

**TOWNSHIP OF EDWARDSBURGH CARDINAL
NOTICE OF OPEN HOUSE & PUBLIC MEETING CONCERNING
PROPOSED OFFICAL PLAN AMENDMENT NO. 2
AND A GENERAL ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Township of Edwardsburgh Cardinal has initiated a review of the Township's minimum lot area requirements for residential lots within the Township's rural area.

AND TAKE NOTICE that the Council of the Corporation of the Township of Edwardsburgh Cardinal will hold a **Public Open House** from 4:00 p.m. - 6:00 p.m. and a **Public Meeting** at 6:00 p.m. on **November 20, 2023**, at the Johnstown Community Centre at 24 Sutton Avenue, Johnstown, with respect to the proposed amendments:

- A proposed general amendment to the Township of Edwardsburgh Cardinal Official Plan under Section 17 of the *Planning Act*, R.S.O., 1990, Chapter P.13. The purpose of the OPA No. 2 is to reduce the minimum lot area requirement in the Official Plan from 1.0 hectare to 0.4 hectares for lots in the rural area. The amendment would also revise other sections of the Official Plan in order to ensure internal consistency and to ensure development can be supported with appropriate servicing. The effect of the amendment would be to establish a new minimum lot area requirement of 0.4 hectares for new lots where development requires private or partial services.
- A proposed general amendment to Zoning By-law No. 2022-37, as amended, under the Section 34 of the *Planning Act*, R.S.O., 1990, Chapter P.13. The purpose of the amendment is to revise minimum lot area and minimum lot frontage requirements from 1 ha to 0.4ha and from 70m to 45m, respectively, for lots in the Rural (RU) and Limited Services Residential (RLS) zones. The effect of the amendment would be to implement Official Plan Amendment No. 2 by establishing new minimum lot area and minimum lot frontage requirements for the Rural (RU) and Limited Services Residential (RLS) zones.

THE SUBJECT LANDS, being the entirety of lands within the corporate limits of the Township of Edwardsburgh Cardinal are not the subject of any other applications under the *Planning Act* that relate directly to the proposed Official Plan and Zoning By-law amendments. As the Official Plan and Zoning By-law amendment applies to lands within the entire Township, no key map has been provided herein.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the above item(s). The Township strongly encourages individuals to submit written comments in advance of the public meeting. In the event that you are unable to attend the meeting but wish to submit written comments, please attempt to ensure that your comments are delivered to the Community Development Officer no later than November 16, 2023. Additional information and material regarding the proposed amendments to the Township's Official Plan and Zoning By-law are available for public inspection by contacting the Community Development Officer at the address provided below.

PLEASE NOTE that after an Official Plan amendment is adopted by the Council of the Township of Edwardsburgh Cardinal, the amendment will be forwarded to the United Counties of Leeds and Grenville for final approval. Any related Zoning By-law amendment will not come into effect until the proposed Official Plan amendment has been approved.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Township of Edwardsburgh Cardinal and/or the United Counties of Leeds and Grenville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the proposed Official Plan amendment is adopted and/or the proposed Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the proposed Official Plan amendment is adopted and/or the proposed Zoning By-law amendment is passed, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

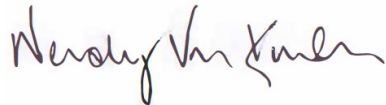
IF YOU WISH TO BE NOTIFIED of the decision of the United Counties of Leeds and Grenville and/or the Township of Edwardsburgh Cardinal with respect to the proposed Official Plan and/or Zoning By-law amendment, you must make a written request to the Township of Edwardsburgh Cardinal.

FOR MORE INFORMATION about this matter, including information about appeal rights, contact the

Community Development Coordinator's office during regular business hours from Monday to Friday (tel: 613-658-3055 ext. 101; email wvankeulen@twpec.ca), or at the address below.

DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL
THIS 19th DAY OF OCTOBER, 2023.

SIGNED:



WENDY VAN KEULEN,
COMMUNITY DEVELOPMENT COORDINATOR
TOWNSHIP OF EDWARDSBURGH CARDINAL
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18 CENTRE ST.
SPENCERVILLE, ONTARIO K0E 1X0