

# Township of Edwardsburgh Cardinal Community Development Committee

## Consent Policy Review

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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?