



**Planning Advisory Committee Meeting  
Monday, April 9, 2018 – 10:00 a.m.  
Bud Clayton Memorial Boardroom,  
County Administrative Office  
2069 Battersea Road, Glenburnie, ON**

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## **AGENDA**

Page

**1. Call to Order**

**2. Adoption of the Agenda**

- a) **That** the agenda for the April 9, 2018 meeting of the Planning Advisory Committee be adopted.

**3. Disclosure of Pecuniary Interest and General Nature Thereof**

**4. Adoption of Minutes**

3 - 7

- a) Minutes of Meeting held February 12, 2018  
**That** the minutes of the Planning Advisory Committee meeting held February 12, 2018 be adopted.

**5. Deputations and/or Presentations**

**6. Briefings**

8 - 47

- a) **Mr. Joe Gallivan**, Director of Planning and Economic Development will provide the Planning Advisory Committee with his regular Directors briefing.

48 - 72

- b) **Ms. Megan Rueckwald**, Community Planner, will provide the Planning Advisory Committee with a briefing on the new Local Planning Appeal Tribunal resulting from the Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139)

**7. Reports to the Planning Advisory Committee**

73 - 115

- a) **2018-046**  
**Planning Advisory Committee**  
**Amendment Number 5 to the Township of Frontenac Islands**  
**Official Plan to re-designate lands legally described as Part Lot 16,**  
**South Range known municipally as 1729-1739 Howe Island Drive,**

**Howe Island from Agriculture to Rural (St. Philomena Roman Catholic Church) – Frontenac Islands By-Law No. 05-2018**

**Whereas** the Council of the County of Frontenac considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision;

**Be It Resolved That** the Council of the County of Frontenac approve Frontenac Islands Official Plan Amendment No. 5 to the Township of Frontenac Islands Official Plan, as contained in By-Law No. 05-2018 attached to this report as Appendix A.

116 - 120

- b) **2018-047**  
**Planning Advisory Committee**  
**Application for Proposed Plan of Vacant Land Condominium 10CD-2018-001**

**Set Date for Public Meeting and Site Visit**

**Be It Resolved that** the Planning Advisory Committee confirm the date to receive comments from the public on the proposed plan of vacant land condominium as noted in the report;

**And Further That** \_\_\_\_\_ be permitted to attend a site visit as required under the County of Frontenac’s Site Visit Policy to be completed prior to the public meeting.

**8. Communications**

**9. Other Business**

**10. Next Meeting**

- a) The next regular meeting of the Planning Advisory Committee is scheduled for Monday, June 11, 2018 at 10:00 a.m. at the County Administrative Building.

**11. Adjournment**



**Minutes of the Planning Advisory Committee Meeting  
February 12, 2018**

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A meeting of the Planning Advisory Committee was held in the Bud Clayton Memorial Room, County Administrative Office, 2069 Battersea Road, Glenburnie on Monday, February 12, 2018 at 10:00 AM

**Present:**

Councillor Smith, Chair  
Councillor Vandewal, Vice-Chair  
Warden Higgins  
Councillor Doyle  
Phil Leonard  
Jim McIntosh  
Barbara Sproule

**Staff Present:**

Jannette Amini, Manager of Legislative Services/Clerk (Recording Secretary)  
Megan Rueckwald, Community Planner  
Joe Gallivan, Director of Planning and Economic Development

**1. Call to Order**

Ms. Amini called the meeting to order at 10:01 a.m. and proceeded to Election of Officers.

**2. Election of Officers**

**a) Election of Chair**

Moved By: Councillor Vandewal  
Seconded By: Warden Higgins

**That** Councillor Frances Smith be elected Chair of the Planning Advisory Committee for 2018.

**Carried**

Moved By: Councillor Doyle  
Seconded By: Mr. McIntosh

**That** nominations for Chair be closed.

**Carried**

**b) Election of Vice Chair**

Moved By: Warden Higgins  
Seconded By: Councillor Doyle

**That** Councillor Ron Vandewal be elected Vice-Chair of the Planning Advisory Committee for 2018.

**Carried**

Moved By: Councillor Smith  
Seconded By: Mr. McIntosh

**That** nominations for Vice-Chair be closed.

**Carried**

Councillor Smith assumed the Chair.

**3. Adoption of the Agenda**

Moved By: Councillor Doyle  
Seconded By: Mr. McIntosh

**That** the agenda and addendum for the February 12, 2018 meeting of the Planning Advisory Committee be adopted.

**Carried**

**4. Disclosure of Pecuniary Interest and General Nature Thereof**

There were none.

**5. Adoption of Minutes**

**a) Minutes of Meeting held December 5, 2018**

Moved By: Warden Higgins  
Seconded By: Councillor Doyle

**That** the minutes of the Planning Advisory Committee meeting held December 5, 2018 be adopted.

**Carried**

**6. Deputations and/or Presentations**

**a) Mr. Sean Marshall** addressed the Planning Advisory Committee with respect to the Draft Plan of Subdivision Approval 10T-2017/001: Revised

Draft Conditions Request from South Frontenac. He noted with respect to access to the Cataraqui Trail, the CRCA does not provide public access to abutting properties. To provide all lots access to the trail an easement is required across lots 1-3; this easement would need to be located in the protected setback of the rear wetland. From a practical point of view this does not make sense. He noted that this is not Council's jurisdiction, this is a private matter and there is no public interest. The only practical place to put the easement is in the setback of the water bodies (wetland). He stated that this is setting a precedence as the County will be going against the intent of the Township of South Frontenac. He is asking that this condition be deleted.

**7. Briefings**

- a) **Mr. Joe Gallivan**, Director of Planning and Economic Development provided the Planning Advisory Committee with his regular Director's briefing.

**8. Reports to the Planning Advisory Committee**

- a) **2018-014**  
**Planning Advisory Committee**  
**Draft Plan of Subdivision Approval 10T-2017/001:**  
**Revised Draft Conditions Request from South Frontenac**

Moved By: Councillor Doyle  
Seconded By: Councillor Vandewal

**Whereas** the Council of the County of Frontenac considered all written and oral submissions received on this application, the effect of which helped Council make an informed decision;

**And Whereas** the County of Frontenac received revised South Frontenac Township draft plan conditions for Plan of Subdivision 10T-2017/001 in correspondence dated December 14, 2017, with a request for a road widening to be incorporated into the County's draft plan conditions, deletion of Township condition #13 requiring direct access to the Cataraqui Trail, and change to Township condition #14 to reduce the setback to the two westernmost wetlands.

**Therefore Be It Resolved That** the Council of the County of Frontenac approve a minor revision to the County Draft Conditions of Approval for 10T-2017/001 for the inclusion of "condition 14. General conditions E." for a road widening along McFadden Road;

**And Further That** the Council of the County of Frontenac does not change County "condition 5. Access B. of County Draft Conditions of Approval for 10T-2017/001 providing direct access to the Cataraqui Trail;

**And Further That** the Council of the County of Frontenac approve the removal condition 5. Access C. (easement) of County Draft Conditions of Approval for 10T-2017/001 providing direct access to the Cataraqui Trail;

**And Further That** the Council of the County of Frontenac support the change of Township Condition #14 for the reduced setback of the two westernmost wetlands to reflect "condition 9. Environment B." of the County Draft Conditions of Approval for 10T-2017/001;

**And Further That** Council directs staff to forward a copy of the resolution to the Township of South Frontenac and the applicant.

**Carried As Amended**

(See motion to Amend below which was Carried)

Motion to Amend

Moved By: Mr. McIntosh  
Seconded By: Councillor Doyle

**That** the motion be amended to remove Access C from clause 4;

**And Further That** a new clause be added after clause 4 as follows:

**And Further That** the Council of the County of Frontenac approve the removal of "condition 5. Access C. (easement) of County Draft Conditions of Approval for 10T-2017/001 providing direct access to the Cataraqui Trail;

**Carried**

Councillor Vandewal provided an overview of why the Township chose to delete the condition regarding access to the Cataraqui Trail.

**b) 2018-015  
Planning Advisory Committee  
Amendment Number 4 to the Township of Frontenac Islands Official  
Plan to include private road (lane) policies and update existing  
transportation policies – Frontenac Islands Bylaw No. 2017A**

Moved By: Warden Higgins  
Seconded By: Mr. Leonard

**Whereas** the Council of the County of Frontenac considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision;

**Be It Resolved That** the Council of the County of Frontenac approve Frontenac Islands Official Plan Amendment No. 4 to the Township of Frontenac Islands Official Plan, as contained in By-law No. 2017A attached to this report as Appendix A.

**Carried**





# FRONTENAC

Planning Briefing  
Planning Advisory Committee  
9 April 2018



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### **Ontario Municipal Board Reform**

- *Building Better Communities and Conserving Watersheds Act, 2017 – Bill 139*
- Now In Effect – April 3<sup>rd</sup>, 2018



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# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

The collage features several key elements:

- Top Left:** A purple square with three house icons and the text "0.7% KINGSTON VACANCY RATE".
- Top Middle:** A photo of a construction worker in an orange hard hat working on a window.
- Top Right:** A photo of a brick building with a sign that reads "Frontenac Housing Services".
- Center:** A large purple square with the text "City of Kingston & County of Frontenac 2017 Housing & Homelessness Report".
- Middle Left:** A photo of a two-story residential house.
- Middle Bottom Left:** A purple square with a key icon and the text "\$350,000 AVERAGE HOME RESALE PRICE IN THE CITY OF KINGSTON IN 2017".
- Middle Bottom Center:** A photo of a multi-story apartment building.
- Middle Bottom Right:** A purple square with a house icon containing an exclamation mark and the text "665 UNIQUE INDIVIDUALS WHO USED EMERGENCY SHELTER IN 2017".
- Bottom Left:** A photo of an elderly woman with white hair wearing an orange jacket.
- Bottom Middle:** The Frontenac logo, which includes a shield with a tree and water, and the word "FRONTENAC".
- Bottom Right:** The Kingston logo, which includes a stylized building and the word "KINGSTON".

# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

## HOMELESSNESS IS NOT UNIQUE TO URBAN CENTRES

The communities that make up the County of Frontenac also experience challenges related to housing instability and homelessness. Preventing and ending homelessness across the County requires innovation and creativity due to its vast geography, limited transportation options, increased utility costs and limited rental housing availability.

Southern Frontenac Community Services, along with Rural Frontenac Community Services and Addiction & Mental Health Services of Kingston Frontenac Lennox and Addington, work collaboratively to enhance the provision of sustainable and consistent homelessness services in South, Central and North Frontenac with offices in Sydenham, Verona and Sharbot Lake.

In February 2017, the City completed a review of current homelessness-prevention and re-housing services provided throughout the County of Frontenac. This work was undertaken to examine opportunities to enhance service delivery and access to supports for individuals and families experiencing housing instability and homelessness in the County. The City and rural service providers continue to work together to address enhancements identified as a result of the review.

\*The face of rural homelessness is vastly different than its urban counterpart. Part of it is resiliency. Part of it is creativity. And for many, it is a term to be avoided. Why? For many who are dealing with homelessness, they have found a place to put their heads, whether it be a barn, a hunt camp or cottage; or knowing that our community will support them through 'couch surfing' and 'visiting.' They have a home. It's just not theirs.

\*There are no motels or shelters in Frontenac County and rural residents do not want to leave their community, their friends and their families. Therefore, new ways to deal with homelessness are needed.

\*The vast geography also has a bearing. Frontenac County is 3,163 km<sup>2</sup> – an area five times the size of the City of Toronto – with a population density of fewer than eight people per square kilometre. To get from Sydenham to Plevna, from one end of the County to the other, is almost two hours driving. When many homeless people also do not have access to reliable transportation, food sources and other community supports, the face of rural homelessness remains hard to find and even harder to support.\*

David Townsend,  
Executive director, Southern Frontenac Community Services



## HOMELESSNESS ENUMERATION 2018

In 2016, the province of Ontario passed legislation requiring municipalities to count - or enumerate - the number of people experiencing homelessness in the community every two years. Enumeration data helps the province, municipalities, and partner agencies better understand the scale and complex challenges homeless people face to better prevent, reduce and end chronic homelessness. In 2018, homelessness counts will be completed in Kingston's urban area as well as the County of Frontenac and the city's rural area. The information collected from this enumeration will be used to assist in developing homelessness policies and programs at the provincial and local levels to ensure services and funding is directed to support housing stability and positive outcomes.

### HOMELESSNESS POINT-IN-TIME COUNT: 2013 COMPARED TO 2016

Year	Total number of homeless reviewed <sup>1)</sup>	Typical length of time homeless <sup>2)</sup>	Homeless individuals living unsheltered <sup>3)</sup>
<b>CITY OF KINGSTON</b>			
2013	106	3.5 months	16%
2016	91	4 months	22%
<b>COUNTY OF FRONTENAC</b>			
2013	54	7 months	2%
2016	30	4 months	40%

To learn more about the spring 2018 homelessness enumeration in your community please visit:

- United Way Point-in-time count  
[UnitedWaykfla.ca/homelessness-pit-count](http://UnitedWaykfla.ca/homelessness-pit-count)

<sup>1)</sup> Homeless enumerations are known to always undercount homeless individuals in a community due to the hidden nature and stigma associated with homelessness.

<sup>2)</sup> In Canada, chronic homelessness is defined as being homeless for at least six months in the past year.

<sup>3)</sup> Sleeping in parks, tents, the streets, abandoned buildings



# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

## HOMELESSNESS POINT-IN-TIME COUNT: 2013 COMPARED TO 2016

Year	Total number of homeless surveyed <sup>1</sup>	Typical length of time homeless <sup>2</sup>	Homeless individuals living unsheltered <sup>3</sup>
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### CITY OF KINGSTON

2013	106	3.5 months	16%
2016	91	4 months	22%

### COUNTY OF FRONTENAC

2013	54	7 months	2%
2016	30	4 months	40%



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# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** February 08, 2018      **CASE NO.(S):** PL160674

**PROCEEDING COMMENCED UNDER** subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

<b>Appellant:</b>	Colleen Flood and John Brougham
<b>Appellant:</b>	Chris Freeman
<b>Appellant:</b>	Warren and Judith Jones
<b>Appellant:</b>	Kevin McDermott; and others
<b>Subject:</b>	By-law No. 2016-36
<b>Municipality:</b>	Township of South Frontenac
<b>OMB Case No.:</b>	PL160674
<b>OMB File No.:</b>	PL160674
<b>OMB Case Name:</b>	Brouham v. South Frontenac (Township)

**Heard:** May 25 and 26, 2017 in Sydenham, Ontario

**APPEARANCES:**

<u>Parties</u>	<u>Counsel</u>
Township of South Frontenac (the "Township")	Anthony Fleming
John and Betty Simpson	Michael S. Polowin
Colleen Flood and John Brougham	Jacob Polowin
Claire Moore	
Kevin McDermott	
Warren and Judith Jones	
Edwin Wilson Jr. and Edwin Wilson Sr.	
Tim Ross	
Chris Freeman	
(collectively the "Appellants")	



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Planning Advisory Committee  
Planning Briefing – April 9<sup>th</sup>, 2018

**Non-Conforming Use**  
**vs.**  
**Non-Complying Structure**



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Planning Advisory Committee  
Planning Briefing – April 9<sup>th</sup>, 2018

***Brougham v. South Frontenac OMB Case: PL 160674***

***Planning Act – Section 34 (Zoning By-laws)***

**Excepted lands and buildings**

- (9) No by-law passed under this section applies,  
(a) to prevent the use of any land, building or structure for any purpose prohibited by the by-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the by-law, so long as it continues to be used for that purpose;



## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### ***Brougham v. South Frontenac OMB Case: PL 160674***

“The position of the Township is that . . . a legal non-complying structure is not expressly protected by s.34(9)(a) of the Planning Act and ... therefore (the Township) possesses the authority to regulate legal non-complying structures without restriction.”



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Planning Advisory Committee  
Planning Briefing – April 9<sup>th</sup>, 2018

***Brougham v. South Frontenac OMB Case: PL 160674***

“The Township submits that it has the ability to pass the ZBLA as part of its powers to regulate buildings and that it conforms to the OP policies that restrict waterfront development within the 30 m (waterfront) setback in order to protect public interest in water quality, environmental protection and the aesthetic character of waterfront areas.”



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Planning Advisory Committee  
Planning Briefing – April 9<sup>th</sup>, 2018

***Brougham v. South Frontenac OMB Case: PL 160674***

“As the new wording would apply, whatever existing right an owner might have had to continue the use of a legal non-compliant building, where it exists in the 30 m setback, terminates immediately at the point in time that the owner desires to replace more than 50% of the load-bearing walls.”



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Planning Advisory Committee  
Planning Briefing – April 9<sup>th</sup>, 2018

***Brougham v. South Frontenac OMB Case: PL 160674***

“The Board ... views the impact of the amendment as a substantial alteration of the rights of shoreline property owners, with the practical impact of sterilizing and downzoning properties with frontages of less than 30m....”



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Planning Advisory Committee  
Planning Briefing – April 9<sup>th</sup>, 2018

***Brougham v. South Frontenac OMB Case: PL 160674***

“The Board ... views the impact of the amendment as a substantial alteration of the rights of shoreline property owners, with the practical impact of sterilizing and downzoning properties with frontages of less than 30m....”

“... unilaterally stripping property owners of dwellings and structures within the 30m buffer of their continuing right of use of these legal non-complying dwellings and structures.”



