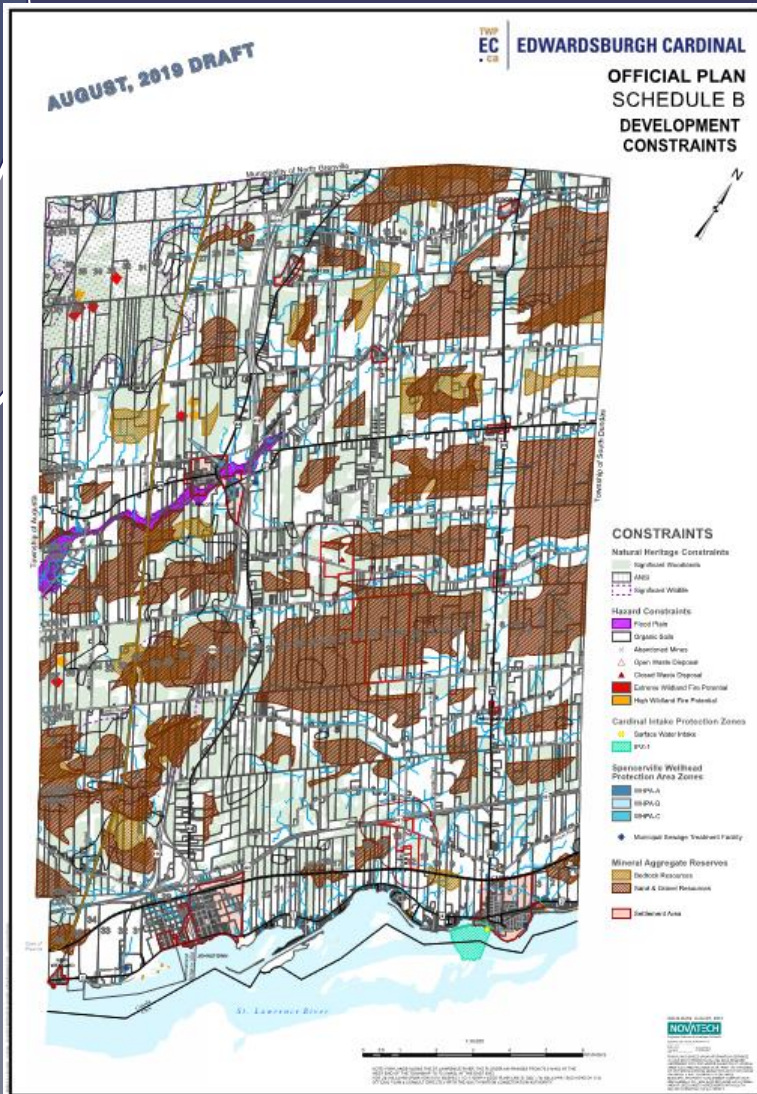


# Schedule A – Land Use & Roads



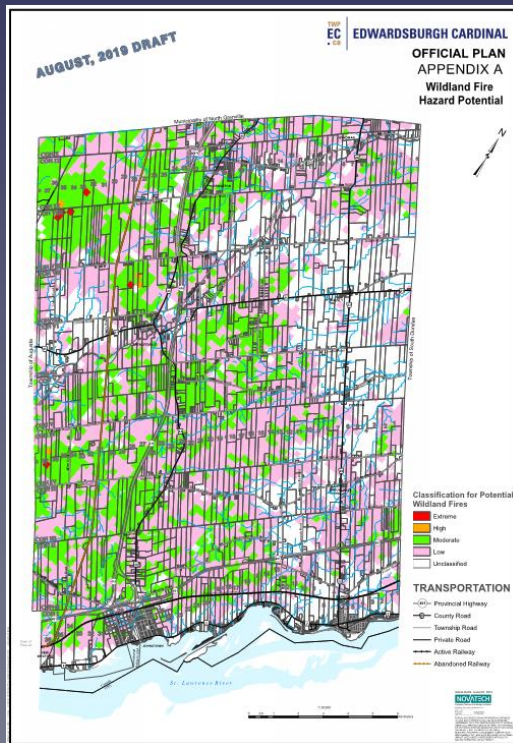
- Settlement Policy Area
- Rural Policy Area
- Agricultural Resource Policy Area
- Industrial Park Policy Area
  - Future Industrial Park Expansion Area
- Highway Commercial Policy Area
- Mineral Aggregate Resource Policy Area
- Natural Heritage Resource Policy Area

# Schedule B – Development Constraints

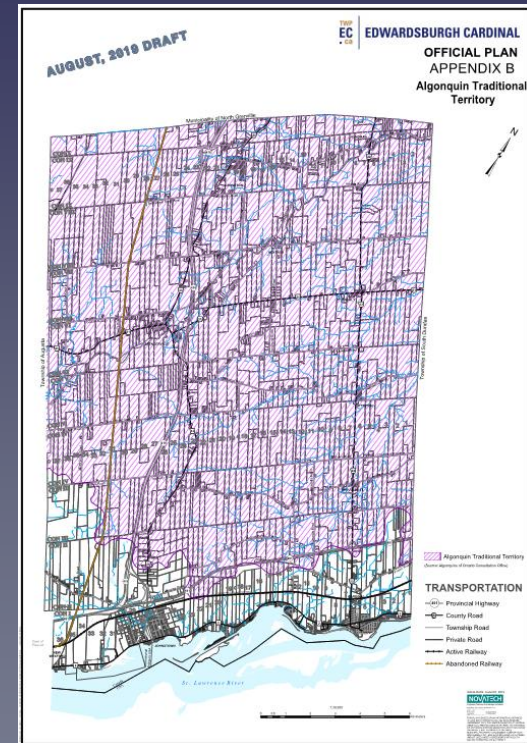


- **Natural Heritage Constraints**
  - Significant Woodlands
  - ANSI
  - Significant Wildlife
- **Hazard Constraints**
  - Flood Plain
  - Organic Soils
  - Abandoned Mines
  - Waste Disposal – Open and Closed
  - Wildland Fire Hazard Potential
- **Source Water Protection**
  - Intake Protection Zones
  - Wellhead Protection Areas
- **Mineral Aggregate Resources**
  - Bedrock Resources
  - Sand & Gravel Resources

# Appendices



- Appendix A
  - Wildland Fire Hazard Potential



- Appendix B
  - Algonquin Traditional Territory

# Next Steps

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- Review comments and prepare final version of the Official Plan;
- Adoption of Official Plan by the Township Council this fall;
- Submission of adopted Official Plan to United Counties for approval;
- Counties to review and issue a Notice of Decision; there is a 20-day appeal period during which any person or public body may file an appeal to the Local Planning Appeals Tribunal (LPAT);
- Township to commence preparation of an updated Zoning By-law following a similar consultative process.



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Questions and Comments ?