County Council Meeting – Special Meeting
October 29, 2014 – 9 a.m.
Fairmount Home Kingston Frontenac Rotary Auditorium,
2069 Battersea Road, Glenburnie, ON

AGENDA

Page

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

3. DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

4. ADOPTION OF MINUTES

5. DEPUTATIONS AND/OR PRESENTATIONS

6. PROCLAMATIONS

7. BRIEFINGS

8. UNFINISHED BUSINESS

9. REPORTS FROM THE CHIEF ADMINISTRATIVE OFFICER

Staff Briefing: Mr. Kelly Pender, Chief Administrative Officer and Mr. Joe Gallivan, Manager of Sustainability Planning will brief County Council with respect to item (b) County Official Plan Meeting with Township staff and Ministry of Municipal Affairs and Housing Staff.

3-11

2014-156
Corporate Services
County of Frontenac Official Plan – Meeting with Staff from Townships and Ministry of Municipal Affairs and Housing

This report is for information only

12-299

2014-153
Corporate Services
Adoption of the County of Frontenac Official Plan
[Deferred from the October 15, 4014 County Council meeting]

Page

9. REPORTS FROM THE CHIEF ADMINISTRATIVE OFFICER

Please Note: Appendix C, County Official Plan, has been revised to incorporate the recommendations noted in Report 2014-156 County of Frontenac Official Plan – Meeting with Staff from Townships and Ministry of Municipal Affairs and Housing.

Recommendation:

RESOLVED THAT the Council of the County of Frontenac receive the Corporate Services –Adoption of the County of Frontenac Official Plan report, including the Final Draft of the County Official Plan dated October 2014;

AND FURTHER THAT Council pass a by-law later in the meeting to adopt the County of Frontenac Official Plan attached to this report as Appendix C;

AND FURTHER THAT Council direct the Manager of Legislative Services/Clerk to forward the adopted plan to the Ministry of Municipal Affairs and Housing for approval.

The report will be distributed under separate cover on Monday

10. MOTIONS, NOTICE OF WHICH HAS BEEN GIVEN

11. INFORMATION REPORTS FROM THE CHIEF ADMINISTRATIVE OFFICER

12. GIVING NOTICE OF MOTION

13. OTHER BUSINESS

14. PUBLIC QUESTION PERIOD

15. BY-LAWS – GENERAL BY-LAWS AND CONFIRMATORY BY-LAW

300-386 To Adopt an Official Plan for the County of Frontenac
[Proposed Number 2014-0047]

Schedule A will be distributed under separate cover on Monday.

387-388 To confirm all actions and proceedings of County Council
[Proposed Number 2014-0048]

16. ADJOURNMENT

Report 2014-156

INFORMATION REPORT

To: Warden and Council Members of the County of Frontenac

From: Kelly J. Pender
Chief Administrative Officer

Prepared by: Joe Gallivan
Manager of Sustainability Planning

Date prepared: October 24, 2014

Date of meeting: October 29, 2014

Re: **Corporate Services – County of Frontenac Official Plan – Meeting with Staff from Townships and Ministry of Municipal Affairs and Housing**

Background

At the County Council meeting held on October 15, 2014 the following resolution was passed with regard to the draft County Official Plan:

Motion #: 215-14 *Moved By:* *Councillor Gutowski*
Seconded By: *Councillor Inglis*

RESOLVED THAT the Council of the County of Frontenac receive the Corporate Services –Adoption of the County of Frontenac Official Plan report, including the Final Draft of the County Official Plan dated October 2014;

AND FURTHER THAT Council pass a by-law later in the meeting to adopt the County of Frontenac Official Plan attached to this report as Appendix C;

AND FURTHER THAT Council direct the Manager of Legislative Services/Clerk to forward the adopted plan to the Ministry of Municipal Affairs and Housing for approval.

DEFERRED
(See motion to Defer below which was CARRIED)

Motion #: 216-14 Moved By: Councillor McDougall
Seconded By: Deputy Warden Davison

BE IT RESOLVED THAT Report 2014-153, Adoption of the County of Frontenac Official Plan, be deferred to a Special Council Meeting on October 29, 2014 to allow an additional meeting between Township and County CAO's, staff and representatives from the Ministry of Municipal Affairs and Housing.

CARRIED

Meeting with Townships and Ministry of Municipal Affairs and Housing

Based on County Council's direction, a meeting was held on October 23rd to review the draft of the County Official Plan that was recommended for adoption. Staff from three of the four Townships were in attendance, as well as the Planning Manager and Senior Planner of MMAH, the County CAO, the Manager of Sustainability Planning, and the Community Planner. Frontenac Islands staff was unable to attend the meeting.

The following policy sections were discussed at the table:

Fish Habitat (Section 7.1.4.4.1) – 4th bullet, Policies section – It was suggested that this policy, which requires a 30 metre setback from watercourses and waterbodies be removed as it is redundant since the required 30 metre setback is already included in the draft Official Plan under Waterfront Policies (Section 3.3.3.4.4(7)). County staff agrees as the remainder of this section dealing with fish habitat is consistent with the Provincial Policy Statement.

Recommendation: delete this policy from the draft Official Plan.

Also, additional comments were made with respect to the definition of 'fish habitat' and the need to improve the clarity of the definition. Therefore, the wording is proposed to be changed to be in line with Section 2.1.6 of the Provincial Policy Statement. The new wording will be as follows:

"***Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements."***

Recommendation: Delete 2nd bullet, Policy section 7.1.4.4, and replace with wording contained in Section 2.1.6 of the 2014 Provincial Policy Statement.

Lastly, the policy dealing with the requirement for an Environmental Impact Study (3rd bullet, Policies section) is redundant within the context of the entire policy section dealing with fish habitat.

Recommendation: delete this policy from the draft Official Plan.

Lake Trout Lakes (Section 7.1.4.4.1) – concern was raised with respect to the clarity of this policy section, in particular the specific wording to allow for some development within the required 300m setback area. It was agreed that most of the wording provided by MMAH in their 'One Window' comments would be used and would replace the third bullet in the policy section.

> ***"Generally, the creation of new lots, through the severance consent process or by plan of subdivision will not be permitted within 300 metres of a lake trout lake that is classified as "at capacity". Structural development may be permitted on existing lots of record and under strict conditions where a proponent can demonstrate that there will be no impacts on lake water quality. This may require consultation with the Ministry of the Environment and the Ministry of Natural Resources. Exceptions to allow lot creation are as follows:***
>
> ***a) to separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake; or***
> ***b) where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or***
> ***c) where all new tile fields are set back at least 300 metres from the shoreline of lakes; or***
> ***d) where drainage from the tile fields would flow at least 300 metres to the lake. This must be supported by a report prepared by a qualified professional that is a licensed member of the Association of Professional Geoscientists of Ontario or a licensed member of the Professional Engineers of Ontario who is qualified to practice geoscience; or***
> ***e) where a site-specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on-site, to the satisfaction of the Ministry of the Environment."***

Recommendation: Endorse revised wording.

Waterfront Areas (Section 3.3.3.4.1) – 4th paragraph – This section identifies that generally 'Waterfront Areas' shall be defined to include all lands within 150 metres (500 feet) from a waterbody. There was concern raised with the applicability of the 150 metre boundary. County staff pointed out that, as stated in the second sentence of the policy, "this is a general boundary intended to recognize that development within this area may have an impact on lake quality and those impacts may need to be considered for any development within the boundary" (emphasis added). It essentially acts as a 'flag' to make sure that land within 500 feet of a lake or river may have some impacts on water quality, but it is not intended to be a fixed boundary. Once this intent was clarified it was agreed that no change to this policy was necessary.

Recommendation: No change.

Built Resources (Section 2.2.1(a)) – It was agreed that the description of 'Community Commercial' should be revised so that it is clear that these commercial uses that are part of the year round economy of the Frontenacs should have the ability to be permitted in a variety of land use designations at the discretion of each Township. The revised wording is as follows:

a) "Community Commercial uses which may according to Township Official Plans be located in a village, hamlet, historic crossroad or rural area, and also includes highway commercial which serves both travelling and local public;"

Recommendation: Endorse revised wording.

Agriculture – Value-Added Uses (Section 2.1.1.3) – It was agreed to revise the wording of this policy for clarity purposes. The intent of this policy is to allow farmers additional opportunities for farm revenue, including farm gate sales, but at the same time ensure that the predominant use of the land is for agricultural activity. It is recommended that the third sentence of this policy be revised to read as follows:

"Facilities that add value to farm products may be used co-operatively; however the scale of operations will be secondary to the farming activity of the property."

Recommendation: Endorse revised wording.

Waterfront Area policies – 30 metre setback (Section 3.3.3.4.4(7)) – It was agreed that the wording of the 30 metre setback should be revised to make it clear that Township Official Plans and Zoning By-laws establish a minimum 30 metre setback for new development from a waterbody. The revised section is based on changes that were proposed by MMAH in their 'One Window' review as well as comments from Township staff, and it also provides better direction on allowing new development on existing lots of record on a waterfront.

(7) "To maintain the shoreline character and water quality, Local Official Plans and Zoning By-laws shall require that

a) For new lot creation, buildings and structures, including the septic system tile field, must be set back at least 30 metres (100 feet) from the ordinary high water marks of all waterbodies with non-disturbance of the native soils and very limited shoreline removal. b) For existing lots of record, new buildings and structures, including the septic system tile field, should be set back 30 metres if possible, otherwise as far back as the lot permits.

c) Township Official Plans shall include criteria for determining an appropriate setback where an existing lot of record cannot achieve the minimum setback of 30 metres (100 feet). However, the greatest setback possible will be required.

d) A setback of greater than 30 metres from the ordinary high water mark may be required in some locations as determined by the approval authority;

e) Subsections 7) a) b) and c) shall not apply to shoreline structures such as boathouses and docks, which may be regulated separately in Township Official Plan and Zoning By-laws

Recommendation: Endorse revised wording.

Additional Comments Received

Following the County Council meeting on October 15th, planning staff received correspondence from Infrastructure Ontario requesting some revisions to the hydro corridors section of the draft Plan (see Appendix "A"). Staff recommends that most of these suggestions be incorporated into the draft Official Plan as they are technical in nature and do not result in any substantive policy change.

Summary and Conclusions

County planning staff recommends that County Council adopt the draft County Official Plan with the changes agreed upon at the meeting held with staff from the Townships and the Ministry of Municipal Affairs and Housing. It is further recommended that the changes requested by Hydro One be incorporated into the Plan.

Once County Council has adopted the Plan it will be sent to the Ministry of Municipal Affairs and Housing for approval. It is expected that MMAH will provide a 'Draft Decision' to the County in February or March of 2015. At that time County Council will review the changes that MMAH wants to make to the Plan and provide a response to the Ministry on which changes County Council will support or not support.

Organizations, Departments and Individuals Consulted and/or Affected

All Four Townships
Ministry of Municipal Affairs & Housing
Infrastructure Ontario

Attachments

Appendix A – Correspondence from Infrastructure Ontario dated October 16, 2014

Appendix A

Ontario
Infrastructure Ontario

One Dundas Street West, Suite 2000, Toronto, ON M5G 2L5
1, rue Dundas Ouest, bureau 2000, Toronto, ON M5G 2L5

October 16, 2014

RECEIVED
OCT 16 2014
County of Frontenac

Mr. Joe Gallivan
Manager of Sustainability Planning
County of Frontenac
2069 Battersea Road
Glenburnie, Ontario
K0H 1S0

sent via email

RE: **County of Frontenac Official Plan Review – Third Draft**
Policy implications for electricity generation facilities and transmission and distribution systems

FOTENN Consultants Inc., on behalf of Infrastructure Ontario (IO) and Hydro One Networks Inc. (HONI), has reviewed the Frontenac County Draft Official Plan – Third Draft, dated September 2014.