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### ***Brougham v. South Frontenac OMB Case: PL 160674***

“At the heart of this issue . . . is whether the protection of the rights afforded to legal non-conforming uses ... includes legal non-complying building and structures or instead applies only to safeguard rights relating to legal non-conforming uses of property.”



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Planning Advisory Committee  
Planning Briefing – April 9<sup>th</sup>, 2018

***Brougham v. South Frontenac OMB Case: PL 160674***

“The Township maintains that the protected grandfathering right granted to a property owner is the right (to) use the property and buildings, and not the building itself.”



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Planning Advisory Committee  
Planning Briefing – April 9<sup>th</sup>, 2018

***Brougham v. South Frontenac OMB Case: PL 160674***

“The Board is of the view that s. 34(9)(a), as it is drafted,... already encompasses the use of non-complying buildings and thus grants property owners ‘non-complying rights’ similar to ‘non-conforming rights’.”



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### ***Brougham v. South Frontenac OMB Case: PL 160674***

“(The planner representing the appellants) stated that through the course of his career as a planner for over forty-odd years, he and other planners have been unable to fathom any difference between ‘non-conformance’ and ‘non-compliance’.”

“(The planner) was of the opinion that within the planning and development practice in Ontario, the use and application of the terms ‘legal non-conformance’ and ‘legal non-conformity’ are sometimes interchangeable but both are considered to be connected to the concept of ‘use’.”



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Planning Advisory Committee  
Planning Briefing – April 9<sup>th</sup>, 2018

***Brougham v. South Frontenac OMB Case: PL 160674***

“The Board finds (the planner’s) assertion to be both logical and persuasive and agrees that the presence and location of a dwelling within a prohibited area cannot be disassociated from the *use* of that dwelling in the prohibited area.”

“The Board supports ... the opinion that generally, in planning, legal non-conforming uses and legal non-complying uses have both been considered part of the broad concept of grandfathered ‘uses’ and often referred to as such.”



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### ***Brougham v. South Frontenac OMB Case: PL 160674***

“...(A)ll owners who use legal non-complying buildings and structures on their lands have an acquired right that cannot be modified or taken away. Such rights include the right to demolish and reconstruct a building or structures. Such rights also include the right to seek planning approval to expand or enlarge the legal non-complying building.”



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Planning Advisory Committee  
Planning Briefing – April 9<sup>th</sup>, 2018

***Brougham v. South Frontenac OMB Case: PL 160674***

“There is no reasonable planning analysis that has been provided that would in any way justify the imposition of the prohibition against voluntary reconstruction of legal non-conforming buildings and ...the interference with the acquired rights of shoreline owners and users of legal non-conforming buildings.”

APPEAL GRANTED...

## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

# WHAT DOES THIS MEAN FOR PLANNING IN FRONTENAC (AND COTTAGE COUNTRY)?



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

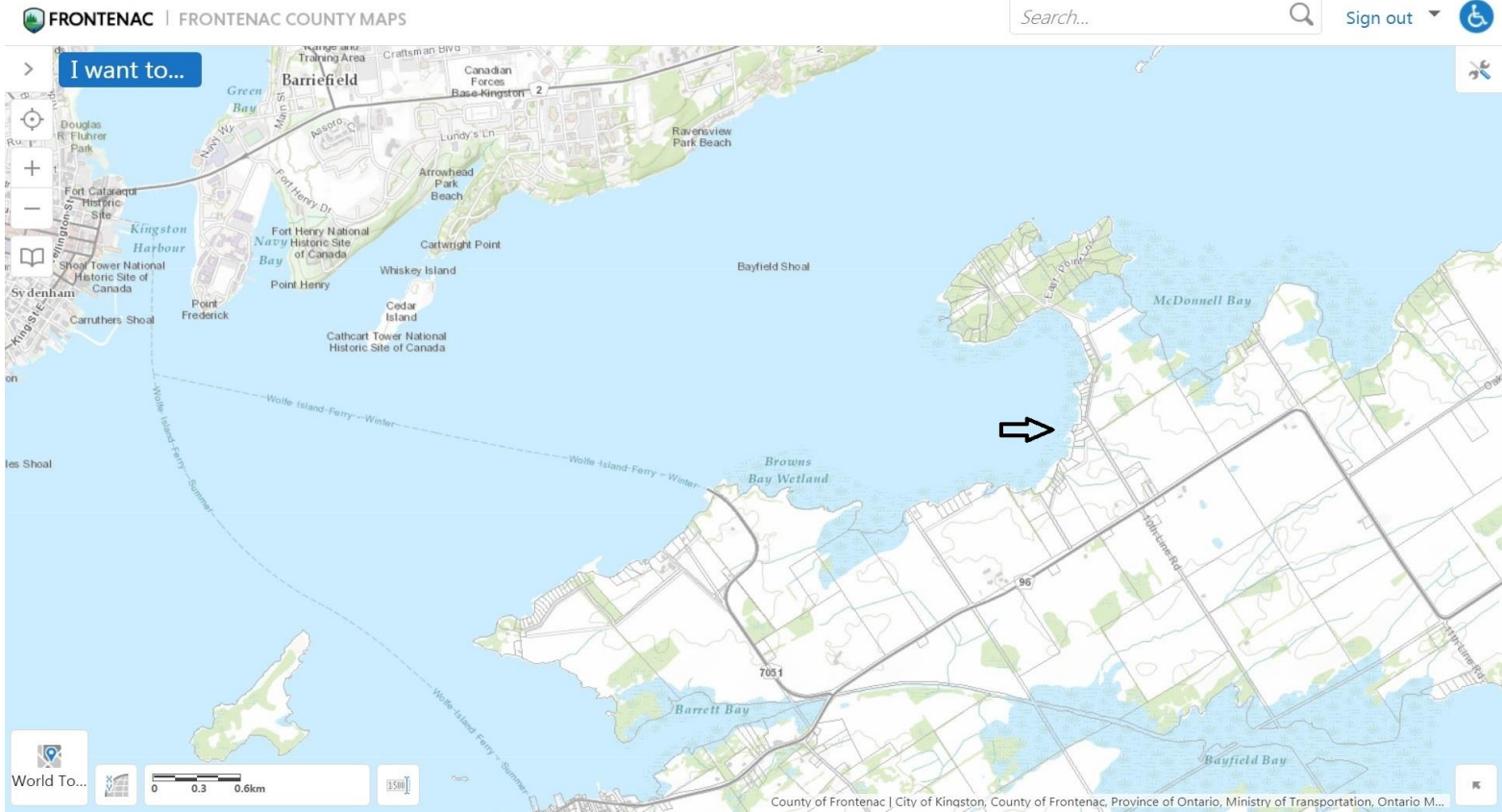
### **Property Rights supersede:**

- **2014 Provincial Policy Statement**
  - **Natural Heritage**
  - **Flood Hazards**
  - **Fish Habitat**
  
- **County and Township Official Plans**
  - **Waterfront Protection**
  - **Lake Character**
  - **Water Quality**

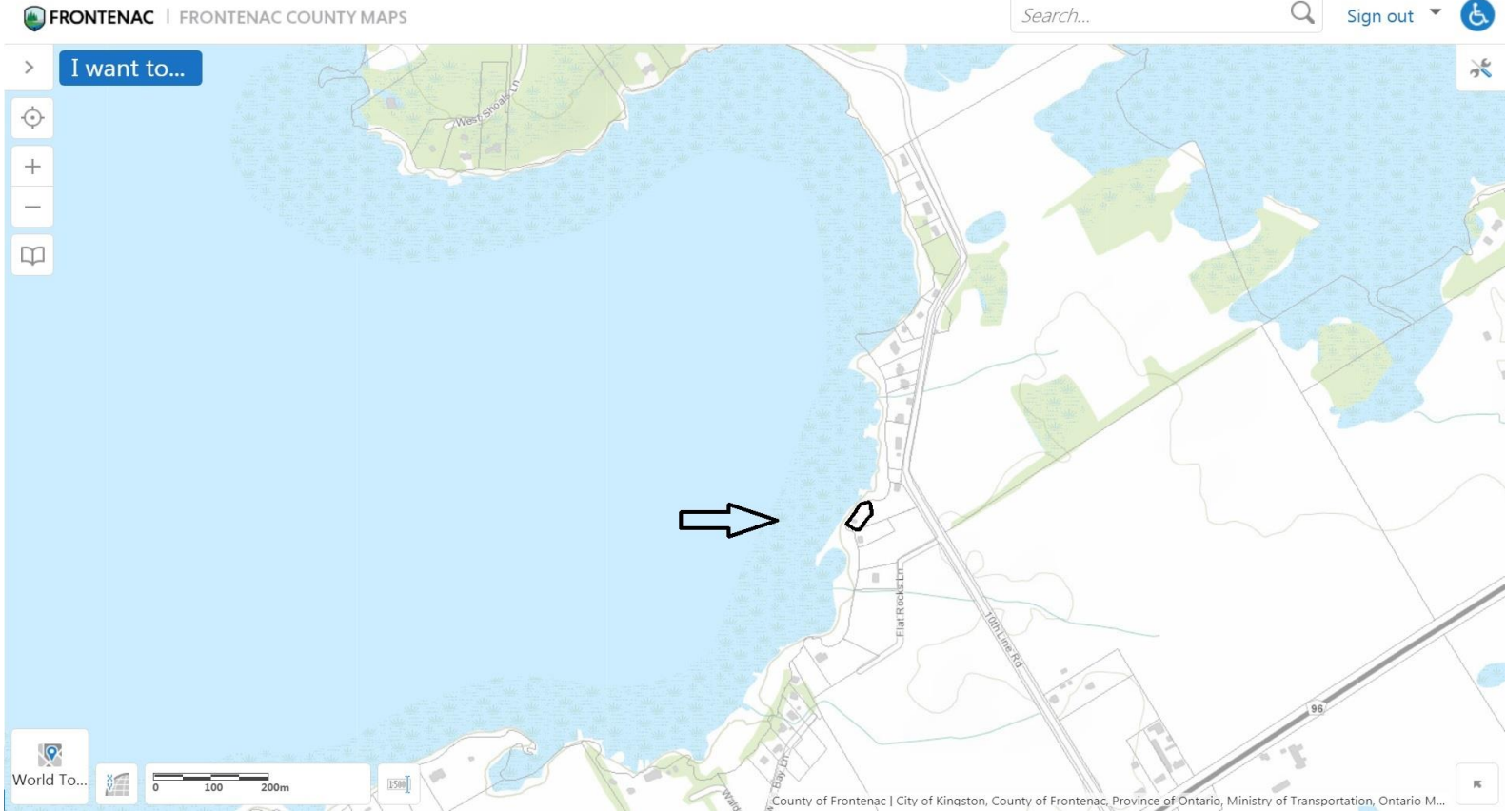


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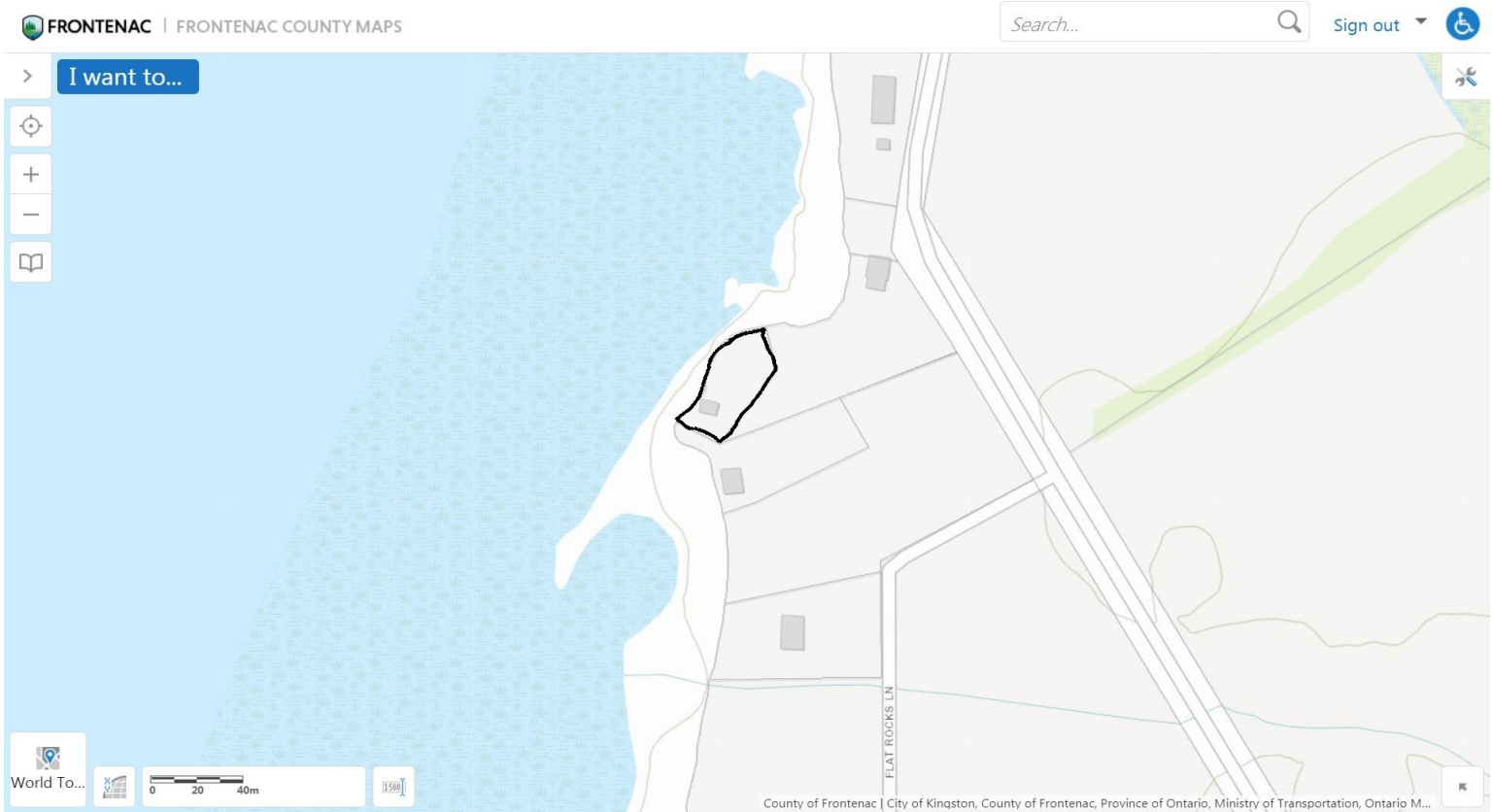
# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018



