



From the Office of the Mayor
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September 10, 2024

Sent by Email

Ministry of Municipal Affairs and Housing
c/o Jen Liptrot, Mike Elms and Damien Schaefer,

Re: Follow-up Confirmation re: Township Oversight of MZO Obligations

The purpose of this communication is to follow-up with on the meetings of July 26 and September 5, 2024, between Ministry and Township officials, with respect to the requested MZO for the property known as Rows Corners Fairgrounds, located at 3826 County Road 6, hereinafter referred to as Campus Elizabethtown.

On behalf of the Township of Elizabethtown-Kitley, I offer the following as clarification and confirmation on the three specific points outlined below that were brought to our attention by the Ministry of the Environment, Conservation and Parks (MECP) and the Ministry of Citizenship and Multiculturalism (MCM):

1. Record of Site Condition

Under the Environmental Protection Act and O. Reg 153/04, when the use of a property is changing from a less sensitive use (eg. a community use such as a fairground) to a more sensitive use such as residential, there is a mandatory requirement to complete a record of site condition.

Township Action

Given that the Township has retained ownership of the lands at 3826 County Road 6, having entered into a long-term land lease agreement with Campus Habitations, the Township will make application to the Ministry of Environment, Conservation and Parks (MECP) Permissions Branch to ensure compliance with applicable law under the Building Code prior to a building permit being issued.

2. Authorization under the *Endangered and Threatened Species Act*

Representatives from the Species at Risk Branch of the Ministry of the Environment, Conservation and Parks (MECP) have confirmed that the EIS Report prepared by GEMTEC appears reasonable; that neither sections 9 nor 10 of the *Endangered and Threatened Species Act* (ESA) will be contravened for the species identified, including SAR Bats, Blanding's Turtle, Bobolink, and Eastern Meadowlark. Therefore, authorization is likely not required for these species. At the time the EIS was prepared, the protections for Black Ash had not come into effect.

Township Action

As of January 2024, protections for Black Ash are now in effect and MECP has prepared guidance material to inform the identification and protection of this species.

The Township will work with the proponent and their consultant to further assess the presence of Black Ash on the site and will submit the amended EIS report to MECP for review. This will help to ensure no future work is undertaken on the site which may contravene the Act.

3. Archaeological Assessment(s)

The subject lands were screened against the Ministry of Citizenship and Multiculturalism (MCM's) *Criteria for Evaluating Archaeological Potential* and were determined to contain archaeological potential. MCM staff recommend a Stage 1 and 2 archaeological assessments be completed to determine the presence of any potential significant archaeological resources.

Township Action

In accordance with MCM's screening checklist, the subject lands have been determined to have archaeological potential based on the proximity of a watercourse, a historic transportation route, and documented early settlement. The Township will notify and request that the proponent undertake a Stage 1 archaeological assessment. If it is determined during the Stage 1 archaeological assessment that no further work is needed, then a standalone Stage 1 report will be submitted. A stage 2 archaeological assessment will be completed if necessary. The Township will convey however to the proponent that it is most efficient to combine the Stage 1 and 2 in a single assessment and report.

In conclusion, we wish to reiterate the importance of this development to Elizabethtown-Kitley. It will bring to the region a desperately needed housing solution of scale which is specifically targeted at local workforce needs and aligns with CMHC affordability guidelines, whilst acknowledging the significant recreational history of the property.

The Township and representatives from Campus Habitations look forward to completing the tasks outlined above, in anticipation of a favourable response from Minister Calandra on the Ministers Zoning Order request.

Yours sincerely,



Leslie Drynan
Administrator (CAO)/Clerk

cc: Brant Burrow, Mayor
Jim Hutton, Planner, Township of Elizabethtown-Kitley
Michael Czarny, Planner, Township of Elizabethtown-Kitley
Raffaele Freddi & Marc Koran, Campus Habitation