

**From:** [Kevin Bailey](#)  
**To:** [Wendy Van Keulen](#)  
**Cc:** [notifications](#)  
**Subject:** ENB\_R231025-006ON - Enbridge Notification Response - Nov. 20 Public Open House and Public Meeting RE: Official Plan / ZBL Amendment  
**Date:** October 31, 2023 5:02:30 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
[image005.png](#)  
[ENB\\_R231025-006ON - Notification Response Map Package.pdf](#)

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Hello,

Thank you for sending Enbridge notice of this project. B&A is the land use planning consultant for Enbridge's Liquid Pipeline Network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity their liquid pipeline infrastructure to ensure that it occurs in a safe and successful manner.

Based on a review of the project materials provided, we have identified that there are likely to be no impacts on Enbridge's nearby liquid pipeline infrastructure therefore, **Enbridge has expressed no objections to this project as proposed.**

Although there are no objections to this project as proposed, we would like to remind you to always obtain a locate request to identify the precise location of underground infrastructure. In addition, if any future planning or development work is proposed within the prescribed area or pipeline assessment area as identified in the attached map we request that this information be sent to [notifications@enbridge.com](mailto:notifications@enbridge.com) for our review and comment.

Do not hesitate to contact me with any questions or comments. We appreciate receiving your referrals and look forward to continuing to receive them at [notifications@enbridge.com](mailto:notifications@enbridge.com) for our review and comment.

