



Planning Advisory Committee Meeting
Monday, June 22, 2020 – 10:00 a.m.
Meeting to be held in Virtual Electronic Format and
live streamed on the County of Frontenac's Youtube
Channel
<https://youtu.be/iSdya9dw5AQ>
2069 Battersea Road, Glenburnie, ON

AGENDA

Page

1. **Call to Order**
2. **Adoption of the Agenda**
 - a) **That** the agenda for the June 22, 2020 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 March 10, 2020
That the minutes of the Planning Advisory Committee meeting held March 22, 2020 be adopted.
5. **Deputations and/or Presentations**
6. **Briefings**
 - a) Mr. Joe Gallivan, Director of Planning and Economic Development provided the Planning Advisory Committee with the planning briefing
7. **Reports to the Planning Advisory Committee**
 - a) **2020-064**
Planning and Economic Development
Submission of Amended Application for Ardoch Lake Draft Plan of Vacant Land Condominium (10CD/2012-001)
 - b) **2020-065**
Planning and Economic Development
Proposed Plan of Subdivision 10T-2020/001 (Sunbury, South Frontenac Township)
8. **Communications**

3 - 7

8 - 13

14 - 18

9. Other Business

10. Next Meeting

- a) The next regular meeting of the Planning Advisory Committee meeting is scheduled for Monday, July 13, 2020 at the County Administrative Offices.

11. Adjournment



FRONTENAC

Minutes of the Planning Advisory Committee Meeting
March 10, 2020

A meeting of the Planning Advisory Committee was held in the Frontenac Room, County Administrative Office, 2069 Battersea Road, Glenburnie on Tuesday, March 10, 2020 at 10:00 AM

Present:

Warden Smith
Deputy Warden Vandewal
Councillor Doyle
Phil Leonard
Lisa Henderson

Regrets:

Councillor Ron Higgins
Barbara Sproule

Staff Present:

Brianna McEathron, Administrative Clerk (Recording Secretary)
Joe Gallivan, Director of Planning and Economic Development
Kelly Pender, Chief Administrative Officer
Megan Rueckwald, Manager of Community Planning

1. **Call to Order**

The Recording Secretary called the meeting to order at 10:02 a.m.

2. **Election of Officers**

Ms. McEathron conducted the election of officers.

a) **Election of Chair**

Moved By: Warden Smith
Seconded By: Deputy Warden Vandewal

That Councillor Denis Doyle be elected Chair of the Planning Advisory Committee for 2020.

Carried

Moved By: Deputy Warden Vandewal
Seconded By: Mr. Leonard

That nominations for Chair be closed.

Carried

Councillor Doyle accepted the nomination of Chair.

b) Election of Vice Chair

Moved By: Warden Smith
Seconded By: Mr. Leonard

That Deputy Warden Vandewal be elected Vice-Chair of the Planning Advisory Committee for 2020.

Carried

Moved By: Councillor Doyle
Seconded By: Mr. Leonard

That nominations for Vice-Chair be closed.

Carried

Deputy Warden Vandewal accepted the nomination of Vice-Chair.

Councillor Doyle assumed the Chair.

Adoption of the Agenda

Moved By: Warden Smith
Seconded By: Deputy Warden Vandewal

That the agenda for the March 10, 2020 meeting of the Planning Advisory Committee be adopted.

Carried

Disclosure of Pecuniary Interest and General Nature Thereof

There were none.

Adoption of Minutes

a) Minutes of Meeting held September 9, 2019

Moved By: Mr. Leonard
Seconded By: Warden Smith

That the minutes of the Planning Advisory Committee meeting held September 9, 2019 be adopted.

Carried

5. Deputations and/or Presentations

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**6. Briefings**

**a) Mr. Joe Gallivan**, Director of Planning and Economic Development provided the Planning Advisory Committee with the planning briefing.

Ms. Rueckwald provided the committee with an update of plans of subdivision and condominium files that are under review and those that are in pre-application at the request of Mr. Gallivan. Ms. Rueckwald advised that there may be forthcoming public meetings in the spring and that there may be a need to hold a PAC meeting in June to review recommendations from planning staff on a request for extension of draft plan approval.