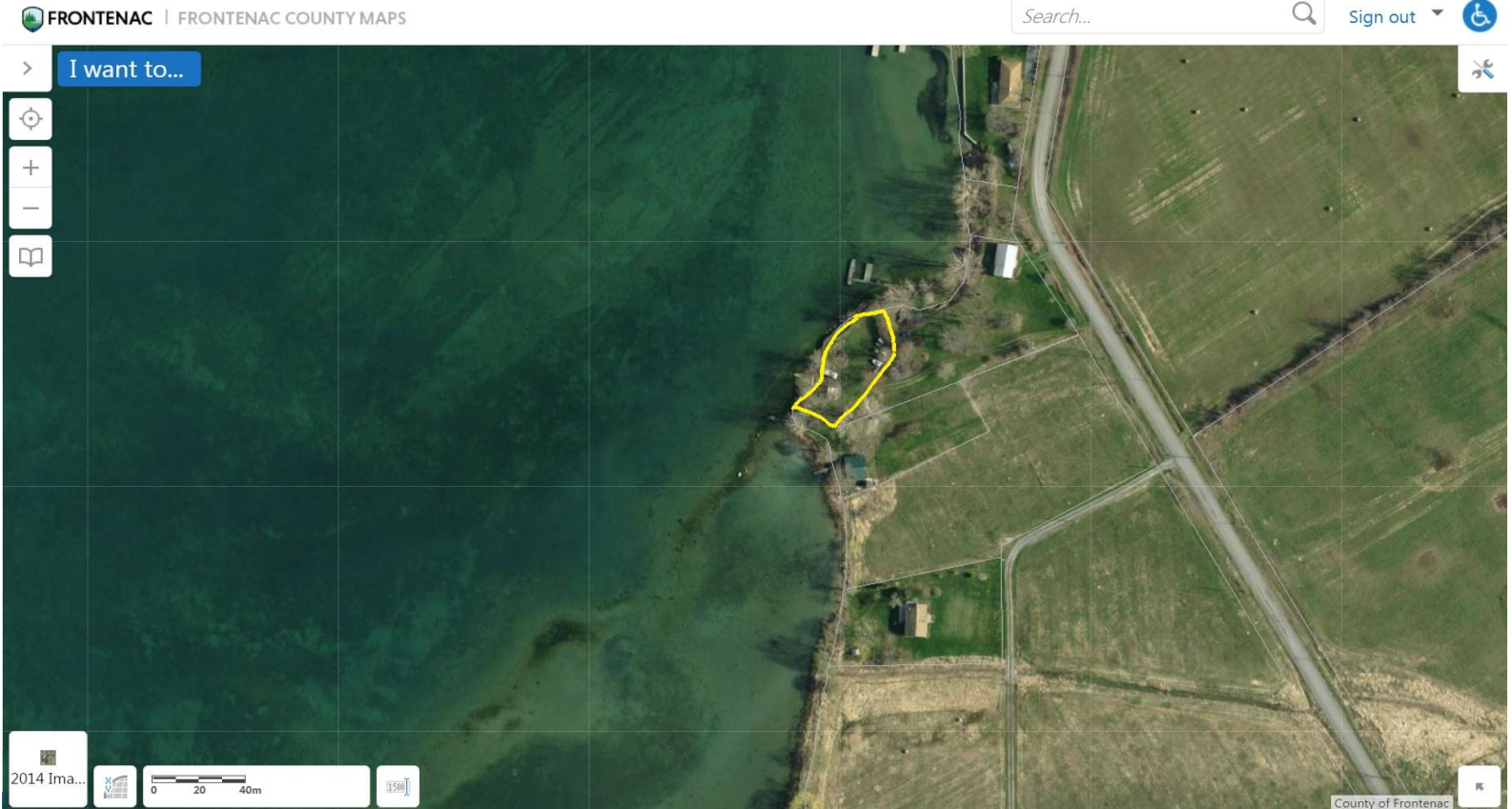
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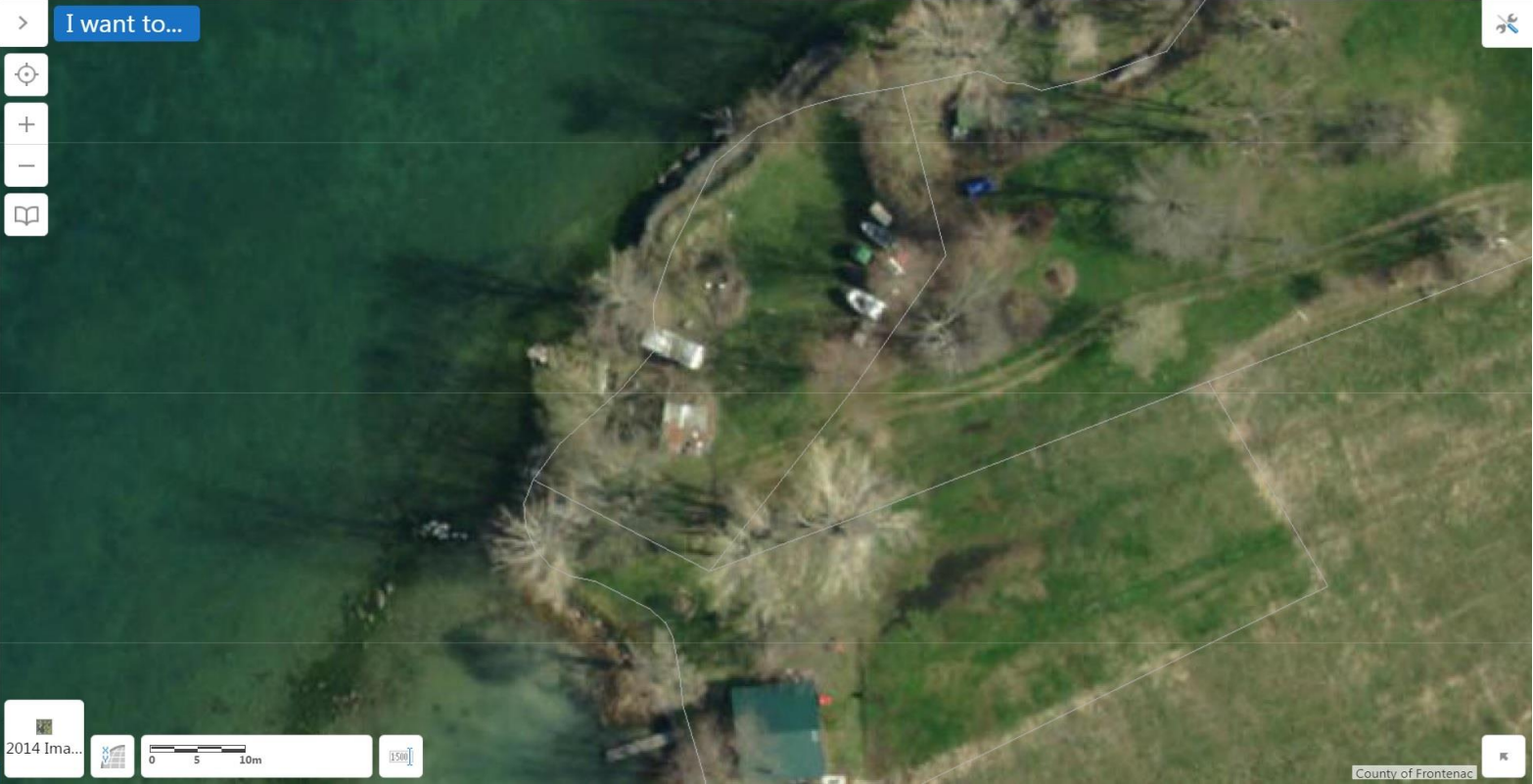


# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

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# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018



## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### Planning Comments

- legal decision, not a planning decision
- planner's hearsay opinion at OMB on planning profession's confusion over 'non conforming' and 'non complying' accepted as expert opinion evidence.



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### Planning Comments

- ignores Official Plan policy that clearly defines differences between ‘non-conforming’ and ‘non-complying’



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### Planning Advice

- continue to treat non-conforming uses and non-complying structures as two different circumstances.
- make sure there are distinct policies in Official Plans to make it clear that a municipality treats 'use' and 'structure' differently.



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### Planning Advice

- take the high road – absolute property rights should not be used as a shield to defend against good planning policy.
- “business as usual”



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### **Frontenac Islands – Severance Policy**

- Official Plan Amendment
- Planning Report – April 9<sup>th</sup> Township Council
  - Allow for one additional severance, except for Howe Island
  - Hold Public Meetings
  - Short term solution – revisit once Marysville Secondary Plan completed and Official Plan update is underway.



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

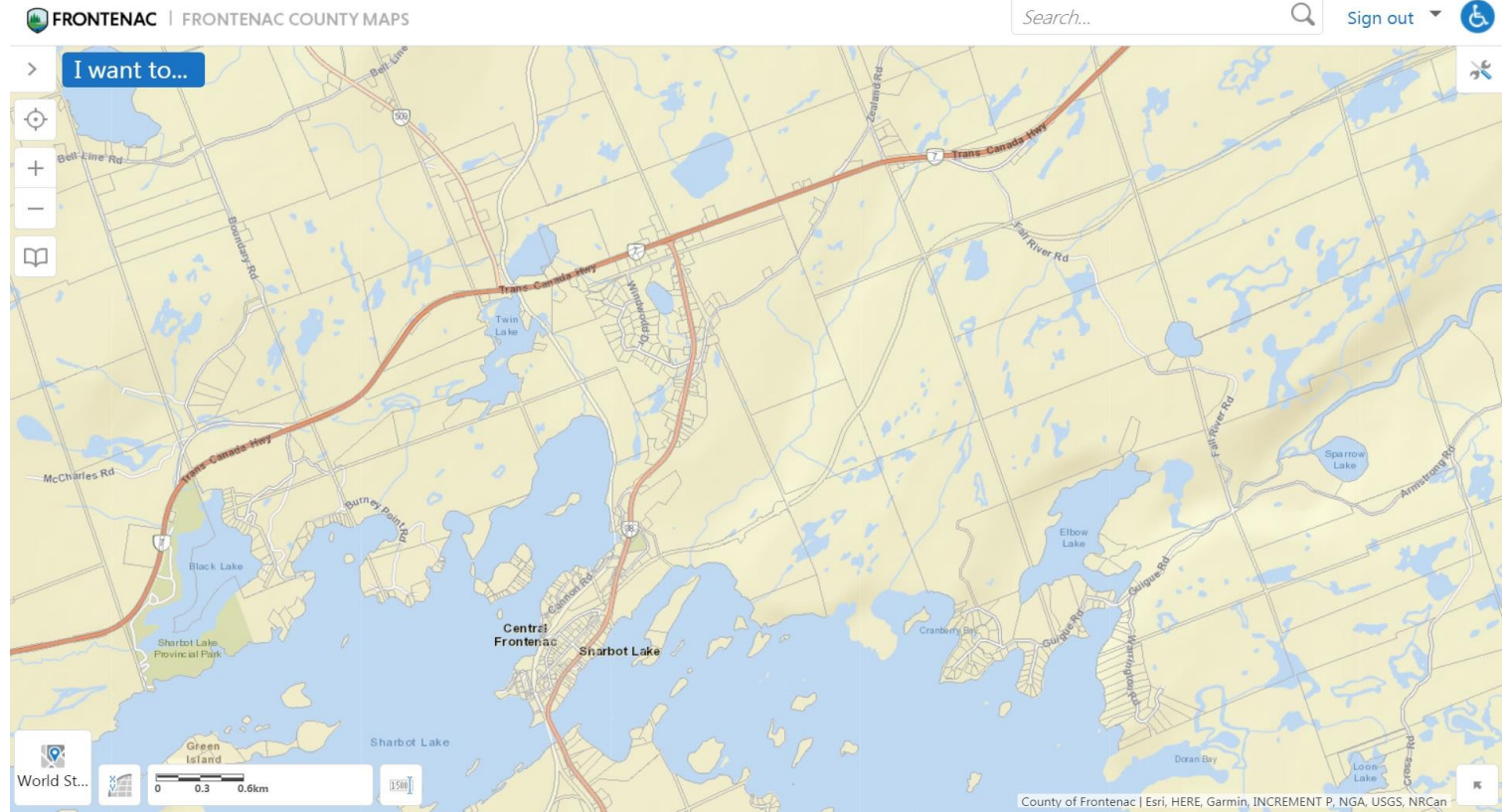
### **Central Frontenac draft Official Plan**

- Release Date -- May 1<sup>st</sup> special Council meeting
- Key Issues:
  - Waterfront protection
  - Small scale farming
  - Highway 7 development
  - Vision for Sharbot Lake

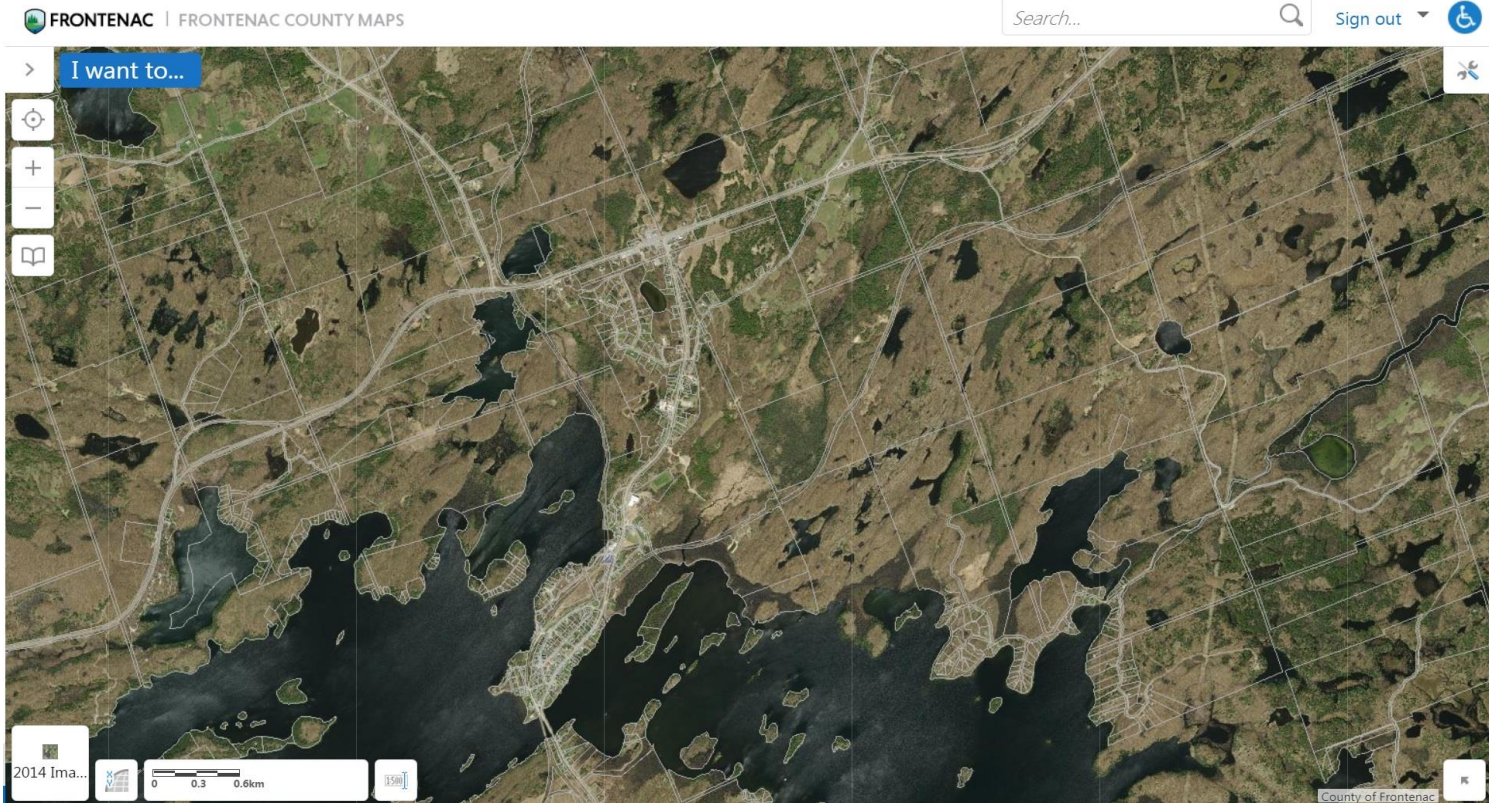


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# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018



# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018




# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018


**PROPOSAL**

**COUNTY OF FRONTENAC  
COMMUNAL SERVICES STUDY**

FEBRUARY 13, 2018



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## Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

### **Communal Servicing Study**

- Consulting Team Selected – WSP consultants
- Technical Advisory Committee Established
  - First meeting tentatively April 24<sup>th</sup>
- Consultation with Developers



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# Planning Advisory Committee Planning Briefing – April 9<sup>th</sup>, 2018

## Department Work Plan Update

- New Planning Position approved by County Council
- Expected Start Date: June/July
- Summer Students (?)



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# Questions ?





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# Building Better Communities and Conserving Watersheds Act, 2017

Planning Advisory Committee  
April 9, 2018

## Presentation Outline

- Ontario Municipal Board Review
- Bill 139 Milestones
- Bill 139 Highlights
- Areas of Change
- Local Planning Appeal Tribunal
- Implications for Frontenac



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## Information Session

- Information in this presentation is compiled from the Ministry of Municipal Affairs and Ministry of the Attorney General information sessions.



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# Ontario Municipal Board (OMB) Review

- Provincial review began in Spring 2016
- Recommend changes to improve OMB's role:
  - Too many decisions are appealed, hearings complex and costly
  - More respect and deference to local decisions
  - Increase mediation and reduce adversarial nature of hearings
  - Public and community groups need access to the process
- Public-wide consultation – County Council formally responded December 2016 ([Council Report 2016-141](#))



## Bill 139 Milestones

- Introduction/First Reading – May 30, 2017
- Third Reading/Royal Assent – December 12, 2017
- Proclamation – April 3, 2018



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## Bill 139 Highlights

- Makes transformative changes to the land use planning and appeal system
- Repeals *Ontario Municipal Board Act* and replaces it with the *Local Planning Appeal Tribunal Act, 2017*
- Enacts the *Local Planning Appeal Support Centre Act, 2017* which establishes new independent agency
- Makes changes to the *Planning Act* and various other Acts



# Bill 139 Highlights

- Planning Act changes:
  - More municipal control
  - Strong community voice for local decisions
  - Protect public interest
- Local Planning Appeal Tribunal Act, 2017
  - Establishes Local Planning Appeal Tribunal (LPAT)
    - Independent, dispute-resolution body
    - Governed by the Local Planning Appeal Tribunal Act
    - Reports through Environment and Land Tribunals Ontario
- Local Planning Appeal Support Centre Act, 2017
  - Establishes the Local Planning Appeal Support Centre (LPASC)
    - Independent agency
    - Mandate to administer cost-effective support services to eligible persons for matters governed by the Planning Act under jurisdiction of the LPAT



# Key Areas of Change

- More Municipal Control
  - Two-year “time-out” – new secondary plans
  - No appeal of interim control bylaws when first passed
  - More authority for Local Appeal Bodies
  - Longer decision timelines
  - Protected Major Transit Station Area (PMTSA)
- Strong Community Voice
  - Consistency/Conformity standard
  - Requirement to send info back to approval authority
  - LPAT limited to matters that were part of Council decision
- Protecting Public Interest
  - No appeal of major Provincial decisions (including County O.P.)
  - Minister’s Zoning Orders
  - Climate change
  - Affordable housing



# Key Areas of Change

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  - Two-year “time-out” – new secondary plans
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  - No appeal of major Provincial decisions
  - Minister’s Zoning Orders
  - Climate change
  - Affordable housing



## Two-Year “Time-out” – New Secondary Plans

- Cannot apply to amend new secondary plans for two years, unless amendment is municipally-supported
  - Give municipalities more control over development in their communities
  - Facilitate implementation of local policies
  - Begins first day secondary plan comes into effects
  - Complements change introduced for two-year timeout for new OP and ZBs



## No Appeal of Interim Control By-laws

- Allow municipalities to put a “pause” on development in a specific area to undertake a technical study
  - Province continued ability to appeal
  - Any extension is subject to appeal
  - Allow to redirect limited resources from responding to appeals to carry out planning studies



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## Longer Decision Timelines

- More time to assess planning matters and hear public input
- More time to negotiate solutions and potentially avoid appeals
  - Timelines extended by 30 days:
    - Official plans and official plan amendments – 210 days
    - Zoning by-law amendments and holding by-laws – 150 days



## Consistency/Conformity Standard

- Restrict appeal grounds for official plans and zoning by-laws to only matters of consistency and/or conformity with provincial and/or municipal policies/plans
- Onus is on appellant to set out reasons why Council decision is inconsistent/does not conform with provincial policy and/or applicable official plan
- For non-decision or refusal, onus is on applicant to demonstrate how their proposal would be consistent and how existing OP policies and ZB provisions fall short



## Opportunity to Reconsider

- Requirements to return matter to a municipality for a new decision when LPAT determines that municipal decision did not follow provincial/local policies
- Municipality has 90 days to issue a new decision (does not apply to municipally-initiated matters)
  - Reassess application, provide notice of a public meeting, hold meeting, issue new decision



## Limited to Matters of Council Decision

- LPAT does not have the authority to approve or modify any part of an official plan that is already in effect and was not added, amended or revoked by the municipality when making their original decision.



