



**EDWARDSBURGH CARDINAL**

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January 15, 2025

Sent by Email

Cherie Mills, Manager of Planning Services  
25 Central Avenue, Suite 100  
Brockville, Ontario K6V 4N6

**RE: Agricultural Area Review – Mapping Review Comments  
Township of Edwardsburgh Cardinal  
County File No: D23-2022-01 – Agricultural Area Review**

Dear Mrs. Mills:

The Mayor, Council and staff of the Township of Edwardsburgh Cardinal, appreciate the Counties Planning Advisory Committee (PAC) decision to allow additional time for municipalities within the County to validate the consultants' recommended Agricultural Mapping in the context of local goals and considerations. Municipal staff have been working with our Mayor and members of Council to review and provide comments on the recommended mapping.

The Township of Edwardsburgh Cardinal have fundamental concerns with some areas which are recommended to be added as agricultural designated lands based on the recommended Agricultural Area Mapping prepared by Planscape, dated November 18<sup>th</sup>, 2024.

Our review focused on three key areas of the municipality. The first area are the lands south of the 401 which includes the Villages of Johnstown and Cardinal settlement area and its potential future expansion. The second key area are lands within and adjacent to the Edwardsburgh Land Bank and the lastly, the third key area focuses on lands in the northern portion of the municipality and east of Highway 416.

The three key areas have been further broken down into ten distinct areas which provides brief rationale for the townships recommendation to remove or add lands to the Recommended Agricultural Area Mapping.

## Key Area 1:

The area south of Highway 416 to the St Lawrence River is primarily developed with settlement and industrial areas. The area between the Village of Johnstown and Village of Cardinal are developed with small clusters of residential, agricultural and undeveloped parcels.

This type of development is common in municipalities within the County which have access to Highway 401 and the St. Lawrence River.

Areas south of Highway 401 and along the Lake Ontario and the St. Lawrence River have a history of land

development. Our municipality is unique as a result of the location of Highway 401 and 416, the location of Highway 2 (County Road 2), the rail system, the Port of Johnstown and water access to the St. Lawrence River. Our municipality is one of the few in Ontario with boarder access to the United States of America making this a highly traveled route for commerce and location for small- and large-scale industries.

Lands south of Highway 401 have had infrastructure improvements to accommodate future growth and to meet the demands of existing development in the municipality.

Based on the recommended agricultural mapping, the Township of Edwardsburgh Cardinal is the only municipality which has lands proposed to be designated Agricultural between Highway 401 and the St. Lawrence River.

The Villages of Johnstown and Cardinal are the two largest settlement areas within our municipality and are subject to development applications which will result in the loss of future growth lands. Placing the abutting lands in the Agricultural Area will render future expansion of settlement areas and development outside of settlement areas with another layer of approvals making it harder for economic growth in our rural municipality. The Mayor, Council and township staff recognizes the need to protect