Infrastructure Ontario is the strategic manager of the provincial government's real property, which includes hydro corridor lands, and has a mandate of maintaining and optimizing value of the portfolio. This letter identifies issues and policy recommendations related to the September 2914 Draft Official Plan (OP) in order to ensure the protection of hydro corridor lands for their primary intended use, the transmission and distribution of electricity, while facilitating appropriate secondary land uses.

This review of the Draft Official Plan stems from the Province's direction taken within the Provincial Policy Statement (PPS) (effective April 30, 2014) as it relates to electricity transmission and distribution facilities. In particular, PPS Section 1.6 provides specific direction for municipalities to maintain the primacy of hydro corridor lands for the transmission and distribution of electricity throughout the province. The relevant PPS Sections include:

> ***1.6.1*** *Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.*

416.327.3937 416.327.1906 info@infrastructureontario.ca www.infrastructureontario.ca

Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning so that they are:
a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
b) available to meet current and projected needs.

***1.6.8.3** Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.*

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

***1.6.11.1** Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.*

Issues

1. **Terminology**
   IO and HONI would like a consistent approach to be taken to define hydro corridors throughout the province. The draft Official Plan currently uses the term "hydroelectric corridors and utilities networks".

   Requested Change
   It is requested that the following language be considered for use throughout the Official Plan:

   - All reference to corridors used for the transmission and distribution of electricity should be referred to as "hydro corridors";
   - All reference to electricity infrastructure and facilities should be referred to as "electricity generation facilities and transmission and distribution systems".

   - The definitions of these terms could be included in a preamble given that the Official Plan does not appear to contain a Definitions section.

2. **Secondary Uses**

   The draft Official Plan states that *"the multiple uses of corridors, new or existing, shall be encouraged"*.

Requested change
In order to provide clarity with respect to the types of secondary uses that are possible on hydro corridor lands and to be more specific about which uses are encouraged, we request the following wording be used:

"Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc."

Having these policies in place will also help streamline the number of municipal planning approvals that a proponent must seek when they apply to HONI/IO for a secondary use.

We request that this letter be included as part of the record of submission on the Official Plan Review and that we be notified of any decisions regarding these matters.

Contact information is as follows:

Jordan Erasmus, MCIP, RPP
Planner
Infrastructure Ontario
1 Dundas St. W., Suite 2000
Toronto, ON M5G 2L5
Tel: 416.327.8018
Jordan.Erasmus@infrastructureontario.ca

Julie Carrara, MCIP, RPP
Planner
FOTENN Consultants Inc.
223 McLeod Street
Ottawa, ON K2P 0Z8
Tel: 613.730.5709 x226
carrara@fotenn.com

We thank Staff for considering our comments and recommendations. Please feel free to contact us if you have any questions.

Sincerely,

Jordan Erasmus

Jordan Erasmus, MCIP, RPP
Sr. Planner

c. Patrick Grace, IO
Enza Cancilla, HONI
Nadia DeSanti, FOTENN

Report 2014-153

RECOMMEND REPORT

To: Warden and Council Members of the County of Frontenac

From: Kelly J. Pender
Chief Administrative Officer

Prepared by: Joe Gallivan
Manager of Sustainability Planning

Date prepared: October 8, 2014

Date of meeting: October 15, 2014

Re: **Corporate Services – Adoption of the County of Frontenac Official Plan**

Recommendation

RESOLVED THAT the Council of the County of Frontenac receive the *Corporate Services –Adoption of the County of Frontenac Official Plan* report, including the Final Draft of the County Official Plan dated October 2014;

AND FURTHER THAT Council pass a by-law later in the meeting to adopt the County of Frontenac Official Plan attached to this report as Appendix C;

AND FURTHER THAT Council direct the Manager of Legislative Services/Clerk to forward the adopted plan to the Ministry of Municipal Affairs and Housing for approval.

Background

The process of creating a regional plan for Frontenac County has been extensive. County Council has ensured that there has been a thorough public consultation process with citizens, Township Councils and Township staff, Conservation Authorities, agencies such as the South Frontenac Community Services and the Frontenac Stewardship, and with the Province.

The process began when County Council endorsed the initiation of a County Official Plan process almost three years ago. At the meeting held on December 14, 2011 the following resolution was passed:

> *RESOLVED THAT the Council of the County of Frontenac receive this Sustainability – County Official Plan report;*
>
> *AND FURTHER that Council endorse the initiation of the development of a County Official Plan with the goal to having a draft plan to be considered by Council for adoption within its current term;*
>
> *AND FURTHER that Council direct staff to prepare a detailed work plan and consultation program to be presented to Council in early 2012;*
>
> *AND FURTHER that a County Official Plan be prepared under the following parameters:*
>
> *(1) That the Official Plan be prepared as a 'high level' planning document using a regional planning perspective, recognizing that detailed planning policies are now in place for the four Townships' Official Plans;*
> *(2) That the Official Plan use a systems-based approach and act as a guide for dealing with cross-boundary and cross-jurisdictional planning issues;*
> *(3) Ensure that the Official Plan is consistent with the Provincial Policy Statement while offering a solutions-oriented planning approach to deal with land use planning issues that are common to the Frontenacs; and*
> *(4) That community consultation regarding the vision and content of the Official Plan be extensive.*

Timeline – Evolution of the County Plan

The County Official Plan project has been underway since the beginning of 2012 and has provided opportunity for public involvement:

- Summer 2012 – Public Open Houses held across the County to discuss the concept of a regional plan based on County Council's resolution promoting a 'high level' plan.
- February 20, 2013 – County Council passes a resolution on the County Official Plan endorsing the policy sections to be included in the first draft.
- June 19, 2013 – First draft of the Official Plan released to County Council and the public.
- Summer 2013 – Public Open Houses on draft Plan held across County.
- November 20, 2013 – Council receives Second Draft of Official Plan with changes based on recommendations from citizens, Townships, and various organizations. Following a detailed review at Committee of the Whole on December 4th, County Council adopts second draft on December 12th.
- January 10, 2014 – County planning staff meet with staff from Ministry of Municipal Affairs and Housing to deliver the second draft of the Official Plan and to initiate the Provincial 'One Window' review.

- June 26, 2014 – Comments received from MMAH.
- August 21, 2014 – Council receives Third Draft with revisions based on MMAH comments, and passes resolution to hold a Public Meeting.
- September 22, 2014 - A formal Public Meeting as required by the *Planning Act* was held by County Council in Verona on September 22nd, 2014 and was attended by approximately 50 citizens.

It is the opinion of staff that the current draft of the Official Plan meets the requirements of County Council's direction and framework that was set out in the resolution to initiate the planning process.

Public Meeting Comments and Official Plan Revisions

Planning staff have reviewed all the comments made at the September 22nd Public Meeting as well as written submissions. An overview of the comments and revisions is set out below. The minutes of the Public Meeting and written comments are attached as Appendix A.

Ms. Carol Pepper (see p. 6-7 of Appendix A) – disagrees with requirement for County Official Plan.

> Staff Comment: No comment.
>
> Action: N/C (No changes)

South Frontenac Township - Mr. Wayne Orr (CAO) and Mr. Lindsay Mills (Planner) (p.8-79) – Supportive of framework of County Official Plan. Overall concern, as stated in the Township planning report dated September 19th, that "the third draft of the Plan still intrudes into local planning responsibilities in many areas".

> Staff Comment: the concerns raised by South Frontenac Township at the Public Meeting are similar to the issues raised by Township staff during the preparation of the Second Draft of the County Official Plan. At that time County planning staff made some of the wording more discretionary (i.e., 'will' and 'shall' changed to 'may' or 'could' or 'might') to provide Council with flexibility in determining what planning issues should be prioritized, and also to recognize that the County Plan, like all Official Plans, has a twenty year vision and that priorities likely need to be adjusted over time. These changes were made in part based on the Township of South Frontenac comments.
>
> Action: Some changes have been made throughout the document with regard to wording.

Mr. Ryan Guetter (Weston Consulting Group) (see p. 80-85 of Appendix A) – General support of the draft County Official Plan.

> Staff Comment: No comment.

Action: N/C

Mr. Charlie Lafarge (pg. 86-91) – General support of the draft County Official Plan. Recognizes that the County Official Plan acts as the "pivot point between Provincial policies and Township operations". Would like to have the MMAH suggestion that all properties in the County be limited to three (3) consents per lot.

Staff Comment: Mr. Lafarge's comments reflect the intent of the draft Official Plan as established by County Council's resolution for the type of 'high level' plan that is best suited for the Frontenacs. With respect to the limited consent policy, staff continues to recommend that this not be incorporated in this version of the County Official Plan as research is required to determine its viability.

Action: N/C

Dr. Jerry Ackerman (p. 92-95) -- disagrees with requirement for County Official Plan.

Staff Comment: No comment.

Action: N/C

Ms. Louise Dignum – supports draft Official Plan but would request more policy focus on small-scale agricultural lands, particularly those lands that are not in a 'Prime Agriculture' land use designation.

Staff Comment: Section 2.1.1 (Agriculture) of the draft County Official Plan contains some policies that recognize that the County needs to protect farms and encourage new farming opportunities.

Action: N/C

Mr. John L'esperance (p.96-102) – General support of the draft County Official Plan. Requests that more details be included on the Land Use Schedule, including identification of prime agricultural land and settlement area boundaries.

Staff Comment: settlement area boundaries and prime agricultural designation should be determined by each Township, using the policies in the County Official Plan and the Ontario Provincial Policy Statement for direction.

Action: N/C

Mr. Gord Rogers -- General support of the draft County Official Plan, particularly waterfront area policies, stewardship planning, and lake management planning.

Staff Comment: No comment.

Action: N/C

Mr. Ron Vandewal (Councillor, South Frontenac Township) – questioned how the County expects the Province to accept the County Official Plan when the Township has difficulty working with them to understand the rural issues.

> Staff Comment: As noted by staff at the Public Meeting, the County has done studies and analysis such as the Population Projections to have evidence to support the position that there needs to be a different approach to applying the PPS to areas that are primarily rural such as Frontenac County.
>
> Action: N/C

Ms. Rachel Smith-Tryon – concerned about quarry expansion near her home and the policies to protect aggregate resources.

> Staff Comment: the policies in the draft County Official Plan are consistent with the PPS which requires a prescriptive set of policies.
>
> Action: N/C

Mr. Gary Davison (Mayor, South Frontenac Township / Councillor, Frontenac County) (p.103) -- does not support the draft County Official plan as he believes the policies are too restrictive.

> Staff Comment: No comment.
>
> Action: N/C

Ms. Fran Willis – does not support the restrictive policies in the draft Official Plan.

> Staff Comment: No comment.
>
> Action: N/C

Mr. George Durocher – Concerned with bureaucracy and government documents that do not treat citizens equally.

> Staff Comment: No comment.
>
> Action: N/C

In summary, most of the comments at the Public Meeting expressed general support for the draft County Official Plan and its 'high level' perspective. The draft Official Plan contained in Appendix B has not changed substantially from the Third Draft. Some changes have been made to provide more clarity on some of the policy sections.

Comments from North Frontenac Township

North Frontenac Township staff provided the County with a draft version of an Information Report that was to be placed on the October 14th Township Council agenda. It is attached as Appendix B. A number of changes have been made to the draft Official Plan as a result, in particular a rewording of policies to protect fish habitat which recognizes that all four Townships have different approaches that have been endorsed by the Ministry of Natural Resources and are consistent with the PPS.

Summary and Conclusions

The draft County Official Plan has been designed to meet Council's direction to establish a regional plan that will support collaborative, watershed-based planning throughout the Frontenacs over the next twenty years. The policies have flexibility to allow County Council to establish regional priorities as necessary, and which will help to support economic development that can be based on the strengths of the Frontenacs.