Deputy Warden Vandewal inquired about the financial implications of communal services and wondered if there is a way to have an insurance plan that could be implemented until reserve funds were built through user utility costs. Mr. Gallivan advised that this option would be considered as part of the Financial Implementation Plan RFP.

Ms. Henderson spoke to servicing capacity and capacity calculation requirements for communal systems. Mr. Gallivan advised that the County has considered having a retainer with an engineering firm and that considerations such as this would be brought back to the Committee.

Deputy Warden Vandewal indicated support for the Shared Planning Services Agreement with respect to the fact that the municipalities within the agreement were covering the total hour costs of planning services.

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

- a) **2020-026  
Planning and Economic Development  
Provincial Policy Statement (PPS) 2020 Review**

This report was for information only.

Warden Smith indicated that it would be valuable for the information to be presented to the Committee of Adjustment.

Ms. Rueckwald indicated that a presentation will be prepared and presented to the Committee of Adjustment.

Mr. Pender entered at 11:18 a.m.

- b) **2020-027  
Planning and Economic Development  
Process Improvement: Applications, Guidelines and Website Updates**

This report was for information only.

Warden Smith asked if we have sent the information in this report to real estate agents and implemented there input. Ms. Rueckwald indicated that the information sheets have been formulated based on top inquiries from real estate agents and members of the public and that this information will be disseminated once the Committee reviewed at the meeting.

Ms. Henderson recommended that sign specifications and requirements be included on the Planning for a Business information handout.

Ms. Henderson exited at 11:35 a.m.

**8. Communications**

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9. Other Business

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**10. Next Meeting**

- a) The next regular meeting of the Planning Advisory Committee meeting is scheduled for Monday, May 11, 2020 at the County Administrative Offices.

**11. Adjournment**

Moved By: Warden Smith  
Seconded By: Mr. Leonard

**That** the meeting hereby adjourn at 11:37 a.m.

**Carried**



**Report 2020-064**

**Committee Recommend Report**

**To:** Chair and Members of the Planning Advisory Committee  
**From:** Megan Rueckwald, Manager of Community Planning  
**Date of meeting:** June 22, 2020  
**Re:** **Planning and Economic Development – Submission of Amended Application for Ardoch Lake Draft Plan of Vacant Land Condominium (10CD/2012-001)**

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**Recommendation**

**Whereas** an amended draft plan has been filed with the County of Frontenac for a Vacant Land Condominium located at Part of Lots 22 & 23, Concessions 1 and 2, Geographic Township of Clarendon, Township of North Frontenac, County of Frontenac referred to as Ardoch Lake;

**And Whereas** there has been significant engagement by the public and agencies throughout the review of the application including two public meetings and the submission of written comments;

**Therefore Be It Resolved That** the Planning Advisory Committee receive the Planning Advisory Committee – Submission of Amended Application for Ardoch Lake Draft Plan of Vacant Land Condominium (10CD/2012-001) and:

- direct staff to circulate notices of amended application in accordance with the *Planning Act*, including members of the public who have requested to be notified;
- direct staff to seek a recommendation from the Council of the Township of North Frontenac; and
- provide direction to staff on the need to hold an additional public meeting.

**Background**

On January 4, 2012, the County of Frontenac deemed an application complete for a vacant land condominium along Ardoch Lake, pursuant to the *Planning Act*

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Committee Recommend Report  
Planning Advisory Committee – Submission of Amended Application for Ardoch Lake Draft Plan of Vacant Land Condominium (10CD/2012-001)  
June 20, 2020

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(10CD/2012-001). The application was submitted by EcoVue Consulting Services on behalf of Ardoch Lake Developments Inc., with respect to lands described as Part of Lots 22 & 23, Concessions 1 and 2, Geographic Township of Clarendon, Township of North Frontenac, County of Frontenac. The proposal included the creation of 28 waterfront units and 17 inland units, totalling 45 residential units, with three internal roads and six open space/wetland blocks on the subject property.

Since that time, several amendments have been made to the draft plan in response to comments received through the technical circulation and public meetings. On March 13, 2020, an amended application was received by the County. The amended development consists of 17 waterfront and 6 inland residential units to be serviced with private services (23 units total) with access along 2 blocks of common element roads with 3 blocks for open space/wetland and 1 block for communal docking/water access.