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## No Appeal of Major Provincial Decisions

- No appeal of provincial decision to approve, modify or refuse new official plan or update
- Appeal if no provincial decision is made within the statutory timeframe
- Appeals on non-decisions are not based solely on consistency/conformity



# Climate Change and Affordable Housing

- Climate Change
  - Must identify goals, objectives and actions to mitigate and adapt
- Affordable Housing
  - Plan for a range and mix of housing, including affordable housing



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Planning Matter	Was a Decision Made?	Continued Ability to Appeal to Tribunal	Subject to Consistency/Conformity Review Standard	Ability to Appeal to LAB (currently only Toronto)
New Official Plans and s. 26 Updates approved by Province	Decision	No	n/a	n/a
	Non-decision	Yes	No	
Official Plan Amendments approved by Province	Decision	Yes	Yes	
	Non-decision	Yes	No	
Official Plans / Amendments not approved by Province	Decision	Yes*	Yes	
	Non-decision	Yes	No	
Privately-initiated Official Plan Amendments (s.22(7))	Municipal decision to refuse to adopt OPA	Yes	Yes	
	Non-decision	Yes	Yes	
Zoning By-laws / Community Planning Permit By-laws	Decision	Yes*	Yes	
	Non-decision	Yes	Yes	
Minister's Zoning Orders /Requests to amend or revoke	Decision or Non-decision	No	n/a	
Interim Control By-laws		No (unless extended beyond 1 year)	n/a	
Community Planning Permits		Yes	No** will benefit from procedural hearing improvements (e.g., hearing timelines)	
Subdivisions/ Condominiums				Yes
Site Plans				Yes
Consents				Yes
Minor Variances				Yes



# Amended Planning Act Regulations

- Technical changes
- Changes revise what information is included in giving notice
- Changes to facilitate implementation of the new consistency/conformity standard
  - Revise information and material needed for an official plan/zoning amendment – whether an application conforms with the relevant plans



# Local Planning Appeal Tribunal

Local Planning Appeal Tribunal Act, 2017

S.O. 2017, CHAPTER 23  
SCHEDULE 1

**Consolidation Period:** From April 3, 2018 to the [e-Laws currency date](#).

No amendments.

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	<a href="#">PART I</a>
	<a href="#">INTERPRETATION</a>
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	<a href="#">PART II</a>
	<a href="#">CONSTITUTION OF THE TRIBUNAL</a>
<a href="#">2.</a>	Ontario Municipal Board continued as the Tribunal
<a href="#">3.</a>	Composition of Tribunal
<a href="#">4.</a>	Quorum
<a href="#">5.</a>	More than two members presiding
<a href="#">6.</a>	Term of office
<a href="#">7.</a>	Employees
<a href="#">8.</a>	Protection from being called as witness
<a href="#">9.</a>	Protection from personal liability
<a href="#">10.</a>	Use of meeting facility



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# Local Planning Appeal Tribunal

- **Purpose:** Carry out a “check-and-balance function” with respect to municipal planning decision-making
- **Standard of Review:** Appellant must explain and demonstrate how the adopted or approved OP/OPA or ZB/ZBA is inconsistent with a PPS, fails to conform with or conflicts with a provincial plan, or fails to conform with an applicable upper-tier official plan.
- **Time Limits:** 12, 10 and 6 months (postpone and resume)
- **Mandatory Case Management Conference:** Appellant, approval authority and member of the LPAT
- **New Process:** Oral and written hearing, only LPAT may call a witness, limits (75min oral, 20pg document book)



# Appeal Process

- New forms available, same \$300 administrative cost
- New submission requirements
- Schedule of hearings – no longer canvass for available dates
- Correspondence to advise the Municipal clerk and parties of Tribunals initial decision (may include further information)



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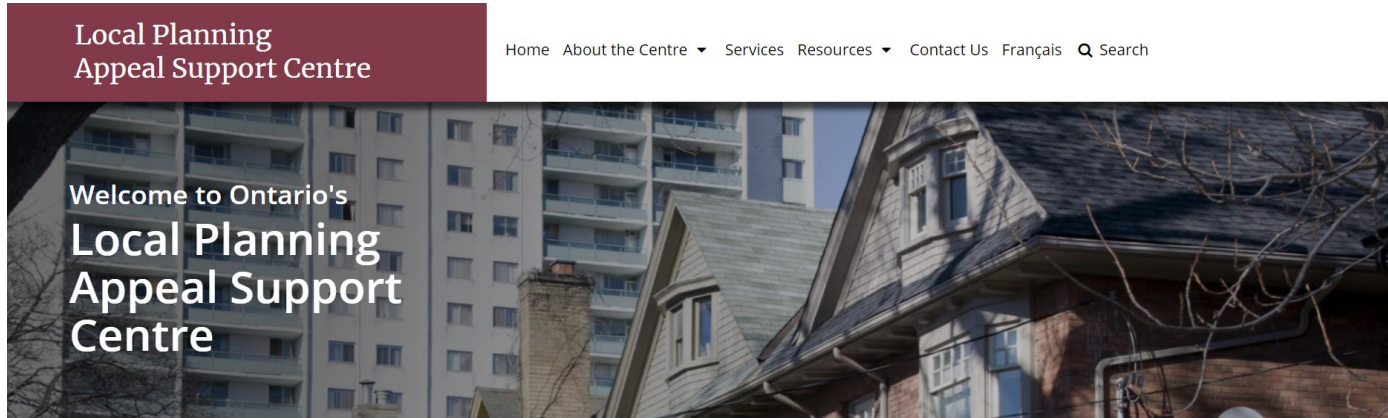
## New Rules - LPAT

- **Case Synopsis:** Focus on issues raised in the appeal, relevant policies referenced. Max 20 pages.
- **Responding to an Appeal:** File responding record if appellant's record is incomplete (within 20 days of receipt)
- **Case Management Conference:** Must notify if you wish to be involved 30 days in advance
- **Hearings:** Less adversarial



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# Local Planning Appeal Support Centre



## Who We Are

The Local Planning Appeal Support Centre helps people understand and navigate the land use planning and appeal process in Ontario.



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## Implications for Frontenac

- **Tighter Timelines:** No canvassing potential hearing dates, timelines for case synopsis and reply, timeframe to make new decision
- **Transition Guidelines:** Outstanding appeals under current system
- **Continued Participation in Hearings:** Minor variance appeal process similar
- **Modifying Appeal Notices:** Who can and when?
- **Modifying Applications:** Conformity/consistency test
- **Court Involvement:** Possibility?



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**Report 2018-046**

**Recommend Report**

**To:** Chair and Members of the Planning Advisory Committee

**From:** Megan Rueckwald, Community Planner

**Prepared by:** Megan Rueckwald, Community Planner

**Date of meeting:** April 9, 2018

**Re:** **Planning Advisory Committee – Amendment Number 5 to the Township of Frontenac Islands Official Plan to re-designate lands legally described as Part Lot 16, South Range known municipally as 1729-1739 Howe Island Drive, Howe Island from Agriculture to Rural (St. Philomena Roman Catholic Church) – Frontenac Islands By-Law No. 05-2018**

---

**Recommendation**

**Whereas** the Council of the County of Frontenac considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision;

**Be It Resolved That** the Council of the County of Frontenac approve Frontenac Islands Official Plan Amendment No. 5 to the Township of Frontenac Islands Official Plan, as contained in By-Law No. 05-2018 attached to this report as Appendix A.

**Background**

An Official Plan Amendment (OPA) has been initiated by the Township of Frontenac Islands to re-designate the lands of the St. Philomena Roman Catholic Church property being legally described as Part Lot 16, South Range, known municipally as 1729-1739 Howe Island Drive, Howe Island from Agriculture to Rural (see attached map).

A request from a member of the Church for a Township-initiated Official Plan Amendment to re-designate the lands from Agriculture to Rural to allow for the creation of a new lot was supported by Council. The intention of the new lot is to separate and sell the land and structure associated with the residence on the property. The Agriculture designation restricts the creation of new residential lots in order to protect agricultural land from development, thus requiring an Official Plan Amendment.

The statutory public meeting was held on December 11, 2017, to receive comments from the public. On February 12, 2018, By-Law No. 05-2018 was passed by Township Council adopting the Official Plan Amendment.

**Official Plan Amendment**

The proposed Official Plan Amendment is to re-designate the subject property from Agriculture to Rural. The subject property is approximately 3 acres in area and has approximately 93 metres (305 feet) of frontage along Howe Island Drive. Currently, the property is developed with a church, parish hall, dwelling, cemetery, and smaller accessory buildings. The subject property has been occupied by the church since 1858, with the parish hall and dwelling being built more recently. The date of the cemetery is unknown; however, it is understood to have been there as long as the church has.

To either side of the subject property are large lots with the potential for agricultural activities. Across Howe Island Drive are residential waterfront properties fronting on the St. Lawrence River. According to the aerial imagery, a wetland exists to the rear of the subject property; no development is proposed in the vicinity of this feature. At this time, no development is proposed for the subject property. Should the Official Plan Amendment be approved, the Church congregation may proceed with a severance application, likely also requiring a rezoning.

**Planning Analysis**

**Provincial Policy Statement, 2014**

The 2014 Provincial Policy statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

Section 2.3 Agriculture provides policy direction for the protection of prime agricultural areas for long-term use for agriculture. Permitted uses in Section 2.3.3 include agricultural uses, agriculture-related uses and on-farm diversified uses. The creation of new lots in prime agricultural areas shall not be permitted.

When assessing development on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS; this section requires application of relevant policy under Section 1: Building Healthy Communities, Section 2: Wise Use and Management of Resources, and Section 3: Protecting Public Health and Safety by the approval authority. Section 1.1.5.2 lists permitted uses on rural lands in municipalities including:

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Recommend Planning Advisory Committee Report  
Amendment Number 5 to the Township of Frontenac Islands Official Plan – Re-designate from Agriculture to Rural  
Frontenac Islands By-Law No. 05-2018  
April 9, 2018

c) limited residential development; e) cemeteries; and f) other rural land uses. The permitted uses on rural lands reflect the current uses of the subject property.

New lot creation on lands designated as agriculture is not permitted in the Township Official Plan, consistent with the Provincial Policy Statement, 2014. However, the designation of the subject property as Agriculture does not reflect the historic and existing uses on the property. The Church was established in 1846, far before Provincial Policy Statements existed to guide development. The uses of the land are better reflected with a rural designation; the permitted uses on rural lands match the current uses on the property. Further, the subject property does not meet the area requirements in the Township's Zoning Bylaw for Non Residential Uses (agriculture) and the existing buildings and cemetery limit the potential of the land for agriculture.

As such, the proposed Official Plan Amendment is consistent with the Provincial Policy Statement, 2014.

**County of Frontenac Official Plan, 2016**

The County of Frontenac Official Plan is a framework for guiding development in the County through the management and protection of the natural environment and by providing direction and influence on growth patterns. It is focused on the six themes of economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability.

Section 2. Economic Sustainability recognizes Agriculture as a natural resource in the County. Policies in the Plan encourage the Townships to protect prime agricultural land for agricultural purposes and encourage the development of agricultural support services within designated hamlets. The Townships are required to designate Prime Agricultural Areas in their respective Official Plans in accordance with the PPS.

Section 3.3 Rural Lands state that rural lands comprise all lands outside of settlement areas in the County that are not natural heritage area, resource lands, and waste disposal sites. Low density residential development as well as rural-related commercial, industrial, recreational and institutional development is desirable, provided it is appropriately located.

The proposal to re-designate the lands from Agriculture to Rural in the Township of Frontenac Islands Official Plan Land Use Schedule, reflects the current use as part of the Rural Lands designation in the County Official Plan. The re-designation will reflect the current uses on the subject property; constraints of the lot including the existing buildings and cemetery significantly limit the potential for agriculture on the property.

As such, the proposed Official Plan Amendment conforms to the County of Frontenac Official Plan, 2016.

**Township of Frontenac Islands Official Plan, July 2013 Consolidated Version**

The property is currently designated as Agriculture in the Township Official Plan. This designation arises from the fact that the lands are prime agricultural but does not accurately reflect the historic use of the land.

Section 5.1 Agriculture includes policies to maintain a permanent and viable agricultural industry throughout the Township. It is the intent of the Plan that the predominant use of land within the Agriculture designation shall be for agriculture and farm related uses inclusive of associated residential dwellings. The Plan aims to prevent development of non-farm related uses within the agriculture designation and to prevent scattered development leading to the unnecessary fragmentation of farmland. The proposal will not result in the development of new non-agricultural uses but instead the re-designation will reflect a historic, continued use of the property. The church was constructed in 1858 and has been operated as a community facility since then. The Plan does encourage the consolidation of lots too small to be viable agricultural units with adjacent farm properties. The existing development on the property, church, dwelling, parish hall, and cemetery limit the ability of the land for agricultural uses.

Section 5.2 Rural includes policies that have the intent of protecting land suitable for agricultural production from scattered development and land uses which are unrelated to agriculture. The Township will direct limited non-farm growth to the rural areas provided it will not interfere with or limit existing farm activity in the Rural designation. There are no anticipated impacts of re-designating the lands from Agriculture to Rural on the production of agriculture in the Township. The lands are currently occupied with a church, residence, parish hall, and cemetery; the church has existed for over 150 years with the cemetery being active for that long as well. The current development combined with the size of the lot limit the potential for agriculture on the subject property; the continued existence of the property designated as Rural is not anticipated to impact agricultural production.

**Township of Frontenac Islands Zoning Bylaw**

The subject property is zoned as Community Facility in the Township's Official Plan. The Community Facility zoning permits a variety of non-residential uses including assembly halls, cemeteries, libraries, parks, and places of worship amongst others. Residential uses are prohibited except a single housekeeping dwelling house accessory to a place of worship. Although the property is designated as Agriculture in the Official Plan, the zoning does not permit agricultural uses. As such, the re-designation of the lands to Rural will not limit the permitted uses and instead reflect the historic, continued use of the property.

**Comment**

The current Township of Frontenac Islands Official Plan Land Use Schedule designates the subject property Agriculture. The designation does not reflect the historic, continued uses of the property. The amendment adopted by Township Council re-designates the property to Rural to better reflect the historic, continued uses most notably the church

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Recommend Planning Advisory Committee Report  
Amendment Number 5 to the Township of Frontenac Islands Official Plan – Re-designate from Agriculture to Rural  
Frontenac Islands By-Law No. 05-2018  
April 9, 2018

and cemetery. If the Church congregation wishes to pursue the severance of the residence on the property, the rural designation permits non-farm severances.

**Staff recommend that County Council approve Amendment 5 to the Township of Frontenac Islands Official Plan.**

**Sustainability Implications**

One of the key focus areas of *Directions for Our Future*, the County's Sustainability Plan, is Land Use Planning and Management. From a sustainability perspective, this involves an approach that ensures a clean and healthy environment, a strong economy, and long term viability. Approval of this amendment will allow the historic, permitted uses of the property to be designated accordingly.

**Financial Implications**

There are no direct financial implications to the County of Frontenac for this approval.

**Organizations, Departments and Individuals Consulted and/or Affected**

Township of Frontenac Islands  
Congregation of St. Philomena Roman Catholic Church

**RECEIVED**

MAR 14 2018

County of Frontenac

**Amendment Number 5 to the Official Plan**

**for the**

**Corporation of the Township of Frontenac Islands**

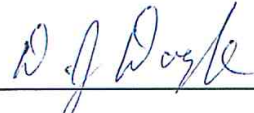
**By-Law No. 05-2018**

Being a By-law to adopt Official Plan Amendment No. 5 to re-designate lands legally described as Part of Lot 19, South Range known municipally as 1729 – 1739 Howe Island Drive, Howe Island from Agriculture to Rural (St. Philomena Roman Catholic Church).

**Official Plan Amendment**

**Amendment Number 5 to the Official Plan  
for the  
Corporation of the Township of Frontenac Islands**

The attached explanatory text, constituting Amendment Number 5 to the Official Plan of the Township of Frontenac Islands, was prepared by the Council of the Township of Frontenac Islands under the provisions of Sections 17 and 21 of the *Planning Act, R.S.O 1990*, as amended.