Staff recommends that County Council adopt the draft County Official Plan for the following reasons:

- The draft Official Plan achieves the balance of establishing a vision for a regional plan for the Frontenacs and at the same time being consistent with the Provincial Policy Statement. It is hoped that this vision will provide the Ministry of Municipal Affairs and Housing (MMAH) with a clear understanding of how County Council will be involved in regional planning issues to help with the stability and growth of the Frontenacs, and curb any need by MMAH to propose a more standardized and more detailed plan.

- The draft Plan meets the vision established by County Council at outset of the process of creating "a 'high level' planning document using a regional planning perspective, recognizing that detailed planning policies are (already) in place for the four Townships' Official Plans" and further that the plan use a systems-based approach and act as a guide for dealing with cross-boundary and cross-jurisdictional planning issues.

- Adopting the Plan at this time will meet this County Council's objective of starting and completing the County Official Plan within its term of office.

- County Council will meet the requirements of Ontario Regulation 101-13 (April, 2013) which requires all upper-tier municipalities to have an Official Plan in place or adopted before March 31, 2015.

- Adoption of the County Official Plan at this time will ensure that County Council becomes the approval authority for Township Official Plans and Official Plan Amendments as soon as possible.

Next Steps

Should County Council pass a by-law to adopt the County Official Plan, the adopted Plan will be sent to the Ministry of Municipal Affairs and Housing for approval. It is expected that MMAH will provide a 'Draft Decision' to the County in February or March of 2015. At that time County Council will review the changes that MMAH wants to make to the Plan and provide a response to the Ministry on which changes County Council will support or not support.

Once MMAH formally approves the County Official Plan (likely summer 2015) there will be a twenty day appeal period, and staff will provide County Council with recommendations on whether the County should file an appeal on any Ministry modifications.

Sustainability Implications

This project is specifically highlighted in the County's Sustainability Plan. It touches on all four pillars of the plan: social, cultural, economic, and environmental.

The development of a County Official Plan should be considered as one of the cornerstone efforts in the implementation of *Directions for Our Future*. It will serve as the County's land use planning document that can be used to implement a number of regional studies such as the Municipal Housing Strategy, the Natural Heritage Study, Community Improvement Planning, Population Projections, the Seniors Housing initiative, and a number of economic development programs. Also, it will promote local decision-making and '*Made in the Frontenacs'* solutions as County Council will become the approval authority for local Official Plan Amendments and five year updates to Official Plans.

From a broader perspective, the County Official Plan will serve as a regional plan to help deal with some of the issues affecting the Frontenacs over the next twenty-five years.

Financial Implications

The 2012 budget included an allocation of $30,000 for the preparation of a County Official Plan. The unspent balance was carried forward in the 2013 and 2014 budgets. This budget has been developed to cover meeting costs, printing, and public consultation. To date, approximately $6,028 has been spent.

Organizations, Departments and Individuals Consulted and/or Affected

All Four Townships
Ministry of Municipal Affairs & Housing

Attachments

Appendix A – Official Plan Public Meeting minutes, September 22nd 2014
Appendix B – draft County Official Plan

MINUTES OF THE PUBLIC MEETING OF COUNCIL
September 22, 2014

A Public Meeting of the Council of the County of Frontenac was held at the Verona Lions Hall, 4504 Verona Sand Road, Verona, on Monday, September 22, 2014 at 6:01 p.m.

PRESENT: Warden Denis Doyle, Deputy Warden Gary Davison, Councillors Janet Gutowski, David Jones, John Purdon, John McDougall, and John Inglis (6:24 p.m.)

ALSO PRESENT:

County:
Kelly Pender, Chief Administrative Officer
Jannette Amini, Manager of Legislative Services/Clerk
Joe Gallivan, Manager of Sustainability Planning
Peter Young, Community Planner

Media:
Jeff Green, The Frontenac News
Craig Backay, Frontenac EMC

1. CALL TO ORDER

Warden Doyle called the meeting to order at 6:01 p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

The Warden requested the Clerk to record that in accordance with the *Municipal Conflict of Interest Act* no disclosures of pecuniary interest were declared.

3. REPORTS FROM THE CHIEF ADMINISTRATIVE OFFICER

2014-146
Corporate Services
County Official Plan – Third Draft (August 2014)

Motion #: 209-14 Moved By: Councillor Purdon
Seconded By: Councillor McDougall

BE IT RESOLVED THAT Report 2014-124, County Official Plan – Third Draft (August 2104) be received as information and that a report on this matter be prepared by staff for consideration by County Council at its October 15, 2014 meeting.

CARRIED

Warden Doyle explained the purpose of the public meeting and read the rights and obligations to the members of the public in this public meeting.

Ms. Jannette Amini, Manager of Legislative Services/Clerk, announced that pursuant to the requirements of the *Planning Act*, a notice of the statutory Public Meeting was provided by advertisement in The Kingston EMC, The Frontenac EMC, The Kingston Whig Standard and The Frontenac News 20 days in advance of the Public Meeting. A courtesy notice was also placed on the County of Frontenac Website as well as in the County of Frontenac eNewsletter.

Warden Doyle reviewed the procedure for the public meeting and read the rights and obligations to the members of the public in this public meeting.

Mr. Joe Gallivan, Manager of Sustainability Planning provided an overview and presentation of the Third Draft of the County Official Plan. A copy of the presentation is attached to the record in the Clerk's Office.

Warden Doyle asked that any person wanting further notice of the passage of the draft County Official Plan should give their full name, address and postal code to the Clerk prior to leaving the meeting.

The following members of the Public spoke to the draft County Official Plan

Carol Pepper, Township of Central Frontenac has lived in Sharbot Lake for 35 years and is not in support of the Draft County Official Plan. She questioned the requirement for an Official Plan which she feels was never fully explained to the public. Ms. Pepper described the Agenda 21 movement, noting its relationship with sustainability initiatives such as the Official Plan. She provided a written submission which is attached to the record in the Clerk's Office.

Wayne Orr, CAO, Township of South Frontenac, is opposed to the County Official Plan, noting that the Township of South Frontenac is an autonomous local municipality with

its own qualified Planning staff and the Draft County Official Plan is overly prescriptive, lacks clarity and is an intrusion into the independent role of the Township. He provided a written submission which includes comments and draft notes on the County Official Plan, a copy of which is attached to the record in the Clerk's Office.

Lindsay Mills, Planner, South Frontenac provided an overview of the concerns of the Township of South Frontenac, with the main concerns being that the Plan is too detailed and too prescriptive on matters that should be left to the lower-tiers in their local Official Plans. He appreciates where the County is coming from with respect to satisfying the requirements of the Ministry of Municipal Affairs and Housing that is asking for additional detail; however the Townships concerns should also be addressed. He feels there needs to be additional clarification in the wording as currently the wording could hinder development. Mr. Mills cited several potentially problematic policy sections that were described in his written submission. A copy of his submission is attached to the record in the Clerk's Office.

Ryan Guetter, Weston Consulting Group, acting on behalf of his client who is a landowner in South Frontenac is in general support of the document; however agrees that the document does require more clarity, specifically around waterfront properties and setback provisions. The overall direction of a County level document should be directional and not specific which most sections are; however other sections would benefit by being generalized as they are too specific and prescriptive. A copy of the submission was attached to the agenda and is attached to the record in the Clerk's Office.

Charlie Lafarge, Township of South Frontenac, supports the plan and finds it very comprehensive and far ranging and delineates what the governance strategy of the County should be. He does have some concerns with respect to the line between strategic and operational and feels it is important that the Plan provides strategic guidance and operational guidance to the Townships to achieve overall goals. It is up to the County to guide the Townships with respect to best practices and if something is already being done at the Township level, why not include this in the Plan as a best practice. He feels that County staff should review the comments of the South Frontenac Township Planner and determine if guidelines should be imbedded in the Plan to guide the Townships. A copy of Mr. Lafarge's submission is attached to the record in the Clerk's Office.

Jerry Ackerman, Township of Central Frontenac, identified himself as indigenous and expressed concerns around globalization and exploitation of natural resources. He as well questioned the requirement for an Official Plan which he fears is to encourage urbanization. A copy of Mr. Ackerman's submission is attached to the record in the Clerk's Office.

Louise Dignum, Township of Central Frontenac, is in favour of the Draft Official Plan but feels there is a gap with respect to small scale agricultural lands. She noted that a lot happens on small farms that does not fall under prime agricultural land and perhaps this should be identified.

John L'esperance agrees with the comments of the previous speaker that this is an excellent document; however has a concern over some of the framework. The County has a strategic role which he feels is a good thing and supports that aspect of the County. He provided a written submission on the various sections of the Plan, along with proposed suggestions, a copy of which is attached to the record in the Clerk's Office.

Gord Rodgers, Township of South Frontenac noted his involvement in the Frontenac Stewardship Council. He is in general support of the Plan and recognizes servicing issues; He also stated that the draft Plan recognizes that the County of Frontenac is not the same as other parts of the Province. He supports three elements of the Plan, those being waterfront area policies, including 30 m setbacks; Stewardship Planning which provides alternatives to the prescriptive approach that the Province is looking for; and Lake Management Planning. He works a lot with Lake Associations and noted that a lot of work is being done by these associations to protect their lakes.

Ron Vandewal, Councillor, Township of South Frontenac noted the difficulty that the Township has had in getting the Province to listen and questioned how the County expects that the Province will listen to them. Mr. Gallivan advised that the County has done its homework including updating its population projections which show cottage development and where growth will happen. Mr. Gallivan described this as an evidence based case that does not support pushing all development into settlement areas, with the best interest of the development of the County in mind. Once this Plan is approved, County Council will become the approval authority for all Township Official Plan amendments.

Rachel Smith-Tryon, opposes the expansion of the quarry near her property and when she reads this documents she believes it will impact the value of her home and the ability to sever her property. There is an impact to the water, noise and dust and she echoes the comments already made by the Township. There is verbiage in the document such as "shall" relating to the protection of aggregate resources, and she questioned who protects the residents and current landowners. She asked if this will now require residents to work through both a Township and County process.

Councillor Gary Davison, Township of South Frontenac, felt that the taxpayers will be paying for the duplication of services and that this Plan is too restrictive. The Townships know what needs to be done in their own respective Townships and he will not be supporting this document. A copy of his submission is attached to the record in the Clerk's Office.

Fran Willis, Township of South Frontenac, was the Chair of Planning in South Frontenac. She feels the land is so diverse and there needs to be some leeway. She reiterated comments that the word "shall" needs to be minimized and noted that the Township of South Frontenac has an excellent Official Plan.

George Durocher, Township of South Frontenac, advised that he has not read the draft Official Plan. He recognizes that there are a number of laws and pieces of government legislation; however questioned their purpose if they are not enforced. He also noted

that Governments have the ability to abuse their authority and noted his own family's experiences of being mistreated by those administering laws. He is concerned with bureaucracy that does not treat everyone equal.

Warden Doyle concluded the Public Meeting and noted that staff will be presenting a report on this matter at the October 15th County Council meeting.

4. BY-LAWS – GENERAL BY-LAWS AND CONFIRMATORY BY-LAW

To Confirm the Proceedings of County Council

Motion #: 210-14 Moved By: Councillor Davison
Seconded By: Councillor Jones

RESOLVED THAT leave be given the mover to introduce by-law a) that has been circulated to all Members of County Council and that by-law a) be read a first and second time.

CARRIED

Motion #: 211-14 Moved By: Councillor Purdon
Seconded By: Councillor McDougall

RESOLVED THAT by-law a) be read a third time, signed, sealed and finally passed.