### **Comments**

Since the August 2017 Public Meeting, several revisions have been made to the draft plan to address municipal, provincial and technical agency comments received. These include:

- Reduction of waterfront units from 24 to 17 units: waterfront units range from 0.80 hectares to 6.44 hectares in area with 61 meters to 207 meters of waterfrontage along Ardoch Lake;
- Inclusion of “Wetland Community 10” and associated 30 meter buffer on the Draft Plan and Site Servicing Plan (located on Block A and a portion of units 15 and 16);
- Introduction of a single communal dock located on new “Block D”, private docks are no longer proposed on individual waterfront units;
- Revision to the Site Servicing Plan to show the new lot fabric and building location relative to the required 30 meter setback from the highwater mark and Wetland Community 10 and 300 meter septic system setback for inland lots as recommended by the Ministry of the Environment, Conservation and Parks; and
- Addition of a note within the Site Servicing Plan detailing phosphorous controls are per Ministry requirements.

The amended submission includes a review for conformity to the 2017 Township of North Frontenac Official Plan and consistency with the 2019 Township of North Frontenac Zoning By-law. All waterfront units meet the minimum area requirements set out in the Township of North Frontenac Official Plan of 0.8 hectares. The average waterfrontage for all waterfront units is 91 meters/unit with the frontages ranging in length from 61.6 – 207.8 meters.

In 2018, Ministry of the Environment, Conservation and Parks provided an update on the lake capacity model to assess the condominium application and its impact on the trophic status of the lake. The County of Frontenac directed that the condominium development be modelled as “permanent year-round residential” and that the sewage systems for all of the waterfront units will use a phosphorous reduction technology capable of consistently achieving a phosphorous effluent concentration of at least

1mg/L. The Ministry concluded that the Ardoch Lake phosphorous concentrations resulting from the conversion of the existing development to extended seasonal usage and the proposed condominium are considered an acceptable change in phosphorus levels.

On September 3, 2019, the Province proclaimed key amendments to the *Planning Act* and *Local Planning Appeal Tribunal Act, 2017*. Amendments to *Local Planning Appeal Tribunal Act, 2017*, restrict third party appeals of plan of subdivision/condominium decisions including all appeals from members of the public. Amendments to the *Planning Act* also shortened the timeframe for review permitting an applicant to appeal a non-decision by the approval authority 120 days after the application has been deemed complete (previous 180 days).

In March 2020, an amended application was submitted to the County of Frontenac. The amended application and supporting studies have been circulated to technical agencies including Mississippi Valley Conservation, Ministry of the Environment, Conservation and Parks and KFL&A Public Health. Comments received are included as attachments to this report (Attachments 7-9) with an overview provided.

**Ministry of the Environment, Conservation and Parks**

In comments dated May 29, 2020, Ministry staff supported the application as revised given consideration to the amendments to the development which further lighten the footprint of the proposal and through conversations with County staff regarding the lower tier's understanding of the ongoing maintenance, monitoring, reporting and inspection of phosphorous reduction technology inclusion in the septic system design.

**Mississippi Valley Conservation Authority (MVCA)**

In comments revised June 3, 2020, MVCA completed a review of the amended application with consideration to the revised Environmental Impact Statement including fish habitat and communal docking, heron colony, lakes/wetlands, and watercourses. The comments received also included review of the lot development and site assessment, stormwater management plan, and site servicing and lake capacity. MVCA staff recommended clarification on the recommended development setback from the two identified tributaries of the lake identified in their assessment of watercourses and also included recommended draft plan conditions. Two conditions were highlighted in the comment letter including:

1. The preparation of one final EIS that incorporates all recommendations of all versions and Addendums, for ease of reference in the Draft Plan Conditions and for future homeowners. In addition, the following modifications to *Section 7.0 Recommendations* in the EIS are recommended:

- Include all recommendations found throughout the EIS, including recommended setbacks from both wetlands, and the retention of vegetative buffers from wetlands, watercourses, and lake.
- Amend recommendation 3) to include a maximum tree clearing, in terms of a percentage;

- Amend recommendation 8), concerning approvals for the communal dock to add MVCA as an approval agency.