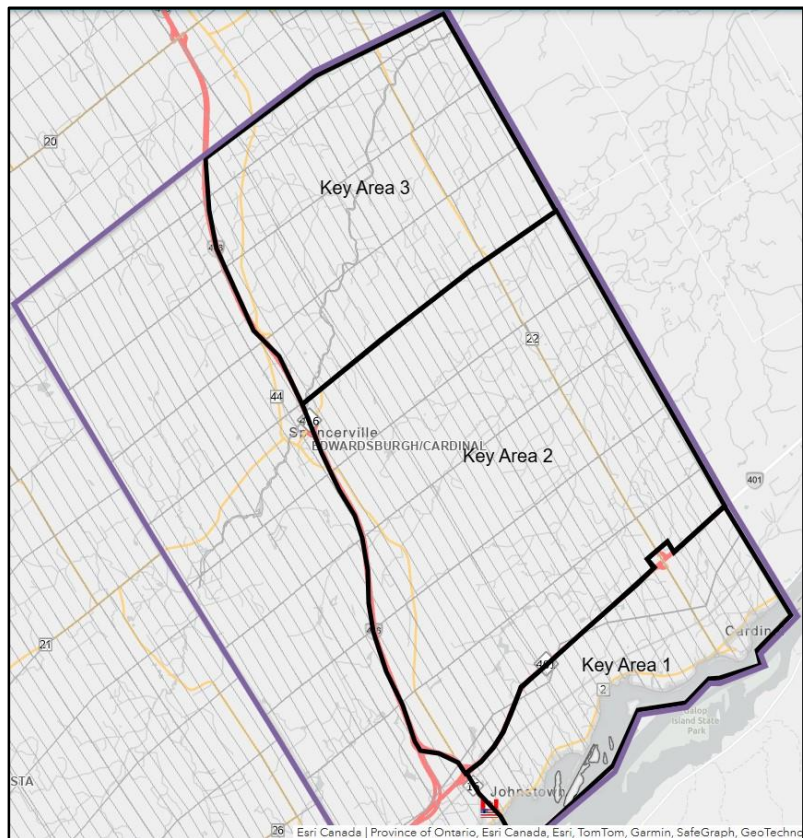


Figure 1: Key Study Areas

agricultural lands; however, keeping some lands as Rural will maintain the existing agricultural uses and allow for future agricultural growth until such time as settlement area expansion is necessary.

