

Updated Summary of Local Municipal Comments Received – Attachment 1

Municipality	Appendix (refer to Report PAC- 001-2025)	Summary of Comments Received	Recommended Exclusions			
			Location/Address Description	Municipal Rationale	Counties Staff Comment	Counties Planning Staff Recommendation
Athens	N/A	Confirms the recommendations and no reconsideration requests.	N/A	N/A	N/A	No changes
Augusta (See Attachment 2 for formal submission)	N/A	No areas of concern.	N/A	N/A	N/A	No changes
Edwardsburgh/ Cardinal (See Attachment 2 for formal submission)	1	Concern with certain areas to be added to the agricultural area due to local goals and considerations. Two key locations. <u>1. South of 416</u> Location for industry due to border crossing, infrastructure improvements made for future growth, area for future settlement area expansion (will add additional approval process). Removal will allow for future agricultural growth until settlement expansion is necessary.	Location 1 - Area A (67 ha. East of Rural Lands, East of Johnstown)	-There are development applications for eastern portions of Johnstown which will necessitate expansion of the Settlement Area, which the Township envisions will expand easterly	- Johnstown is currently approximately 275 ha. - There is approximately 80 ha. of rural lands located east of Johnstown not recommended for agriculture which can accommodate settlement area expansion -Growth Management Strategy (GMS) will examine and allocate where expansions of settlement areas is needed/desired on a County basis -Predominately class 2 and appears actively farmed -Score around 67	Refer to GMS that will examine settlement area boundaries and employment area expansion

Updated Summary of Local Municipal Comments Received – Attachment 1

Municipality	Appendix(refer to Report PAC-001-2025)	Summary of Comments Received	Recommended Exclusions			
			Location/Address Description	Municipal Rationale	Counties Staff Comment	Counties Planning Staff Recommendation
Edwardsburgh / Cardinal (See Attachment 2 for formal submission)	2	<u>2. North Part of Township</u> Scattered residential, agricultural and undeveloped lots. Increased severances along street frontages seen.	Location 1 - Area B (1,040 ha. surrounding Cardinal)	-Cardinal has full municipal services -The Township envisions: - expansion of Cardinal north and west - highway commercial uses along County Road 22, creating need for residential and expansion of services to the north - mix of land uses focussed west of village to limit of Area B (Blair Rd) - Scott Road (diagonal road on west of Village) mix of waste disposal, industrial, agricultural and residential and not conducive for agriculture	-Cardinal is approximately 210 ha. -Cardinal has approximately 50 ha. of undeveloped settlement area lands in large blocks (excluding active subdivision applications/inquiries) -Growth Management Strategy (GMS) will examine and allocate where expansions of settlement areas is needed/desired on a County basis -Staff recognize designated industrial lands may be needed due to the nearby Port -Appears majority of lands are farmed -Largely Class 2 soils -Scores generally 68-77	Refer to GMS that will examine settlement area boundaries and employment area expansion
	3		Location 2 – Area C (71.5 ha. south of Groveton)	-Proximity to County Road 44 and Highway 416 gives it potential for growth -Envision interchange development in area due to development pressures from Kemptville	-There is already scattered rural residential development between Area C and Hwy 416 which will be a constraint -Located on fringe -Two lots are larger/part of a larger lot (total area 50 ha.) with one smaller rural residential -Some actively farmed -Soil classifications are 3, 4 and 5 -Relatively low scoring lands (approximately 61)	Remove area

Updated Summary of Local Municipal Comments Received – Attachment 1

Municipality	Appendix (refer to Report PAC- 001-2025)	Summary of Comments Received	Recommended Exclusions			
			Location/Address Description	Municipal Rationale	Counties Staff Comment	Counties Planning Staff Recommendation
Edwardsburgh / Cardinal (See Attachment 2 for formal submission)	4		Location 2 – Area D (25.9 ha. west of Village of Ventnor)	-Want to allow for severance along north side of roadway -Lots are small rural residential along South Nation River	-Currently designated agricultural area -Would create a hole in the system, which LEAR methodology generally discourages -Majority of area is small lots with front of one large farm parcel (approx. 155 ha.) -Soil classifications are 3 and 5 with small area of 2 -Scored 69-78	Remove area with minor refinements to keep portion of farmland frontage designated
	5		Location 2 – Area E (64.9 ha. west of Village of Hyndman)	-Interest in severances -Would allow new residential lot creation while protecting lands to the rear for agriculture	-Removal will fragment remaining parcels into areas less than 250 ha. -Mix of soil classifications, mostly 3 and 6 with some 2, 4 and 5 -Relatively low score, 62-64	Remove area with refinements to also remove remaining isolated parcels that do not meet 250 ha. minimum
Elizabethtown -Kitley (See Attachment 2 for formal submission)	N/A	Shared report and minutes which included various comments about process.	N/A	N/A	N/A	No changes
Front of Yonge	N/A	No further comments.	N/A	N/A	N/A	No changes

Updated Summary of Local Municipal Comments Received – Attachment 1

Municipality	Appendix (refer to Report PAC- 001-2025)	Comments Received	Recommended Exclusions			
			Location/Address Description	Municipality	Counties Staff Comments	Counties Planning Staff Recommendation
Leeds and the Thousand Islands (See Attachment 2 for formal submission)	6	No concerns subject to the following removals:	7 smaller lots in Escott area <i>1348, 1354, 1356, 1358 & 1376 County Rd 2 and two vacant lots on Escott/Rockport Rd</i>	-Lots are not agricultural lots, are generally in cluster areas, and removal will provide more flexibility for long term use	-Smaller rural residential lots -Generally on fringe areas -One is in centre of a designation but was a former school, would enable adaptive reuse -Connectivity of land base is maintained if lots are removed along Escott/Rockport Rd -Soil classifications are 2 and 7 -Scores 67-77	Remove lots
	7	No concerns subject to the following removals:	2 smaller lots on Maple Grove Rd <i>361 & 395 Maple Grove Rd</i>	-Lots are not agricultural lots -Removal will provide more flexibility for long term use of lots	-Smaller rural residential lots -On fringe area -Soil classification is 2 -Scores 78 & 82	Remove lots
	8	No concerns subject to the following removals:	2 smaller lots on County Rd 4 (Blue Mountain Rd) <i>2171 & 2181 Blue Mountain Rd</i>	-Lots are not agricultural lots -Removal will provide more flexibility for long term use of lots	-Small rural residential lots -On fringe area -Soil classifications are 3 & 7 -Score 76	Remove lots
Merrickville- Wolford	N/A	Satisfied with the mapping.	N/A	N/A	N/A	No changes
North Grenville	N/A	For new Agricultural Areas, a 300 metre setback from County and local roads.	All new agricultural areas	-Protects larger tracts of agricultural lands while facilitating existing and future residential use of lands in rural areas through the setback	-Generally on edges -Soil classifications are 2, 3 & 5 -Scores in excess of 60 -Portions of lots -Appears majority is farmed -Enables fragmentation (severances) adjacent to remaining designaton	No changes

Updated Summary of Local Municipal Comments Received – Attachment 1

Rideau Lakes (Also see Attachment 2 for formal submission)	9	One lot should be removed.	276 Sunnyside Rd	-Multiple dwelling lot already zoned	-Existing zoning precludes agriculture except as legal non- conforming use -On fringe - Soil classification is 2 -Score 64	Remove lot
Westport	N/A	No additional comment.	N/A	N/A	N/A	No changes