2. A Constraints Plan shall be prepared that shows all natural heritage features and natural hazards and their recommended setbacks and vegetative buffers, in relation to the proposed building envelopes, as follows:

- Ardoch Lake, its 30m setback and vegetative buffer;
- Two tributaries, their development setback and vegetative buffer;
- Two wetlands, their 30m setback and vegetative buffer;
- Active Herony Colony and 300m setback;
- Walley Spawning Area;
- 10 m setback from the crest of slopes exceeding 3:1 (H:V) and 3m in height;
- Proposed building envelope including dwelling, septic, laneway.

**KFL&A Public Health**

Comments received June 1, 2020, indicate that KFL&A Public Health have no objection to the proposal and included conditions to be included as part of draft plan approval and the subsequent condominium agreement. The conditions included:

- The site servicing plan showing the location of the house, well and the envelopes for the primary and alternative sewage system locations is to be provided to all purchasers of lots in the subdivision, along with all of the conditions listed below that will become part of the subdivision plan. The reserved areas for the primary and alternate sewage system locations much each by 500m<sup>2</sup>; the mantle portion of the reserved areas may overlap.
- Primary and alternate sewage system locations are to be reserved and maintained solely for that purpose. No constructions of wells, homes, driveways, pools, garages or other structures is to take place in the primary or alternate locations.
- Existing soil conditions may necessitate the importation of suitable fill for the installation of the sewage system, resulting in partially or fully raised sewage systems.
- As the sewage systems are raised, pumps may be required.
- Deviations from the locations on the site servicing plan with respect to sewage location may require the submission of an engineering report/design and terrain analysis supporting the proposed changes (including the potential impact on adjoining properties).

Two statutory public meetings have been held to review the draft plan in August 2014 and August 2017. Through the engagement on the file, the County has received a number of comments from the public with concerns regarding the density of the development, conformity with the 2017 Township of North Frontenac Official Plan, and impact on natural heritage features. The amended proposal considers comments received from the public and agencies, addressing concerns and lightening the footprint

of the development though a reduction in waterfront lots and restriction of shoreline structures on individual lots in favour of a communal docking system.

Planning staff are seeking direction from the Planning Advisory Committee as to the need to hold an additional public meeting. Should the Planning Advisory Committee proceed to direct staff to hold a public meeting, staff will proceed with circulating the Notice of Public Meeting as prescribed in the *Planning Act* and will prepare a public meeting report for the agenda in advance of the meeting. Should the Planning Advisory Committee determine that adequate engagement has been met through public meetings, planning staff will circulate a Notice of Amended application to all property owners within 120 meters of the subject property and every person who has requested to be notified seeking written comments on the amended application and making available a copy of the amended reports and new comments received. Written comments are encouraged and can be received up until the approval authority has made a decision on the file; comments may be submitted to Megan Rueckwald, Manager of Community Planning, at [mrueckwald@frontenaccountry.ca](mailto:mrueckwald@frontenaccountry.ca) or by mailing to 2069 Battersea Road, Glenburnie, ON, K0H 1S0.

Now that the County has received comments from key commenting agencies, staff will proceed to the Township of North Frontenac to seek a recommendation from Township Council on the proposed development and conditions of draft plan approval, if applicable. County staff have reached out to Township staff and started conversations on proposed conditions of draft plan approval and will engage with all required departments (e.g. Public Works, Building, Fire). It is anticipated that County staff will be back before Planning Advisory Committee in Fall 2020 with this recommendation from Township Council and recommended conditions for Planning Advisory Committee to make a recommendation on the decision to County Council. Notice of Decision will be circulated following the Council decision in accordance with the *Planning Act*.

**Strategic Priority Implications**

In 2019, the Council of the Corporation of the County of Frontenac adopted the County of Frontenac Strategic Plan 2019 – 2022 with the mission of effective, efficient and sustainable delivery of services to citizens.

**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:**

- Refine and invest in efforts to accelerate economic development — to grow businesses, attract more visits and expand the tax base.

- 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 County of Frontenac is the approval authority for plans of subdivision and condominium across the County. The County works collaboratively with the Townships, commenting agencies, the public and the applicant throughout the review process to ensure proper development controls are in place to support good planning.

**Financial Implications**

Costs associated with an additional public meeting include: per diem for members of the Planning Advisory Committee, in addition to costs associated with public notice.

