



**Planning Advisory Committee
Public Meeting
Wednesday, May 9, 2018 – 6:00 p.m.
Township of South Frontenac
Council Chamber,
4432 George Street, Sydenham, ON**

AGENDA

Page

- 1. Call to Order**
- 2. Disclosure of Pecuniary Interest and General Nature Thereof**
- 3. Public Meeting Reports to the Planning Advisory Committee**

Public Meeting Introduction

Notice of Collection – Personal information collected as a result of this public meeting and on the forms provided at the back of the room is collected under the authority of the *Planning Act* and will be used to assist in making a decision on these matters. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Questions regarding this collection should be forwarded to Jannette Amini, Manager of Legislative Services/Clerk.

The purpose of public meetings is to present planning applications in a public forum as required by *The Planning Act*. Following presentations by the applicant, the meeting will then be opened to the public for comments and questions. Interested persons are requested to give their name and address for recording in the minutes. There is also a sign in sheet for interested members of the public at the back of the room.

No decisions are made at public meetings concerning applications, unless otherwise noted. The public meeting is held to gather public opinion.

Public meeting reports are provided to inform the public of all relevant information. Information gathered is then referred back to Planning Staff for the preparation of a comprehensive report and recommendation to the Planning Advisory Committee to approve (with conditions) or to deny the application. The Committee then makes a recommendation on the applications to County Council. County Council is the approval authority for all

applications for Plans of Subdivision and Plans of Condominium.

Following Council's decision notice will be circulated in accordance with the *Planning Act*, and anyone with an interest in the matter may file an appeal. Interested persons are advised that if a person or public body does not make oral submissions at a public meeting or make written submissions before the application is approved, the person or public body is not entitled to appeal the decision of Council to the Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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- a) **2018-074**
Planning Advisory Committee
Public Meeting Report
Proposed Plan of Vacant Land Condominium 10CD-2018-001 (Pine Point)

Recommendation:

This report provides information on an application for a proposed plan of vacant land condominium that the Planning Advisory Committee is seeking input from the public on at the required public meeting under the *Planning Act*.

4. Communications

5. 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.

6. Adjournment



Report 2018-074

Committee Information Report

To: Chair and Members of the Planning Advisory Committee
From: Megan Rueckwald, Community Planner
Date of meeting: May 9, 2018
Re: Planning Advisory Committee – Public Meeting Report – Proposed Plan of Vacant Land Condominium 10CD-2018-001 (Pine Point, South Frontenac Township)

Recommendation

This report provides information on an application for a proposed plan of vacant land condominium that the Planning Advisory Committee is seeking input from the public on at the required public meeting under the *Planning Act*.

Background

The following is a public meeting report to the Planning Advisory Committee regarding application for a 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*. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

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 (3.0 to 4.2 acres) and front onto both Dog Lake and Pine Point Lane. 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.

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 (BluMetric Environmental, February 2018, amended May 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 Process

Anyone may attend the public meeting and make a verbal statement, and/or submit comments in writing, either in support of or in opposition to the application.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Frontenac in respect of the proposed plan of vacant land condominium before the approval authority gives or refuses to give approval to the draft plan, the person or public body is not entitled to appeal the decision of the County of Frontenac to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at the public meeting or make written submission to the County of Frontenac in respect of the proposed plan before the approval authority gives or refuses to give approval to the draft plan, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The Planning Advisory Committee will consider a comprehensive report and recommendation, respecting the subject application, at a future Planning Advisory Committee meeting. The Committee will make its recommendation to County Council at the future meeting. The decision of County Council will be final unless appealed. All persons who made oral or written submissions, or have requested notification in writing, will be given written notice of the future meeting(s) of the Planning Advisory Committee at which time the subject application will be considered. Anyone wishing to be notified of Council's decision on the subject application must submit a written request to:

County of Frontenac, Planning and Economic Development
2069 Battersea Rd. Glenburnie, ON K0H 1S0
planning@frontenacounty.ca

Proposed Development

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 subject lands are 6.19 hectares (15.3 acres) in area and form part of a peninsula known as “Fiddler’s Elbow” that separates Dog Lake from Cranberry Lake. The subject property is part of the Rideau Canal Waterway. The site is located south of the intersection of Pine Point Lane, Carrying Place Road and Melody Avenue. The site is bordered by rural residential properties to the north, west and east and Dog Lake to the south and northwest.