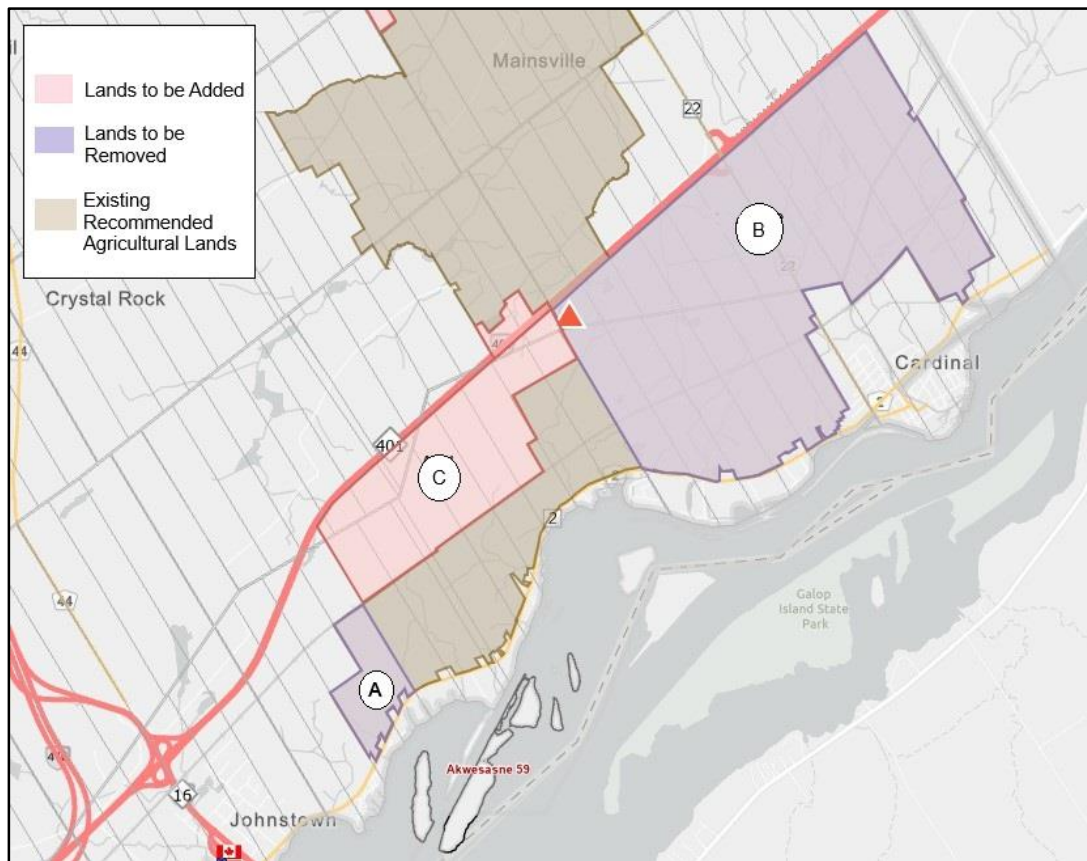


Figure 2: Proposed Changes in Key Area 1

**Area A:** The Village of Johnstown is a settlement area with a mixture of development on private onsite well and sewage disposal system. The village is adjacent to a large industrial and employment area to the west which is serviced. The village also has direct access to Highway 401, Highway 416, Country Road 2, the Port of Johnstown and the international border crossing into the United States of America. There are development applications for the eastern portions of the village which will result in the need to provide additional lands for the expansion of the settlement area. The township envisions the Village of Johnstown to expand easterly and therefore recommends the removal of an approximate 67 hectare area which is currently recommended to be placed in the agricultural area (see area A in figure 2 above).

**Area B:** The Village of Cardinal is the only settlement area which has full municipal services. There are proposed development application within the existing vacant lands within the settlement area. The proposed development will remove future growth lands

in the settlement area and the township envisions future expansion of the settlement area to the north and west.

An existing industrial node is located at the intersection of County Road 22 and Highway 401. Development within this node is on individual, private water and sewage disposal system. The township envisions highway commercial uses to be located south along County Road 22 and into the Village of Cardinal, which will result in the need for residential development and expansion of municipal service to the north.

The township also envisions that a mixture of residential, institutional, commercial and industrial development would be focused west of the village to Blair Road. Scott Road is developed with a mix of uses such as Waste Disposal, Industrial, agricultural and residential. These lands are not conducive for agricultural uses regardless of the MNR soil classification type mapping.

The township recommends the removal of an approximate 1040 hectare area which is currently recommended to be placed in the agricultural area (see area B in figure 2 above).

**Area C:** The township recognizes that there is a band of agricultural lands and established agricultural uses between the Villages of Johnstown and Cardinal. We fundamentally do not have objection to a portion of this area being within the Recommended Agricultural Area mapping; however, we request that an approximate 316 hectare area labeled Area C on figure 2 below be added to the mapping to further protect future agricultural lands and potential future agricultural uses.

**Recommendation:**

The Township of Edwardsburgh Cardinal requests that the following changes be applied to the Recommended Agricultural Area Mapping, as per Figure 2:

1. That, Area A containing an approximate area of 67 hectares, be removed from the Recommended Agricultural Area Mapping and remain in its existing rural designation, for future expansion of the Village of Johnstown.
2. That, Area B containing an approximate area of 1,040 hectares, be removed from the Recommended Agricultural Area Mapping and remain in its existing rural designation, for future expansion of the Village of Cardinal.
3. That, Area C containing an approximate area of 316 hectares, be added to the Recommended Agricultural Area Mapping to protect additional agricultural lands and existing agricultural uses.



## Key Area 2:

The Township requests changes to the Recommended Agricultural Area Mapping within the central area of the municipality.

This area is predominantly developed with residential and agricultural related uses. It is understood that the Lear Project was to identify viable agricultural lands and related adjacent agricultural lands to round out and protect agriculture in the municipality.