CARRIED

5. ADJOURNMENT

Motion #: 212-12 Moved By: Councillor Gutowski
Seconded By: Councillor Inglis

RESOLVED THAT the meeting hereby adjourn at 7:50 p.m.

CARRIED

Interesting dates:

June 1992 and January 1994

The Canadian Council of Ministers of the Environment **(CCME)** and the Federation of Canadian Municipalities **(FCM)** were **involved in the lead up** to United Nations Conference on Environment and Development (UNCED) held in Rio de Janeiro in 1992. **A hired consultant under contract** prepared a primer for them (The Municipal Primer on the United Nations Conference on Environment and Development ISBN 1-895925-38-X) on **effective implementation in Canada of agreements reached at the UNCED** (The Municipal Primer on the United Nations Conference on Environment and Development ISBN 1-895925-38-X, prepared by The Canadian Urban Institute and the Urban Environment Centre, January 26, 1994) . The first page reads, " Since CCME itself does not conduct research or author reports, it is not responsible for the accuracy of the data contained in publications and does not warrant, or necessarily share or affirm, in anyway, any opinions expressed therein". The CCME has **no authority to implement legislation, AND they take no responsibility.**

June 26, 2008

The Federal sustainable Development Strategy (FSDS) is mandated by the Federal Sustainable Development Act (the Act) which received Royal Assent to make environmental decision making more accountable to parliament.

September 2009

Eastern Ontario Municipal Conference in Kingston. Training in preparing an Integrated Community Sustainability Plan is the topic. Stantec is the consulting firm. **The model to develop the plan is based on Agenda 21**, The Natural Step, Smart Growth, Adaptive Management Framework.

This is a brief overview of what I have discovered and this is why I have concerns and questions in relation to where we are headed with the current plan for Sustainable Development.

Carol Pepper
Sharbot Lake On.

Personal Information removed

Frontenac County Official Plan

And why I can't support it at this time:

- Lack of information, knowledge and openness. The meetings and documents presented by The Frontenac County do not give any background as to the origins of Sustainable Development. It's more than just a nice idea. The term carries a lot of importance evidenced by the fact that funding models and planning are changed because of it. Where did it come from? Who supports and funds it? And Why? What will be the real effects of this kind of planning for me and my family down the road?
- Where it comes to who really **acts** as if they care about the environment, I can only see that we are being hoodwinked by our government that is pushing an aggressive form of global environmentalism on the one hand (sustainability model) while at the same time consistently withdrawing real support from real environmental work being done that doesn't fit the model it likes.
- The same entities that have been allowed to create so much damage and

inequity in our lives and natural world are the same entities that are pushing for radical change, all the while continuing to profit by what they do because it is kept hidden. Voting citizens accustomed to the idea that a constitutional method of government protects private property rights as well as the environment are unaware of the changes.

My research shows the directive in Official Plans is connected with something called Agenda 21

What is Agenda 21? (Agenda for the 21st Century came out of Rio Earth Summits of 1992 and 2012)

It is also called *Sustainable Development* (S. D.) and its stated goal is about meeting the needs of today without compromising the needs of future generations. It is about improving standard of living by protecting human health, conserving the environment, using resources efficiently and advancing long term competitiveness. It requires the integration of environmental economic and social priorities into policies and programs and requires action at all levels-citizens, industry and governments. Influential individuals, NGOs, Intergovernmental Groups, The United Nations, large corporations and governments have played their parts to fill positions politically and in many agencies where they could directly begin changing federal law and regulation in relation to specific environmental, social and economic objectives.

This is an agenda that is being implemented GLOBALLY. For two decades now and it has come a long way.

An international association of governments (called ICLEI-Local Governments for Sustainability) along with our own Canadian government work to implement S.D. here at our local level through campaigns and training conferences, as well as with the offer of funding, grants, tax cuts, cash aid and regulation for following ever more stringent environmental targets (more traditional sources of funding have been "drying up". New funds are made available conditional on compliance with new rules to access them). To access funds municipalities must prepare an Official Plan or ICSP (Integrated Community Sustainability Plan) according to municipal funding agreement goals as of 2009. Consequently comprehensive inventories and valuations of tangible capital assets must be submitted. **And every municipality, every county, every city, every province, every country is going through the same process at the same time. It is truly a global agenda. Did you know this?**

About Public Consultations

The public is invited to come to community meetings and give opinions about what they would like to see happening in the area where they live. The first "visioning" meetings to create consensus on the local scene up to the final presentations are often conducted with the help of hired consultants who guide the "stakeholders" to reach desired outcomes (in our rural areas a handful of people represent the "stakeholders" who generally don't know that they are "stakeholders" or know what is at stake). Throughout the process everywhere you will hear more buzz words such as "visioning", "capacity building", "pillars of sustainability", "sustainable growth" "smart growth" and so on.
Did you ever wonder about that?

September 22, 2014

Address to County Council, Public Meeting re: County Official Plan

My name is Wayne Orr, CAO and I am here at the direction of South Frontenac Council

The Township of South Frontenac fully acknowledges the County of Frontenac's authority to establish a County wide official plan, and further acknowledges the new Provincial requirements for the County to adopt such a plan.

South Frontenac is an autonomous local municipality that has its own Planning Department with a qualified Planner on staff.

County and Township staff have had ongoing dialogue on the nature of the proposed County plan and County staff have attended Council meetings to update Council on the progress of the OP. Township Staff have also reported to Council on the details outlined in the various drafts.

On September 3 South Frontenac Council passed the following resolution

> WHEREAS the County of Frontenac will hold a public meeting on September 22, 2014 to receive comment on their new official plan
>
> AND WHEREAS the Council of the Township of South Frontenac has concerns that were previously identified
>
> THAT Council authorize the Chief Administrative Officer and the Township Planner to forward the comments regarding the County of Frontenac Official Plan to the County Planning office and present the same at the meeting.

The concerns have been itemized in this four page report which I present to you now. In the broadest of terms the concerns can be classified in three themes, overly prescriptive, lacking clarity and an intrusion into the independent role of the Township.

Mr. Mills will briefly highlight the nature of these concerns.

South Frontenac asks the County of Frontenac to give full consideration to the concerns noted in our submission.

Council and Staff remain committed to working together to find solutions that reflect the best interests and needs of our citizens.

TOWNSHIP OF SOUTH FRONTENAC
Planning Report Dated September 19, 2014

Subject: Township of South Frontenac Comments on Third Draft of Proposed County of Frontenac Official Plan Dated August 2014:

Public Meeting September 22, 2014

General Comments

The draft plan describes itself as a framework on which land use changes in the County can be guided over the next twenty years by protecting and managing the natural environment, directing and influencing growth patterns and facilitating the vision of the County.

The draft Plan is well laid out with eight sections that are categorized according to their subject area. Each section and subsection includes an introduction that explains the intent of each policy that follows from it. These introductions /preambles seem to be well thought out and are understandable and supportable. The introduction section is especially helpful and informative by offering a history and population breakdown of the subject area.

Also the document explains at the start that its policies are structured on the basis of six sustainability themes namely:

- Economic Sustainability
- Growth Management
- Community Building
- Housing and Social Services
- Heritage and Culture
- Environmental Sustainability

These six themes appear to be logical as a general basis on which to accommodate future growth and needs of residents while being sensitive to the existing natural and cultural environments.

The author of the document, Joe Gallivan, Manager of Sustainability Planning for the County, should be commended for his work on the Plan.

Township Concerns

Section 2.1 of the Introduction explains that this Official Plan it is intended to be a 'high-level' regional plan to deal with planning issues that cross political jurisdictions unlike Township Official Plans which are more detailed and which focus on local matters. It is not intended to interfere with those planning matters considered to be the responsibility of the local municipalities. **However, in reality, this third draft of the Plan still intrudes into local planning responsibilities in many areas.**

1. In general, the document is too detailed regarding policies that affect development. Each section contains an introduction to explain its intent and each subsection that follows has an introduction and, accordingly, follows with a list of policies. These policies are too intrusive into the decision making authority of the municipalities.

   For example, section 2.1.1(3) deals with Value-Added Uses for agriculture. This is too much detail for a high-level document such as this. Furthermore, these proposed policies are extremely onerous and unrealistic. This section should be simply say that value-added uses are supported and the policies should be left to the local Official Plans.

Section 2.2.1 on Built Resources talks about commercial uses and gets too detailed in explaining the categories of uses as Community Commercial and Resort Commercial. This is redundant wording because it is already in the local official plans. Also, it should be made clear that Highway Commercial uses are permitted outside of the core areas (at least in South Frontenac).

Similarly, section 2.2.3 on Business Parks gives support for the creation of business parks to stimulate economic activity. Policies that support establishment of business parks are commendable but section 2.2.3, again, goes into too much detail. The first three paragraphs are appropriate but it should stop there. Policies for the location and building quality should be left to the local municipalities.

Too much detail is also present in section 5.5 Homes for the Aged; section 5.6 Secondary Suites; section 7.1.4.4 Fish Habitat and Lake Trout Lakes; section 7.1.4.13 Lake Management Plans; and section 7.3.2 Natural Hazards Policies. These sections should be pared down to simply introduce the need for the policies. The policies themselves should be in the local Official Plans,

In summary:
The Township OP's already contain many of these policies – there is no need to have the same policy twice. The Plan should provide the introduction that explains the intent of the section and then simply state that "municipalities shall ensure that the policies are followed through in their local Official Plans.

Additionally
Again on the topic of being too prescriptive, the document states in section 4.5.4.1 that it wishes to establish 'Regional Community Improvement Plans'. South Frontenac's Official Plan already has extensive policies on when and where to establish CIP's to allow for funding for such things as façade and infrastructure improvements among other things. Under the Planning Act these policies only apply to municipalities and not to upper tier governments. However, this section of the County OP states that this may be better addressed at the County level and the County will seek to become a prescribed municipality for the purposes of preparing CIP's.

However, there is no real explanation as to why it is better addressed at the County level and it is questionable why the Planning Act itself would not have included the Counties in the purview of CIP's if they could better apply its intended benefits. This seems to be an unnecessary intrusion into the authority of the municipalities.

2. Throughout the document, the County appears to be setting the policy rather than simply describing the provincial concern and ensuring that the local Plans include appropriate policies. This is especially true in section 7 on Environmental Sustainability where many policies are included for the protection of threatened species, woodlands, valleylands etc. The Plan should say "Local Official Plans should ensure that policies are in place to……." The concern here is that a County Official Plan Amendment is required whenever a proposed use **(in the opinion of the County)** does not conform. **These uses are now, and should continue to be, regulated by the Township official plans and zoning by-laws.**

3. Section 7.1 on the Natural Environment talks about protection of the environment and natural linkages. Such aspects of the natural environment are significant wetlands, significant coastal wetlands, fish habitat significant woodlands, significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat and ANSI's. Schedules 1A, 1B and 1C show these areas. It is noted that these areas to be protected seem to cover every inch of ground in South Frontenac and other Townships too.

This would imply that studies are required for any development anywhere. The implications of this need to be examined further.

4. The County seems to be involved in everything. It is often stated that the "County and/or the Township shall require....."