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

Township of North Frontenac

Commenting agencies including KFL&A Public Health, Ministry of the Environment, Conservation and Parks, Mississippi Valley Conservation Authority

**Attachments**

1. Amended Draft Plan of Vacant Land Condominium prepared by DM Wills, March 5, 2020
2. Addendum to the Environmental Impact Study prepared by Niblett Environmental Associates, January 13, 2020
3. Planning Addendum Letter prepared by EcoVue Consulting Services, March 12, 2020
4. Conceptual Lot Servicing prepared by WSP, February 2020
5. Response to Comments and draft conditions prepared by EcoVue Consulting Services, March 12, 2020
6. Lake Capacity Modelling Memorandum from the Ministry of Environment, Conservation and Parks, October 26, 2018
7. Ministry of the Environment, Conservation and Parks Review, May 29, 2020
8. Mississippi Valley Conservation Authority Comment Letter and Draft Plan Conditions, revised June 3, 2020
9. KFL&A Public Health Letter, June 1, 2020



**Report 2020-065**

**Committee Information Report**

**To:** Chair and Members of the Planning Advisory Committee  
**From:** Megan Rueckwald, Community Planner  
**Date of meeting:** June 22, 2020  
**Re: Planning and Economic Development – Proposed Plan of Subdivision 10T-2020/001 (Sunbury, South Frontenac Township)**

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**Recommendation**

This report is for information only.

**Background**

On May 28, 2020, the County of Frontenac deemed an application for draft plan of subdivision complete pursuant to the *Planning Act* for a property legally described as Part of Lots 25 and 26, Concession 2, former Township of Storrington, in the Township of South Frontenac, County of Frontenac. The lands are located within the Settlement Area of Sunbury in proximity to the intersection of Battersea Road and Sunbury Road and municipally known as 3863 Battersea Road. The application was submitted by Kyle Nielissen of Forefront Engineering Inc, on behalf on the property owner, Steve McClure (2628100 Ontario Inc.) This report provides an overview of the application and relevant policies and regulations that will be evaluated as part of the review of the development as well as the public consultation strategy.

The proposed development is an application for draft plan of subdivision to divide the subject lands into 33 lots and blocks, including 31 lots for residential development, 1 parkland block (Block 32), and 1 block to be added to an adjacent property as a lot addition (Block 33). The lots will be accessed from a new municipal street with a single connection to the existing intersection of Battersea Road and Sunbury Road. The residential lots will range in size from 0.6 ha to 3.41 ha, with the typical residential lot having an area of 0.61 ha. The proposed parkland block (Block 32) will be approximately 0.04 ha and will formally connect Battersea Road through the new development to Gerald Ball Memorial Park.

**Documents Submitted in Support of the Application**

- Stage 1 & 2 Archaeological Assessment, prepared by Cataraqui Archaeological Research Foundation, dated January 2011

- Environmental Site Assessment, prepared by Ecological Services, dated July 3, 2013
- Addendum to Environmental Site Assessment, prepared by Ecological Services, dated February 14, 2019
- Hydrogeological Study, prepared by BluMetric Environmental, dated August 2019
- Terrain Analysis, prepared by XCG Environmental Engineers & Scientists, dated January 18, 2013
- Preliminary Stormwater Management Report, prepared by Forefront Engineering Inc., dated November, 2019
- Draft Plan of Subdivision, prepared by Forefront Engineering Inc., dated November 2019
- Traffic Impact Study, prepared by GHD, dated March 11, 2020
- Completed application forms for Zoning By-Law Amendment (submitted to the Township of South Frontenac) and Draft Plan of Subdivision (submitted to the County of Frontenac)
- Planning Demonstration Report, prepared by Fotenn Consultants Inc., dated April 6, 2020

A Zoning Bylaw Amendment application has been submitted to the Township of South Frontenac in support of the application.

### **Public Consultation Strategy**

Section 3.0 Public Consultation Strategy of the Planning Demonstration Report (Fotenn Consultants Inc., April 6, 2020) proposes a strategy to consult with the public with respect to the subject applications in accordance with Ontario Regulation 544/06. The applicant and development team propose to host an open house within 1-2 months of the subject applications being deemed complete by the County and Township staff to provide an opportunity to provide information to the public regarding the proposed development and to collect feedback on the proposal and discuss any comments or concerns early on in the review process.

