

**IMPLEMENTING OFFICIAL PLAN CONSENT POLICIES
FOR HYDROGEOLOGICAL ASSESSMENT & TERRAIN ANALYSIS**

WHEREAS Section 1.6.6.4 of The Provincial Policy Statement, 2020 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;

AND WHEREAS The Provincial Policy Statement provides that Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

AND WHEREAS The determination of site suitability for proposed sewage disposal systems, and the environmental sustainability of development (i.e. long-term protection of groundwater) and a suitable water supply, are important considerations in development (including lot creation) on private and partial services;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the Corporation of the Township of Edwardsburgh Cardinal hereby directs that the need for a condition on a severance application, with respect to groundwater assessment on the suitability of the quantity and quality of groundwater to service a new lot to be severed, be considered on a case-by-case basis, rather than be a standard condition of severance approval applicable to all new lot severance applications;

AND THAT Council directs that under the following circumstances, a scoped terrain analysis and/or a hydrogeological report demonstrating that the proposal will not have an adverse effect upon the environment or public health is a reasonable condition of severance approval under the following circumstances:

- When the lot(s) to be created:
 - are undeveloped; and
 - require partial or private services; and
 - are less than 1 ha (2.47 acres) in size;

OR

- Where the new lot(s) is in an area that raises potential influence in relation to a waste disposal site, or an active quarry operation or in an area that otherwise raises ground water quantity/quality impacts on the proposed severed lot;

AND THAT the terrain analysis and hydrogeological report shall be prepared by a qualified professional in the Province of Ontario, demonstrating that the site conditions are suitable for the long-term provision of private services with no negative impacts in accordance with Ministry of Environment, Conservation and Parks guidelines and regulations, and that there is no negative environmental impact (or cumulative negative impact) resulting from the use of on-site private water and sewage services;

AND THAT where recommendations are made within the report that would reduce or eliminate adverse effects upon the environment or public health, Council may require that the property owner enter into a development agreement with the Township in accordance with the Planning Act.