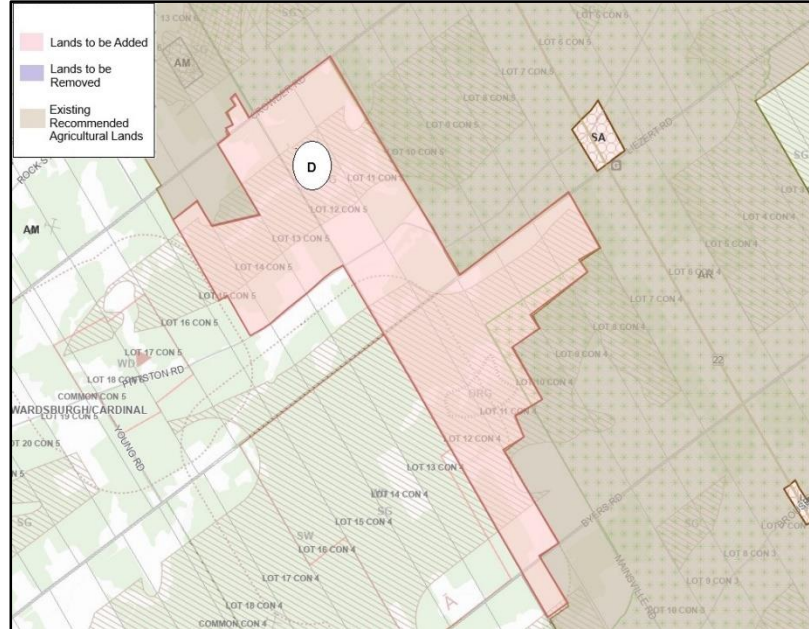


Figure 3: Proposed Changes to Key Area 2

**Area D:** Based on the townships review of this area, we request that the approximate 545.7 hectare area labeled 'D' in Figure 3 above, be added to the Recommended Agricultural Area Mapping. A portion of this property is located within the Edwardsburgh Land Bank and we feel it would be better served and protected for agricultural use. The northern portion is developed with a number of agricultural uses which in our opinion should be protected for future agricultural lands and potential future agricultural uses.

### Recommendation:

The Township of Edwardsburgh Cardinal requests that the following changes be applied to the Recommended Agricultural Area Mapping, as per Figure 3:

4. That, Area 'D' containing an approximate area of 545.7 hectares, be added to the Recommended Agricultural Area Mapping to protect additional agricultural lands and existing agricultural uses.

### Key Area 3:

The northern portion of the municipality is developed with scattered residential lots, agricultural uses and undeveloped lots. This area has seen an increase in severances and development along the street frontages.

The Township recognizes that there are areas which are adjacent to the Recommended Agricultural Area Mapping which currently are developed with agricultural uses or have the ability to be used for an agricultural use and should be protected.

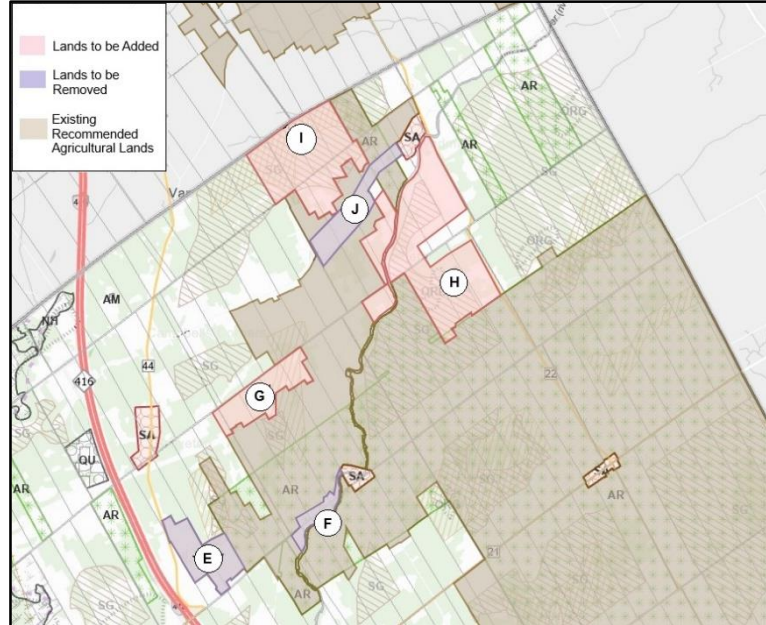


Figure 4: Proposed Changes to Key Area 3

**Area E:** Based on the townships review, we request that Area 'E' which is approximately 71.5 hectares in area should be removed from the Recommended Agricultural Area Mapping. This area has potential for future development resulting from its proximity to Highway 416 and County Road 44. The township envisions this area in the future having direct access on and off Highway 416 as development pushes south from Kemptville.

