



Planning Advisory Committee Meeting
Monday, September 9, 2019 – 10:00 a.m.
Frontenac Room,
2069 Battersea Road, Glenburnie, ON

AGENDA

Page

1. Call to Order

2. Adoption of the Agenda

- a) **That** the agenda for the September 9, 2019 meeting of the Planning Advisory Committee be adopted.

3. Disclosure of Pecuniary Interest and General Nature Thereof

4. Adoption of Minutes

- a) Minutes of Meeting held May 6, 2019

That the minutes of the Planning Advisory Committee meeting held May 6, 2019 be adopted.

5. Deputations and/or Presentations

6. Briefings

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

7. Reports to the Planning Advisory Committee

- a) **2019-098**
Planning and Economic Development
Response to Provincial Policy Statement (PPS) Review
Recommendation

Resolved That the Planning Advisory Committee receive the 'Response to the Provincial Policy Statement (PPS) Review' report;

And Further That the Council of the County of Frontenac direct staff to submit the comments as set out in Appendix 1 of this report to the

3 - 10

11 - 37

38 - 50

Ministry of Municipal Affairs and Housing prior to the deadline of October 21st, 2019.

8. Communications

9. Other Business

10. Next Meeting

- a) The next regular meeting of the Planning Advisory Committee meeting is scheduled for Monday, November 11, 2019 at the County Administrative Offices.

This date is subject to discussion, as members may be attending Remembrance Day Ceremonies and quorum not met.

11. Adjournment



**Minutes of the Planning Advisory Committee Meeting
May 6, 2019**

A meeting of the Planning Advisory Committee was held in the Frontenac Room, County Administrative Office, 2069 Battersea Road, Glenburnie on Monday, May 6, 2019 at 10:00 a.m.

Present:

Warden Higgins
Deputy Warden Smith
Councillor Vandewal
Phil Leonard
Lisa Henderson
Barbara Sproule

Regrets:

Councillor Doyle

Staff Present:

Kelly Pender, Chief Administrative Officer
Megan Rueckwald, Manager of Community Planning
Joe Gallivan, Director of Planning and Economic Development
Angelique Tamblyn, Executive Assistant (Recording Secretary)
Alyssa Alexander, Planning Intern

1. Call to Order

Ms. Rueckwald called the meeting to order at 10:04 a.m.

2. Committee Orientation

- a) **Mr. Kelly Pender, CAO**, provided the new Planning Advisory Committee with an orientation which included an overview of meeting procedures, the Planning Advisory Committees mandate and the member's roles and responsibilities with respect to the Code of Conduct for elected and appointed officials.

3. Election of Officers

Ms. Rueckwald conducted the election of officers.

a) Election of Chair

Moved By: Councillor Vandewal

Seconded By: Warden Higgins

That Deputy Warden Frances Smith be elected Chair of the Planning Advisory Committee for 2019.

Carried

Moved By: Mr. Leonard

Seconded By: Councillor Vandewal

That nominations for Chair be closed.

Carried

Deputy Warden Smith accepted the nomination of Chair.

b) Election of Vice Chair

Moved By: Councillor Vandewal

Seconded By: Warden Higgins

That Warden Higgins be elected Vice-Chair of the Planning Advisory Committee for 2019.

Carried

Moved By: Councillor Vandewal

Seconded By: Ms. Sproule

That nominations for Vice-Chair be closed.

Carried

Warden Higgins accepted the nomination of Vice-Chair.

Deputy Warden Smith assumed the Chair.

4. Adoption of the Agenda

Moved By: Ms. Sproule
Seconded By: Ms. Henderson

That the agenda for the May 6, 2019 meeting of the Planning Advisory Committee be adopted.

Carried

5. Disclosure of Pecuniary Interest and General Nature Thereof

Ms. Sproule declared a pecuniary interest with respect to item 7a) regarding the deputation of Mr. Darwyn Sproule on the Township of North Frontenac citizen concerns over Areas of Natural and Scientific Interest (ANSI) as Mr. Darwyn Sproule is her son.

6. Adoption of Minutes

a) Minutes of Meeting held April 9, 2018

Moved By: Councillor Vandewal
Seconded By: Mr. Leonard

That the minutes of the Planning Advisory Committee meeting held April 9, 2018 be adopted.

Carried

b) Minutes of Public Meeting held May 9, 2018

Moved By: Warden Higgins
Seconded By: Ms. Sproule

That the minutes of the Planning Advisory Committee Public meeting held May 9, 2018 be adopted.

The Committee would like the minutes to reflect that the June meeting was cancelled in 2018.

Carried

7. Deputations and/or Presentations

Ms. Sproule left the meeting due to a pecuniary interest.

- a) **Mr. Darwyn Sproule** provided a deputation to the Committee regarding Township of North Frontenac citizen concerns over Areas of Natural and Scientific Interest (ANSI). Mr. Sproule notes that Mr. Steven Dunham was also in attendance as a concerned property owner. Mr. Sproule went through the presentation provided to the Committee and expressed concern that residents were not informed of the ANSIs and that the designation impacts private lands. He informed the Committee that the residents have not received information from the Ministry and that these decisions should be dealt with at the Township level. Mr. Sproule requested a change to the County Official Plan to separate regional and provincially significant ANSIs.

Discussion

Warden Higgins provided an update on behalf of North Frontenac Township. He stated that the Township never previously included ANSIs on their mapping and that the Ministry did inform the Township that there was an error with the Palmerston Lake ANSI. He stated that the County Official Plan should treat regional and provincial ANSI differently and that a resolution will be coming forth from the North Frontenac Council to change the County Official Plan. He stated that Bancroft MNRF staff could not meet with the Warden due to restricted travel. He stated that there is conflicting information in the Madawaska Highlands Land Use Plan and whether it pertains to Crown Land. He referred to Appendix 1A in the County of Frontenac Official Plan.

Mr. Gallivan commented that the Ministry approved the County Official Plan in 2016 and that background studies were completed to inform the policy including the population projections and natural heritage study. Mr. Gallivan confirmed that the policies in the Official Plan came from the natural heritage study and provided the Committee with an overview of the public consultation completed for the Plan. Mr. Gallivan advised that he will be recommending to Council that the natural heritage study be updated in 2020 as part of the Official Plan update. He stressed that ANSI are regional concerns, not local and that the County is prepared to provide further information at the next meeting.

Ms. Rueckwald advised that many members of the public and the Council may not be aware of the ANSI as the discussion has been local to North Frontenac. Ms. Rueckwald advised that Council could provide direction for planning staff to prepare a report regarding justification and official plan amendment process and timelines.

Mr. Sproule noted that he and Mr. Dunham did meet with two employees in Bancroft regarding this ongoing issue.

Chair Smith thanked Mr. Sproule for the presentation.

Moved By: Mr. Leonard
Seconded By: Councillor Vandewal

That Council directs planning staff to prepare a report for the June 2019 County Council meeting that:

- i. Provides rationale for the inclusion of Regional and Provincial Significant ANSIs in the County Official Plan; and
- ii. Provides an overview of the process for an Official Plan Amendment including the Planning Act framework and the anticipated timelines.

Carried

Ms. Sproule returned to the meeting.

11:05 a.m.

- b) Ms. Claire Dodds and Ms. Trudy Gravel, Township of South Frontenac Planning Department, provided the Committee with an overview of the Townships planning and scheduled future works.**

Ms. Dodds noted that the Development Services Department has seen a fair amount of change with many new staff being hired in the last 6 months. Dodds noted that the Department is focusing on three main projects, and provided an update on the development charges bylaw, growth management study, and Official Plan update. Ms. Gravel spoke to the influx of pre-consultation requests and walk-ins the Township is experiencing and the number of applications.

Ms. Dodds noted that they received many inquiries for larger scale developments in South Frontenac. They are working with the County on building improvements and to streamline their Committee of Adjustment process and to improve processes and efficiencies. Ms. Dodds noted that they are reporting to South Frontenac Council on their work on this. Ms. Dodds extended her appreciation to Council and senior administration, and she also extended special thank you to Ms. Rueckwald for the assistance in the transition of planning staff. Ms. Dodds and Ms. Gavel noted that they are looking forward to working with County of Frontenac.

Councillor Vandewal noted that the Township is trying to focus more time spent with the walk-in traffic and explain to residents the planning information up front. Council is also supporting to contract out some work such as engineering and fulfilment of conditions, and looking at planning services for items such as backlogs for planning applications. He said they receive 8-10 walk-ins per day in the spring and it has been a steady stream of applications.

Chair Smith thanked Ms. Dodds and Ms. Gavel for presenting at the meeting.

They exited the presentation at 11:19 a.m.

8. Briefings

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

Mr. Gallivan introduced Alyssa Alexander who provided an overview of her planning interests and expressed excitement for working with the County.