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 condominium will be responsible for maintaining the common elements portion of Pine Point Lane. The applicants have advised that the condominium will be required to enter into a private road-sharing agreement to ensure maintenance of the portion of Pine Point Lane which is not within the condominium. The lots are intended to accommodate future waterfront residential development on private services. 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

Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction from the province on matters of provincial interest related to land use planning and development. The PPS provides that efficient land use and development patterns support sustainability by promoting strong, livable, healthy and resilient communities among other things. Section 2 of the *Planning Act* requires that decisions be ‘consistent with’ the PPS.

The PPS encourages efficient land use planning to create and maintain strong communities and a healthy environment while encouraging economic growth over the long-term. It recognizes that rural areas are important to the economic success and quality of life of the province. To this end, section 1.4.1 states, among other things, that

communities should build on the rural character and leverage rural amenities and assets.

Section 1.1.5.1 of the PPS permits limited residential development on rural lands in municipalities and permits resource-based recreational uses (including recreational dwellings). Section 1.1.5.7 states that opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraint on these uses.

The proposed development appears to be consistent with the direction of the PPS. In terms of its location, as outlined above, the proposed lots on a condominium road will build on the rural character of the peninsula and will provide for resource-based recreational uses. Further analysis will be done with the writing of the comprehensive report and comments received from commenting agencies.

County of Frontenac Official Plan

The County of Frontenac Official Plan was approved by the Ministry of Municipal Affairs and Housing in January 2016 and came into force and effect on February 2, 2016. The plan sets out the general direction for planning and development by defining strategic goals, broad objectives and policies. Section 3 – Growth Management sets out policies intended to help guide new development across the County as well as manage change at a regional level. The policies in the Rural Lands section are meant to recognize the importance of rural areas for future growth and create guidelines for development that is sensitive to the surroundings.

Section 3.3.3.4 Special Policies – Waterfront Areas contains goals, objectives and policies for sustainable development in the Waterfront Area. Objectives of this section include permitting shoreland development that allows for sustainable growth, ensuring that the built form along the shoreline is not overly concentrated and maintaining or improving water quality on a water-shed basis. Objectives for the Plan also include protecting and enhancing the character of the Rideau Canal National Historic Site and UNESCO World Heritage Site and its associated cultural and natural heritage resources and scenic landscape setting.

Environmental Sustainability is also a focus of the Official Plan. Section 7-Environmental Sustainability speaks to the need to maintain the County's environmental health which in turn benefits the economy and society as well. The Environmental Impact Study concluded the proposed development would not result in the loss of significant woodland, significant wildlife habitat, fish habitat to species at risk. An enhanced setback from the high water mark is proposed for each unit in accordance with the recommendations from the Hutchinson Evaluation.

Future consultation will be done with the commenting agencies to ensure the proposal is consistent with the County Official plan.

Township of South Frontenac Official Plan (2003)

The subject property is designated 'Rural' in the Official Plan on Schedule A. Lands designated as 'Rural' in the Township Official Plan are characterized by a rural landscape. The type and amount of development in the Rural Area shall be consistent with maintaining the rural character, natural heritage, and cultural landscape in the Township. The Township has been circulated the proposed draft plan and will be providing formal comments following the public meeting.

A Planning Report, dated November 2017 prepared by Fotenn Consultants Inc., was submitted in support of the plan of vacant land condominium application. It further outlines the policies of the PPS, County Official Plan, and Township Official Plan that support the proposed development. The report is available through the County's Current Planning Applications website.

Technical Circulation Process

The application has been circulated to a number of internal departments and external agencies for review and comment. The responses to the technical circulation will be addressed in the technical review and included in the comprehensive report for consideration at a future Planning Advisory Committee meeting. As of this date of writing, comments have been received from the following agencies:

- Malroz Peer Review (Hydrogeology)
- Bell Canada
- Union Gas
- Hydro One
- Cataraqui Region Conservation Authority and Parks Canada

All comments provided by the commenting agencies listed above are available for review on the County's [Current Planning Applications](#).