\_\_\_\_\_  
Mayor Denis Doyle



\_\_\_\_\_  
CAO, Clerk, Treasurer Darlene Plumley

**The Corporation of the Township of Frontenac Islands**

**By-Law Number 05-2018**

Being a By-Law to Adopt Official Plan Amendment Number 5 to the Official Plan for the Township Frontenac Islands

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**Whereas** Amendment Number 5 to the Official Plan for the Township of Frontenac Islands has been supported by the Council of the Corporation of the Township of Frontenac Islands;

**And Whereas** the Council of the Township of Frontenac Islands considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision;

**And Whereas** the County of Frontenac is the approval authority for Official Plan Amendments for the Township of Frontenac Islands under the *Planning Act, R.S.O. 1990, as amended*;

**And Whereas** The Corporation of the Township of Frontenac Islands has provided a copy of the proposed Amendment Number 5 to the County of Frontenac pursuant to 17(15)(a) of the *Planning Act, R.S.O. 1990 as amended*;

**Now Therefore**, the Council of the Corporation of the Township of Frontenac Islands, in accordance with the provisions of Sections 17 and 21 of the *Planning Act, R.S.O. 1990, as amended*, hereby enacts as follow:

**That** Amendment Number 5 to the Official Plan the Township of Frontenac Islands, consisting of the attached explanatory text and text amendments, is hereby adopted.

**That** the Clerk be authorized and directed to make application to the County of Frontenac for approval of Official Plan Amendment Number 5 for the Corporation of the Township of Frontenac islands.

**That** this by-law shall come into force and take effect on the date of the final passing, subject to the provisions of section 17 and the regulations under the *Planning Act, R.S.O. 1990 as amended*.

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Township of Frontenac Islands Official Plan Amendment Number 5 By-law #05-2018

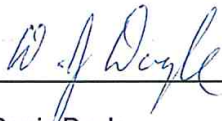
Re-designate from Agriculture to Rural Part of Lot 16, South Range (St. Philomena Roman Catholic Church)

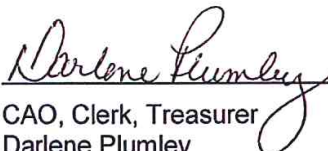
Date

Page 3 of 8

Read a first and second time this 12th day of February, 2018

Read a third time and finally passed this 12th day of February, 2018

  
\_\_\_\_\_  
Mayor Denis Doyle

  
\_\_\_\_\_  
CAO, Clerk, Treasurer  
Darlene Plumley

**Amendment Number 5 to the Official Plan  
for the  
Corporation of the Township of Frontenac Islands  
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 <b>Part A – The Preamble</b> does not constitute part of this amendment.	
Purpose .....	5
Location .....	5
Basis of the Amendment .....	5
 <b>Part B - The Amendment</b> consisting of the following text constitutes Amendment Number 5 to the Official Plan for the Township of Frontenac Islands.	
Introductory Statement.....	5
Details of the Amendment.....	5
Implementation and Interpretation .....	6
 <b>The Appendices</b> – The appendices do not constitute part of this amendment.	
Appendix A – Certification of Compliance with Public Involvement and Notice Requirements	
Appendix B – Notice of Public Meeting .....	(Not Attached)
Appendix C – Minutes of the Public Meeting .....	(Not Attached)
Appendix D – Written Submissions.....	(Not Attached)
Appendix E – Certification of True Copy .....	(Not Attached)

**Part A - The Preamble**

The title of this amendment is "Amendment No. 5 "to the Official Plan of the Township of Frontenac Islands hereinafter referred to as "Amendment No. 5".

**Purpose**

The purpose of Amendment No. 5 is to amend the Official Plan of the Township of Frontenac Islands to re-designate the lands legally described as 1729-1739 Howe Island Drive (St. Philomena Roman Catholic Church), Howe Island from Agriculture to Rural.

**Location**

Amendment No. 5 will apply to the lands legally described as Part of Lot 16, South Range municipally known as 1729-1739 Howe Island Drive, Howe Island. The subject property is the St. Philomena Roman Catholic Church.

**Basis of the Amendment**

The purpose of Amendment No. 5 is to re-designate Part of Lot 16, South Range known municipally as 1729-1739 Howe Island Drive, Howe Island from Agriculture to Rural to recognize the current and historic uses of the property. The designation limits activities on the land to agriculture and agriculture related uses, which does not reflect the historic, continued use of the property. The subject property is approximately 3 acres in area and is developed with the St. Philomena Roman Catholic Church, parish hall, dwelling, cemetery and a few smaller accessory buildings. The re-designation will reflect the uses on the subject property; constraints of the subject property including the historic use as a church and cemetery, significantly limit the potential for agriculture on the property. The agricultural designation restricts new residential lot development; the congregation is interested in exploring the possibility of severing the dwelling from the church property. Further, the subject property is zoned Community Facility in which agricultural activities is not a permitted use.

**Part B – The Amendment**

**Introductory Statement**

All of this part of the document entitled "Part B – The Amendment" consisting of the following text is Amendment No. 5 to the Official Plan of the Township of Frontenac Islands.

**Details of the Amendment**

The Official Plan is amended as follows:

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Township of Frontenac Islands Official Plan Amendment Number 5 By-law #05-2018  
Re-designate from Agriculture to Rural Part of Lot 16, South Range (St. Philomena Roman Catholic Church)  
Date Page 6 of 8

The area indicated on the attached Schedule of the Official Plan, labelled as Schedule "A" to Amendment No. 5 are hereby re-designated from "Agriculture" to "Rural".

**Implementation and Interpretation**

The implementation and interpretation of this Amendment shall be in accordance with relevant policies of the Official Plan.

**Appendix A**

**Certification of Compliance with Public Involvement and Notice Requirements**

I, Darlene Plumley, CAO, Clerk and Treasurer, hereby certify that the requirements for the giving of notice, and holding of at least one public meeting as set out in Subsection 17(15) of the *Planning Act, R.S.O. 1990*, as amended and giving of notice as set out in Section 17(24) of the *Planning Act, R.S.O. 1990*, as amended have been complied with.

  
\_\_\_\_\_  
CAO, Clerk and Treasurer, Darlene Plumley

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Township of Frontenac Islands  
Howe Island  
Council Chambers  
December 11<sup>th</sup>, 2017  
6:30 p.m.

A meeting of the Council of The Corporation of the Township of Frontenac Islands was called to order on December 11<sup>th</sup>, 2017 at 6:30 p.m. in the Howe Island Council Chambers, Howe Island, Ontario.

**Members Present:**

Mayor: Denis Doyle

Councillors: Wayne Grant  
Bruce Higgs  
Barb Springgay

Deputy Mayor: Natalie Nossal

**Staff Present:**

C.A.O./Clerk/Treasurer Darlene Plumley  
Public Works Manager Rob Dillabough  
Deputy Clerk/Treasurer Carol Dwyre

Frontenac County Community Planner Megan Rueckwald

A number of members of the public were there to observe the meeting.

The Agenda for December 11<sup>th</sup>, 2017 was introduced

Moved By: Councillor Grant (01-11/12-2017)

Seconded By: Deputy Mayor Nossal

THAT the Agenda for December 11<sup>th</sup>, 2017 be approved.

CARRIED

The Motions Before Council report was introduced.

Moved By: Councillor Higgs (02-11/12-2017)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Motions Before Council Report as presented.

CARRIED

No Disclosure of the general nature thereof was declared.

The Public Meeting Minutes and the Council Regular Minutes for November 13<sup>th</sup>, 2017 were introduced.

Moved By: Deputy Mayor Nossal (03-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands approve Public Meeting Minutes and the Council Regular Minutes for November 13<sup>th</sup>, 2017.

CARRIED

Moved By: Councillor Grant (04-11/12-2017)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands enter into a Public Meeting component to entertain the Planning Applications presented.

CARRIED

Mayor Doyle invited Megan Rueckwald, Frontenac County Community Planner to present Consent Application B-04-17-H.

Hearing no comments from the Public the following motion was brought forward.

Moved By: Councillor Grant (05-11/12-2017)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands amend the Notice of Decision on Consent Application B-04-17-H made on October 10, 2017 by adding conditions # 6 and 7 below:

6. That 33 feet from centreline be deeded to the Township for road widening on the south side of North Shore Road along the severed and retained portions.
7. And that the road widening, being Part 4 on 13R9449, be transferred into the Township's name.

CARRIED

Application B-07-17-W was introduced.

Properties had merged, the application restores one of the original lots and makes it larger. It was stated that no further development was proposed. There will be no change to the right of ways, except that they will be larger.

Moved By: Deputy Mayor Nossal (06-11/12-2017)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac islands approve application B-07-17-W to sever one lot from the subject parcel at Part of Lot 7 & 8, Concession 17, South of Baseline, Wolfe Island subject to the following conditions;

1. That the Right of Ways of Stuart's Land and Berry's Lane road width be widened to a minimum of 15.6 metres.
2. That a copy of the deeds/schedules and one copy of the Registered Reference Plan be provided to the Township prior to the issuance of a certificate under Section 53(42) of the Planning Act;

2

3. That cash-in-lieu of parkland is provided to the Municipality as determined by By-Law No. 15-2013;
4. That the taxes are current;
5. That the deeds be registered within one year of the date of certification under Section 53(42) of the Planning Act; and
6. That confirmation is filed with each application file that conditions have been fulfilled to the municipality's satisfaction.

CARRIED

The re-designation of the lands occupied by the St. Philomena Roman Catholic Church and associated property was introduced.

The designation of agricultural was not accurate, this re-designation will change the entire properties to rural as it should be.

Moved By: Councillor Springgay (07-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive public comments and direct staff to proceed with the re-designation of the lands occupied by the St. Philomena Roman Catholic Church and associated property.

CARRIED

Moved By: Councillor Springgay (08-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands close the Public Meeting component and resume the Regular Council Session.

CARRIED

By-law 2017-16 BEING a by-law to Appoint and establish remuneration for a Livestock Evaluator was introduced.

Moved By: Councillor Grant

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands give First, Second, Third and Final Reading to By-law 2017-21 Being a By-law to Appoint John Dwyre as Livestock Evaluator for Howe Island;

AND FURTHER THAT the remuneration for the position of Livestock Evaluator for the Township of Frontenac Islands be set at \$40.00 per call with mileage expense of .55 cents per kilometer; AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2017-21.

AND FURTHER THAT any by-laws relating to Livestock Evaluation for Howe Island are hereby repealed.

CARRIED

The Report prepared by Public Works Manager Dillabough concerning Actions Pending was introduced.

Moved By: Deputy Mayor Nossal (09-11/12-2017)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the "Public Works Manager Actions Pending Report".

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning the Actions Pending Report was introduced.

Moved By: Councillor Higgs (10-11/12-2017)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the "C.A.O./Clerk Actions Pending Report".

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning Transfer to Reserves was introduced.

Moved By: Councillor Higgs (11-11/12-2017)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands authorize any unspent funds in any department for 2017 remain in that department and transferred to reserves for that purpose;

AND FURTHER THAT and that the transfers to reserves and reserve funds noted in the 2017 budget be transferred as stated.

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning the Appointment of an Auditor was introduced.

Moved By: Councillor Springgay (12-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Appointment of Auditor Report;

AND FURTHER THAT THE Council of the Corporation of the Township of Frontenac Islands authorize the appointment of the audit firm Allan Chartered Accountant Professional Corporation, as auditor for 2018 - 2022;

AND FINALLY THAT a bylaw be introduced at the January 8<sup>th</sup>, 2018 Regular Council Meeting to confirm this appointment.

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning appoint of Members to the Wolfe Island Community Centre Board for the 2017-2018 Season was introduced.

Moved By: Councillor Springgay (13-11/12-2017)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands appoint the following Members to the Wolfe Island Community Centre Board for the 2017-2018 Season;

Kevin Hulton

Jeff Pyke

Chevon Kerr

Melissa Fawcett

Leanne McGuinness

Nicole Lapage

Erin White

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning the Wolfe Island Community Centre Custodian/Caretaker Position was introduced.

Moved By: Councillor Grant (14-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands extend the appointment of Ben Woodman in the salaried position of Operator/Custodian of the Wolfe Island Community Centre for the 2017-2018 season;

AND FURTHER THAT the salary for that position be \$11,000 and paid in bi-weekly payments during the operation of the rink.

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning Vacation Dates and Holiday Bonus for full and part time employees was introduced.

Moved By: Deputy Mayor Nossal (15-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands issue a Christmas Bonus to Full Time Employees in the amount of \$100.00 and to Part Time Employees in the amount of \$50.00.

AND FURTHER THAT the Township of Frontenac Islands authorize the Administration Offices on Howe Island and Wolfe Island to be closed from December 27<sup>th</sup>, 2017 to January 2nd, 2018 with the 20.5 hours accommodated through the vacation hours of the Administrative Employees.

AND FURTHER THAT the Closure of the Administrative Offices be posted accordingly.

CARRIED

5

The Year to Date Budget to Actual Variance Summary was introduced.

Moved By: Councillor Grant (16-11/12-2017)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Variance Summary ending November 30<sup>th</sup>, 2017.

November Accounts \$166,479.63 Payroll \$82,279.00

CARRIED

Livestock Loss Claims:

Moved By: Councillor Grant (17-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands authorize the compensation to John Van Strien for Livestock Loss in the amount of \$ 679.00.

CARRIED

Committee Minutes were introduced.

Moved By: Councillor Grant (18-11/12-2017)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the minutes of the;

Wolfe Island Community Centre Board Minutes, 2017

Seniors Housing Board Minutes, 2017

CARRIED

Action Items were introduced.

Moved By: Councillor Springgay (19-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the correspondence from Linda Sutherland concerning upgrades to the Wolfe Island Craft Shop;

AND FURTHER THAT the request be given consideration during the 2018 budget process.

CARRIED

Moved By: Councillor Springgay (20-11/12-2017)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the correspondence from Margaret Knott concerning the ongoing upkeep of the community website; [www.wolfeisland.com](http://www.wolfeisland.com);

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AND FURTHER THAT the Municipality continue to maintain the financial obligations associated with the site.

CARRIED

Items for information were introduced.

Moved By: Councillor Higgs (21-11/12-2017)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the following:

Ministry of Municipal Affairs and Housing/Financial Indicator Review

Ministry of Finance/Ontario Municipal Partnership Funding 2018 Allocation

Frontenac County/Frontenac-Howe Islander Ferry Fees and Fares Schedule

AORS/Public Works Manager Dillabough-Achievement Acknowledgement

Howe Island Waste and Recycling Calendar

CARRIED

Other business was introduced.

Deputy Mayor Nossal informed Council that;

- Howe Island Fire and Rescue will be celebrating its 40 years anniversary with a celebration planned for June 16<sup>th</sup>, 2018. The event will take place at the Fire Hall and will profile the various types of services that the HIFR provides the community.
- The consolidation of school bus services has not been successful as many children have been arriving at school late. Scheduling will be revised in the near future.
- Since the return of the County Ferry it has been observed that the crossing is slower; investigation as to why this is so is being undertaken.

Councillor Higgs requested the status on the responsibility of the costs associated with the law suit concerning the County's decision regarding agricultural vehicles.

C.A.O./Clerk Plumley stated that a review of the responsibility for the costs has been initiated, it is hoped that further information will be available before the end of the year.

Councillor Springgay thanked municipal staff for their efforts throughout the year. These thanks were echoed by the rest of Council.

Terry Botten questioned the variance in the amount charged for fees citing an increase of \$5 which was not presented in discussion at the Township level or the by-law presented.

C.A.O./Clerk Plumley is to look into why the increase was implemented.

7

Margaret Knott stressed the need for young families to move back to Frontenac Islands. With the option available now for seniors housing, might there be a way young people who wish to farm could enter into an agreement to rent homesteads from seniors.

Katie Nolan from OMAFRA is to be contacted to determine whether there might be a way to pair the two markets.

Stephen Sorensen directed a question to Deputy Mayor Nossal with regard to a statement made concerning the cost implications to Howe Island Residents with regard to a law suit associated with lifting the restrictions for agricultural vehicles on the County Ferry. The decision was made by County Council not by the Township, why would the associated costs be borne solely by Howe Island ratepayers? He felt that this has caused the circulation of misinformation and as a result, a retraction of that statement is requested.

Deputy Mayor Nossal responded that the statement indicated that the Township may or may not be responsible for costs, and was made in the interest of full disclosure and transparency to residents. This statement came as a result of a request from HIRA to have cameras installed at the ferry docks, which will be considered during budget discussions.

Mayor Doyle stated that the agreements which outline the terms of responsibility are under Solicitors review. The information Deputy Mayor Nossal provided resulted from discussion with Senior County Staff relating to the responsibility of costs.

Mayor Doyle indicated that there has been a request to have MTO to cover the costs as the change in status to lift the restrictions for agricultural vehicles may be deemed operational, and therefore may be eligible to be covered by the Province.

Moved By: Deputy Mayor Nossal

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands give First, Second, Third and Final Reading to By-law 2017-22 Being a By-law to Confirm the Proceedings of Council for the Meeting of December 11<sup>th</sup>, 2017;

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2017-22.

CARRIED


Adjournment was then introduced.

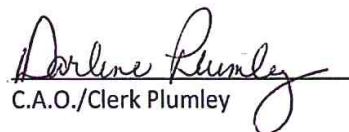
Motioned By: Councillor Grant (22-11/12-2017)

Seconded By: Councillor Springgay

THAT the meeting be adjourned at 7:25 p.m.

CARRIED

  
\_\_\_\_\_  
Mayor Doyle

  
\_\_\_\_\_  
C.A.O./Clerk Plumley



Regular Council Meeting January 8<sup>th</sup>, 2018

CARRIED

Planning:

Mayor Doyle invited Frontenac County Planner Joe Gallivan to provide an update concerning Planning and Staff Resources.