Ms. Sproule asked a question regarding the regional roads and the discrepancies in funding amongst the comparator municipalities. Mr. Pender provided clarification on this.

Ms. Rueckwald provided an update on the improvements to the County Planning webpage.

Mr. Leonard exited the meeting at 11:49 am.

9. Reports to the Planning Advisory Committee

- a) **2019-048**
Planning Advisory Committee
Status of Plans of Subdivision and Condominium in Frontenac County

This report is for information purposes only.

- b) **2019-049**
Planning Advisory Committee
Application for Draft Plan of Vacant Land Condominium Approval
10CD-2016/001 located at Part of Lots 15, 16 & 17, Concession 9,
Geographic Township of Storrington, Township of South Frontenac,
County of Frontenac (Shield Shores)

Moved By: Councillor Vandewal
Seconded By: Warden Higgins

Whereas an application has been filed with the County of Frontenac for a Draft Plan of Vacant Land Condominium located at Part of Lots 15, 16 & 17, Concession 9, Geographic Township of Storrington, Township of South Frontenac, County of Frontenac;

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

And Whereas the application is consistent with the Provincial Policy Statement (2014), conforms to the Frontenac County Official Plan, Township of South Frontenac Official

Plan, will comply with the Township of South Frontenac Zoning By-law, and has been reviewed in accordance with the criteria of Section 51 (24) of the *Planning Act*.

Therefore Be It Resolved That the Planning Advisory Committee receive the Planning Advisory Committee – Application for Draft Plan of Vacant Land Condominium Approval 10CD-2016/001 located at Part of Lots 15, 16 & 17, Concession 9, Geographic Township of Storrington, Township of South Frontenac, County of Frontenac (Shield Shores) report;

And Further That the Council of the County of Frontenac approve the proposed 10CD-2016/001 vacant land condominium development, including Draft Conditions of Approval attached to this report as Appendix A.

Carried

Mr. Youko Leclerc-Desjardins of Fotenn Consultants Inc and Mr. Barry Campbell, applicant, came forward to address any questions that the Committee may have.

Councillor Vandewal noted that the last planning applications have been quiet.

Warden Higgins requested clarification on the waterfrontage requirements in South Frontenac and whether the proposed frontages complied. Ms. Dodds noted that studies were submitted that addressed concerns regarding the narrow waterbody and that the minimum frontage is 91 metres outside of the narrow waterbody. Ms. Rueckwald noted that conditions by South Frontenac Township and reviewed by Township staff, planning consultants, Public Health and the local conservation authority.

**c) 2019-050
Planning Advisory Committee
Township Committee of Adjustment Lean Process Improvement
Update**

This report is for information purposes only.

Warden Higgins noted that the Lean Process was well done.

**d) 2019-051
Planning Advisory Committee
Authorization of Delegated Authority to the Director of Planning and
Economic Development for Part Lot Control**

Moved By: Warden Higgins
Seconded By: Ms. Sproule

Resolved That the Council of the County of Frontenac receive the Planning Advisory Committee – Delegated Authority for Part Lot Control – Amendment to Bylaw No. 2016-0006 Delegation of Authority Policy report for information;

And Further That the Council of the County of Frontenac authorize delegated authority to the Director of Planning and Economic Development for part lot control and amend the plans of subdivision and plans of condominium authorization wording.

And Further That By-law 2016-0006 being a by-law to establish a Delegation of Authority Policy and to authorize the delegation of certain powers and duties under the *Municipal Act, 2001*, the *Planning Act* and other Acts be amended accordingly.

Carried

Ms. Rueckwald explained this further to the Committee and provided examples of what type of development may require this application.

10. Communications



11. Other Business

There was none.

12. Next Meeting

The next regular meeting of the Planning Advisory Committee is scheduled for Monday, July 8, 2019 at 10:00 a.m. at the County Administrative Building.

The meetings are scheduled the 2nd Monday of every 2nd Month.

Action: Ms. Rueckwald will send calendar invitations to the committee.

13. Adjournment

Moved By: Councillor Vandewal

Seconded By: Ms. Henderson

That the meeting hereby adjourn at 12:25 p.m.

Carried



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Planning Briefing
Planning Advisory Committee
September 9th, 2019