   It is unclear what this means but it suggests that **the County will be involved in every aspect of any planning approval.** In other parts of the document it is specified that the County will require something and in other parts it states that Council will require something. Does this always mean County Council or can it sometimes mean Township Council? **Does it depend on how the County interprets it? This wording needs to be substantially tightened up.**

   Also, section 4.1.1 on 'Transportation' is not well thought out. It recognizes a County-wide road network and supports the long-term viability of regional road systems to ensure access throughout the Frontenacs. This statement in itself is appropriate for inclusion in the Plan but the remainder of the section refers to a cross jurisdictional collaborative approach to managing and maintaining these regional roads to encourage unity and satisfy local transportation demands. **There is no explanation as to why or how this would be of any benefit and it is not clear what the point is.**

5. Specific setbacks are required. This is particularly inappropriate for a "so-called" high level official plan. For example, section 7.1.4.4, on Fish Habitat sates that development and site alteration shall not be permitted within 120 metres of fish habitat unless a favourable EIS is conducted. This setback has been introduced since the previous draft of the OP and comes from MMA&H. **However, there appears to be no basis for this figure of 120 metres and it is not known where the fish habitats are. Thus, how do municipalities know when to apply it to a prospective developer?**

   Similarly, section 3.3.3.4.1 descibes Waterfront Areas as all lands within 150 metres of the highwater mark of any lake, river or waterway. This is newly introduced since the previous OP draft and there is no explanation as to the basis for the figure. **This section should be removed as it conflicts with South Frontenac's figure of 90 metres and other Township's figures as well. It is too restrictive.**

   The policies that follow from this include a requirement that all new development and leaching beds be set back at least 30 metres (100 ft.) from the highwater mark of all waterbodies. **This has huge implications for development in all the townships. The immediately following section describes how this 30 metre requirement may be reduced but this contradicts the pervious statement.**

   This 30 metre setback is also used elsewhere. Section 7.1.4.4 on Fish Habitat states that new development along watercourses and waterbodies that would have an impact of fish habitat shall require a minimum setback of 30 metres. In section 7.1.4.4.1 on Lake Trout Lakes a 300 metres setback is required for lot creation and the minimum 30 metre setback figure is again used for any new buildings.

   These, specific figures are inappropriate in this Plan and are more appropriate for lower tier plans. They also suggest that a County OP amendment would be required for any minor variance. These policies must be removed.

Section 1.2 (b) of the plan describes that the mapping section contains schedules which show the location of all Official Plan designations. **However, there is only one schedule and it is not OP designations.**

Schedule "A" is labelled as "Land Use" **However there are no actual land uses indicated on the plan and it appears to be instead identifying Conservation Authority areas (although even this is not specifically noted). Thus, there is no actual land use map included with the document that lays out the various official plan designations.** This seems to be a positive aspect of the plan in that it is left to the townships to demarcate the land use designations on their individual land use maps. However, the document does include Appendices showing a natural heritage system. These appendices are referred to in the text of the document but there are many environmental and habitat designations on the map which are not mentioned in the text of the plan. For example, what is the significance of Earth Science ANSI's (Provincial) as opposed to Earth Science ANSI's (Regional) and opposed to Life Science ANSI's (Provincial) as opposed to Life Science ANSI's (Regional)? These are not referred to in the document but are designated on the map. Other designations on the map that are not referred to are Moose Aquatic Feeding Habitat, Deer Yard and Deer/Early Season Moose Yard.

It is understood that the Natural Heritage Appendices are meant as a guide. The maps are referred to in the text of the document but nowhere does the text specifically refer to the areas delineated on the maps regarding where to apply the policies. **This seems an acceptable scenario where development proposals would be evaluated against this mapping during the processing of any application.**

Summary

The introductions to each of the sections of the Draft Plan are informative and provide a very good rationale for the policies that follow in the section. However, the policies themselves are much too specific and far reaching. As noted, most sections get too prescriptive (in one case they mirror South Frontenac's existing Official Plan. The Plan also attempts to involve the County in all development through collaboration etc.. This is too much intrusion into the affairs of the local municipalities.
It may be in some cases that the policies were not meant to be this intrusive and may be meant for example to only apply to development of plans of subdivision/condominium where the County has some jurisdiction but, the way it is worded, it applies to every type of development.

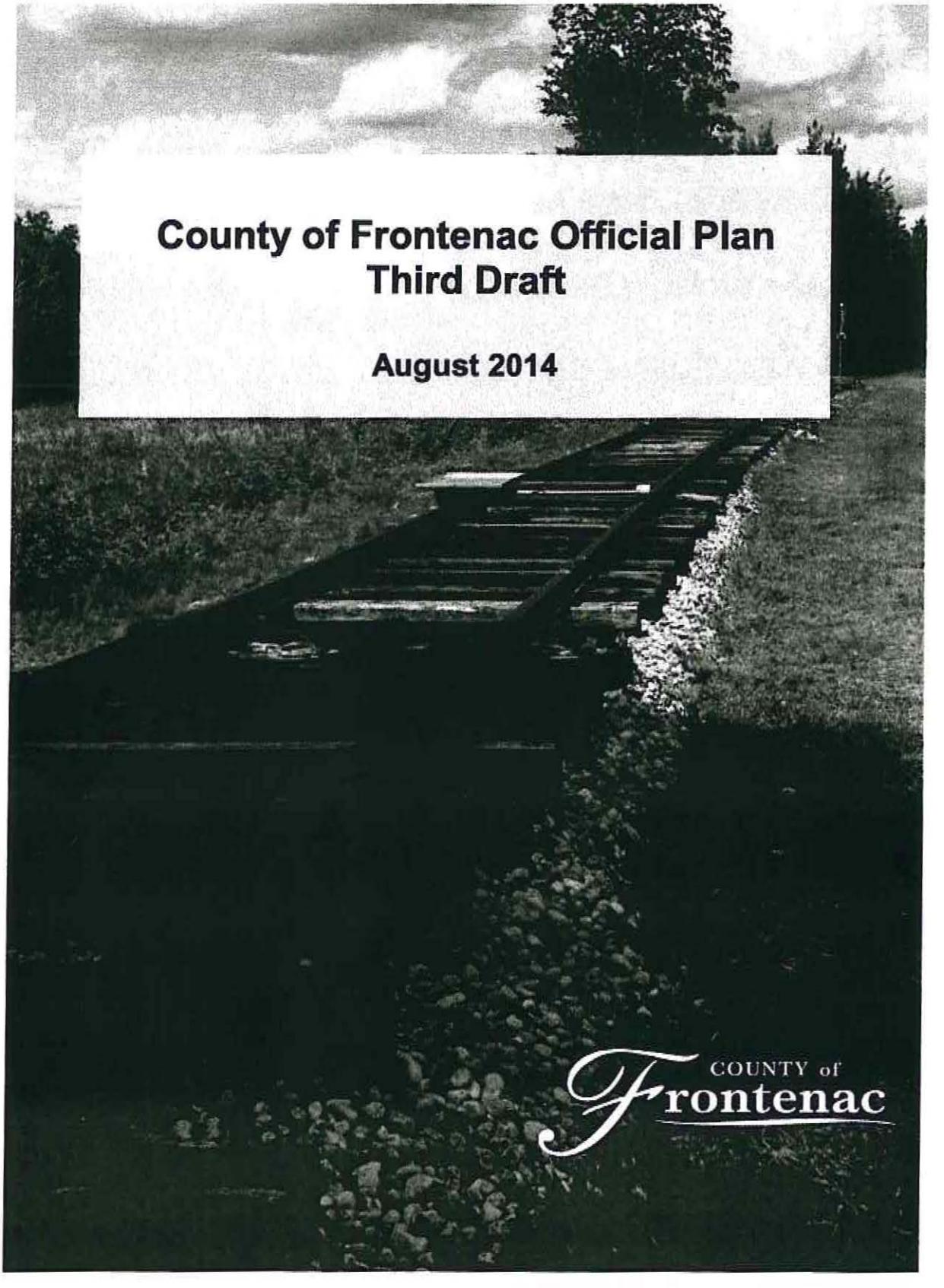
Recommendation

The Third Draft of the proposed County Official Plan should be revised as per the comments outlined in the Township of South Frontenac Planning Report, dated September 19, 2014, and as specified in the comments written in the document attached thereto.

Submitted by: Lindsay Mills Planner/Deputy Clerk Township of South Frontenac

CommentsOnCountyOP2

Township of South Frontenac
Comments



County Official Plan 3rd Draft (Revised August 2014) –Policy Outline

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SECTION 1 - INTRODUCTION

1.1 Purpose, Basis and Context of the Plan

Purpose
The Frontenac County Official Plan creates the framework for guiding land use changes in the County over the next 20 years to 2034 by protecting and managing the natural environment, directing and influencing growth patterns and facilitating the vision of the County as expressed through its residents. This Plan also provides the avenue through which Provincial Policy is implemented into the local context. The Plan is also a major cornerstone in the implementation of *Directions for Our Future*, the County's sustainability plan.

Basis
The Official Plan for Frontenac County has its basis in the *Planning Act*; the Provincial Policy Statement (2005); and the four sustainability pillars identified in *Directions for Our Future*.

Context of the Plan
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.

The County has one of the smallest populations of all counties in Eastern Ontario. The County surrounds the City of Kingston to the north and south and extends beyond Highway 7 northerly towards the Madawaska River and Renfrew County and to the south across Wolfe and Howe Islands to the United States border on the southern side of the St Lawrence River. In terms of surrounding local governments, the Frontenacs are bounded to the east by the Counties of Lanark and Leeds & Grenville, to the north by Renfrew County, and the west by Lennox & Addington County.

In terms of municipal government, the County is composed of four lower-tier municipalities – the Townships of South, Central and North Frontenac and Frontenac Islands. (See Figure 1 -- Local Municipalities)

The small population (26,600) and the large geographic area of the Frontenacs (4,000 km^2) result in a low population density. There are only small communities. Of the settlement areas in the County the largest villages have between 200 to 300 homes within their boundaries. In terms of demographics, the number of retirees is increasing as is the number of seasonal residents, in part because of the spectacular natural features of the County. On the other hand, the trends show young people continue to move away, to larger urban centres.

Because the population lives predominately in villages or rural areas, municipal services, such as water and wastewater systems are not provided (with the exception of the water system in Sydenham). As a result, access to clean, reliable drinking water is an issue for some residents. The small size of the communities also means that residents may need to travel to urban centres for health and professional services, cultural and recreational opportunities.

The County boasts some of the most beautiful natural features to be found in Ontario, possessing 1000 lakes, Wolfe and Howe Islands that form part of the 1000 Islands, and stretches of uninterrupted forests that include Frontenac and Bon Echo Provincial Parks. The attractiveness of these features draws seasonal residents, outdoor recreationists, and artists, artisans and craftspeople. These people all seek nature for their own reasons, whether it is for adventure and exploration, peace and solitude, or inspiration. The tourism sector is also strongly linked to a pristine environment. The Frontenacs are home to enviable natural resources such as numerous lakes and islands, protected areas, an uninterrupted night sky, and a world renowned biosphere.

In addition to the many lakes within Frontenac, the major waterways of the Cataraqui, Salmon, Mississippi, Napanee, and Fall Rivers all cross through part of the County, and both Wolfe and Howe Islands along with a number of smaller islands are located on the St. Lawrence River at the exit from Lake Ontario. The Rideau Canal system, a designated UNESCO World Heritage site, travels through the southeastern part of the County. The Frontenac Arch Biosphere Reserve is one of sixteen biospheres in Canada and is designated under UNESCO's Man and Biosphere Programme; it covers parts of the United Counties of Leeds and Grenville and Frontenac County, including portions of Central and South Frontenac Townships. All of these features reinforce the value of the natural heritage system we have in the Frontenacs.

The wealth of our natural resources is reinforced by the amount of Crown land, lakes, rivers, and wetlands that are within the County. Figures 2 to 4 illustrate the location and amount of these resources throughout the Frontenacs.

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 Frontenacs are also at the forefront of renewable energy in Eastern Ontario, the most visible project being the eighty-six wind turbines located across Wolfe Island. Over the past few years, numerous ground-mounted and roof-mounted solar panels have been set up on homes, businesses and farms throughout the County.