Moved By: Councillor Grant (04-12/02-2018)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands receives and endorses the Administrative Report provided to County Council regarding Land Use Planning approving the addition of a Senior Planner position, the costs associated with the County Planning Department's three positions being apportioned based upon a three year rolling average of utilization based on local planning issues, the costs being phased in over a three year period, (with the phase in costs being taken from the County's stabilization reserve for 2018 with funding for subsequent years being determined by the next term of Council and it being clearly understood that phase-in costs will not be subject to a levy based weighted assessment).

CARRIED

The Planning Report prepared by Community Planner Rueckwald concerning the Official Plan Amendment to re-designate the St. Philomena Roman Catholic Church was introduced.

Moved By: Deputy Mayor Nossal (05-12/02-2018)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands adopt the Official Plan Amendment to re-designate the St. Philomena Roman Catholic Church lands at Part of Lot 16, South Range municipally known as 1729-1739 Howe Island Drive, Howe Island from Agriculture to Rural;

AND FURTHER THAT staff be directed to prepare and send the Official Plan Amendment package to the County of Frontenac for approval.

CARRIED

By-law 2018-04 Being a By-law to Provide for an Interim Tax Levy and to provide for the payment of taxes and to provide for penalty and interest was introduced.

Moved By: Deputy Mayor Nossal

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands give First, Second, Third and Final Reading to By-law 2018-04 Being a By-law to Provide for an Interim Tax Levy and to provide for the payment of taxes and to provide for penalty and interest of 1.25% per month;

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2018-04.

CARRIED

By-law 2018-05 Being a By-law to Adopt Official Plan Amendment No. 5 to re-designate lands legally described as Part of Lot 19, South Range known municipally as 1729 – 1739 Howe Island Drive, Howe Island from Agriculture to Rural (St. Philomena Roman Catholic Church was introduced.

Moved By: Deputy Mayor Nossal

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands give First, Second, Third and Final Reading to By-law 2018-05 Being a By-law to Adopt Official Plan Amendment No. 5 to re-designate lands legally described as Part of Lot 19, South Range known municipally as 1729 – 1739 Howe Island Drive, Howe Island from Agriculture to Rural (St. Philomena Roman Catholic Church);

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2018-05.

CARRIED

Delegations:

Mayor Doyle invited Lana Saunders to speak to Council concerning the future development of Howe Island Recreation.

Ms. Saunders stated that through involvement with the Kingston Road Runners she is the organizer of the Annual Howe Island Hustle which is held on the second Saturday in May. The event began three years ago and in 2016 \$1,500 was raised, in 2017 \$1,000. The intent for the fundraising is to further develop Howe Island Recreation. A very preliminary costing has been undertaken with a full size tennis court and half basketball court being in the \$75,000 to \$100,000 range. Ideally the goal is to provide a facility for all ages to enjoy.

Deputy Mayor Nossal stated that there could be money available from outside agencies but to apply a more detailed plan would be required. The next step would be to set up a committee or community team to gather information and develop the project and make a formal presentation.

Mayor Doyle referred to the reserves which have been allocated for recreation of Howe Island and they could be used to assist with the project.

Moved By: Deputy Mayor Nossal (06-12/02-2018)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the delegation of Lana Saunders concerning the future development of Howe Island Recreation;

AND FURTHER THAT during upcoming budget deliberations consideration will be given to the developments proposed.

CARRIED

Presentations: none

The Report prepared by Public Works Manager Dillabough concerning Actions Pending was introduced.

Moved By: Councillor Grant (07-12/02-2018)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the "Public Works Manager Actions Pending Report".

CARRIED

The Report prepared by Public Works Manager Dillabough concerning decommissioning and declaring surplus the 2006 Ford F150 was introduced.

Moved By: Councillor Grant (08-12/02-2018)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands approve this report to decommission and declare surplus the 2006 Ford F150 from the Wolfe Island Fleet of vehicles;

AND FURTHER THAT the Manager of Public Works be authorized to advertise and sell the Unit as is where is.

AND FURTHER THAT the Deputy Clerk Treasurer be authorized to deposit the funds from the sale into the Wolfe Island Equipment reserve.

CARRIED

The Report prepared by Public Works Manager Dillabough concerning the tender for Curbside Solid Household Waste collection for Howe Island was introduced.

Moved By: Deputy Mayor Nossal (09-12/02-2018)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands approve the tender from Island Property Management for the amount \$ 144,300.00 plus HST for 3 years of Curbside Solid Household Waste collection.

AND FURTHER THAT the Manager of Public Works be authorized to sign all documents to give effect to the contract.

4

CARRIED

Councillor Higgs stated that this increase in pick up costs is excessive and more emphasis should be placed on recycling. Going forward is there an option to have it reduced to two bags and have pick up every two weeks in the winter months.

The initial tender released called for two bags maximum per household but as the past practice was to have three bags an addendum was released to increase the limit to an estimated three bags maximum per household and fifty two pickups per year.

Discussion will take place during budget deliberations to determine how the increased costs for waste collection will be accommodated.

The Report prepared by Public Works Manager Dillabough concerning the tender for the supply, delivery and application of calcium chloride was introduced.

Moved By: Councillor Grant (10-12/02-2018)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands accept the tender from Morris Chemicals for the supply, delivery and application of calcium chloride for the amount of \$ 0.2618 per liter for 10,000 and \$ .2290 for per liter plus for 20,000 liter loads plus HST.

AND FURTHER THAT the Manager of Public Works be authorized to sign all documents to give effect to the Frontenac Islands part of the contract.

CARRIED

The Report prepared by Deputy Clerk/Treasurer Dwyre concerning the Petition for subsidy on operating costs of ferries under the provisions of the Public Transportation and Highway Improvement Act was introduced.

Moved By: Councillor Higgs (11-12/02-2018)

Seconded By: Deputy Mayor Nossal

a) THAT the Council of the Corporation of the Township of Frontenac Islands Petition for subsidy on operating costs of ferries under the provisions of the Public Transportation and Highway Improvement Act on expenditures made for the Simcoe Islander during the Year 2017 the sum of \$395,465.70.

b) THAT the Council of the Corporation of the Township of Frontenac Islands Petition for subsidy on operating costs of ferries under the provisions of the Public Transportation and Highway Improvement Act on expenditures made for the Howe Islander during the Year 2017 the sum of \$290,571.72.

CARRIED

5

The Report prepared by C.A.O./Clerk Plumley concerning the Actions Pending Report was introduced.

Moved By: Councillor Higgs (12-12/02-2018)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the "C.A.O./Clerk Actions Pending Report".

CARRIED

Councillor Higgs questioned the status of the independent legal opinion on a County Council decision.

C.A.O./Clerk Plumley stated that Frontenac County considers the cost as part of the operating expense for the ferry and have included it in the subsidy application to MTO. Independent legal opinion will be sought once it is determined whether or not it is considered to be an operational expense.

It was the consensus of Council that the Township of Frontenac Islands is not in favour of having the legal fees associated with the law suit resulting from a Frontenac County Council decision regarding the elimination of the restrictions placed on agricultural vehicles on the County Ferry becoming a cost to Howe Island Ratepayers.

The Report prepared by C.A.O./Clerk Plumley concerning Rental Rates for the Wolfe Island Community Centre was introduced.

Moved By: Councillor Grant (13-12/02-2018)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands amend the fee schedule of By-Law 2017- 05 Being a By-Law to Regulate Public Events to incorporate the inclusion of rates specific to the Community Centre Rink Surface;

Summer Rental Rates	Hourly base rate	Hourly With lights	Half day	Per day
Community Centre Rink Surface	\$60	\$75	\$250	\$400
Waste Disposal Deposit/refund based on bin capacity <i>*The average cost for one bin of garbage is \$1,250. This includes tipping and haulage. Diversion and Recycling is strongly encouraged.</i>				\$300

CARRIED

Councillor Springgay stated that the newly renovated washroom/dressing room building would be available with all rentals.

6

The Report prepared by C.A.O./Clerk Plumley concerning Candidates' Election Campaign Advertisements/Responsibilities under the Municipal Elections Act was introduced.

Moved By: Councillor Higgs (14-12/02-2018)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Candidates' Election Campaign Advertisements/Responsibilities under the Municipal Elections Act provided by C.A.O./Clerk Plumley.

CARRIED

The Statement of Accounts for the month of January was introduced.

Moved By: Deputy Mayor Nossal (15-12/02-2018)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the January 31<sup>st</sup>, 2018 statement of accounts.

Accounts \$102,738.19 Payroll \$58,600.

CARRIED

Livestock Loss Claims:

Moved By: Councillor Grant (16-12/02-2018)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands authorize payment

to: Gerard Whalen \$714.00

Leo Greenwood \$721.00

Marion Eves \$689.50

For loss of livestock.

CARRIED

Committee Minutes:

Moved By: Deputy Mayor Nossal (17-12/02-2018)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Committee Minutes as follows;

Howe Island Waste and Recycling December 14<sup>th</sup>, 2017

Wolfe Island Community Centre Board Minutes January 4<sup>th</sup>, 2018

Howe Island Ferry Committee Minutes January 15<sup>th</sup>, 2018

CARRIED

Moved By: Councillor Grant (18-12/02-2018)

Seconded By: Councillor Springgay

7

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Wolfe Island Ferry Committee Minutes of February 8<sup>th</sup>, 2018;  
AND FURTHER THAT THAT the Council of the Corporation of the Township of Frontenac Islands give endorsement to the Transportation Environmental Study Report concerning the Preliminary Design and Class Environmental Assessment for the Wolfe Island Ferry and Docking Improvements as provided in the January 2018 release to the public;  
AND FURTHER THAT the Wolfe Island Ferry Committee requests that during the detailed design phase of the project consideration be given to the inclusion of parking at the Kingston Terminal;  
AND FURTHER THAT ongoing discussion take place with the Municipality regarding the functional and operational needs relating to the project during the Detail Design phase of the Environmental Assessment.

CARRIED

Action Items were introduced.

Moved By: Deputy Mayor Nossal (19-12/02-2018)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Island receive for information the correspondence for the Kingston Frontenac Lennox and Addington Public Health concerning the review of existing sewage systems, prior to issuing a building permit;  
AND FURTHER THAT going forward applicants seeking building permits will be directed to the KFLA for review;  
AND FURTHER THAT as indicated in the correspondence there will be no fees collected in situations where no review is required or necessary.

CARRIED

C.A.O./Clerk Plumley is to invite Public Health Inspector Gord Mitchell to provide a presentation at an upcoming Council Meeting.

Items for information were introduced.

Moved By: Deputy Mayor Nossal (20-12/02-2018)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the following:  
Frontenac County Appointment of County Warden and Deputy Warden  
Briefing Notes/Meeting with Minister of Transportation at ROMA Conference  
Briefing Notes/Meeting with Minister of Agriculture at ROMA Conference  
Watson and Associates/Asset Management Planning for Municipal Infrastructure  
Walter and Margaret Knott/Road Maintenance

CARRIED

8

Other business was introduced.

Councillor Higgs stated that he and Deputy Mayor Nossal had been in attendance at the prequalification meeting for the deck replacement on the Howe Islander earlier in the day and were impressed by the process. The closing date for the bid submissions is March 5<sup>th</sup>.

Moved By: Councillor Grant  
Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands give First, Second, Third and Final Reading to By-law 2018-06 Being a By-law to Confirm the Proceedings of Council for the Meeting of February 12th, 2018;

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2018-06.

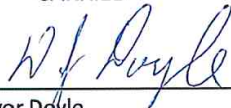
CARRIED

Adjournment was then introduced.

Motioned By: Councillor Grant (21-12/02-2018)  
Seconded By: Councillor Springgay

THAT the meeting be adjourned at 7:40 p.m.

CARRIED

  
\_\_\_\_\_  
Mayor Doyle

  
\_\_\_\_\_  
C.A.O./Clerk Plumley

**Township of Frontenac Islands  
Notice of Public Meeting  
Concerning Official Plan Amendment for the  
Re-designation of Lands from Agriculture to Rural**



**Take Notice** that a public meeting will be held to receive comments from the public concerning an Official Plan Amendment to allow for the re-designation of the lands at **1729-1739 Howe Island Drive (St. Philomena Roman Catholic Church), Howe Island** from Agriculture to Rural. The proposed amendment will recognize the current uses on the subject property.

**Public Meeting  
Monday, December 11, 2017  
6:30pm  
Howe Island Council Chambers  
Howe Island**

The Township of Frontenac Islands encourages all those interested in learning about the amendment to attend the public meeting. Staff will provide context to the application and offer the public an opportunity to provide comments on the proposed amendment. Members of the public may make representations in respect to the proposed amendment and re-designation of the lands from Agriculture to Rural.

**Subject Lands:** The lands subject to this application are legally described as Part of Lot 16/ South of Baseline and municipally known as 1729-1739 Howe Island Drive. The subject property is the St. Philomena Roman Catholic Church.

**Purpose and Effect:** The purpose and effect of the public meeting is to receive comments from the public for the proposed amendment from Agriculture to Rural designation. The proposed amendment will recognize the current uses on the lot.

**Additional Information** related to the proposed Official Plan amendment is available during regular office hours at the municipal office.

**Dated at the Township of Frontenac Islands this 22<sup>nd</sup> day of November, 2017.**

Carol Dwyre, Deputy Clerk/Treasurer/Planning Coordinator  
Howe Island Township Offices  
50 Base Line Rd, RR# 4, Gananoque, ON K7G 2V6  
(613) 544 6348



## Planning Report

**To:** Mayor and Members of Council

**From:** Megan Rueckwald  
Community Planner  
County of Frontenac

**Prepared:** January 16, 2018  
**Public Meeting:** February 12, 2018

**Re:** **St. Philomena Roman Catholic Church Property - Official Plan Amendment (Part of Lot 16, South Range).**

**Recommend:** Adopt Official Plan Amendment to Re-designate lands from Agriculture to Rural

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### Proposal

It is recommended that Council adopt the proposed Official Plan Amendment to re-designate the lands of the St. Philomena Roman Catholic Church at Part of Lot 16, South Range, known municipally as 1729 - 1739 Howe Island Drive, Howe Island from Agriculture to Rural (see attached map). And further, that Council direct staff to prepare and send the Official Plan Amendment package to the County of Frontenac for approval.

### Background

Township Council directed planning staff to prepare a Township-initiated Official Plan Amendment for the St. Philomena Roman Catholic Church property at 1729-1739 Howe Island Drive, Howe Island at the September Council meeting.

A request from a member of the Church for a Township-initiated Official Plan Amendment to re-designate the lands from Agriculture to Rural to allow for the creation of a new lot was supported by Council. The intention of the new lot is to separate and sell the land and structure associated with the residence on the property. The Agriculture designation restricts the creation of new residential lots in order to protect agricultural land from development, thus requiring an Official Plan Amendment.

A public meeting was held on December 11, 2017, to receive comments from the public. A member of the public expressed concern about how large the severed lot would be and who would propose this. Planning staff assured the public that the current proposal was to re-designate the lands and a future severance (if this is the direction the congregation chooses to take) would be a decision of the Church.

**Official Plan Amendment**

The proposed Official Plan Amendment is to re-designate the subject property from Agriculture to Rural. The subject property is approximately 3 acres in area and has approximately 93 metres (305 feet) of frontage along Howe Island Drive. Currently, the property is developed with a church, parish hall, dwelling, cemetery, and smaller accessory buildings. The subject property has been occupied by the church since 1858, with the parish hall and dwelling being built more recently. The date of cemetery is unknown; however, it is understood to have been there as long as the church has.

To either side of the subject property are large lots with the potential for agricultural activities. Across Howe Island Drive are residential waterfront properties fronting on the St. Lawrence River. According to the aerial imagery, a wetland exists to the rear of the subject property; no development is proposed in the vicinity of this feature. At this time, no development is proposed for the subject property. Should the Official Plan Amendment be approved, the Church congregation may proceed with a severance application, likely also requiring a rezoning.

**Planning Analysis**Provincial Policy Statement, 2014

The 2014 Provincial Policy statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

Section 2.3 Agriculture provides policy direction for the protection of prime agricultural areas for long-term use for agriculture. Permitted uses in Section 2.3.3 include agricultural uses, agriculture-related uses and on-farm diversified uses. The creation of new lots in prime agricultural areas shall not be permitted.

When assessing development on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS; this section requires application of relevant policy under Section 1: Building Healthy Communities, Section 2: Wise Use and Management of Resources, and Section 3: Protecting Public Health and Safety by the approval authority. Section 1.1.5.2 lists permitted uses on rural lands in municipalities including: c) limited residential development; e) cemeteries; and f) other rural land uses. The permitted uses on rural lands reflect the current uses of the subject property.

New residential lot creation on lands designated as agriculture is not permitted in the Township Official Plan, consistent with the Provincial Policy Statement, 2014. However, the designation of the subject property as Agriculture does not reflect the historic and existing uses on the property. The Church was established in 1846, far before Provincial Policy Statements existed to guide development. The uses of the land are better reflected with a rural designation; the permitted uses on rural lands a municipality match the current uses on the property. Further, the subject property does not meet the area requirements in the Township's Zoning Bylaw for Non Residential Uses (agriculture) and the existing buildings and cemetery limit the potential of the land for agriculture.

As such, the proposed Official Plan Amendment is consistent with the Provincial Policy Statement, 2014.