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County Planning Projects



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COUNTY OF FRONTENAC

JUNE 2019

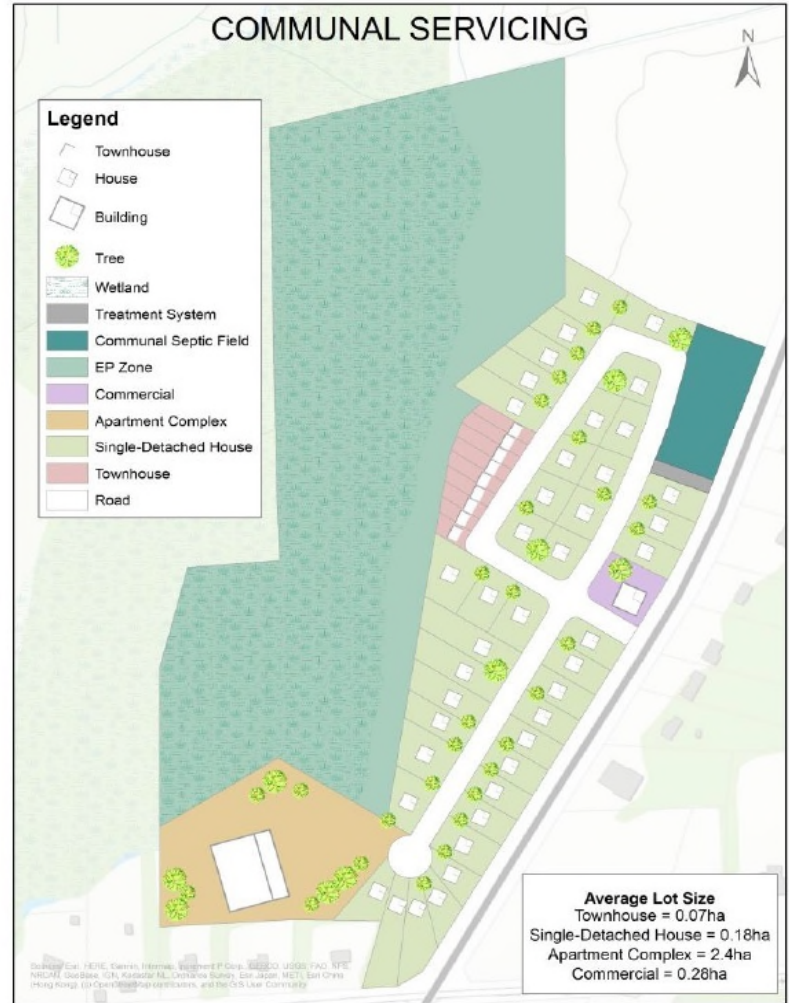
COMMUNAL SERVICES STUDY



2611 QUEENSVIEW DRIVE
SUITE 300
OTTAWA, ON K2B 8K2
T: 613.829.2800



Development Potential



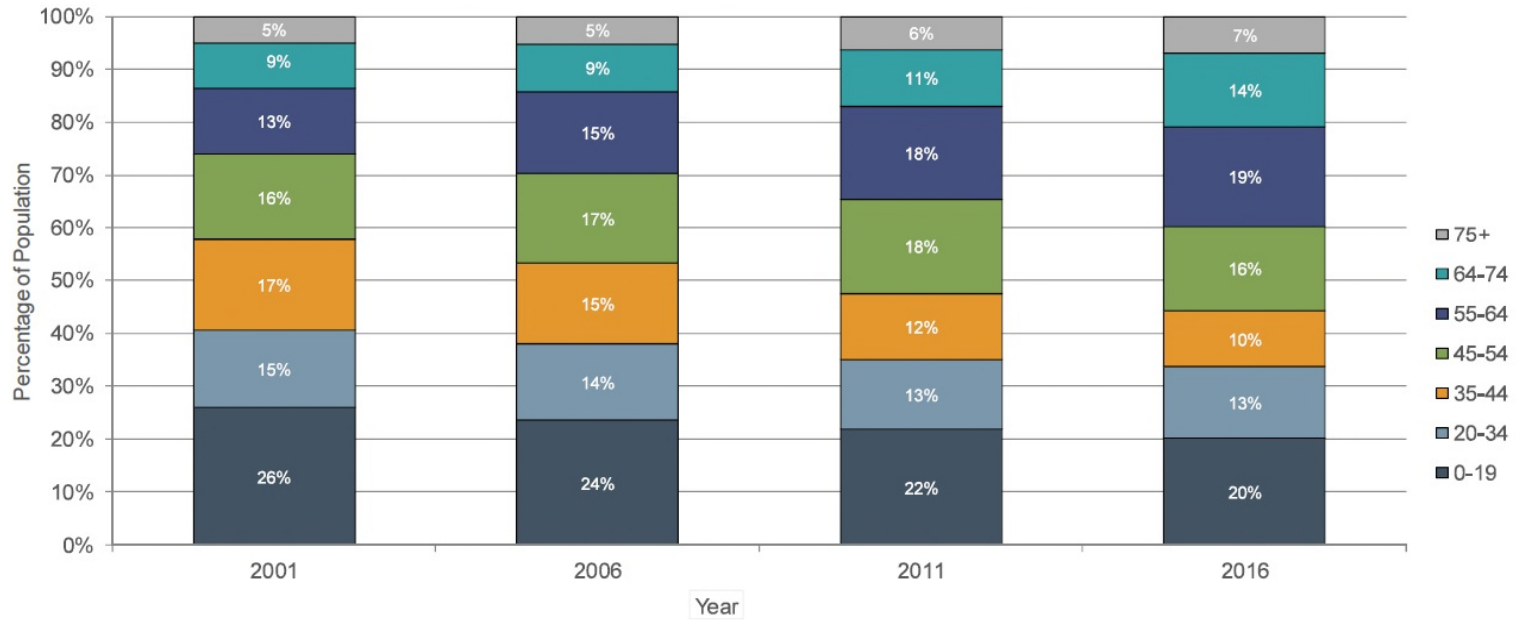


Frontenac County Draft County-Wide Growth Forecast



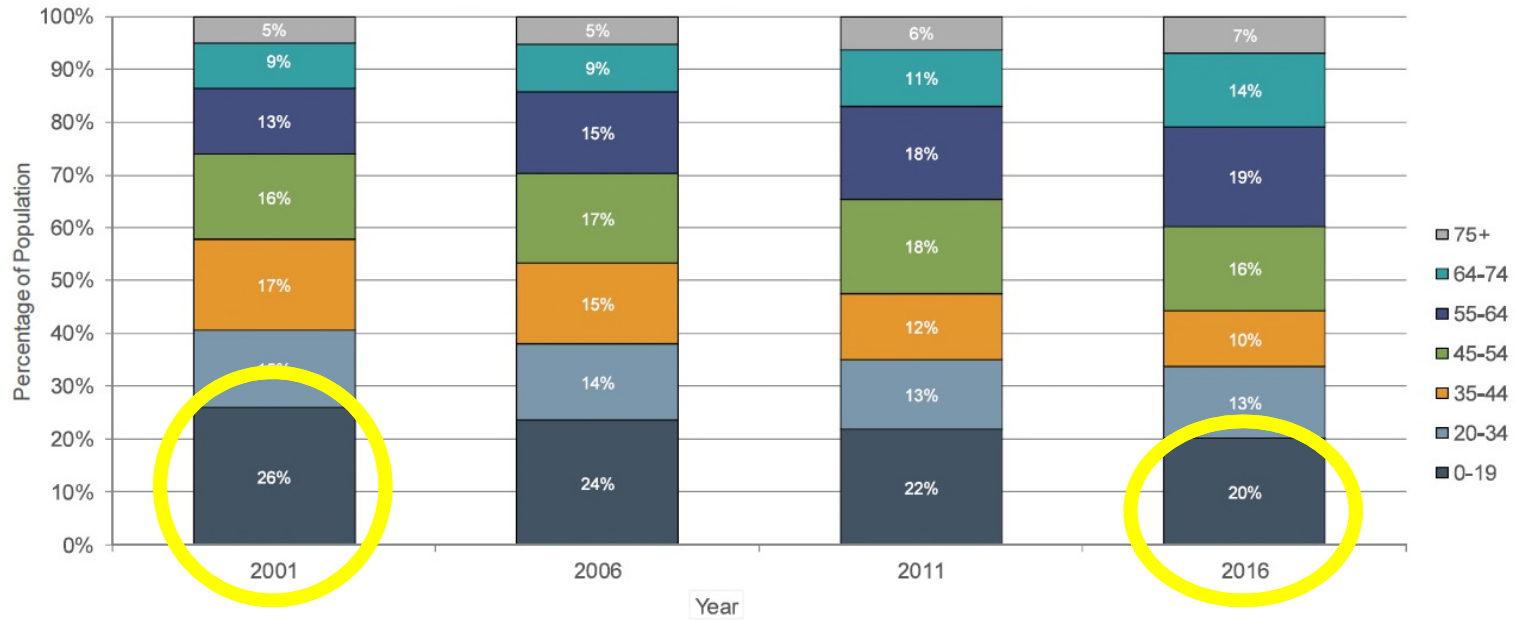
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Frontenac County's Age Structure, 2001 to 2016



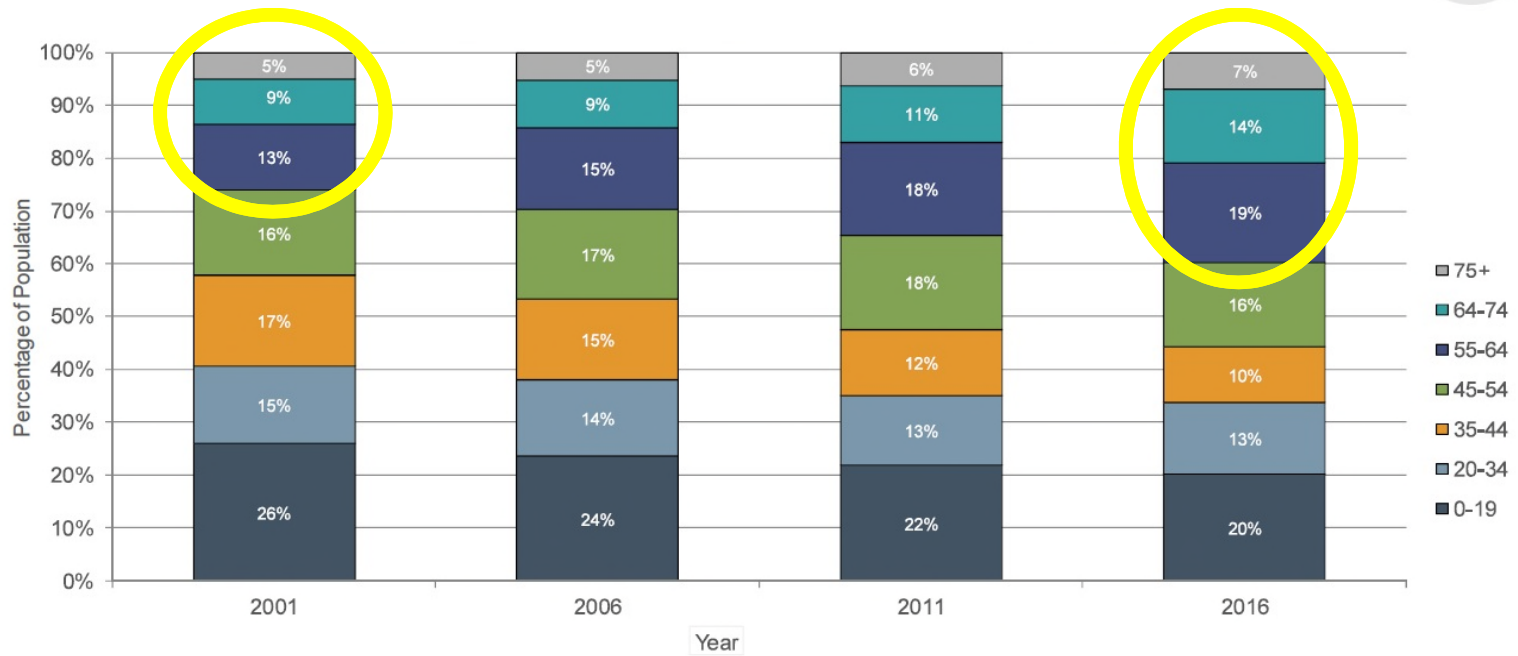
Source: Derived from 2001 to 2016 Statistics Canada census by Watson & Associates Economists Ltd., 2019.
Note: Population includes net Census undercount.

Frontenac County's Age Structure, 2001 to 2016



Source: Derived from 2001 to 2016 Statistics Canada census by Watson & Associates Economists Ltd., 2019.
Note: Population includes net Census undercount.

Frontenac County's Age Structure, 2001 to 2016



Source: Derived from 2001 to 2016 Statistics Canada census by Watson & Associates Economists Ltd., 2019.
Note: Population includes net Census undercount.

Presentation to Queen's School of Urban and Regional Planning Chinese Exchange, July 11th



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Presentation to Bob & Crow Lakes Association, August 28, 2019



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Monday, August 19, 2019 | Page 19

A New Page: Municipal/Conservation Authority MOUs

Location: Confederation 3, 4th Floor, Westin

Recent changes to the *Conservation Authorities Act* spell out certain mandatory functions of Conservation Authorities and requires memorandums of understanding between municipal governments and conservation authorities. How will this work? Come hear what is the intent of these legislated changes, plus what outputs/MOUs are needed, what CAs bring to the table for municipalities and how CAs help municipal governments meet planning requirements.

