



**EDWARDSBURGH CARDINAL**

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June 13, 2022

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  
Comments on behalf of the Committee of the Whole – Community Development**

Dear Ms. Mallory;

Edwardsburgh Cardinal's Committee of the Whole – Community Development extends their 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). The Committee recognizes the need to identify prime Agricultural Areas, as Ontario's most fertile areas where most of our crops are produced; and they appreciate the opportunity to provide feedback on the draft report and mapping, issued May 15, 2023.

The Committee has noted that the draft report and mapping would result in changes for a significant amount of land in Edwardsburgh Cardinal and members feel that many property owners are not aware of the study or how this may impact the future use of their land.

Our Committee of the Whole – Community Development respectfully requests that the following considerations are made:

- It is our preference that any land currently designated Agricultural Area in the Counties Official Plan remain as such.
- We request that any parcel that does not currently have an Agricultural Area designation will not have this designation applied, regardless of the LEAR scoring; however
- should the Counties determine that the Agricultural Area designation must be applied to the new lands identified through the LEAR process, we ask that only the lands scoring between 70.01-100 be subjected to this change.
- We request that individual mailings be sent to all property owners that may experience a change in their land use designation through this study; and

- that the commenting period be extended to allow more time for members of the public to comment following the notice mailings.

Additionally, the Committee has 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, they'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.

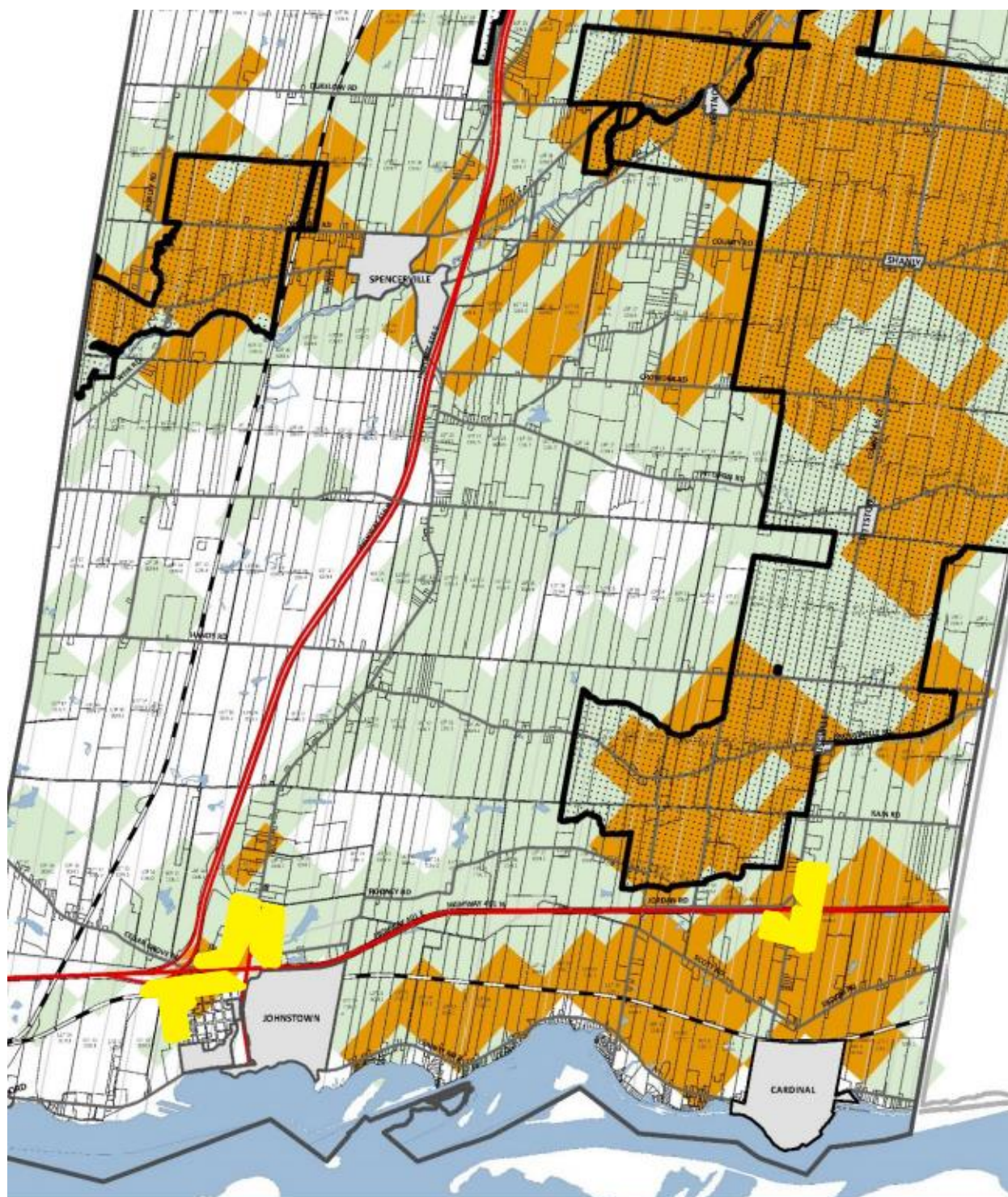
These areas of concern are identified on the attached map. Committee recognizes that these lands include Class 1-3 soils, with a Land Evaluation (LE) score of 40-60; however, they feel that the present land use designations also serve a great importance to our Township and Region. They respectfully request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

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,

A handwritten signature in blue ink, appearing to read 'Dave Grant'.

Dave Grant  
Chief Administrative Officer,  
Township of Edwardsburgh Cardinal



**Highway Commercial and Future Industrial Park Expansion Area**