



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: November 6, 2023

Department: Community Development

Topic: Implementing Official Plan Consent Policies - Hydrogeological Assessments and Terrain Analysis

Purpose: To review a draft implementation guideline that outlines conditions where the Township would request a hydrogeological assessment and terrain analysis as part of a severance application. The guideline would provide greater transparency for applicants, staff and Council, helping to apply consent policies related to the suitability of site conditions for individual on-site water and/or sewer services.

Background: Council endorsed a draft amendment to the Township's Official Plan in a Special Meeting of Council on October 10th. The draft amendment would reduce the Township's minimum lot size requirement in the Rural area, and revise other sections of the plan to ensure internal consistency. Staff have scheduled an Open House meeting and the Statutory Public Meeting for November 20th.

During the review process, our Planners recommended additional revisions to ensure development can be supported with appropriate servicing, in accordance with Provincial Policy Statement and the MECP's D-5-4 and D-5-5 guidelines. Committee has emphasized the importance of reducing development barriers, and has asked that the requirement for a hydrogeological assessment and terrain analysis be detailed in a separate policy rather than within the Official Plan.

Among other proposed revisions to the Official Plan, the draft amendment would revise section 7.1.1.1 to read:

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~~ **0.4 hectares**. 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~~ **0.4 hectare** minimum lot area. **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. A larger lot size may be required depending upon the nature of the use, the topography, servicing requirements and/or other development constraints.

For Committee's consideration, a draft resolution is attached that would provide guidance for when a hydrogeological assessment and terrain analysis would be considered a reasonable condition for a severance application. The guideline was prepared by Staff, with consultation and review from JP2G and Novatech.

In summary:

- The guideline states that the study can be scoped; meaning the amount of work can be scaled to the development that is proposed.
- The study would be required when the lot is undeveloped, requires private or partial individual on-site servicing, and is under 1 hectare.
- The study would also be required when the lot is within an area that has a higher risk of water quality/quantity impacts.
- The study must be prepared by a qualified professional, and in accordance with Ministry guidelines.
- Where recommendations are provided through the report, they may be implemented through a development agreement. These agreements are registered on title and available to future homeowners.

If the attached resolution is approved by Council, it could be included with the Official Plan Amendment application to the Counties to help demonstrate conformance with the Provincial Policy Statement and MECP D-5 series guidelines.

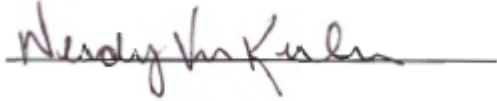
Policy Implications: The PPS section 1.6.6.4 permits individual on-site sewage and water services when municipal or private communal services are not available "provided that site conditions are suitable for the long-term provision of such services with no negative impacts".

The PPS defines "negative impacts" for this policy specifically:

"in regard to policy 1.6.6.4 and 1.6.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;"

Financial Considerations: An approved guideline that helps staff determine when a hydrogeological assessment and terrain analysis is required may help reduce consultant fees during the pre-consultation stage of Planning applications.

Recommendation: That Committee recommend that Council approve and make the attached resolution, which outlines conditions where the Township would request a hydrogeological assessment and terrain analysis, as part of a severance application.

A handwritten signature in dark ink, appearing to read "Nancy Van Kester", is written over a horizontal line.

Community Development Coordinator