- Kim Gavin, Executive Director, Conservation Ontario
- Joe Gallivan, Planning Director, County of Frontenac
- Ling Mark, Ministry of Environment, Conservation and Parks



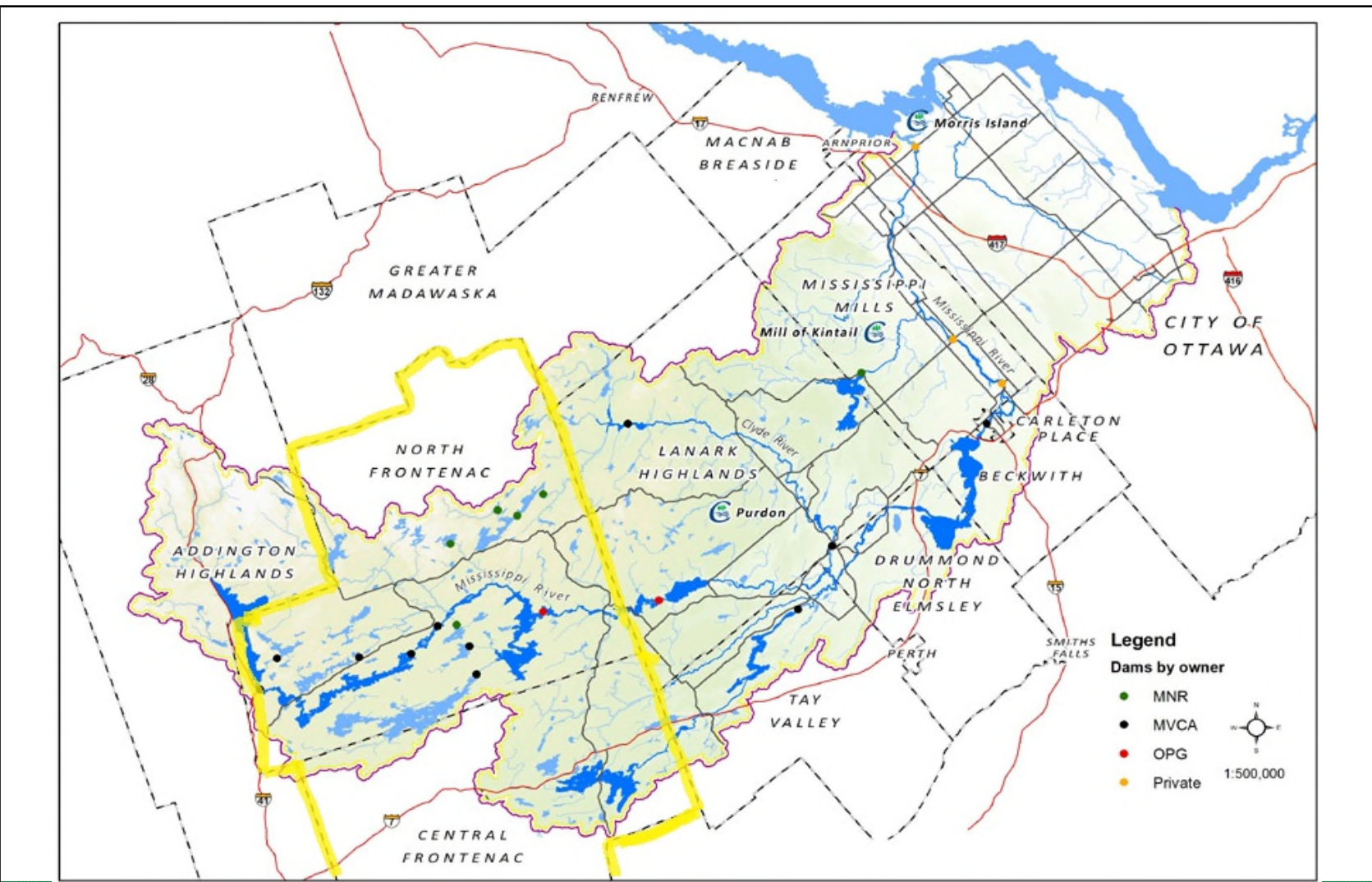
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Frontenac's Natural Heritage

- *“Almost 90 % of planning approvals in Frontenac involve a natural heritage component.”*



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Reliance on Conservation Authorities

- No 'natural heritage' expertise at County or Townships.
- Lack of municipal fiscal resources = no new staff.
 - Limited reserve funds
 - Property Tax Revenue largely = road maintenance
 - Highly unlikely a staff position would be created.
- Large geography
 - 2 ½ hour drive north to south
 - Monthly site visits cover long distances
 - CA planning staff already being stretched





Queen's University
School of Urban and Regional Planning
Frontenac Project – Fall 2019



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Ongoing Work – County

- Frontenac County Population and Employment Projections, 2019-2049 – initiated
- Communal Servicing Study – delivered to County Council June 19th
- Active Transportation Plan – delivered to County Council in July
- Reviewing Plan of Subdivision/Condominium applications and updating process
- Website Update
- Recruitment underway for LEAN Intern
- Working with Communications on Bang the Table, online engagement platform
- Ongoing consultation on existing Plans of Subdivision and Condominium files



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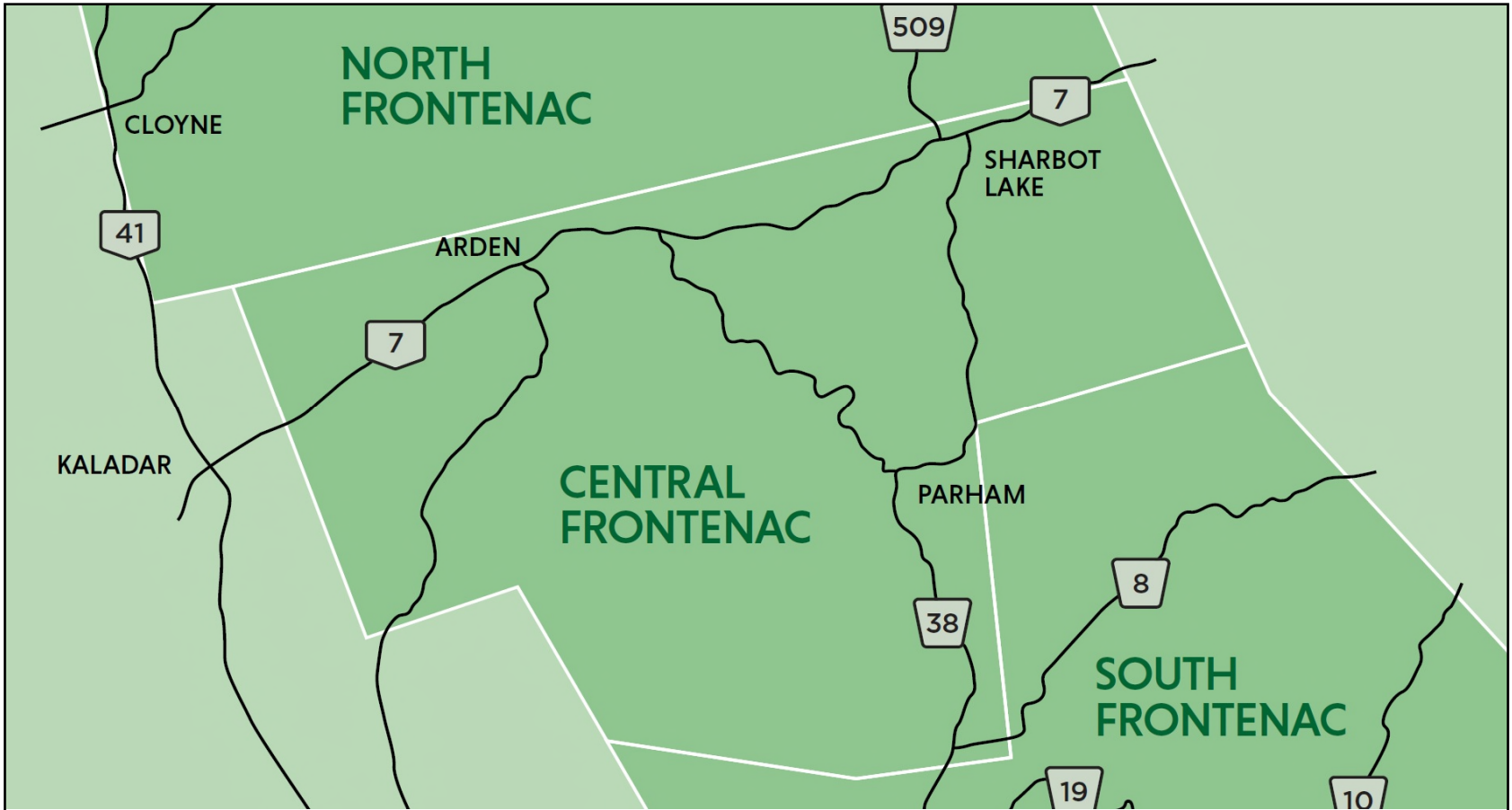


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Townships Planning



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Central Frontenac Official Plan Update – 3rd Draft
3 Open Houses held in August



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Notice of Public Meeting: Marysville Secondary Plan
 Thursday August 22nd, 2019, 6:00 – 8:00 p.m.,
 Township of Frontenac Islands Office & Wolfe Island Gallery

We want to hear from you!
 The Township of Frontenac Islands is hosting a community consultation meeting and visioning workshop on the evening of August 22nd to kick off work on the Marysville Secondary Plan project.