**Area F:** The Village of Ventnor is a small community within an area predominantly developed with agricultural uses. As with small villages in the rural area, new lot creation by way of severance, are typically along the major roadways close to the Village. The township has identified a 25.9 hectare area along Ventnor Road, west of the Village as having potential for development and shown as Area 'F' in figure 4.

The lands on the south side of Ventnor Road back onto the South Nation River. There are a number of existing residential lots along the south side and the remaining lots are too small to sustain an agricultural use. The lands are better suited for residential development on private services and typical rural uses. It is also recognized a portion of the lands on the north side Ventnor Road remain outside of Agricultural Area to provide further flexibility for future development along the roadway. The larger tracts of land will be maintained and protected for agricultural use.

**Area G:** Based on the townships review, we request that Area ‘G’ which is approximately 77.4 hectares in area should be added to the Recommended Agricultural Area Mapping. This portion of Groveton Road is developed with a number of agricultural uses which in our opinion should be protected for future agricultural lands and potential future agricultural uses.

**Area H:** Based on the townships review, we request that Area ‘H’ which is approximately a 302.4 hectare area, should be added to the Recommended Agricultural Area Mapping. This portion of the municipality is developed with a number of agricultural uses which in our opinion should be protected for future agricultural lands and potential future agricultural uses. An area on the north and south sides of Pittdale Road should remain rural for potential future development.

**Area I:** Based on the townships review, we request that Area ‘I’ which is approximately a 185 hectare area, should be added to the Recommended Agricultural Area Mapping. This portion of the municipality is developed with a number of agricultural uses which in our opinion should be protected for future agricultural lands and potential future agricultural uses.

**Area J:** The roadway west of the Village of Hyndman is within the Recommended Agricultural Area Mapping. There’s been an interest in new lot creation along this portion of Hyndman Road. Providing a portion of land along either side of the road will provide owners with the flexibility and possibility for new lot creation and residential development while protecting the majority of the lands to the rear for agricultural uses.

Based on the townships review, we request that Area ‘J’ which is approximately a 64.9 hectare area, should be removed from the Recommended Agricultural Area Mapping.

### **Recommendation:**

The Township of Edwardsburgh Cardinal requests that the following changes be applied to the Recommended Agricultural Area Mapping, as per Figure 4:

5. That, Area ‘E’ containing an approximate area of 71.5 hectares, be removed from the Recommended Agricultural Area Mapping and remain in its existing rural designation, for future development.
6. That, Area ‘F’ containing an approximate area of 25.9 hectares, be removed from the Recommended Agricultural Area Mapping and remain in its existing rural designation, for future development.



7. That, Area 'G' containing an approximate area of 77.4 hectares, be added to the Recommended Agricultural Area Mapping to protect additional agricultural lands and existing agricultural uses.
8. That, Area 'H' containing an approximate area of 302.4 hectares, be added to the Recommended Agricultural Area Mapping to protect additional agricultural lands and existing agricultural uses.
9. That, Area 'I' containing an approximate area of 185 hectares, be added to the Recommended Agricultural Area Mapping to protect additional agricultural lands and existing agricultural uses.
10. That, Area 'J' containing an approximate area of 64.9 hectares, be removed from the Recommended Agricultural Area Mapping and remain in its existing rural designation, for future development.

We appreciate the work and collaboration that has taken place from all parties that have contributed to this work. Thank you for the opportunity to provide feedback on the Recommended Agricultural Area mapping at this stage.

Sincerely,

Tim Fisher  
Municipal Land Use Planner,  
Township of Edwardsburgh Cardinal