



TOWNSHIP OF EDWARDSBURGH CARDINAL DISCUSSION ITEM

Committee: Committee of the Whole – Administration and Operations

Date: December 4, 2023

Department: Community Development

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

Background: At the Committee of the Whole – Community Development meeting on November 6, Committee reviewed a draft resolution that outlines the circumstances where a scoped hydrogeological assessment and terrain analysis would be considered a reasonable condition of a severance application. The resolution was drafted to demonstrate how the Township’s proposed Official Plan and Zoning Bylaw Amendment would comply with Provincial policies, where a reduced lot size of 0.4ha is proposed.

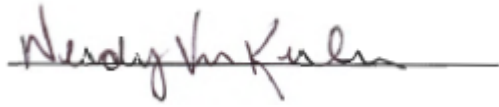
At the November meeting, Committee requested that the draft resolution be revised by staff, reducing the instances where the study would be required. Some members indicated that the study would be appropriate for lots that are under 0.4ha.

The resolution was prepared with guidance from a professional hydrogeologist. While staff do not have the expertise to determine the areas where study requirements can be further reduced, the implementation tool (resolution) allows for the study to be scoped by a qualified professional.

The Ministry of Environment, Conservation and Parks shared feedback with the Township on November 17th, indicating that the D-5-4 guideline is generally consistent with the implementation procedures outlined in the draft resolution. The Ministry shares that the goal of the technical documents and relevant provincial policy is to ensure approval authorities are making decisions which protect public health and safety and minimize municipal liability in approving planning applications. Their comments advise that much of Eastern Ontario is designated a highly vulnerable aquifer, hence the need for a precautionary approach necessitating study and evaluation by qualified professionals.

The final report by Novatech regarding the Official Plan and Zoning Bylaw Amendment is also provided as an attachment to this report, along with all written comments received to date for the proposed amendments. The proposed amendment and final report will be included on the December 11th Council agenda.

The attached draft resolution includes staff's understanding of Committee's requested revisions. Additional changes can be made with more feedback from Committee.

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Community Development Coordinator

A handwritten signature in dark ink, appearing to read "Dan Scott", written over a horizontal line.

CAO