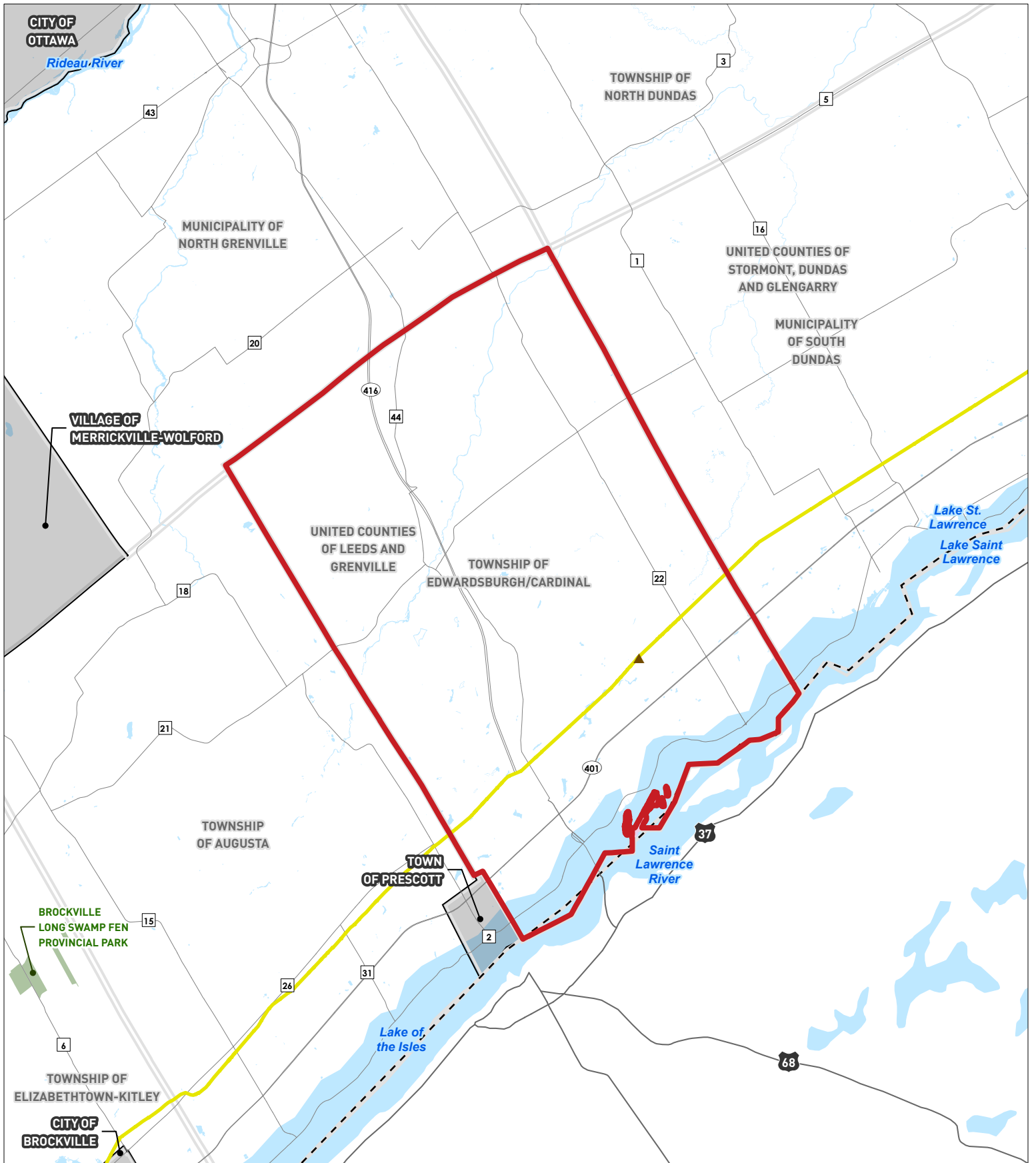
Thank you,



**Kevin Bailey**, BA, BEd, MPlan  
Community Planner

p | 403.692.5229 e | [kbailey@bastudios.ca](mailto:kbailey@bastudios.ca)





Coordinate System: NAD 1983 UTM Zone 18N

Geographic Coordinates: -75.5008, 44.8365



1:200,000

- Subject Site
- Enbridge Facility
- Enbridge Pipeline
- Major Road
- First Nation/Métis Settlement
- Municipality - Rural
- Municipality - Urban
- Park/Protected Area
- Province
- USA Border
- Waterbody