1.2 How to Read the Plan

This Official Plan is prepared by the County of Frontenac to guide the actions of local municipalities and the County in policy planning and physical planning on a broad 'high level' basis. It is based on a watershed planning approach as set out in Figure 5.

» approach to what? - to guiding actions?

The County Plan serves as the upper tier Official Plan for the County. It establishes a vision in which planning and sustainability protect and enhance the natural landscape, rural lifestyle, and sense of community for the Frontenacs.

This document, hereafter is referred to as "the Plan" or "this Plan" implements a strategic approach to land use planning based on a watershed planning process. This Plan sets out the general direction for planning and development in Frontenac County by defining strategic goals, broad objectives and policies.

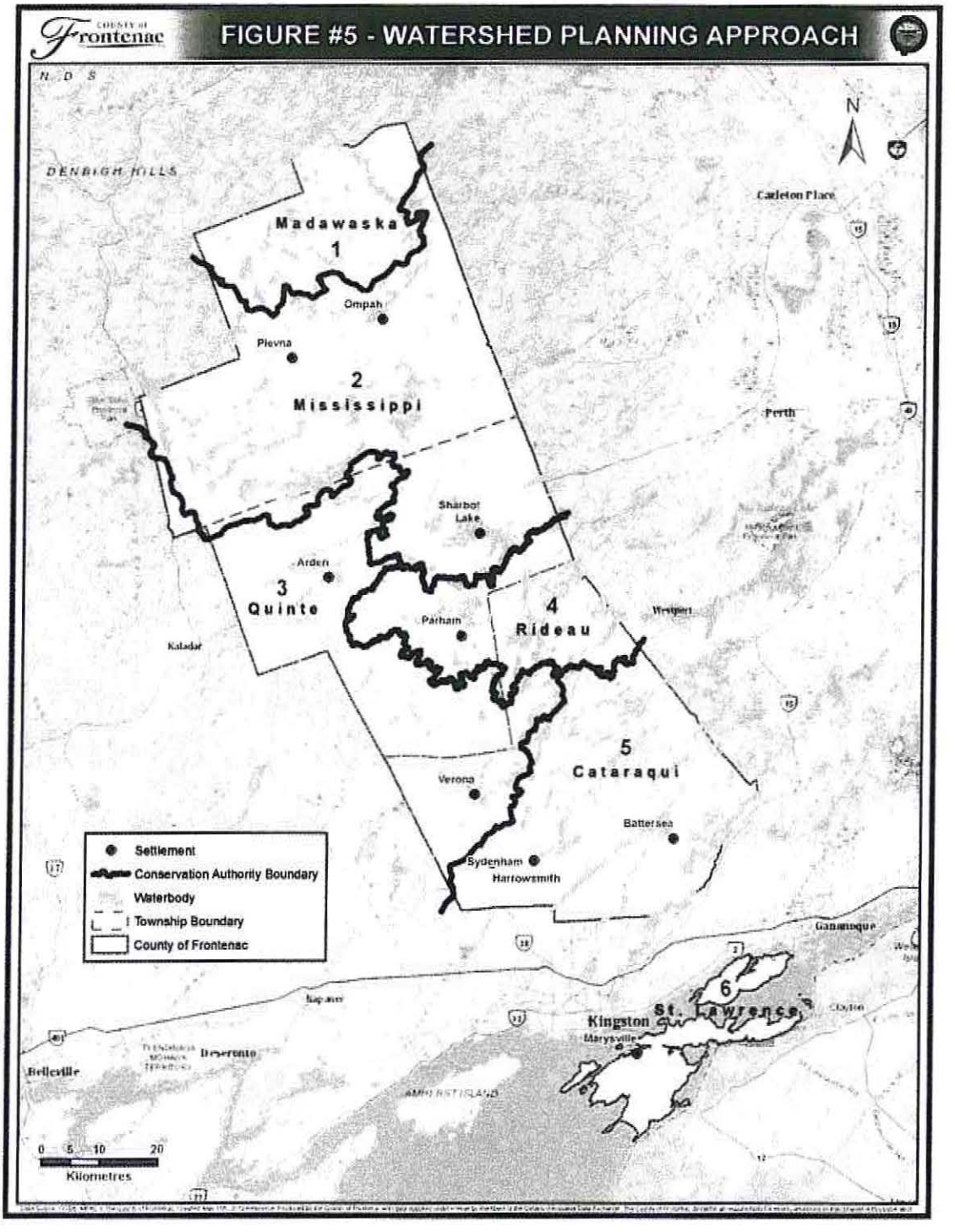
It is the intention of the Plan to set the context for planning in the County as a whole and provide regional direction on planning issues.

what is meant by regional?

It is not the intention of the Frontenac County Official Plan to interfere with those planning matters which are considered to be the responsibility of the local municipalities. Local municipal Official Plans complement the Frontenac County Official Plan by providing detailed strategies, policies, and land use designations for planning and development at the local level.

The structure of the Plan is based on six sustainability themes. Each of the themes is developed to function as part of the building blocks that encourage a sustainable balance between the economy, community building, and the environment.

The *Economic Sustainability* theme highlights the natural resources of the Frontenacs and the best management practices for developing and managing those resources for future use. This theme also covers the built economy and how economic practices of commercial, tourism, and industrial type development should take place. Trying to develop a strong and diverse economy in Frontenac County is a major component of these building blocks.


FIGURE #5 - WATERSHED PLANNING APPROACH
N
DENBIGH HILLS
Carleton Place
Madawaska
1
Ompah
Plevna
2
Mississippi
Perth
Sharbot Lake
Arden
3
Quinte
Parham
4
Rideau
Westport
Kaladar
5
Cataraqui
Verona
Battersea
Sydenham
Harrowsmith
Gananoque
6
St. Lawrence
Kingston
Marysville
Napanee
Trenton
Belleville
AMHERST ISLAND
Settlement
Conservation Authority Boundary
Waterbody
Township Boundary
County of Frontenac
0 5 10 20
Kilometres

The *Growth Management* theme deals with future residential development in the County, using the County-wide growth projections as a starting point. This section will include policies to support existing hamlets and new development in rural and waterfront areas.

Community Building is a theme that has the goal of encouraging the development of our community through interaction, collaboration, and cohesiveness. This includes supporting a regional road system, trail development, and ideas for pedestrian movement and rural transit – all of these issues are essential to strengthening both communities and the strength of the economy. — what is a regional road system?

Housing and Social Services will focus on key regional housing issues that are recognized in the Kingston-Frontenac County Municipal Housing Strategy and which are especially important over the long term to the rural area, including seniors housing and affordable housing.

The *Heritage and Culture* theme has the goal of encouraging identification and conservation of ~~heritage buildings and cultural resources~~ **cultural heritage resources** that are valued for the important contribution that they make to our understanding of the history of places, events, or people in the Frontenacs. This theme will also include policies with regard to the Algonquin Land Claim which covers a large portion of the north and central part of the County and which will result in a variety of potential land use changes in the future. ✓ LCMA comment

The *Environmental Sustainability* theme identifies significant natural areas that need to be protected and managed to form a basis for future land use decisions. A level of protection for the environment is required under Provincial policy to ensure development is sustainable to ensure a healthy and high quality of life for existing and future residents of the County.

Appropriate policies for each sustainability theme are included in the Plan to ensure all aspects necessary for a healthy community are protected, managed and made available to existing and future residents.

In addition to the six themes that form the bulk of the policies in the Official Plan, there are two other sections which follow that complete the Plan:

a) The Implementation and Interpretation section which describes interpretation and implementation tools available to the County through the *Planning Act*, public participation, and consultation for planning applications; and

b) The Mapping section which contains Schedules which show the location of the Official Plan designations for all of Frontenac County as well as the regional natural heritage system. ✓ there is only one schedule and it's not of designations!

SECTION 2 – ECONOMIC SUSTAINABILITY

The Economic Sustainability section is divided into two pieces. The first piece identifies policies relating to the natural resources of the County. The significant natural resources include ~~agriculture~~, mineral aggregates, ~~forestry~~, and renewable energy. ← lakes are a natural resource.
farmland forests sources
The second subsection highlights policy directions relating to those economic activities stemming from the natural and built environment such as commercial, tourist and potential business park development.

Both of these sections highlight the importance of these sectors to the economic health of Frontenac County.

2.1 Natural Resources

2.1.1 Agriculture

Introduction

A prime component of the County's economy is the extensive area of lands that are used for farming, both in prime agricultural and rural areas. Farming is fundamental to the economic base and rural lifestyle of the County. It is in the County's interest to preserve that lifestyle and to foster the agricultural community. The land base should be protected and the use of the lands must be predominantly agriculturally oriented to achieve these objectives. The farming community forms a core economic basis for the rural community

Policies

1. The agricultural community should be fostered and protected to ensure its viability for the economic and social benefit of the County. In order to accomplish this the County will encourage the Townships to:
   a) protect the prime agricultural land for agricultural purposes; and
   b) encourage the development of agricultural support services within designated hamlets.

2. Local Official Plans shall identify and protect prime agricultural lands

3. Value-Added Uses -- land uses that add value to farm products may also be permitted on farms in both Agricultural and Rural designations ~~provided they are located in the farm building complex and primarily serve the surrounding~~ rural and agriculture community. These uses may include processing, preserving, storing and packaging of farm products and outlets for the retail sale of agricultural products from the farm operation on the property. Facilities that add value to farm products may be used co-operatively; ~~however, the scale of operations may not exceed the needs of the surrounding agricultural community~~ and will be secondary to the farming activity of the property. The

Take out! It's unrealistic
This part is new.

size of the building or facility for these uses will be limited in the implementing zoning by-law of each Township.

4. Lands containing legally existing non-agriculturally related uses as of the date of adoption of this Plan are recognized as being permitted in the Agricultural designation on the subject lands.

5. The standard for separating residential uses from existing, new or expanding livestock facilities shall be the Minimum Distance Separation (MDS) formulae, as revised from time to time. The MDS formulae shall also be used when considering the creation of new lots and new development in proximity to livestock facilities. Notwithstanding policies relating to new developments on existing lots of record, where there is a vacant lot of record that is impacted by MDS, a dwelling may be permitted provided the dwelling is located on the lot at the furthest distance possible from the impacted livestock facilities.

2.1.2 ~~Mineral and Aggregate Resources~~ Minerals and Mineral Aggregate Resources

~~Mineral resources that are currently exploited in Frontenac County consist of aggregates such as sand, gravel, and limestone.~~ **The County of Frontenac contains many unique minerals. Mineral deposits and mining operations will be protected. Local official plans will identify mineral resources, protect them from incompatible uses so their future use is ensured and establish buffer areas where incompatible development is not permitted. These resources are identified in Appendices '1D' and '1E' of the Plan.**

The following policies are intended to address both mineral mining operations as well as mineral aggregate extraction.

2.1.2.1 Mineral Mining

1. Mining and related activities shall only be permitted outside identified settlement areas.
2. The creation of new mining and mining related activities shall be subject to the approval of the Ministry of Northern Development and Mines under the *Mining Act* and the *Environmental Protection Act*, and shall be subject to local Official Plan policies and local Zoning By-law regulations.
3. An 'Influence Area' shall be used in order to protect existing land uses in the vicinity of a proposed **mineral** mining operation. This 'Influence Area' shall also be applied to protect ~~designated and licensed mines~~ **mineral mining operations** from the encroachment of incompatible land uses. Local Official Plans shall establish the extent of an influence area **in consultation with Ministry of Northern Development and Mines and the Ministry of the Environment**. Development may be permitted in an 'Influence Area' as set out in Local Official Plans and only where the impacts of a mining operation can be properly mitigated.

2.1.2.2 Mineral Aggregates

Frontenac County has a variety of mineral aggregate deposits. The County recognizes that these non-renewable resources are an important component of the economy of the County which must be protected for future use. It is also recognized that the extraction of the aggregates must be undertaken in an environmentally sound manner that adequately protects significant natural environment features and minimizes community disruption.

