

Attachment A
Summary of Public & Agency Comments

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Township of Edwardsburgh Cardinal
New Comprehensive Zoning By-law Review
Public & Agency Comment Summary
(Draft 2 – February 2022 – Public Meeting)

Revision 1 – May 31, 2022

Comment #	Source	Comment Received Summary*	Comment Response
Public Comments			
83	P. Davies	Comments are provided regarding the use and application of the RLS zone within the new Zoning By-law. Concerns expressed that the RLS zone and private roads are not appropriately defined.	See Limited Services Residential (RLS) zone response and discussion in report.
84	V. Cameron	Concerns expressed regarding being able to park a recreational vehicle on private property. Suggestions provided to implement a permitting system to permit various uses for recreational vehicles.	Section 3.14.11.1 (Parking and Storage of Recreational Vehicles) permits a recreational vehicle to be stored as an accessory use to a permitted residential use and establishes provisions regarding the location of where the recreational vehicles may be parked/stored. The intent of this provision is to address public comments received throughout the public consultation to permit the storage of a recreational vehicle on a residential property. Section 3.22 (Temporary Uses) allows a recreational vehicle to be occupied on a temporary basis during the course of construction of a new dwelling or during the major renovation of an existing dwelling and establishes provisions regarding the location, time period and servicing requirements to permit this use. No recommendations are proposed to the draft By-law with regards to this additional comment.
85	P. Bury	Request that within the Village of Spencerville, Centre Street (from 18 & 13 Centre Street to the Western Village boundary) be rezoned from MCR to R1 to reflect the current residential uses. Reasons for the requested change are also proposed.	See Centre Street Zoning response and discussion in report. <i>On May 16, 2022, CDC decided to maintain the MCR zone as proposed in the Draft 2 - February 2022 Zoning By-law.</i>
87	R. Perrin J. Sheldrick-Perrin	Request made to be notified of Township decisions on proposed Official Plan and Zoning By-law amendment.	No recommendations are necessary with respect to this comment.
89	R. Perrin	Opposed to proposed amendment to rezone 41 Adelaide Street from Community Commercial (CC) to Residential Second Density (Schedule B).	41 Adelaide Street are currently zoned Community Commercial (CC) on Schedule B of the Township's current Zoning By-law.

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	J. Sheldrick-Perrin	Request made for property to continue to be zoned as Community Commercial.	<p>41 Adelaide Street is proposed to be zoned Residential Second Density (R2) on Schedule B of the Township's Draft 2 Zoning By-law, consistent with many other properties in this area as discussed previously with the Committee.</p> <p>41 Adelaide Street is presently developed with a single dwelling and detached garage (residential use). The current Community Commercial (CC) zone does not include a single dwelling as a permitted use. The proposed R2 zone would recognize and permit the current use on the property. Any future commercial uses would require a site-specific Zoning By-law amendment.</p> <p>Many properties in the Village of Cardinal along Shanley Road are proposed to be rezoned Residential Second Density (R2) while others are proposed to be zoned General Commercial (CG). Zoning of these properties is proposed to change to reflect the current residential or commercial nature of a property. It should be noted that property values are not a provincial interest identified under the <i>Planning Act</i>.</p> <p>No recommendations are proposed to the draft By-law with regards to the comments provided.</p>
90	P. Bury	<p>Request that within the Village of Spencerville, Centre Street (from 18 & 13 Centre Street to the Western Village boundary) be rezoned from MCR to R1 to reflect the current residential uses.</p> <p>Reasons for the requested change are also proposed.</p>	<p>See Centre Street Zoning response and discussion in report.</p> <p><i>On May 16, 2022, CDC decided to maintain the MCR zone boundaries as proposed in the Draft 2 - February 2022 Zoning By-law.</i></p>
92	M. Mootrey	<p>Request that a vacant property adjacent to 5067 Rock Street (roll number: 070170103511150) be exempt from the 500m setback requirement for a new dwelling from a quarry (Tackaberry Quarry).</p> <p>The property was created by consent in 2008.</p>	<p>The vacant property (roll number: 070170103511150) is presently zoned Rural (RU) which permits a single dwelling.</p> <p>Section 4.37(i) (Pits and Quarries) of the Township's current Zoning By-law No. 2012-35 requires a minimum separation distance between a sensitive land use (i.e a dwelling) of 300m from the licensed limit of excavation of a quarry.</p> <p>Section 3.15 (Residential Separation Distances from Other Land Uses) of the Draft Zoning By-law requires a setback of 500m from a quarry for a new dwelling or second dwelling.</p>