Date Saved: Oct 25, 2023

## Regional Context

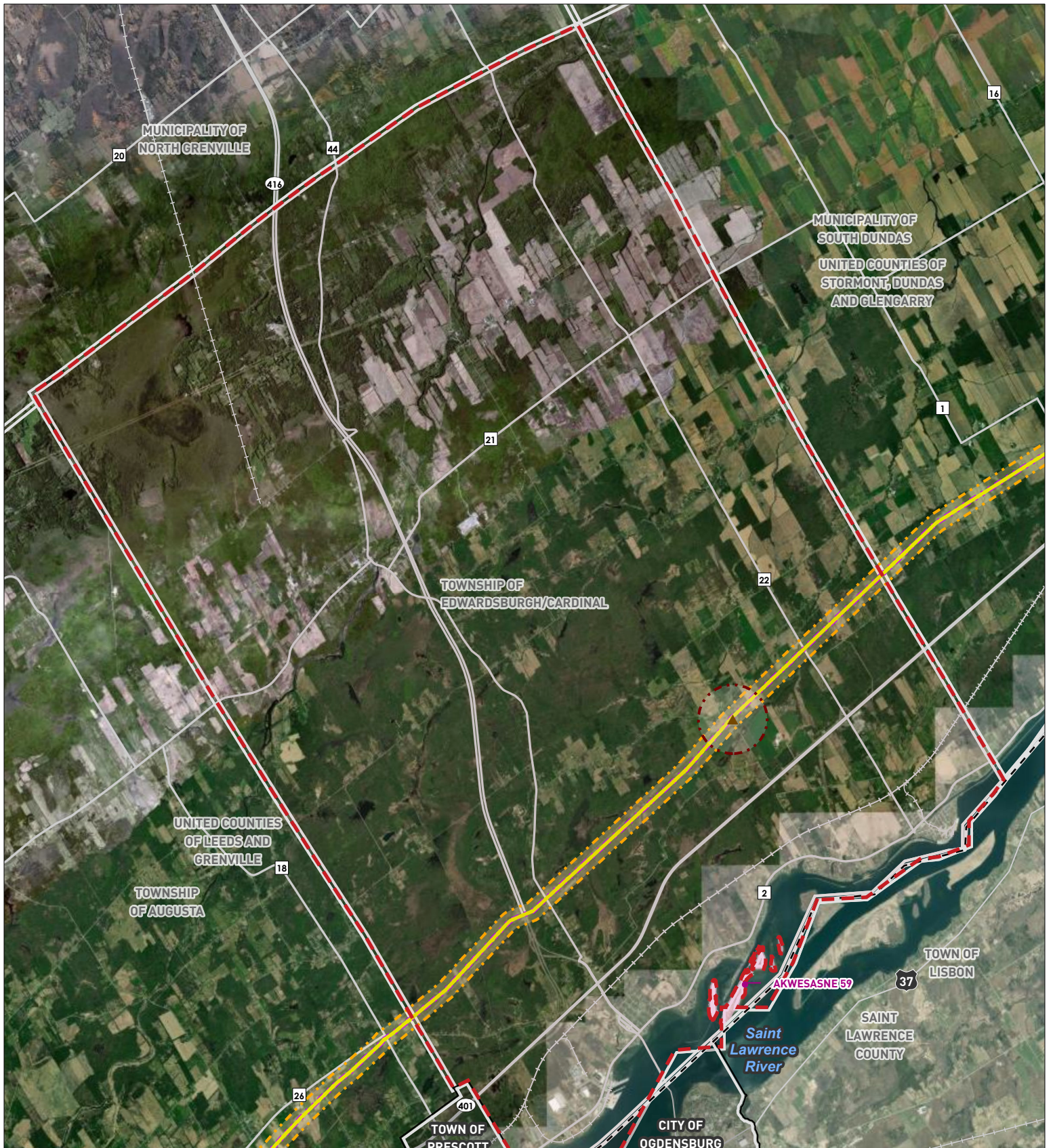
### Land Use Bylaw

Township Of Edwardsburgh/Cardinal  
Referral ID: R231025-0060N

October 2023



Map and data are conceptual and for informational and planning purposes only.



PLEASE CONTACT YOUR LOCAL ONE CALL CENTRE (WWW.CLICKBEFOREYOU.DIG.COM) FOR ANY GROUND DISTURBANCE WITHIN THE PRESCRIBED AREA AS SHOWN ON THIS MAP.

Coordinate System: NAD 1983 UTM Zone 18N

Geographic Coordinates: -75.5008, 44.8365

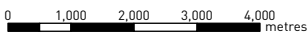


1:120,000

- Subject Site
- Enbridge Facility
- Enbridge Pipeline
- Facility Assessment Area (800m)
- Pipeline Assessment Area (220m)

- Prescribed Area (30m)
- Railway
- Railway
- Major Road
- First Nation/Métis Settlement

- Municipality - Rural
- Municipality - Urban
- USA Border



Date Saved: Oct 25, 2023

## Local Context

### Land Use Bylaw

Township Of Edwardsburgh/Cardinal  
Referral ID: R231025-0060N

October 2023



Map and data are conceptual and for informational and planning purposes only.

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**From:** James Holland <jholland@nation.on.ca>

**Sent:** November 8, 2023 3:52 PM

**To:** Wendy Van Keulen <wvankeulen@twpec.ca>; Laura Crites <lcrites@nation.on.ca>

**Subject:** RE: TWPEC, OPA2 and ZBA Notice

Hi Wendy,

Thanks for including SNC in the review of this Official Plan Amendments and Zoning Bylaw Amendment to reduce the minimum lot size from 1 hectare to .4 hectares (1ac) for lots in the rural area. I went through reach proposed change to the OP and do not have any specific comments. In principle, the reduced size is generally sufficient for a private conventional septic system.

Lots may need to be larger where there are constraints due to setback requirement in the Ontario Building Code, but this should be addressed in Section 5.4.10 and identified in servicing reports.

Kind regards,

James



**James Holland | M.Sc. RPP, Senior Planner**

38 Victoria Street, Box 29, Finch, ON K0C 1K0

Tel: 613-984-2948 or 1-877-984-2948 | Fax: 613-984-2872

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**From:** [Lingard, Norman](#)  
**To:** [Wendy Van Keulen](#)  
**Subject:** OPA2 and ZBA Notice  
**Date:** November 14, 2023 10:57:18 AM  
**Attachments:** [image001.png](#)

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Good morning Wendy,

Thank you for circulating Bell Canada on the Township of Edwardsburgh Cardinal's OPA and ZBA to review the Township's minimum lot requirements for residential lots. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to [circulations@wsp.com](mailto:circulations@wsp.com) and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard  
Senior Consultant – Municipal Liaison  
Network Provisioning  
[norman.lingard@bell.ca](mailto:norman.lingard@bell.ca) | ☎ 365.440.7617