1. Mineral aggregate resources shall be recognized and managed by the Local Official Plans.
2. The Townships, in consultation with the Ministry of Natural Resources and the Ministry of Northern Development and Mines shall review development proposals with respect to mineral aggregate resources.

The Townships shall identify and protect all existing mineral aggregate **operations** and known significant deposits of **mineral** aggregate resources from incompatible uses and activities that would precludе or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact.

2.1.3 Forestry

Council shall consider the incorporation of "good forestry practices" along with the impact of the development on the ability to provide a continuous, sustainable forestry industry in the County.

For the purposes of this Plan, "good forestry practices" means the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest productivity and health, and the aesthetics and recreational opportunities of the landscape. Good forestry practices will ensure that no forest values are diminished by protecting key stand components and by minimizing environmental damage during tree harvesting. Properly managed tree harvest activities shall assure the maintenance of all forest values and a continuous flow of forest products that provide for both short and long-term economic benefits to landowners. Similarly, forest management what plans should recognize and recommend mitigation measures on the impacts of forestry operations on the tourism industry and visual amenities of the County. ?/ tourists ?

In partnership with County and local governments, forestry operators will consider developing an inventory of forest resources.

Forest operators will consider undertaking sustainable approaches and are encouraged to develop sustainable forestry plans which may include the development of a plan for rehabilitation and reforestation to preserve the biodiversity and ecological health of the region — what region. ?

2.1.4 Renewable Energy

2.1.4.1 Introduction

One of the primary 'focus areas' of *Directions for Our Future* deals with the future of energy demand and production in the Frontenacs. The objective is to reduce the amount of energy consumed over the next generation, combined with renewable energy production and encouragement. It is hoped that conservation measures combined with clean, low-impact electrical generation will contribute to a gradual shift away from the reliance on fossil fuels.

2.1.4.2 Policies

The County is committed to further the community's vision of the 'Energy Focus Area' in *Directions for Our Future.*

accommodate

~~The County and~~ the Townships will be encouraged to ~~work collaboratively to assist in~~ Green Energy activities such as municipal solar installation, energy conservation, community power, and other related projects.

The County will support the creation of a Community Energy Plan for the Frontenacs to encourage local energy production and increase community capacity with renewable energy.

The County will support economic development opportunities in the local energy sector as they arise.

The County will promote energy conservation to the public and will seek opportunities to facilitate conservation.

2.2 Built Resources

2.2.1 Commercial

~~Commercial development in Frontenac County is identified under two general~~ a wider range policy areas. Both types of commercial use are important for ensuring that ~~a wide range~~ of commercial opportunities as possible exist for County residents, seasonal and year round alike, as well as tourists staying in or traveling through Frontenac County. The two general types of commercial development are:

a) Community Commercial which consists of the business district and historic crossroad or core of each urban area, and also includes highway commercial which serves both travelling and local public; and

b) Resort Commercial uses which provide for commercial facilities and services for tourists and seasonal residents.

Just keep this!

The Townships will establish appropriate commercial land use policies in their respective Official Plans.

2.2.2 Tourism

2.2.2.1 Introduction

Tourism and leisure opportunities are some of the key aspects to Frontenac County's economy. This sector includes, but is not limited to, golf courses, resorts, campgrounds, trailer parks, marinas, tourist accommodation facilities, museums, historical and scenic tours and heritage sites. The many lakes and rivers in the Frontenacs play a significant role in providing opportunities for tourism and leisure activities.

2.2.2.2 Policies

The County will work with the local Townships, the Province, Frontenac Community Futures Development Corporation (CFDC), the City of Kingston, and various tourism agencies and organizations to promote tourism activity.

The County will continue to work on development of a regional trail network to help create a recreational use that will travel through the Frontenacs and act as a regional tourist ~~destination.~~ attraction

How can a long trail be a destination

The County will work with and support tourism-related projects with all of the Townships that are of benefit to tourists and to the community.

2.2.3 Business Parks

Frontenac County currently has a very small industrial base. The majority of industries make up small pockets of uses in the agricultural, rural, and hamlet areas. These uses include home-based activities.

establishing

Directions for Our Future also recognizes the opportunity of a new business park in the County as a key economic pillar of sustainability. It notes that the possibility of developing a green business park would be beneficial in having infrastructure in place for businesses considering relocation and could also act as a catalyst by grouping businesses as a hub.

catalyst for what?

There are very few planned business parks designated in the four Township Official Plans. This Plan recognizes the importance ~~of the goal~~ of attracting businesses to the County to encourage local job creation and investment in the rural economy.

Not great but okay

The following ~~policies should be considered as part of the location and~~ development of a business park(s) in the Frontenacs:

Remove

1. In order to ensure appropriate and efficient access, business parks should be located on or close to one of the regional roads that are identified on Schedule 'A' (Land Use);

Section 3 – Growth Management

The Growth Management section sets out policies that are intended to help guide new development (residential and non-residential) across Frontenac County. The policies are intended to manage ~~change~~ growth from a regional level.

The Growth Projections section sets out expected population and employment growth across the Frontenacs to 2036.

The ~~Hamlets~~ Settlement Areas section is intended to support and strengthen existing communities and their infrastructure.

Rural Areas policies are intended to recognize the importance of the rural areas of the Frontenacs for some of the future growth and to create guidelines for new development that will be sensitive to its surroundings.

Waterfront Development policies will recognize the importance of the abundant lakes and rivers within the Frontenacs and the need to protect the natural environment and character of these areas for future generations and to also establish parameters for new development along or near the water.

3.1 Growth Projections for Frontenac County

In 2011 the County completed the *Population, Housing and Employment Projections for the Frontenacs.* The projections indicate that the permanent population base of the County is forecasted to steadily increase over the next 25 years from 26,375 in 2011 (Census Canada) to 37,700 in 2036. High-growth (40,000) and low-growth (34,400) scenarios were also explored. For the purposes of this Plan, the medium-growth scenario will be used.

A share of the population and household unit growth is projected throughout the four Townships in the County. Also included is projected growth of the seasonal population of the County, which has a significant influence throughout the Frontenacs but especially in the northern portion. The future share of household growth is allocated upon a number of factors including:

(a) Frontenac County's adjacency to the City of Kingston will allow some areas of the County, notably South Frontenac Township, to attract new growth. South Frontenac is projected to handle 70 % of the projected growth of permanent population in the County because of the employment opportunities available in the city;

(b) The lack of full municipal water and wastewater services in any of the hamlets or villages of the County will constrain the ability to increase the density of these areas, or provide incentive to focus new development within these settlement areas;

(c) Rural residential development will continue to be an important component of household growth in the County, **given that overall residential development is projected to be limited**; and

(d) The population, housing and employment forecast will be monitored and reviewed periodically to determine its accuracy. Adjustments to the forecasted growth will be made during the five year reviews of the Official Plan.

3.2 Settlement Areas

3.2.1 Introduction

As Frontenac County has developed over time, it contains of a number of small villages and hamlets, scattered rural housing, waterfront cottages and homes, and rural subdivisions. There is no village or hamlet that has full municipal services. The village of Sydenham had water servicing installed in 2006 to service the existing community. ~~and to allow for some additional development.~~

These settlement area policies are intended to set a planning framework that will encourage and support the existing Settlement Areas, both mixed use and primarily residential.

The policies will allow each Township to have the ability to develop their communities based on local characteristics and needs, as well as fiscal capacity. The policies also recognize that due to the lack of municipal water and sewer services, the County supports new development in both the settlement areas as well as in rural locations.

Settlement area locations are identified on Schedule "A"of this Plan.

~~Local Official Plans shall include policies that address the three types of settlement areas in the Frontenacs:~~

1. ~~Settlement Areas which consist of partially serviced or unserviced villages and hamlets as per Section 3.2.2. of this Plan;~~
2. ~~Rural Areas which do not conflict with agricultural lands, as per Section "3.3 " of this Plan; and~~
3. ~~Waterfront Areas which consists of new development on lakes and rivers throughout the County, as per Section 3.4 of this Plan.~~

3.2.2 Settlement Area Policies

3.2.2.1 General

Based on its historic settlement pattern, Frontenac County has many villages and hamlets scattered throughout the region. Some of these villages have a mix of residential, commercial, and institutional uses, while other hamlets are primarily residential and small in size. Traditionally, these communities have developed as residential, social and commercial centres serving the surrounding agricultural, mining, or forestry community. While this traditional role will continue to be encouraged, it is also recognized that changes and improvements to transportation facilities

over time have lessened the emphasis on hamlets as rural service centres and increased their role as residential settlements.

The following general policies shall apply to Settlement Areas which are identified on Schedule 'A' of this Plan:

1. Local Official Plans shall designate Settlement Areas and determine their boundaries.
2. Efficient development patterns and road connections will be encouraged in Settlement Areas to optimize public services and to make the most efficient use of land and resources.
3. Local Official Plans shall, where feasible, promote mixed use development in Settlement Areas including residential, commercial, institutional, parks, and employment areas.

3.2.2.2 Settlement Area Boundary Expansions

The County's long term prosperity, environmental health, and social well-being depend on wisely managing change and promoting efficient land use and development patterns. On this basis, Settlement Area boundary expansions shall be determined by the Local Official Plans and shall require an Official Plan Amendment to the Local Plan. As none of the Settlement Areas in the Frontenacs have full municipal services, a settlement area capability study **(comprehensive review)** is required by this Plan for any boundary expansion to determine:

a. that the Settlement Area can adequately accommodate new development without having a negative impact on groundwater used for drinking purposes and/or the ability of the soils in the area to assimilate effluent;
b. the potential impacts of new development on the road network and other municipal infrastructure such as community facilities;
c. justification for the need to expand the settlement area;
d. ~~an analysis of~~ alternatives that may be considered to settlement expansion, including redevelopment and infill; and
e. ~~a review to determine~~ compliance with the Minimum Distance Separation (MDS) formulae.

3.3 Rural Lands ~~Areas~~

3.3.1 Introduction

The Rural designation comprises all lands outside of settlement areas in the County ~~that are not~~:

- ~~Waterfront Areas as described in Section 3.4;~~ 3.3.3.4
- Natural Heritage Areas or other natural resources listed in Section 7;

~~Are they not! Where are they described??~~

- Resource Lands such as **minerals**, mineral aggregate, forestry, and prime agricultural set out in Section 2.1.
- waste disposal areas

Traditionally, these lands have been utilized as an alternative location for those persons preferring a rural residential lifestyle.

These non-resource lands have also provided a location for commercial and industrial uses requiring a location in the rural area because of land use requirements and/or proximity to natural resources. The Rural designation also includes areas containing viable farming operations that need to be protected, through the application of the MDS I and II ~~formulas~~.

Low density residential development as well as rural-related commercial, industrial, recreational and institutional development is desirable, provided it is appropriately located. The Rural designation is intended to guide rural type development while at the same time protecting the rural character, heritage and natural resources of the County. In addition, the designation is intended to manage growth in an environmentally and fiscally responsible manner.

