

[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.

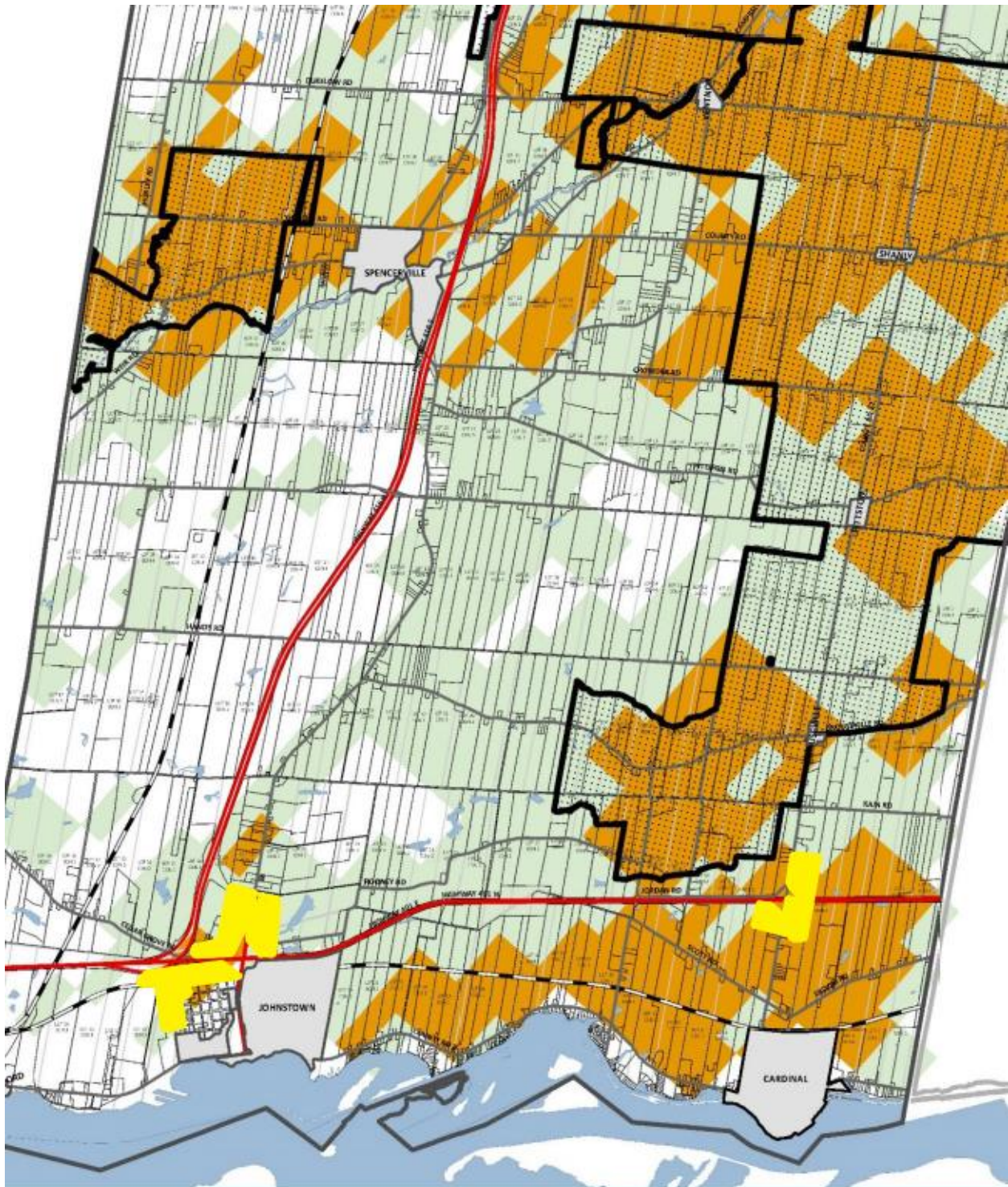
These areas of concern are identified on the attached map. We recognize that these lands include Class 1-3 soils, with a Land Evaluation (LE) score of 40-60; however, we feel that the present land use designations also serve a great importance to our Township and Region. We respectfully request that 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**