Project background
 The Township of Frontenac Islands has initiated the process of preparing a Secondary Plan for Marysville, to address the planned growth for the Village. The goal of the process is to identify where new growth should be accommodated.



The creation of the Marysville Secondary Plan is an exciting project that will:

- Establish a vision for Marysville that takes into account both the existing community character and plans for new growth;
- Develop recommendations to accommodate new growth;
- Provide multiple opportunities for the community and interested stakeholders to provide input.

The Township has retained MHBC Planning and C.F. Crozier & Associates Consulting Engineers (the Project Team) to undertake this exciting project for the community.

What's next?
 To start the process, the Project Team, Township and County staff will be hosting an introductory **Meeting and Community Workshop**. This meeting will be held on August 22nd from 6:00 - 8:00 p.m. at the Township of Frontenac Islands offices (1191 County Rd 96) and in the Wolfe Island Gallery (26 Division Street), Marysville, ON.



The Meeting will include a brief presentation as well as display boards, allowing the public to engage in an informal setting with the Project Team, Township and County staff. There will be opportunities to ask questions and provide comments at the meeting. Furthermore, **on the reverse side of this notice** are some questions to consider. Please feel free to bring the questions to the meeting on the 22nd, or provide them to the Township before September 15th.

For further information and to be notified of future public consultation sessions please contact:

Megan Rueckwald, Manager of Community Planning, County of Frontenac
 2069 Battersea Road, Glenburnie ON K0H 1S0
 T: (613) 548-9400 ext.351
 E: mrueckwald@frontenacounty.ca

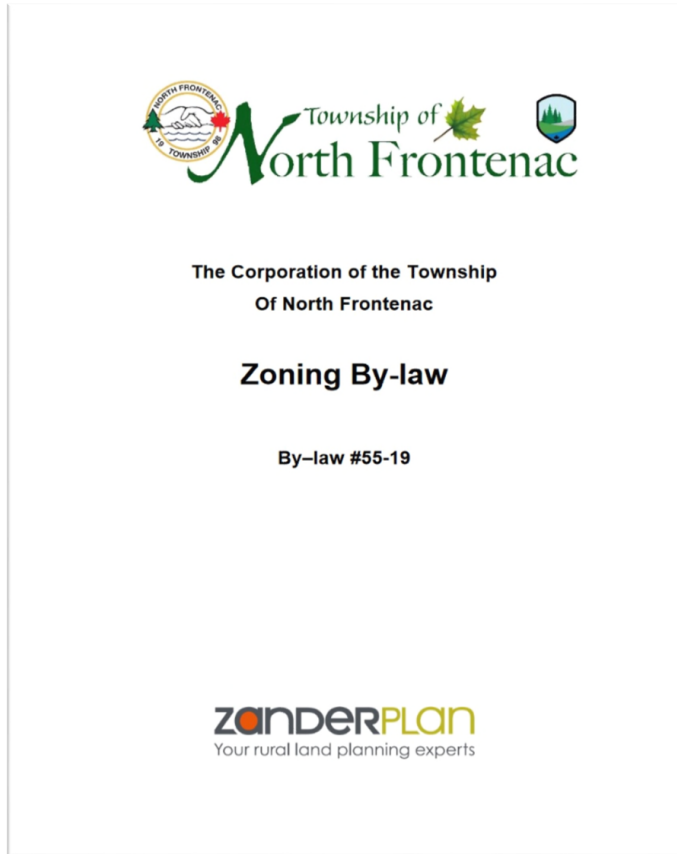
Please see questions on reverse side!





Marysville Secondary Plan Open Houses on August 22nd





North Frontenac
New Zoning By-law – In Effect July 5th, 2019

NEWS & PUBLIC NOTICES

SOUTH FRONTENAC 2040 – OFFICIAL PLAN REVIEW

The Official Plan guides growth and development in a way that considers the social, economic and environmental need of the community over the next 20 years. Attend an Open House to provide input into the vision for our community!

- Glendower Hall (Bedford) – September 21, 2019 – 9:00 - 11:00 am.
- Storrington Lions Club – October 3rd, 2019 – 7:00 - 9:00 pm
- Council Chambers – October 23rd, 2019 – 7:00 - 9:00pm

Should you be unable to attend an open house or would like to provide input in writing, please send your thoughts to us via email at officialplan@southfrontenac.net.

South Frontenac – Official Plan update Open House Schedule



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Planning Advisory Committee Planning Briefing – September 9th, 2019

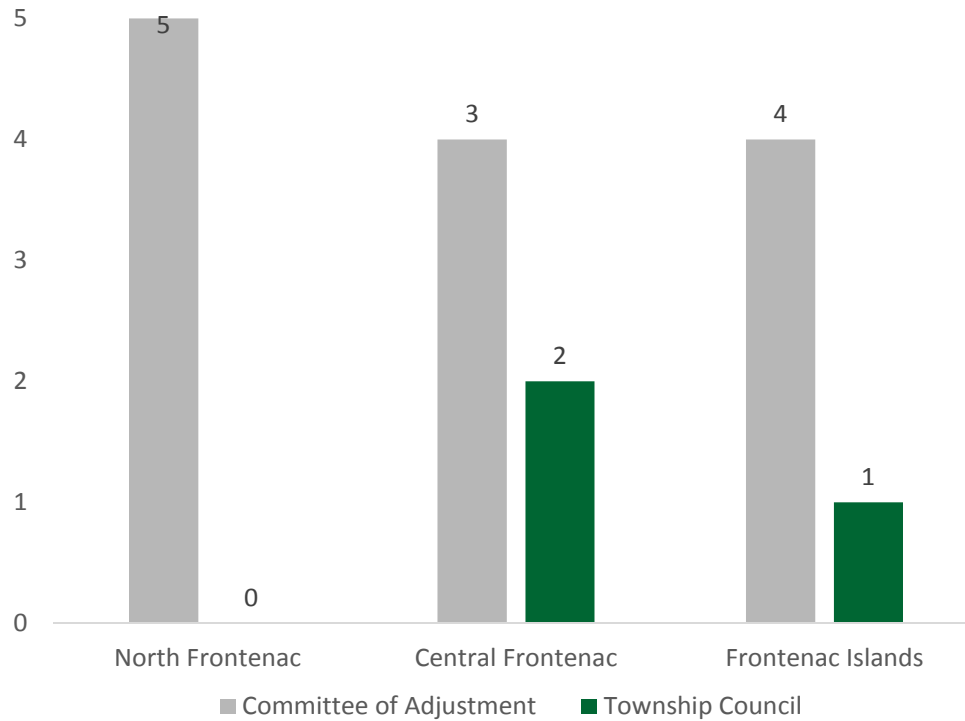
Ongoing Work – Townships

- Central Frontenac Official Plan update – 2nd draft released
 - 3 Open Houses in Sharbot Lake – August
- Marysville Secondary Plan – project initiated
 - Public and Local Business Open House held August 22nd
- North Frontenac Zoning By-law Review completed
 - New By-law in effect July 5, 2019
- Land Use Planning Appeal Tribunal (LPAT) – hearing held June 24th – Central Frontenac -- minor variance appeal – no decision



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Planning Advisory Committee Planning Briefing – September 9th, 2019 Township Planning Activity (August)



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County Planning Webpage - Updates



Contact Us

Joe Gallivan
Director of Planning and
Economic Development
2069 Battersea Road
Glenburnie, Ontario
K0H 1S0
Phone: **613 548-9400 ext.
350**
Email: **Director of Planning
and Economic
Development**

Planning application landing page



Hide Left Content Hide Contact

The County of Frontenac is the approval authority for plans of subdivision and plans of condominium in the County.

Plans of subdivision

File name	Common name	Township	Status
10T-2015-001_Collins Lake	Collins Lake	South Frontenac	Under Review



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Questions ?