County of Frontenac Official Plan, 2016

The County of Frontenac Official Plan is a framework for guiding development in the County through the management and protection of the natural environment and by providing direction and influence on growth patterns. It is focused on the six themes of economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability.

Section 2. Economic Sustainability recognizes Agriculture as a natural resource in the County. Policies in the Plan encourage the Townships to protect prime agricultural land for agricultural purposes and encourage the development of agricultural support services within designated hamlets. The Townships are required to designate Prime Agricultural Areas in their respective Official Plans in accordance with the PPS. And may only permit non-agricultural uses in Prime Agricultural Areas in accordance with the PPS.

Section 3.3 Rural Lands state that rural lands comprise all lands outside of settlement areas in the County that are not natural heritage area, resource lands, and waste disposal sites. Low density residential development as well as rural-related commercial, industrial, recreational and institutional development is desirable, provided it is appropriately located.

The proposal to re-designate the lands from Agriculture to Rural in the Township of Frontenac Islands Official Plan Land Use Schedule, reflects the current use as part of the Rural Lands designation in the County Official Plan. The re-designation will reflect the current uses on the subject property; constraints of the lot including the existing buildings and cemetery and area, significantly limit the potential for agriculture on the property.

As such, the proposed Official Plan Amendment conforms to the County of Frontenac Official Plan, 2016.

Township of Frontenac Islands Official Plan, July 2013 Consolidated Version

The property is currently designated as Agriculture in the Township Official Plan. This designation arises from the fact that the lands are prime agricultural but does not accurately reflect the historic use of the land.

Section 5.1 Agriculture includes policies to maintain a permanent and viable agricultural industry throughout the Township. It is the intent of the Plan that the predominant use of land within the Agriculture designation shall be for agriculture and farm related uses inclusive of associated residential dwellings. The Plan aims to prevent development of non-farm related uses within the agriculture designation and to prevent scattered development leading to the unnecessary fragmentation of farmland. The proposal will not result in the development of new non-agricultural uses but instead the re-designation will reflect a historic, continued use of the property. The church was constructed in 1858 and has been operated as a community facility since then. The Plan does encourage the consolidation of lots too small to be viable agricultural units

with adjacent farm properties. The existing development on the property, church, dwelling, parish hall, and cemetery limit the ability of the land for agricultural uses.

Section 5.2 Rural includes policies have the intent of protecting land suitable for agricultural production from scattered development and land uses which are unrelated to agriculture. The Township will direct limited non-farm growth to the Rural areas provided it will not interfere with or limit existing farm activity in the Rural designation. There are no anticipated impacts of re-designating the lands from Agriculture to Rural on the production of agriculture in the Township. The lands are currently occupied with a church, residence, parish hall, and cemetery; the church has existed for over 150 years with the cemetery being active for that long as well. The current development combined with the size of the lot limit the potential for agriculture on the subject property; the continued existence of the property designated as Rural is not anticipated to impact agricultural production.

Township of Frontenac Islands Zoning Bylaw

The subject property is zoned as Community Facility in the Township's Official Plan. The Community Facility zoning permits a variety of non-residential uses including assembly halls, cemeteries, libraries, parks, and places of worship amongst others. Residential uses are prohibited except a single housekeeping dwelling house accessory to a place of worship. Although the property is designated as Agriculture in the Official Plan, the zoning does not permit agricultural uses. As such, the re-designation of the lands to Rural will not limit the permitted uses and instead reflect the historic, continued use of the property.

**Comments**

No comments, outside of the public meeting, have been received by the Township regarding the re-designation of the lands.

**Recommendation**

**It is recommended that Township Council adopt the Official Plan Amendment to re-designate the St. Philomena Roman Catholic Church lands at Part of Lot 16, South Range municipally known as 1729-1739 Howe Island Drive, Howe Island from Agriculture to Rural. And further that, Township Council direct staff to prepare and send the Official Plan Amendment package to the County of Frontenac for approval.**

Sincerely,

*Prepared by:*  
Megan Rueckwald  
Community Planner  
County of Frontenac

*Reviewed by:*  
Joe Gallivan  
Director of Planning and Economic  
Development  
County of Frontenac



## **Administrative Report**

**To:** Mayor and Members of Council

**From:** Megan Rueckwald  
Community Planner  
County of Frontenac

**Prepared:** December 5, 2017

**Public Meeting:** December 11, 2017

**Re: St. Philomena Roman Catholic Church Property - Official Plan Amendment  
Receive Public Comments**

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### **Background**

Township Council directed planning staff to prepare a Township-initiated Official Plan Amendment for the St. Philomena Roman Catholic Church property at 1729-1739 Howe Island Drive, Howe Island (map attached).

A request from a member of the Church for a Township-initiated Official Plan Amendment to re-designate the lands from Agriculture to Rural to allow for the creation of a new lot was supported by Council. The intention of the new lot is to separate and sell the land and structure associated with the residence on the property. The Agriculture designation restricts the creation of new residential lots in order to protect agricultural land from development, thus requiring an Official Plan Amendment.

### **Comments**

On February 13, 2017, Council was presented with a Planning Report from staff with respect to a potential Official Plan Amendment for the church property. At the February meeting, it came to Council's attention that further conversations were needed within the Church community regarding the Official Plan Amendment before Council would consider the planning application.

At the request of Deputy Mayor Nossal, a Township-initiated Official Plan Amendment was brought back to Council in September for discussion. Deputy Mayor Nossal explained that the creation and sale of a new lot containing the existing residence had been discussed in a parish meeting, and parish members supported the proposed Amendment. Subsequently, Council directed planning staff to prepare the Township-initiated Official Plan Amendment and to hold the public meeting at the December Council meeting.

Comments received at the public meeting will be incorporated into the final recommendation to Council. Should Council adopt an Official Plan Amendment, re-designating the lands from Agriculture to Rural, the amendment would be sent to the County of Frontenac for approval. This process would involve the amendment

appearing before the County's Planning Advisory Committee and then before County Council, the approval authority. An appeal period would follow the decision of County Council.

**Recommendation**

**It is recommended that Township Council receive public comments at the public meeting and direct staff to proceed with the re-designation of the lands occupied by the St. Philomena Roman Catholic Church and associated property.**

Sincerely,

*Prepared by:*  
Megan Rueckwald  
Community Planner  
County of Frontenac

*Reviewed by:*  
Joe Gallivan  
Director of Planning and Economic  
Development  
County of Frontenac

b c



## Planning Report

**To:** Mayor and Members of Council

**From:** Reid Shepherd  
Community Planner  
County of Frontenac

**Prepared:** February 1, 2017  
**Meeting:** February 13, 2017

**Re: St Philomena Roman Catholic Church Property - Official Plan Amendment**

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**Recommendation:**

THAT the Council of the Corporation of the Township of Frontenac Islands accept the St Philomena Roman Catholic Church Property Official Plan Amendment recommend report;

AND FURTHER THAT the Council of the Corporation of the Township of Frontenac Islands direct staff to prepare a Township-initiated Official Plan Amendment, associated report and a public meeting to re-designate the lands occupied by the St Philomena Roman Catholic Church and associated property.

**Background**

A resident and congregation member of the St Philomena Roman Catholic Church on Howe Island contacted planning staff in 2016 to investigate the potential of severing off and selling a portion of the church property located at 1733 Howe Island Drive. There are currently three main structures located on the property including the church building, a residence and an associated hall. The church building is used to hold regular services, while the hall is used for church functions, and is available to rent by the wider community. Finally, the house, which is located directly to the west of the church building was formerly used as a residence for the church pastor. The residence now serves as a rental property, which is still owned and maintained by the local congregation.

The intention of the church congregation is to separate and sell the land and structures associated with the residence in order to alleviate the burden of maintaining the property as a rental unit, and re-invest that money into repairs on the buildings that remain on the retained land (the church and hall). Planning staff have reviewed the potential for severance and it appears that based on the current available knowledge of

the property, the severance proposal would be a suitable use of land from a planning perspective.

In order for the church congregation to sever the dwelling from the property, an amendment to the Frontenac Islands Zoning By-law and Official Plan would first be required. The property is currently zoned as Community Facility (CF), which is an appropriate zone for a church, cemetery and associated buildings (See Map 1). If the dwelling were severed from the rest of the property, the new lot would only contain a rural residence and not align with the CF zone. In order to permit the severance, an amendment to the zoning by-law would first be required.

The need for a change to the Official Plan designation on the property is due to the fact that the entire property is currently designated as Agriculture, which restricts the creation of new residential lots in order to protect agricultural land from development (See Map 2). This designation does not align with the former and existing uses of the property, as it has been used for religious purposes for many years. In the opinion of planning staff, the Agriculture designation on this property is not appropriate for its existing and future uses.

**Next Steps**

In order to change the Official Plan designation from Agriculture to Rural, which does permit severances of this nature to occur, Council can request that a Township-initiated Official Plan Amendment be undertaken. In this case, the amendment would correct an inaccurate designation on the property and also provide a public good, as it would facilitate the continued use of the St Philomena church and hall for the community. The amendment would then have to be approved by County Council, which is the approval authority for Official Plan amendments. This process would not involve any cost to the St. Philomena congregation.

Following the approval of the amendment by County Council, the church could then apply to re-zone and sever the proposed lot with the residence from the remaining property. Application costs from this portion of the process (as well as any other related studies or fees) would be borne by the applicants.

**It is recommended that Township Council direct staff to prepare a Township-initiated Official Plan Amendment, associated report and a public meeting to re-designate the lands occupied by the St Philomena Roman Catholic Church and associated property**

Sincerely,

*Prepared by:*  
Reid Shepherd  
Community Planner  
County of Frontenac

*Reviewed by:*  
Joe Gallivan, MCIP  
Director of Planning and Economic  
Development  
County of Frontenac

**TOWNSHIP OF FRONTENAC ISLANDS**  
OFFICIAL PLAN AMENDMENT -  
RE-DESIGNATION OF LANDS FROM AGRICULTURE TO RURAL  
1729 - 1739 HOWE ISLAND DRIVE, HOWE ISLAND



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**St Philomena Catholic Church Property - Zoning**



**Legend**

- FI\_Signs**
- STOP
  - STREET SIGN
  - TOWNSHIP SIGN
  - FERRY SIGN
  - COMMUNITY SIGN
  - COUNTY ROAD 22
  - HWY 95
  - HWY 96
  - SPEED LIMIT 20
  - SPEED LIMIT 50
  - SPEED LIMIT 60
  - SPEED LIMIT 80
  - ROAD ENDS
  - DO NOT BLOCK
  - STOP AHEAD
  - INTERSECTION
  - TURN AHEAD
  - SIDE ROAD
  - WINDING ROAD
  - SLIPPERY WHEN WET
  - STEEP HILL
  - SCHOOL ZONE
  - SCHOOL CROSSING
  - WATCH FOR CHILDREN
  - WATCH FOR BICYCLES
  - CROSSING
  - CHEVRON
  - INFO
  - PARKING
  - NO PARKING
- FI Zoning**
- A - Agricultural Zone
  - C - Commercial Zone
  - CF - Community Facility Zone
  - CT - Tourist Commercial Zone

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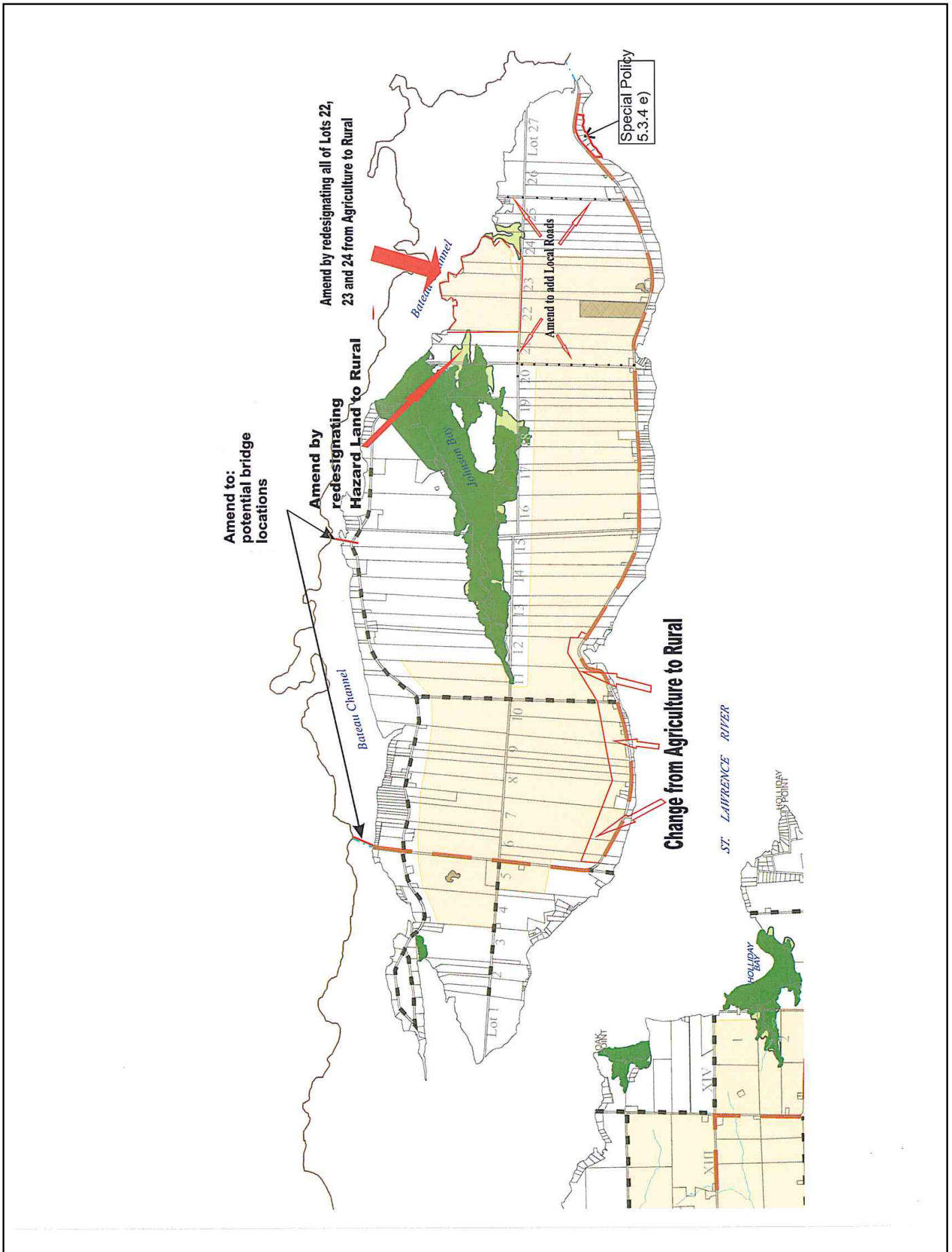
**Notes**

Enter Map Description



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**Report 2018-047**

**Committee Recommend Report**

**To:** Chair and Members of the Planning Advisory Committee  
**From:** Megan Rueckwald, Community Planner  
**Date of Meeting:** April 9, 2018  
**Re: Planning Advisory Committee – Application for Proposed Plan of Vacant Land Condominium 10CD-2018-001 – Set Date for the Public Meeting and Site Visit**

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**Recommendation**

**Be It Resolved that** the Planning Advisory Committee confirm the date to receive comments from the public on the proposed plan of vacant land condominium as noted in the report;

**And Further That** \_\_\_\_\_ be permitted to attend a site visit as required under the County of Frontenac’s Site Visit Policy to be completed prior to the public meeting.

**Background**

On February 16, 2018, the County of Frontenac received an application for a proposed plan of vacant land condominium submitted by Fotenn Consultants Inc. on behalf of Magenta Waterfront Development Corp and 1327489 Ontario Inc. with respect to lands legally described as Part Lot 19, Concession 8, former Township of Storrington, Township of South Frontenac. The application was deemed complete on March 14, 2018 and notice of complete application circulated pursuant to the *Planning Act, R.S.O., 1990 c.P.13*.

The proposed draft plan of vacant land condominium is to permit the development of four (4) residential waterfront units and a common elements condominium road. The proposed lots will have areas ranging from 1.2 to 1.7 hectares and front onto both Dog Lake and Pine Point Lane (Table 1). The lots are intended to accommodate future waterfront residential development on private services. The property forms part of a peninsula that separates Dog Lake from Cranberry Lake and is part of the Rideau Canal Waterway. Attachment 1 to this report is the draft plan of vacant land condominium submitted with the application and Attachment 2 is an aerial map outlining the subject lands.

Table 1. Lot area and frontage for the proposed four units and common elements road.

Land Use	Road Frontage (m)	Water Frontage (m)	Area (ha)
Unit 1, Residential	76	150	1.7
Unit 2, Residential	83	150	1.7
Unit 3, Residential	280	100	1.2
Unit 4, Residential	206	109	1.2
Block 5, Common Elements Road	-	-	0.3

In support of the application, the applicant has submitted the following:

- Complete application form;
- Draft Plan of Vacant Land Condominium (Ainley Group, June 2017);
- Planning justification report (Fotenn Consultants Inc., November 2017);
- Hydrogeological Study and Terrain Assessment (BlueMetric Environmental, February 2018);
- Environmental Impact Statement (Ecological Services Inc., August 2017);
- Preliminary Servicing and Stormwater Management Report (Ainley Group, November 2017);
- Stage 1-2 Archaeological Assessment (Abacus Archaeological Services, May 2017); and
- Hutchinson Evaluation (2017).