Through consultation with the applicant and development team, the Open House is scheduled for the evening of July 22<sup>nd</sup>, 2020. The Open House will be held using electronic participation to respect physical distancing requirements of the COVID-19 Provincial Government Emergency Order. The County will facilitate the Open House with the agent and their planner leading the presentation and answering questions. Planning Advisory Committee attendance at the Open House is not mandatory but will provide the Committee with a sense of comments on the development. A report will be provided to the Planning Advisory Committee summarizing comments heard at the meeting.

The applicant and development team recommend that the statutory public meeting for the subdivision be held following the issuance of technical comments by planning staff and review agencies. This would allow staff to better address the comments and questions from Committee members and the public as they will have had the opportunity to review the applications in detail with other review agencies. This proposed timing will also ensure that the applicant is aware of the technical review comments from staff and

review agencies prior to a recommendation being brought to Planning Advisory Committee. Should there be a need, an additional open house could be held by the development team to address outstanding public comments.

Amendments to the *Planning Act* that came into effect on September 3, 2019, through Bill 108 limited third party appeals of plan of subdivision/condominium decisions including appeals from members of the public. Additional engagement, including the Open House, is proposed to ensure that public comments are heard throughout the development process in response to the Bill 108 amendments.

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

Anyone wishing to be notified of Council's decision on the subject application must submit a written request to:

County of Frontenac, Planning Development  
2069 Battersea Rd. Glenburnie, ON K0H 1S0  
[planning@frontenacounty.ca](mailto:planning@frontenacounty.ca)

#### **Technical Circulation Process and Review**

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 application review and included in the comprehensive report for consideration at a future Planning Advisory Committee meeting.

The application has been circulated to the following agencies:

- Township of South Frontenac;
- Malroz Engineering Inc. (County hydrogeologist peer review);
- Cataraqui Region Conservation Authority;
- KFL&A Public Health;
- Canada Post;
- Local School Boards;
- Telecommunication providers;
- Ontario Power Generation; and
- Hydro One Networks Inc..

The detailed planning report will include a review for consistency with the Provincial Policy Statement, 2020 and conformity with the Township and County Official Plans.

#### **Notice Provisions**

Pursuant to the requirements of the *Planning Act*, notice of complete application was sent by mail to all property owners (according to the latest assessment rolls) within 120 metres of the subject property and those who requested to be notified. A notice of Open

House will be circulated in accordance with the *Planning Act*, required signage will be placed on the property, and a notice will be placed in the Frontenac News and on the County of Frontenac website.

**Strategic Priority Implications**

In 2019, the Council of the Corporation of the County of Frontenac adopted the County of Frontenac Strategic Plan 2019 – 2022 with the mission of effective, efficient and sustainable delivery of services to citizens.

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**Objectives in support of this strategy:**

- Refine and invest in efforts to accelerate economic development — to grow businesses, attract more visits and expand the tax base.
- 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 County of Frontenac is the approval authority for plans of subdivision and condominium across the County. The County works collaboratively with the Townships, commenting agencies, the public and the applicant throughout the review process to ensure proper development controls are in place to support good planning.

**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

**Attachments**

1. Notice of Complete Application
2. Stage 1 & 2 Archaeological Assessment, prepared by Catarauqui Archaeological Research Foundation, dated January 2011

3. Environmental Site Assessment, prepared by Ecological Services, dated July 3, 2013
4. Addendum to Environmental Site Assessment, prepared by Ecological Services, dated February 14, 2019
5. Hydrogeological Study, prepared by BluMetric Environmental, dated August 2019
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7. Preliminary Stormwater Management Report, prepared by Forefront Engineering Inc., dated November, 2019
8. Draft Plan of Subdivision, prepared by Forefront Engineering Inc., dated November 2019
9. Traffic Impact Study, prepared by GHD, dated March 11, 2020
10. Completed application form for Draft Plan of Subdivision
11. Planning Demonstration Report, prepared by Fotenn Consultants Inc., dated April 6, 2020
12. Concept Plan, prepared by Forefront Engineering Inc., dated April 2020