Report 2019-098

Committee Recommend Report

To: Chair and Members of the Planning Advisory Committee
From: Joe Gallivan, Director of Planning & Economic Development
Date of meeting: September 9, 2019
Re: **Planning and Economic Development – Response to Provincial Policy Statement (PPS) Review**

Recommendation

Resolved That the Planning Advisory Committee receive the ‘Response to the Provincial Policy Statement (PPS) Review’ report;

And Further That the Council of the County of Frontenac direct staff to submit the comments as set out in Appendix 1 of this report to the Ministry of Municipal Affairs and Housing prior to the deadline of October 21st, 2019.

Background

On July 22nd, 2019, the Ministry of Municipal Affairs and Housing (MMAH) launched a consultation on proposed policy changes to the Provincial Policy Statement (PPS). The Director of Planning & Economic Development and the Manager of Community Planning attended a consultation workshop on September 5th, 2019.

The document has been posted on the Environmental Bill of Rights website. This includes a copy of draft PPS as well as background information: [Provincial Policy Statement Review](#) // [Direct Link to Proposed PPS](#)

For reference, a copy of the 2014 Provincial Policy Statement that is currently in place can be found here: [2014 Provincial Policy Statement](#)

Comment

The PPS sets out the Province’s policy direction for land use planning and development. The PPS is issued under the authority of Section 3 of the *Planning Act* and plays the lead role in planning policy in Ontario by providing municipalities with direction on matters of provincial interest. The *Planning Act* requires that all decisions made by planning authorities must be consistent with the PPS. All planning documents such as

the County Official Plan, the Township Official Plans, and Township Zoning By-laws also must be consistent with the PPS.

At this time, the Province is interested in receiving responses on the following questions:

1. Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?
2. Do the proposed policies strike the right balance? Why or why not?
3. How do these policies take into consideration the views of Ontario communities?
4. Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining development approvals?
5. Are there other tools that are needed to help implement the proposed policies?

Staff prepared a submission for Council's consideration to MMAH (see Appendix 1). The County response and proposed changes to the PPS are based on the land use activities taking place in the Frontenacs and the need for flexibility to address changes in the rural economy that are currently constrained by some of the policies in the existing PPS. It is the opinion of staff that the changes proposed by the Ministry are positive for rural Eastern Ontario and provide better opportunities for rural economic development.

Strategic Priority Implications

Priority 1: **Get behind plans that build community vitality and resilience in times of growth and change.**

This priority responds to high interest as well as concern shared broadly across the County that communities in the Frontenacs be well supported with infrastructure and services essential to vitality and sustainability in today's world. This strategy also responds to the pressures for managing growth, housing and development wisely, in ways that are sensitive to local values and priorities.

Objectives in support of this strategy:

- Pursue proactive planning approaches that reflect local concerns and priorities within strategic regional planning policy so as to enhance service levels, manage rising demand for new housing and deal with new types of development.

The submission prepared by staff on behalf of the County are based on this strategic priority of Council.

Financial Implications

There are no financial implications associated with this report.

Organizations, Departments and Individuals Consulted and/or Affected

All four Townships.



FRONTENAC

**Provincial Policy Statement Review
County of Frontenac Submission
September 2019**

County of Frontenac Provincial Policy Statement – Proposed Changes

Background

This paper is a response from the County of Frontenac to the Ministry of Municipal Affairs and Housing (MMAH) with regard to its draft update of the Provincial Policy Statement (PPS). MMAH released the draft on July 22nd, 2019, and is asking for comments on the revisions to the PPS prior to October 21st, 2019.

The PPS serves as the preeminent policy document for land use planning in Ontario and provides policy direction on matters of provincial interest. The Ontario *Planning Act* requires that decisions on land use planning matters made by municipalities and other approval authorities “shall be consistent with” the PPS, including the development of Official Plans, Zoning By-laws, subdivision approvals, and minor variances.

PPS in the Context of Frontenac County

The County of Frontenac in size and density is very similar to the other Counties of Eastern Ontario. Frontenac is a primarily rural area, with a permanent population of approximately 27,000 spread over more than 3,700 sq km. The vast majority of development is residential with both permanent and a growing seasonal population.

The Introductory section of the Frontenac County Official Plan provides a clear picture of the landscape:

Without question Frontenac County is characterized by a predominantly rural landscape with small communities such as Plevna, Cloyne, Ompah, Sharbot Lake, Verona, Harrowsmith, Sydenham, Marysville, Howe Island and many more villages and hamlets throughout the geography.

There are only small communities. ...The largest villages have between 200 to 300 homes within their boundaries.

Frontenac County’s history is rich in agricultural activity which continues today in the form of commodity farms, small family farms, hobby farms, horse ranches, forestry and other specialty farms. The agricultural roots of the community are celebrated in fairs, ploughing matches, church socials, and other events. Agriculture continues to play an important role in the County’s economy.

The policies in the PPS have broad long term implications for rural communities. The way the policies are implemented into the four Township Official Plans within the County have a great deal of significance for how our municipal governments operate, and also affect businesses, farmers, rural landowners, economic investment and many community interests. It is important for sustainable growth in the Frontenacs that we have a planning system that is working well, balancing competing interests and preserving the rural lifestyle that draws people to work and live here. Land use policies play a major role in guiding decisions over where development should take place, how

quickly, and how much land should be allocated for various uses in the villages and the countryside.

There are four lower tier municipalities in Frontenac County. At the time of this paper, North Frontenac Township has completed a new Official Plan that came into effect near the end of 2017 and conforms to the Frontenac County Official Plan (2016) and is consistent with the 2014 PPS. Central Frontenac Township is nearing completion of a new Plan that is expected to be adopted before the end of 2019. In August, 2019, South Frontenac Township began the process to develop a new Official Plan – the first since 2003 – and the goal is to have the Plan finished in the latter part of 2021. Frontenac Islands Township are planning to begin a new Official Plan review in late 2020. In summary, three of the four municipalities in Frontenac are expected to be affected by the proposed changes to the PPS, and also the County will need to be consistent with the new PPS when the County Official Plan review commences in 2021.

With this request from MMAH to comment to the Province, the County has the opportunity to make suggestions that will provide a better balance between economic development, community sustainability, ecological protection, and protection of farmland.

MMAH has posed five questions to respond to the draft PPS during this consultation. The County's responses are set out below and are based on rural land uses that predominate the region:

Question 1: Do the proposed policies effectively support goals related to increasing housing supply, creating and maintain jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?

This is a very general question that has been posed by the Ministry. The draft PPS has been revised to include a slightly larger degree of flexibility to deal with some planning issues.

No significant changes have been made to the majority of policy sections; in particular natural heritages policies contain the same level of environmental and natural protection. Revisions proposed to the PPS support and reinforce the existing policies in the County Official Plan that protect natural heritage, farmland, and public health and safety do not appear to be affected by this update.

Official Plans will still need to “be consistent with” provincial policy. This continuation of “shall be consistent with” provides certainty in the planning process and in developing land use policy for both the County and the Townships.

The residential growth rate in Frontenac County – and many rural areas of Eastern Ontario – is relatively low. The villages and hamlets are not subject to the development pressures and urban boundary expansions in towns and cities. In this context the County is pleased to see changes to the settlement area policy section with respect to boundary adjustment planning exercise that is more realistic in a rural environment.

Agriculture is an important part of the employment sector in Frontenac. Despite having a limited amount of prime agricultural land, farming activity takes place across the region and is an important part of not only the economy but the culture of rural Eastern Ontario. The draft 2019 PPS includes new terminology to describe “Agricultural Systems” and the “Agri-Food Network”, that support the broader farming community beyond prime agricultural areas.

With respect to increasing housing supply, the inclusion of the term “Housing Options” sets a strong foundation for permitting a range of housing types and forms; these options are consistent with policy direction in place across much of the County. Where greater clarification could be provided is in the use of term “market-based range and mix” when referring to residential uses in section 1.1.1.b). In the context of Frontenac, if the current market is for single-detached dwellings and this trend continues, opportunities for affordable housing or a mix and range of residential uses may not be met. In addition, there are many factors beyond the municipalities control when allocating residential development and outside factors such as short-term accommodation rentals add extra layers of complexity specially related to affordability.

Section 1.1.5 Rural Lands in Municipalities guides the majority of development across the County. Greater clarification is required for the use of term resource-based recreational uses (including recreational dwellings) as a permitted use in the rural area. When modelling lake capacity, it is imperative to understand the use of the residential property to properly assess phosphorous loading potential. Greater clarification on the use of term recreation dwelling would assist staff when calculating lake capacity.

Recommendation #1

That Frontenac County supports the retention of the existing natural heritage policies in the 2019 draft PPS. This is a key consideration for Frontenac as almost 75 per cent of the total land area of 2400 square kilometres contains natural heritage features and serve as a core component of the social, cultural, and economic fabric of the region.

Recommendation #2

The County supports the continued requirement that all planning approvals “shall be consistent with” the Provincial Policy Statement as it provides a high level of consistency in the land use planning process and the development of land use policy.