All submission materials are available online through the County's [Current Planning Applications](#).

### **Public Meeting**

Pursuant to the *Planning Act*, a public meeting is required to receive citizen comments on the proposed development. Planning staff recommend that the public meeting be held in early May. In accordance with the County's Public Meeting Policy, the public meeting will be held in the Township where the proposal is located. The Township of South Frontenac Council Chambers are available for the evening of May 9<sup>th</sup> to hold the meeting. The developer and planning consultants are available this date. Once confirmed, planning staff will prepare the required public notice and circulate accordingly.

**Site Visit**

In accordance with the County's Site Visit Policy, a maximum of 3 Committee members are permitted to attend a site visit. The purpose of the site visits is to view the site and its surroundings to better appreciate the facts that are important in the consideration of the application, assist in the appraisal of any constraints, and have a better understanding of any issues raised. The Mayor of the Township plus 2 other members of the Committee may attend the site visit. Planning staff recommend that a date be set for the beginning of May, prior to the public meeting, to complete the visit. Planning staff will advise the applicant at this date once determined.

**Conclusion**

It is recommended that the public meeting be held on May 9<sup>th</sup>, 2018, at the Council Chambers in the Township of South Frontenac and that the required site visit be completed prior to the meeting. Planning staff will prepare a comprehensive information report for the public meeting, which will include comments received as part of the technical circulation.

**Sustainability Implications**

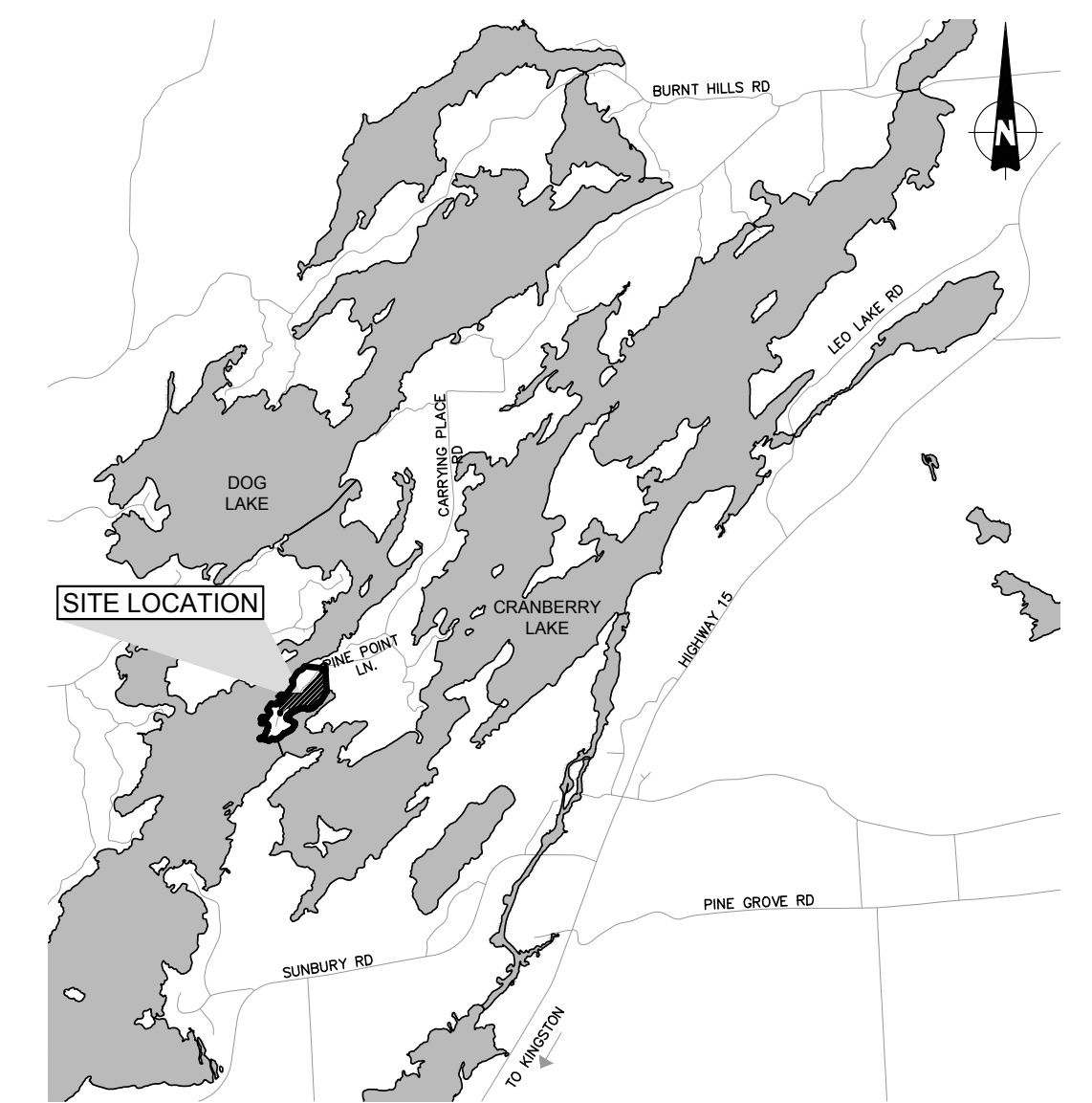
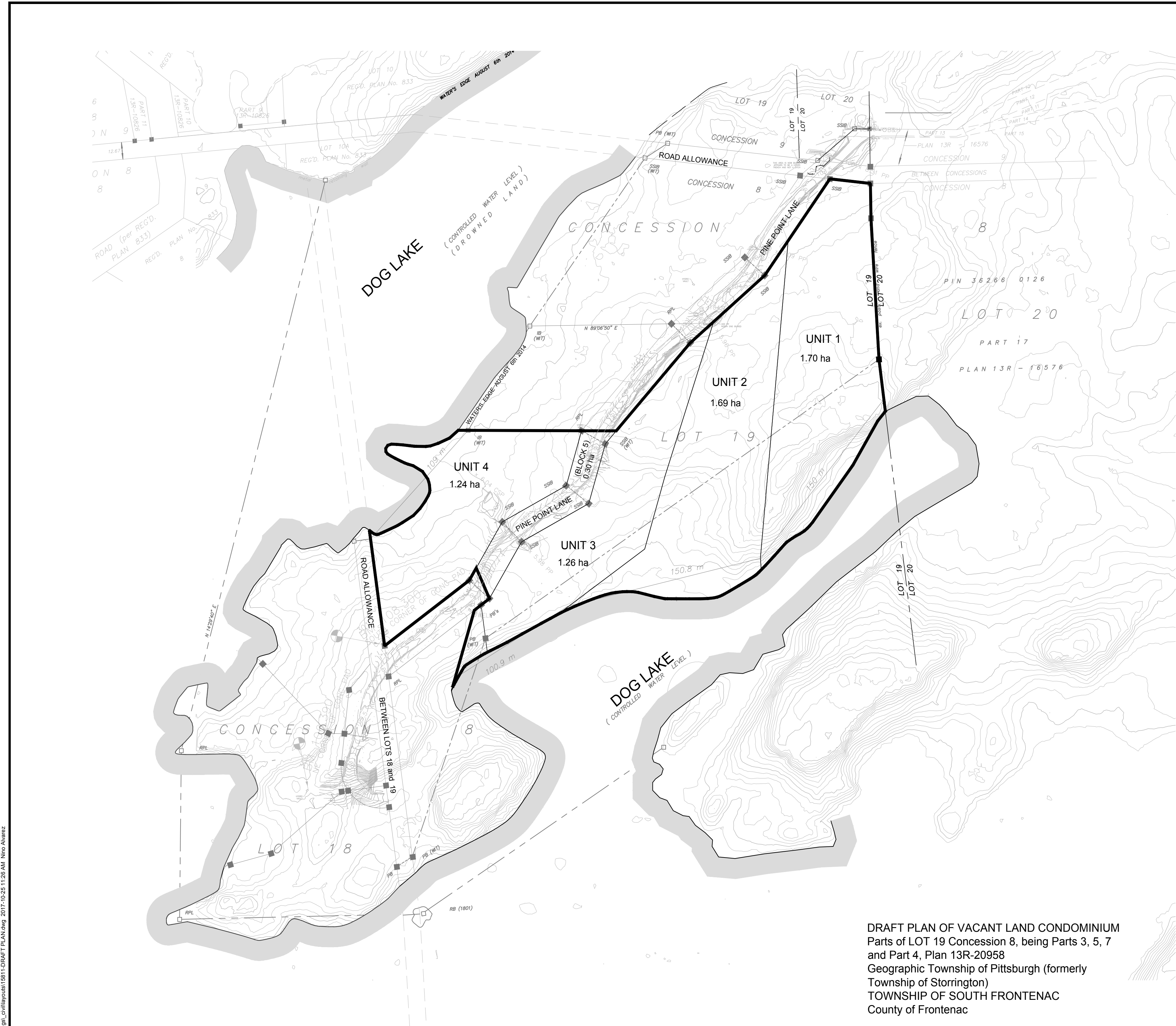
One of the key focus areas of *Directions for Our Future*, the County's Sustainability Plan, is Land Use Planning and Management. From a sustainability perspective, this involves an approach that ensures a clean and healthy environment, a strong economy, and long term viability.

**Financial Implications**

There are no direct financial implications to the County of Frontenac for this approval.

**Organizations, Departments and Individuals Consulted and/or Affected**

Township of South Frontenac  
Applicants Agent



DRAFT PLAN OF VACANT LAND CONDOMINIUM  
 Parts of LOT 19 Concession 8, being Parts 3, 5, 7  
 and Part 4, Plan 13R-20958  
 Geographic Township of Pittsburgh (formerly  
 Township of Storrington)  
 TOWNSHIP OF SOUTH FRONTENAC  
 County of Frontenac

SITE STATISTICS				
LAND USE	ROAD FRONTAGE (m)	WATER FRONTAGE (m)	AREA (ha)	%
UNIT 1, RESIDENTIAL SINGLE DETACHED	76.00	150.00	1.70	27.50%
UNIT 2, RESIDENTIAL SINGLE DETACHED	83.70	150.80	1.69	27.30%
UNIT 3, RESIDENTIAL SINGLE DETACHED	280.20	100.90	1.26	20.40%
UNIT 4, RESIDENTIAL SINGLE DETACHED	206.40	109.00	1.24	20.00%
BLOCK 5, COMMON ELEMENT ROAD	-	-	0.30	4.80%
TOTAL SUBDIVIDED LANDS			6.19	100.00%

**ADDITIONAL INFORMATION UNDER SECTION 51 (17) OF THE PLANNING ACT**

- a. AS SHOWN ON DRAFT PLAN.
- b. AS SHOWN ON DRAFT PLAN.
- c. ALL ADJACENT LANDS OWNED, OR IN WHICH THE APPLICANTS HAVE AN INTEREST ARE SHOWN ON THE KEY PLAN.
- d. RESIDENTIAL/RURAL.
- e. RESIDENTIAL/RURAL.
- f. AS SHOWN ON DRAFT PLAN.
- g. AS SHOWN ON DRAFT PLAN.
- h. PRIVATE WELLS.
- i. SHALLOW TOPSOIL/LOAM OVERLAYING SILT AND/OR A SHALLOW SILTY CLAY AT TOP BEDROCK.
- j. AS SHOWN ON DRAFT PLAN.
- k. GARBAGE COLLECTION, TELEPHONE, CABLE, ELECTRICITY.
- l. RESTRICTIVE COVENANTS, UTILITY EASEMENTS.

**METRIC NOTE**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SURVEYED ARE CORRECTLY SHOWN.  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 W. RONALD GLANCY, O.L.S.  
 CLANCY AND HOPKINS SURVEYING LTD.  
 NAPANEE, ONTARIO

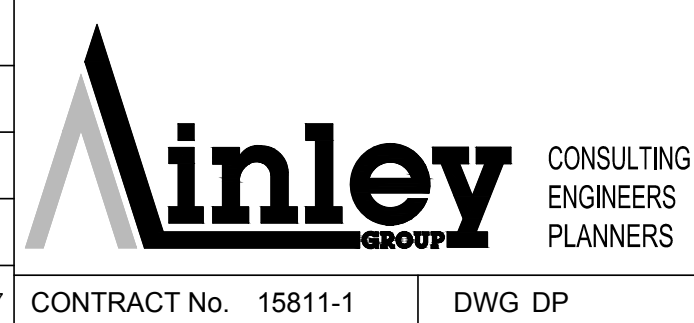
**OWNER'S CERTIFICATE**

I HEREBY AUTHORIZE \_\_\_\_\_ TO PREPARE AND SUBMIT THIS PLAN TO THE COUNTY OF FRONTENAC FOR REVIEW AND APPROVAL.  
 SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_

REV.#	REVISIONS	DATE	INITIAL

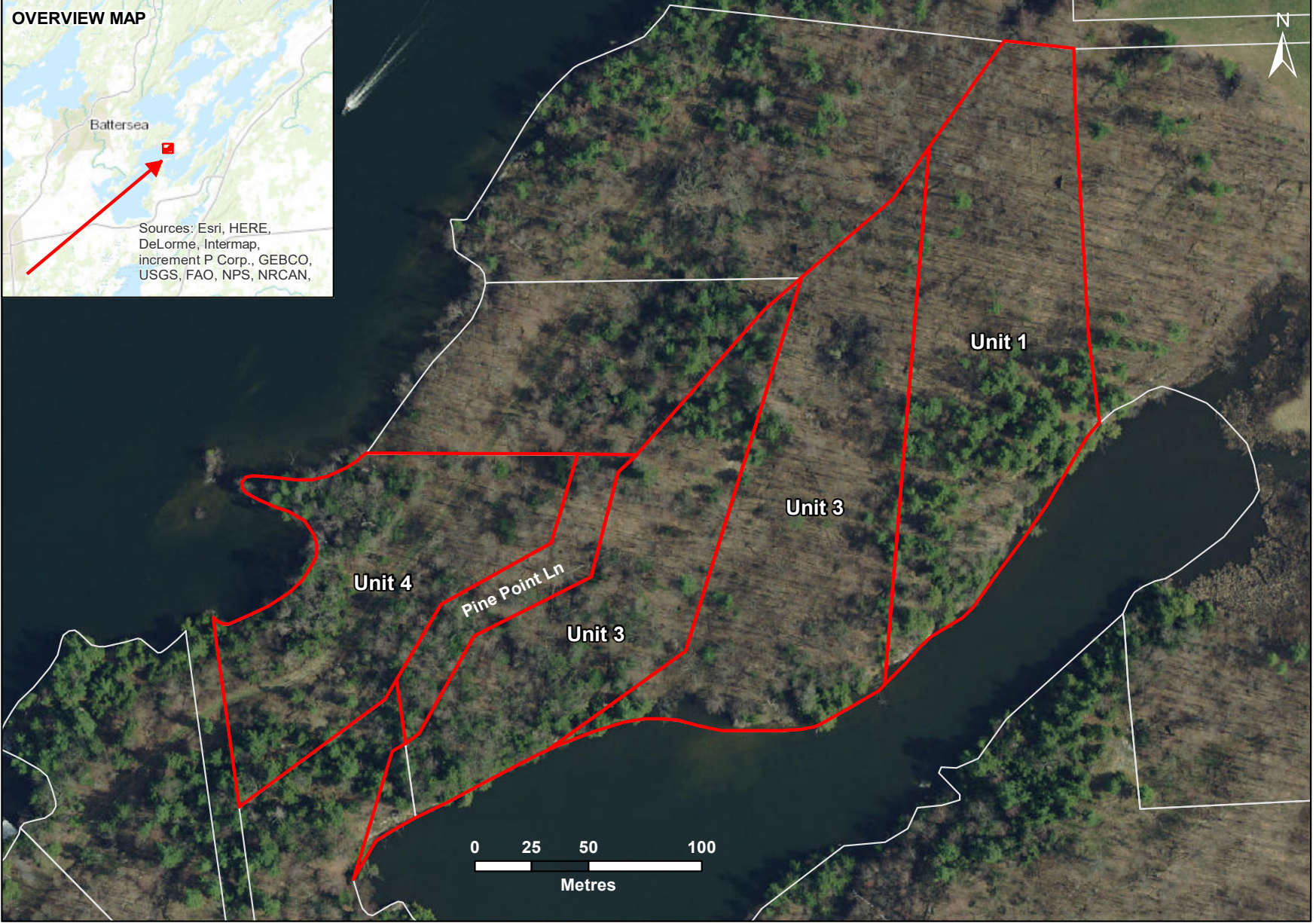
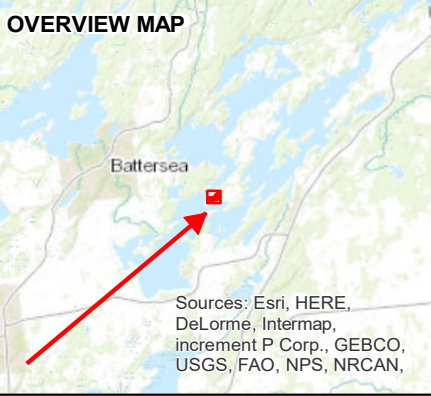
Not Valid Unless Signed and Dated

SCALE: 1:1500  
 DESIGN: ND  
 DRAWN: EV  
 CHECKED: ND  
 DATE: JUNE 2017



CONTRACT No. 15811-1 DWG DP

# PINE POINT SUBDIVISION



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