*Please note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.*

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**From:** [Orpana, Jon \(MECP\)](#)  
**To:** [Wendy Van Keulen](#)  
**Cc:** [Schaefer, Damien \(MMAH\)](#); [Castro, Victor \(MECP\)](#)  
**Subject:** RE: TWPEC, proposed OPA and ZBA to reduce min lot size  
**Date:** November 17, 2023 12:22:24 PM

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Hello Wendy and good afternoon,

Thank you for providing the Ministry the opportunity to review and comment on the attached materials.

In addition to the draft official plan amendment and draft zoning by-law amendment, staff have also reviewed the document, *"Implementing Official Plan Consent Policies - Hydrogeological Assessments and Terrain Analysis"* dated November 6<sup>th</sup>, 2023.

The Ministry of the Environment, Conservation and Parks has always cautioned municipalities about adopting smaller minimum lot sizes (less than 0.8 – 1.0 ha) (in rural area and waterfront areas) with private on site servicing for sewage and water services. However, we recognise that smaller lot sizes can be considered and supported through appropriate study and analysis. This analysis is not meant to have a pre-determined outcome to justify a smaller lot size, but rather to assess the appropriateness of a smaller lot size and ensure consideration of ongoing public health and safety, ground and surface water quality, etc. per the Provincial Policy Statement, 2020.

Technical guidance as outlined in MECP's D-5-4 guideline is generally consistent with the implementation procedures outlined in the November 6<sup>th</sup> document. The goal of MECP's technical documents and relevant provincial policy is to ensure relevant approval authorities are making decisions which protect public health and safety, minimizes municipal liability in approving planning applications enabling appropriate water and sewage servicing and protection of water quality and quantity with no negative impacts. Much of Eastern Ontario is designated a highly vulnerable aquifer, hence the need for a precautionary approach necessitating study and evaluation by qualified professionals.

In the absence of the November 6<sup>th</sup> implementation document, it is unclear how the proposed official plan and zoning by-law amendment will appropriately implement relevant provincial policy including, PPS policy 2.2.1 f) 2.2.1 g) and 2.2.2. and the technical guidance provided in MECP's D-series guidelines. Adoption of the proposed amendments may be considered premature, unless supported by an implementation approach that ensures the appropriate level of study is undertaken to justify a reduction in lot size to as low as .4 hectares. Other considerations for smaller lots in the rural area is having the space to accommodate a replacement tile field for an septic tile field that has failed.

Thank you for the opportunity to provide technical input on this matter and please keep us informed regarding any future decisions on this matter.

If you have any questions on any of the above details please contact me at my coordinates below.

Regards,

Jon K. Orpana [hear name](#)  
Regional Environmental Planner  
Environmental Assessment Branch  
Ministry of the Environment, Conservation and Parks  
Kingston Regional Office  
PO Box 22032, 1259 Gardiners Road  
Kingston, Ontario  
K7M 8S5

Phone: (613) 548-6918  
Fax: (613) 548-6908  
Email: [jon.orpana@ontario.ca](mailto:jon.orpana@ontario.ca)

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**From:** Wendy Van Keulen <[wvankeulen@twpec.ca](mailto:wvankeulen@twpec.ca)>  
**Sent:** November 7, 2023 9:03 AM  
**To:** Orpana, Jon (MECP) <[Jon.Orpana@ontario.ca](mailto:Jon.Orpana@ontario.ca)>  
**Subject:** TWPEC, proposed OPA and ZBA to reduce min lot size

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good Morning Jon,

The Council 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. We would appreciate any comments from the MECP regarding the following proposed Official Plan and Zoning Bylaw Amendments (attached):

- 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.

Please let me know if you need any additional information. We are holding a Public Meeting on November 20<sup>th</sup>. I will be compiling comments in advance of the Public Meeting on November 16<sup>th</sup>. Your comments are welcome anytime before the amendment is passed, but appreciate by the 16th to be included in this package for Council's consideration.

Thank you,

*Wendy Van Keulen*  
*Community Development Coordinator*



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[www.twpec.ca](http://www.twpec.ca)