Recommendation #3

That Frontenac County supports the proposed changes to Section 1.1.3 (Settlement Areas) that provide more flexibility for rural communities. In particular:

- New wording in Section 1.1.3.8 that states that, “in undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement area boundary expansion or proposal”;
- and

- New Section 1.1.3.9 which under certain conditions will allow for municipalities to adjust settlement area boundaries outside a formal comprehensive review.

Recommendation #4

That Frontenac County supports the new definitions for “Agricultural System” and “Agri-food Network” as well as corresponding policy changes to Section 1.7(i) (Long Term Economic Prosperity) and Section 2.3.2 (Agriculture) that are intended to sustain and protect agricultural resources.

Recommendation #5

That Frontenac County supports the inclusion of the term “Housing Options” but seeks greater clarity on the term “market-based” as referenced in section 1.1.1.b).

Question 2: Do the proposed policies strike the right balance? Why or why not?

As noted above in response to Question 1, Frontenac County supports the “shall be consistent with” approach – this level of certainty (compared to “have regard to”) expedites the planning process as the planning rules that are included in Upper Tier and Lower Tier Official Plans and Zoning By-laws are clear at the outset of a planning application.

Also as noted above, Frontenac supports the continued strong environmental protection policies contained in the draft PPS (Natural Heritage) which will allow for the protection of more than 70 % of the land area in the County.

The revisions to rural land use policies in the draft PPS have resulted in a policy section that is less prescriptive and more flexible. This is a pragmatic approach that recognizes that the rural landscape – and permitted rural land uses – can be significantly different across Ontario, and which allows municipalities to have more control over the policy approach that best fits their circumstances. This is also reinforced in the changes to the boundary expansion / revision process that will allow smaller rural communities to make boundary changes through a less rigorous process than urban areas.

The County commends the Province on the inclusion of the term “Impacts of a Changing Climate” and the direction for climate change action at the regional and local levels. In recognizing that natural heritage features play a critical role in mitigating the impacts of a changing climate, the County works alongside the four Conservation Authorities within the region in the protection of wetlands and waterbodies. Stronger language to support the management of wetlands as listed in Section 2.1.10 could better meet the climate change policies within the document.

The revisions to Section 2.5 Mineral Aggregate Resources propose to permit extraction in certain natural heritage features provided that the long-term rehabilitation can demonstrate no negative impacts on the natural features or their ecological functions. While the County supports extraction of mineral aggregates and has areas identified for potential, greater clarification on how such an operation may have no negative impacts on the natural features or their ecological functions.

Recommendation #6

Frontenac County acknowledges that, when compared to the current PPS, the draft 2019 PPS provides a better balance and more flexibility to deal with planning issues in rural planning areas and the County supports these changes.

Recommendation #7

Frontenac County acknowledges that the term “Impacts of a Changing Climate” provides clarification for planning authorities incorporating climate related policies within land use plans. The County supports the retention of the existing natural heritage policies and that Section 2.1.10 permits municipalities to manage additional wetlands in accordance with the guidelines development by the Province.

Recommendation #8

Frontenac County recommends the Province provide clarification on the requirements for mineral aggregate extraction in identified natural heritage features as listed in section 2.5.2.2 as to how these operations can demonstrate no negative impacts on the natural features or ecological functions of said features.

Question 3: How do these policies take into consideration the views of Ontario communities?

See Recommendation #6 above. The proposed changes will allow communities more opportunity to create planning policy that recognizes what is currently ‘on the ground’ and more flexibility is setting priorities (e.g., for Frontenac County, the County Official Plan recognizes that protection of the natural environment across the region is a key priority).

Question 4: Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?

Frontenac County context – communal services: With the exception of the water system in the village of Sydenham, there are no municipal water or sewer systems in the villages and hamlets in the County and it is highly unlikely that any municipal systems will be created in the near future. Many of the villages in the Frontenacs have been formally identified as “settlement areas” in their respective Township Official Plans. The current PPS does not recognize that there are many settlement areas in rural Ontario that have no water or sewer services, although the municipality is trying to direct growth to reinforce the stability of a community and to reduce sprawl. The ability to provide full municipal services in any of the settlement areas in Frontenac County is unrealistic and could not happen with a significant infrastructure funding investment from the Province.

The County has spent the past two years completing a regional study to promote the use of communal services for new development and redevelopment in settlement areas - [2019 Communal Services Study](#). Implementation will begin in 2020 and will be crucial to create new employment areas, allow for new forms of residential development beyond single detached homes, and the stabilizing and strengthening of existing mainstreets, as well as better environmental protection.

It is noted that there are a number of changes proposed in the draft PPS that promote communal services both for new forms of development and protecting and strengthening mainstreets. For example:

- New wording has been added in the Settlement Areas policy section that states that “vitality and regeneration (emphasis added) of settlement areas is critical” (Section 1.1.3);
- In the Housing section it is noted that planning authorities shall provide for an appropriate range and mix of housing options and densities, in part by “permitting and facilitating housing options required to meet . . . the needs arising from demographic changes and employment opportunities” (Section 1.4.3 b)). Further, in Section 1.7 it is noted that long term economic prosperity should be supported by ... encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce” (Section 1.7.1 b)). In Frontenac County (as in other parts of rural Ontario) there is a lack of seniors housing, medium density housing, and apartments. The only opportunity for this housing market to be supplied is through installation of communal services.
- Section 1.6.6.3 is proposed to be revised to state that where full municipal services are not available (or financially feasible), that “... private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety” (Section 1.6.6.3). The County recognizes that the wording is proposed to be changed from “municipalities may allow the use of” communal services to recognizing this type of servicing as a “preferred form”.
- The term “Housing Options” outlines a number of residential uses including rowhouses and townhouses that may be made feasible on in rural settlement areas across the County as a result of development on communal services.

The County of Frontenac is committed to supporting the Eastern Ontario Regional Network (EORN). Improved broadband access is a critical economic development tool in Eastern Ontario. The inclusion of policy direction that supports broadband connectivity as a driver for economic development and key determinant in land use development patterns could further support the work of EORN.

The County of Frontenac supports engagement with Indigenous communities in the coordination of land use planning matters with the included policy in Section 1.2.2. It is

the County's understanding that a future Ministry document will provide greater clarity; the County welcomes this.

Section 4.7 requires planning authorities to identify and fast-track priority applications which support housing and job-related growth and development. While it is recognized that the County will be responsible for establishing criteria for priority applications, this could lead to significant delays to non-priority applications leading to a greater expenditure of time and money spent on Local Planning Appeal Tribunal hearings.

Recommendation #9

Frontenac County supports the proposed changes to Sections 1.4, 1.6, and 1.7 that will facilitate the use of communal services in villages and hamlets which for Frontenac will support key priorities for housing and job creation.

Recommendation #10

Broadband is a key economic development tool for rural Eastern Ontario. Inclusion of policy that reflects this will further support the objective of EORN and its partners; this could be a consideration for Section 1.7 Long-Term Economic Prosperity.

Question 5: Are there other tools that are needed to help implement the proposed policies?

One planning tool that currently not prescribed under the *Planning Act* or through regulation is the use of conditional zoning. Conditional zoning allows for increased flexibility and permits municipalities to respond to the unique features of a particular land use application. It has the potential to allow for a planning approval through one planning process and can be applied in rural areas where the landscape and land uses are typically diverse.

Recommendation #11

Frontenac County recommends that the Province consider allowing for the use of conditional zoning in the planning process.

Additional Comments

Accurate, up-to-date mapping is critical for planning decision makers. The Provincial Policy Statement directs planning authorities to protect a number of features and resources as well as to avoid development in certain areas. In the context of Frontenac, the County and member municipalities rely on the various Ministries including the Ministry of Natural Resources and Forestry and the Ministry of the Environment, Conservation and Parks, to identify these areas. Efficiencies are found when this work is carried out at the Provincial level; the costs of retaining a consultant to perform mapping services is not feasible at the local level. For instance, Section 2.5.1 requires that where provincial information is available, deposits of mineral aggregate resources shall be identified. If this provincial information is not up to date on the layers available through Land Information Ontario, a proponent may have undergone unnecessary works leading to project delays as a result.

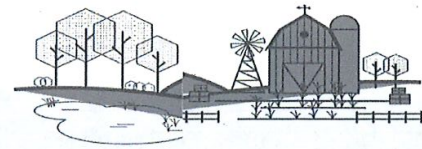
In addition to updated mapping, the County of Frontenac would like to request that implementation guidelines be prepared as part of the release of the 2019 PPS. Implementation guidelines will provide greater clarity to approval authorities and members of the public and private consultants.

Summary and Conclusion

The County of Frontenac generally supports the overall changes to the Provincial Policy Statement. The changes will allow for a greater degree of flexibility and discretion for dealing with small-scale development in rural Ontario that can enhance economic opportunities.