Commenting agencies who have been circulated but have not yet provided comments include:

- Township of South Frontenac (comments to be received after public meeting)
- KFL&A Public Health (comments forthcoming)
- School boards
- Ontario Power Generation
- Telecommunication providers
- Algonquins of Ontario
- Canada Post Corporation

Notice Provisions:

Pursuant to the requirements of the *Planning Act*, notices were sent by mail to all property owners (according to the latest Assessment Rolls) within 120 metres of the subject property (and abutting lands under the same ownership) and those who requested to be notified. A courtesy notice was also placed on the County of Frontenac Website as well as on the Township of South Frontenac Website and was publicized

through the County's Social Media outlets. The required signage has been placed at a publically accessible location.

Sustainability Implications

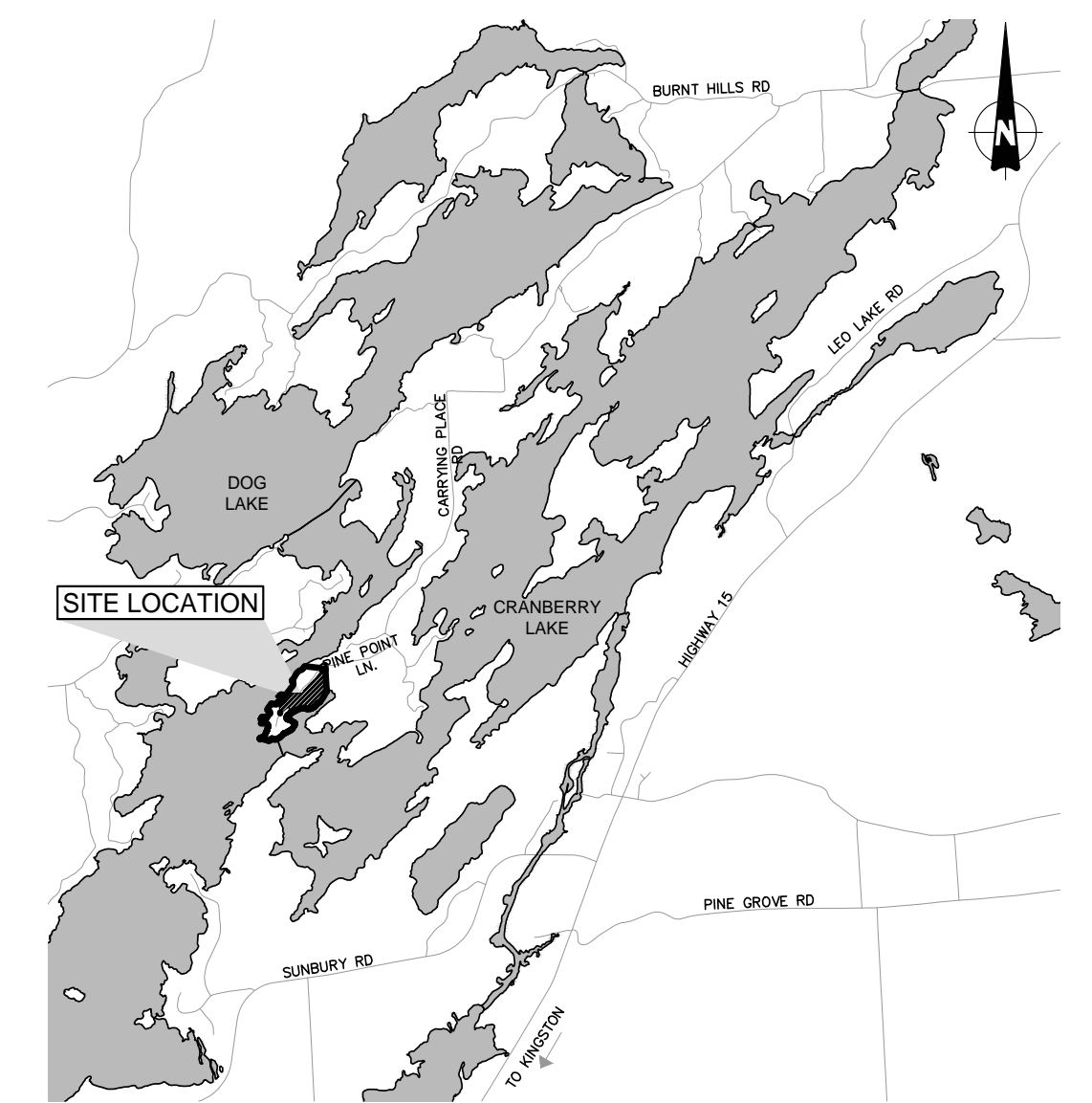
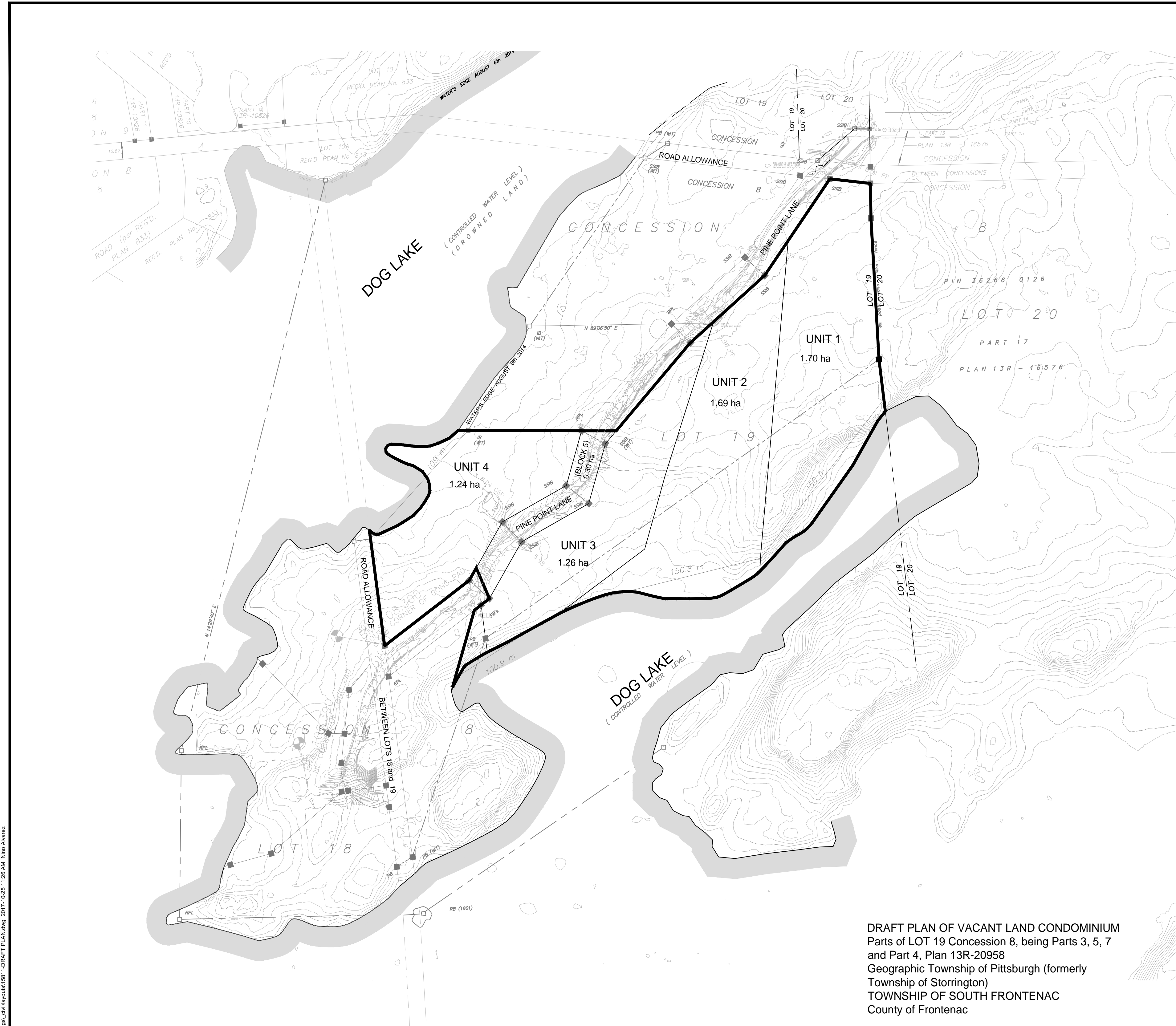
As stated in *Directions for Our Future*, Government decision-making processes are clear, transparent, forward thinking and focused on the longer term. The public is interested, informed, and meaningfully involved in local governance.

Financial Implications

There are no direct financial implications associated with this report.

Organizations, Departments and Individuals Consulted and/or Affected

Planning and Economic Development Department
Township of South Frontenac
Members of the Public
Commenting Agencies
Applicant and Applicant's 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 OP 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