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			<p>The Township's Official Plan approved in January 2020 establishes a 500m influence area around quarries.</p> <p>The proposed setback change from 300m to 500m is to implement policies of the Township's Official Plan which implements policies from the United Counties of Leeds and Grenville's Official Plan and Provincial Policy Statement to limit land uses that may preclude or hinder the establishment or expansion of mineral aggregate operations such as pits and quarries and to protect sensitive land uses.</p> <p>No recommendations are proposed to the draft By-law with regards to the comments provided as there may be other properties throughout the Township where this new setback of 500m would impact development opportunities.</p> <p><i>On May 16, 2022, CDC decided to maintain the proposed setbacks of 500m for dwellings near quarries as proposed in the Draft 2 - February 2022 Zoning By-law.</i></p>
93	P. Davies S. Zorzella	<p>Request that the RLS zone be removed from the By-law.</p> <p>If RLS is not removed request the following amendments to the Zoning By-law:</p> <ul style="list-style-type: none"> • Maintain RLS Lot Coverage at 20% • Remove access by private road restriction for additional residential units • Define minimum road standards for emergency service access on private roads <p>Request amendments to the Zone Schedules:</p> <ul style="list-style-type: none"> • Correct USA border • RH zones are different than the Settlement Area boundaries in the Official Plan 	<p>See Limited Services Residential (RLS) zone response and discussion in report.</p> <p>With respect to Zone Schedule amendments, the USA border was provided through data release agreement with the Counties. Schedule A uses the most recent data available from Provincial databases for the USA border.</p> <p>RH zone boundaries indicated on the draft Schedule A are shown to be consistent with the current Zoning By-law 2012-35. Schedule A has been updated to revise the RH zones to reflect the Official Plan Settlement Area boundaries and parcel mapping.</p>
94	L. Chapenskie D. Chapenskie	Concerns expressed that they will be unable to build on a vacant lot within the 500m influence area of a quarry.	See response provided for Comment #92.

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		<p>Recommend that existing lots be grandfathered in to permit a dwelling on a lot that is within the new 500m influence area.</p> <p>Recommend that second dwellings such as tiny homes or in-law dwellings be allowed to be build within the influence areas.</p>	<p><i>On May 16, 2022, CDC decided to maintain the proposed setbacks of 500m for dwellings near quarries as proposed in the Draft 2 - February 2022 Zoning By-law.</i></p>
95	M. Mootrey	<p>Concerns provided regarding the need to apply for a building permit application.</p> <p>Recommend that existing lots be grandfathered in to permit a dwelling on a lot that is within the new 500m influence area.</p>	<p>See response provided for Comment #92.</p> <p><i>On May 16, 2022, CDC decided to maintain the proposed setbacks of 500m for dwellings near quarries as proposed in the Draft 2 - February 2022 Zoning By-law.</i></p>
Agency Comments			
86	Enbridge	<p>Request that Enbridge pipelines be included on the Official Plan and Zoning Maps.</p> <p>Request made for policy inclusion that Enbridge be circulated and consulted on new development applications within 200m of pipeline infrastructure.</p> <p>Request made that new development within 30m of a pipeline right-of-way seek written consent from the pipeline right-of-way.</p> <p>Request that development setbacks be implemented in the Official Plan and Zoning By-law.</p> <p>Additional information was provided regarding development requirements with Enbridge.</p>	<p>Section 3.17 (Setbacks from Natural Gas Pipelines) of the draft Zoning By-law includes zone provisions for principal and accessory structures be setback a certain distance from natural gas pipeline rights-of-way, as set out in the Official Plan.</p> <p>Schedule A has been updated to include pipeline data as received from the United Counties.</p> <p>Section 3.17 has been revised to prohibit buildings or structures on natural gas or liquid pipeline right-of-ways and to establish a 30m setback from the centre of a liquid pipeline to address the comment provided by Enbridge Pipelines.</p>
88	South Nation Conservation Authority	<p>Recommends the Zoning By-law includes provides that identify when an SNC permit may be required.</p> <p>Provides recommendations on the minimum lot area requirements for private and partial serviced lots, expressing concerns regarding private septic system capacity and the need for a water quantity assessment. A lot area of</p>	<p>No recommendations are proposed to the draft By-law with regards to the permit identification comment.</p> <p>There may be other agencies where a permit may be required for a development project or application. It is recommended that the Township's development information page be updated to include additional information to assist project proponents with understanding development approval requirements.</p>

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		0.4 ha per dwelling unit is recommended where a private septic system is required.	<p>The comments regarding minimum lot area provisions for private and partial services has been discussed with the Conservation Authority. The following revisions have been made to the draft By-law to address the comment received with input from the Conservation Authority:</p> <ul style="list-style-type: none"> • The draft Zoning By-law has been revised to require a minimum lot area 0.4 ha per dwelling unit where private or partial servicing requires a septic system. • A provision has also been included noting that the minimum lot area per dwelling unit may be reduced, provided a Servicing Report, inclusive of a hydrogeological assessment and/or terrain analysis, prepared by a qualified licensed professional engineer/geoscientist, approved to the satisfaction the Township addressing private sewage disposal and/or private water supply requirements for a reduced lot area but no less than 0.2 ha. <p>The above noted revisions apply to the proposed R1, R2, R3, HR, CG, MC, MCR, CG, CH, MG and I zones.</p>
91	Infrastructure Ontario	Request that current uses permitted in the Rural, Environmental Protection, Highway Commercial and Agricultural zones in current Zoning By-law 2012-35 continue in the current Zoning By-law.	<p>The draft Zoning By-law includes new definitions and new general provisions. Further, the permitted uses included in the proposed Rural, Environmental Protection, Highway Commercial, and Agricultural zones, are in large part consistent with the current by-law.</p> <p>No recommendations are proposed to the draft By-law with regards to the comments provided.</p>

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