It is important for sustainable, long term growth in Frontenac County that we have a provincial planning system that is working well in balancing competing interests and preserving the rural lifestyle that draws people to work and live here. Economic opportunities will need to be pursued at the local level that can allow people to remain in our communities and ensure that the area remains vibrant.

Thank you for the opportunity to comment on the proposed changes to the Provincial Policy Statement. The County looks forward to a continued partnership with the Ministry on this project and future engagement on changes to the land use planning framework in Ontario.



PROVINCIAL POLICY STATEMENT (PPS) REVIEW

A Increasing Housing Supply & Mix

A stable housing market with sufficient supply will help make housing more attainable and affordable for the people of Ontario. It will also attract new investment and create investment-ready communities that are attractive to employers and provide workers with places to live

The PPS draft policies would:

- Increase land supply requirements that municipalities must meet:
 - Increase planning horizon from 20 to 25 years (1.1.2)
 - Increase housing land supply from 10 to 12 years (1.4.1(a))
 - Allow higher minimum requirement for serviced residential land (5 years) for upper- and single-tier municipalities (1.4.1)
- Update provincial guidance to support land budgeting (i.e. Projection Methodology) (1.1.2, 1.2.4(a))
- Increase flexibility for municipalities related to the phasing of development (1.1.3.7) and compact form (1.1.3.6)
- Add flexibility to the process for settlement area boundary expansions (e.g. allow minor adjustments subject to specific tests, highlight that study requirements should be proportionate to the size/scale of development) (1.1.3.8, 1.1.3.9)
- Support the development of housing to meet current and future housing needs, and add reference to housing options and market-based needs (Vision, 1.4.1, 1.4.3, Definitions: "Housing options")
- Require transit-supportive development and prioritize intensification, including potential air rights development, in proximity to transit, including corridors and stations (1.4.3(e))
- Support municipalities in achieving affordable housing targets by requiring alignment with Housing and Homelessness Plans (1.4.3(a))
- Broaden PPS policies to enhance support for development of long-term care homes (1.4.3(b)(1), Definitions: "Special needs" & "Public service facilities")

B Protecting the Environment & Public Safety

The Made-in-Ontario Environment Plan includes a commitment to review land use policies that are critical to managing the impacts of a changing climate. Planning for extreme weather events helps protect people and property and makes financial sense

The PPS draft policies would:

- Enhance direction to prepare for impacts of a changing climate (Vision, 1.1.1(i), 1.1.3.2(d), 1.6.1, 1.6.6.1(b)(2), 1.6.6.7(c), 1.8.1, 2.2.1(c), 3.1.3, Definitions: "Impacts of a changing climate",)
- Enhance stormwater management policies to protect water and support climate resiliency (1.6.6.7(a), 1.6.6.7(c), 1.6.6.7(d))
- Promote the on-site local reuse of excess soil (3.2.3)
- Maintain current policies related to natural and human made hazards which directs development away from hazardous areas including flood-prone areas in order to protect public health and safety, while work by the Special Advisor on flooding is underway (3.1)
- Maintain current policies that require municipalities in southern Ontario to identify natural heritage systems, and provide flexibility as to how to achieve this outcome (2.1.3)
- Provide a new, voluntary management approach for managing local or regionally-significant wetlands (2.1.10)
- Maintain protections for the Greenbelt

C Reducing Barriers & Costs

A streamlined land use planning and development process which protects what is important – while reducing barriers and costs – supports economic growth and investment and the continued prosperity of Ontarians

The PPS draft policies would:

- Require municipalities to take action to fast-track development applications for certain proposals (e.g. housing) (4.7)
- Allow mineral aggregate operations to use rehabilitation plans to demonstrate that extraction will have no negative impacts (2.5.2.2)
- Align policies and definition of cultural heritage with recent changes to the Ontario Heritage Act (Definitions: "Cultural heritage landscape", various other definitions)
- Refocus PPS energy policies to support a broad range of energy types and opportunities for increased energy supply (1.6.11.1)
- Ground mounted solar would be permitted in prime agricultural and specialty crop areas as an on-farm diversified use (Definitions: "On-farm diversified uses")
- Make minor changes to streamline development approvals and support burden reduction

D Supporting Rural, Northern & Indigenous Communities

Rural, northern and Indigenous communities are vital to Ontario's continued prosperity and overall well-being

The PPS draft policies would:

- Allow flexibility for communities by clarifying perceived barriers to sewage and water servicing policies for lot creation and development in rural settlement areas (1.6.6)
- Enhance municipal engagement with Indigenous communities on land use planning to help inform decision-making, build relationships and address issues upfront in the approvals process (1.2.2, 2.6.5, Vision)
- Promote an agricultural systems approach to enhance agricultural protections to support critical food production and the agricultural sector as a significant economic driver (1.7.1(i), 2.3.2, 2.3.6.2, Definitions: "Agricultural system", "Agri-food network")

E Supporting Certainty & Economic Growth

Economic opportunities and continued investment are vital to supporting jobs and the continued economic well-being of all Ontarians. Supporting jobs is a key priority of Ontario's Open for Business agenda

The PPS draft policies would:

- Encourage municipalities to facilitate conditions for economic investment (1.3.1(c))
- At the time of official plan review or update, encourage municipalities to assess locally-identified employment areas to ensure designations are appropriate (1.3.2.2)
- Provide municipalities with greater control over employment area conversions to support the forms of development and job creation that suit the local context (current and future) (1.3.2.5)
- Provide enhanced direction for land use compatibility and stronger protection for major facilities such as manufacturing and industrial uses where non-employment uses are planned nearby (i.e. buffering uses from new sensitive uses) (1.2.6.1, 1.2.6.2, 1.3.2.3, Definitions: "Major facilities")

PROVINCIAL POLICY STATEMENT (PPS) REVIEW



ONTARIO'S LAND USE PLANNING SYSTEM

WHAT IS THE PPS?

- The Provincial Policy Statement (PPS) is the primary provincial land use policy document that sets out minimum requirements that apply across Ontario

- The Planning Act requires that all land use planning decisions "shall be consistent with" the PPS
- Municipalities are the primary decision-makers for local communities and implement provincial policies, including the PPS, through official plans and other planning decisions

- Municipalities may build on, but not conflict with, PPS policies to reflect local context
- PPS policies are intended to help protect what matters most by providing policy direction related to growth and development, the use and management of resources, and the protection of the environment and public health and safety

GOVERNMENT COMMITMENT TO REVIEW THE PPS

- In early 2019, engagement on the PPS was undertaken as part of the Increasing Housing Supply Consultations
- Input received helped to inform the development of the **More Homes, More Choice: Ontario's Housing Supply Action Plan**, released in May 2019
- Through the Action Plan, the government signaled its intention to review the PPS

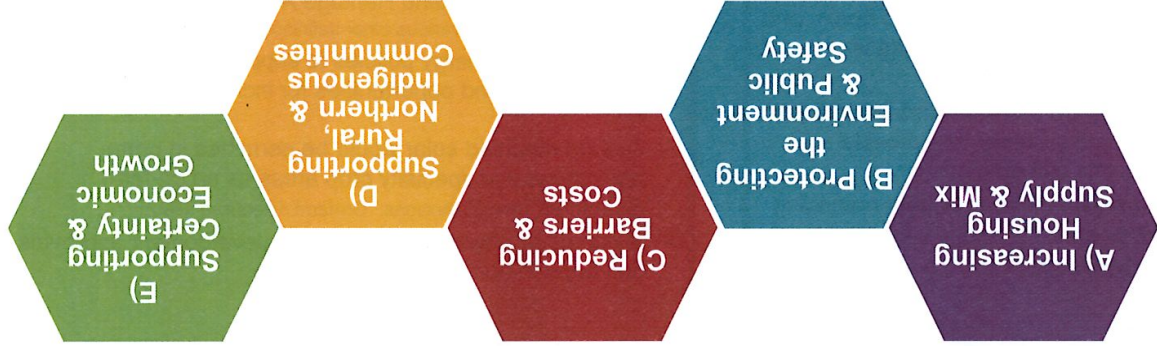
HOW CAN I LEARN MORE & PROVIDE FEEDBACK?

For details on specific policy changes, the draft PPS is available online at: ero.ontario.ca/notice/019-0279

- If you are interested in providing written feedback during the 90-day consultation period (July 22, 2019 – Oct 21, 2019), you may do so by either:
 - Submitting comments through the Environmental Registry of Ontario at: ero.ontario.ca/notice/019-0279
 - Emailing planningconsultation@ontario.ca

PROPOSED PPS POLICY AREAS

The government is proposing PPS changes to reflect Ontario's changing needs across 5 key areas:



QUESTIONS FOR CONSIDERATION

The government wants your feedback on the PPS draft policies and would like your views on the following questions:

- Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?
- Do the proposed policies strike the right balance? Why or why not?
- How do these policies take into consideration the views of Ontario communities?
- Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?
- Are there other tools that are needed to help implement the proposed policies?