More specifically, rural lands shall permit uses such as:

- **The management and use of resources;**
- **Resource-based recreational uses (including recreational/cottage dwellings);**
- **Residential development of a limited scale;**
- **Home based industries and home occupations;**
- **Cemeteries**
- **Other rural land uses that are compatible with the nature of the rural area.**

3.3.2 Objectives

(1) To preserve the open space, rural character, topography and landscape of the rural area;

(2) To promote rural living in a manner sensitive to the ecological balance, sensitive to the farming and forestry communities and sensitive to the protection of groundwater and surface water quantity and quality;

(3) To maintain economic stability in the County by considering factors such as municipal servicing limitations, environmental factors, compatibility of land uses, and land capability when reviewing development proposals;

(4) To promote the tourism economy of the County by ensuring suitable lands are available to satisfy demands for tourism and tourism-related development;

(5) To encourage economic diversification including greater flexibility for on-farm activities, home-based businesses, and agri-tourism, and new small scale industrial-type ventures that are connected to the farm economy such as milk processing, cheese factories, and craft breweries; and

(6) To preserve the farming community as an important economic and cultural resource for the Frontenacs;

3.3.3 Policies

(1) Although Section 3.3 above separates some rural-based land use activities into distinct policy sections in this Plan, the policies in this section may apply wherever relevant throughout the County

(2) In recognition of the potential impacts that new growth and development may have on entire watershed systems, the County encourages communication between the local Townships within the same watershed area when a new development proposal is considered to have a potential impact on the quality and function of the watershed.

(3) Residential development is permitted in the Rural designation in accordance with the following policies:

a. Lot creation should take place either through Plan of Subdivision, Plan of Condominium, or Consent;
b. Rural residential development shall reflect the intent of preserving the rural, open space character of the County. This will mean that, to the extent possible, the appearance of such development should be unobtrusive and blend in with the rural landscape.
c. New residential development should not be located on lands which would involve major public expense in opening up or maintaining access routes, providing drainage, or providing other public services and facilities, unless major public services, access, and/or facilities are provided at the developer's expense.
d. It is recognized that the majority of existing and new rural residential development will be serviced by private wells and septic tanks; however, the County *and the Townships* may be interested in the investigation of new technologies and communal servicing options where it is deemed feasible for such areas and is supported by the Ministry of Environment.
e. In determining the location and suitability of any proposed residential plan of subdivision, the following criteria shall be considered by both the County and the Townships:
    i. the design of the subdivision should provide for a range of lot sizes directly related to the site's topography, vegetation and soil and drainage characteristics;
    ii. based on the varying topography across the County, the Local Official Plans should establish a base minimum lot size;
    iii. the maximum average area of lot sizes should be determined by a hydrogeological study and a terrain analysis;
    iv. the subdivision should have direct access to a public road that is maintained year round and is improved to acceptable municipal standards;
    v. Lots need to be of adequate size to provide for proper installation of private services;

vi. Any proposed subdivision should not land lock any other adjacent parcel of land, and future connection links to adjacent properties shall be provided where determined appropriate;

vii. In order to maintain the rural character of the landscape, the development should be located in areas having natural amenities such as varied topography, mature tree cover, scenic views and should blend in with the natural landscape so that the rural environment is left relatively undisturbed;

viii. Rural residential development should avoid lands having significant agricultural capability and near areas where any significant impact on established agricultural activities ~~will~~ occur; and

IX. ~~viii.~~ The use should be compatible with adjacent land uses.

3.3.3.4 Special Policies -- Waterfront Areas

3.3.3.4.1 Introduction

Frontenac County is blessed with hundreds of lakes and rivers covering its geography, including pristine lakes on the Canadian Shield, Lake Ontario and the Saint Lawrence River waterbodies surrounding Wolfe and Howe Islands, as well as **the southern section of the Rideau Canal National Historic Site and UNESCO World Heritage Site.** ~~part of the UNESCO-designated Rideau Canal waterway.~~

In terms of sustainability, waterfront protection covers all four 'pillars' contained in the County's sustainability plan, *Directions for Our Future*: social, cultural, environmental, and economic.

Cottage development and tourist operations have developed on many of the County's lakes and rivers since the early twentieth century. While originally summer areas with basic cabin structures, more and more buildings have been converted to year round use and the majority of new development is being built to be habitable all year. Almost all of this development relies on private water and sewage systems.

For the purposes of this Plan, Waterfront Areas shall generally include all lands extending inland 150 metres (500 feet) from the ordinary high water mark of any lake, river, or waterway. This is a general boundary intended to recognize that development within this area may have an impact on lake quality and those impacts ~~may be~~ need to be

considered for any development within the boundary. Lands and land uses that are more than 150 metres from shore but which are physically or functionally related to the Waterfront Areas shall be considered to be part of the Waterfront Area. All lands that are less than 150 metres from shore but which do not physically or functionally relate to the Waterfront Areas are not considered to be part of a Waterfront Area. The entire areas of islands, excluding Wolfe and Howe Islands, shall normally be considered to be part of a Waterfront Area. The Waterfront Area shall not generally extend into any Settlement Area identified in this Plan, or into any prime agricultural or other agricultural areas that are identified in the Township Official Plans.

3.3.3.4.2 Goal

The overall goal of this Plan is to improve and protect the waterfront areas in Frontenac County as a significant cultural, recreational, economic, and natural environment resource and to maintain or enhance the quality of the land areas adjacent to the shore.

3.3.3.4.3 Objectives

(1) To encourage appropriate public access to Waterfront Areas where accessibility is permitted;
(2) To permit shoreland development that allows for sustainable growth of existing and new tourist developments and innovative and appropriately designed new residential developments;
(3) To protect and enhance the heritage character of the Rideau Canal **National Historic Site and UNESCO World Heritage Site** system waterway and its associated historic, natural, and scenic setting ***Rideau Canal National Historic Site and UNESCO World Heritage Site*** and its associated ***cultural and natural heritage resources and scenic landscape*** setting;
(4) To maintain or improve water quality on a watershed-wide basis;
(5) To ensure that the built form along a shoreline is not overly concentrated or dominating to the detriment of the natural form;
(6) To maintain, enhance and/or restore the majority of the developed and undeveloped shorelines in their natural state by promoting property stewardship; and
(7) To preserve and enhance fish and wildlife habitat areas **and other natural heritage features** that are within and along Waterfront Areas.

3.3.3.4.4 Policies

(1) The character of Waterfront Areas is linked to the natural and built form that is associated with the lakes and rivers in the County. Generally the *natural* form includes vegetated shorelines with thin soils over bedrock. The *built* form is

predominated by residential development including resorts and marinas. In this context, new development or redevelopment occurring in the Waterfront Areas should, where possible enhance and protect those qualities that contribute to the area's character;

(2) All Waterfront Areas should be considered to be a major recreation resource area that, where appropriate, should be accessible to both public and private users;

(3) Shoreline alterations shall require approval by the municipality and/or the appropriate agency (Conservation Authority, Ministry of Natural Resources, Canada Fisheries and Oceans, Parks Canada). Township Official Plans may include shoreline alteration policies that are more restrictive than those of the approval agencies;

(4) The County may participate with the Townships and/or community groups and cottage associations in promoting public responsibility for water quality and the visual objectives of shoreline management on a watershed basis;

(5) The County will encourage and support lake associations to conduct lake stewardship planning. ~~Any such lake plan may be considered as part of the input to planning decisions at the Township level;~~

(6) Tree cover and vegetation is encouraged to be retained along the shoreline to maintain the visual and environmental integrity of Waterfront Areas. Where development is proposed along shorelines, Township Official Plans should contain policies relating to the preservation of a natural undisturbed buffer between the water's edge and new development;

(7) To maintain the shoreline character and water quality, Local Official Plans and Zoning By-laws shall require that all new development and leaching beds be set back at least 30 metres (100 feet) from the ordinary high water marks of all waterbodies. Any proposed reduction to the 30 metre minimum setback shall be in accordance with policies in Local Official Plans which establish criteria for considering such reductions. **A setback of greater than 30 metres from the ordinary high water mark may be required in some locations**; and

(8) Township Official Plans shall include criteria for determining an appropriate setback where an existing lot of record cannot achieve the minimum setback of 30 metres (100 feet). However, the greatest setback possible will be required.

3.4 Crown Lands

Crown lands are a significant resource for the County and most of the local Townships. The policies in this Plan are not binding on Crown land activities; use of Crown land will be determined by the Province with regard for established planning policies of the County and the local municipalities. Local official plans will contain policies **that state that where Crown land becomes privately-owned, the policies of the Official Plan apply. Township official plans shall map Crown lands as a distinct land use category on their Schedules.** ~~to address the conversion of Crown lands to private ownership and use.~~ Conversion will not require an amendment to the County Official

Plan but change of use following disposition may require an amendment to the Local Official Plan and/or Zoning By-law.

Section 4 – Community Building

The Community Building section sets out policies that are intended to help ensure that the public infrastructure that ties the region together and is key to its sustainability can be maintained and possibly enhanced over the next twenty years. The provision of transportation, water, waste water, and solid waste is crucial to ensuring that Frontenac County can accommodate any future growth in a manner which is environmentally, socially, and economically sustainable.

This Plan recognizes that it is the responsibility of the local municipalities to plan, construct, and maintain most of the public infrastructure. Continued efforts to find solutions to local infrastructure problems by local municipalities are considered appropriate and in conformity with the policies of the County Official Plan. County Council may also consider undertaking regional level studies in order to help plan future capital improvements.

The Transportation section sets out the vision for a regional transportation system that is key for helping citizens and visitors move through the Frontenacs, including roads, transit, trail development, pedestrian safety, ferries, and important scenic routes.

The Servicing section is intended to establish a long-term approach to dealing with servicing in some of the County's villages to ensure safe and plentiful drinking water. The section also contains policy direction for applying storm water management over a watershed area.

Solid Waste Management policies are intended to recognize the importance of long term planning for waste management across the County and to support a collaborative approach to ensure a positive outcome from both an environmental, economical, and health perspective.

Transmission Corridors and Communication/Telecommunication Facilities policies will establish a set of general policies for direction to Provincial and Federal agencies to reduce incompatibility with the existing County land base.

The Community Improvement Plan policies will establish goals and objectives for creating new plans throughout the County, and supporting County Council's financial investment as a basis for local improvements.

The Parks and Open Space policy section will recognize the importance of providing a full range of parks, open space, and recreational facilities for the enjoyment, health and welfare of Frontenac residents as a means of increasing the County's appeal as a tourist destination. It will also recognize the importance of Crown lands and Provincial Parks as recreation resource areas.

4.1 Transportation

4.1.1 Roads

4.1.1.1 Introduction

Frontenac County is served by an extensive road network that includes municipal roads that serve both a local and regional purpose as well as Provincial Highways 7 and 41 which travel across the upper portion of the County. Following municipal amalgamation in 1998, more than 400 kilometres (250 miles) of Provincial Highways and County Roads were downloaded to the four Frontenac Townships. As a result, it is the responsibility of each Township to carry the financial cost of maintaining and repairing these roads, including those roads which handle regional traffic which were never designed for local traffic. The importance of our roads in maintaining and improving the economy of Frontenac County cannot be underestimated. The Frontenacs are dependent on the road system for the movement of goods and services, as well as for access to health and social services and for tourism use.

Very presumptive — really?

4.1.1.2 Goal

The goal of recognizing a County-wide road network is to support the long-term viability of a regional road system to ensure access throughout the Frontenacs and connections to the surrounding region.

How is recognizing it going to ensure it's long term viability?

4.1.1.3 Regional Road Network

This Plan identifies a regional road network on Schedule "A". These are roads that are recognized as having regional importance in moving people and goods within and outside the County. It is recognized that these roads are owned and maintained by each of the four local Townships. It is the intention of County Council to recognize that this road system is an essential part of the infrastructure that supports the County.

The County supports a cross-jurisdictional collaborative approach to managing and maintaining these regional roads, and to develop a transportation system that will encourage unity within the County and will satisfy local municipal transportation demands

Why would this be better?

The County will investigate and support all senior government programs that will provide financial investment in the regional transportation infrastructure.

The County supports collaboration with the City of Kingston on efforts to maintain and improve road connections between the County and the City.

4.1.1.4 Provincial Highway 7

Highway 7 is identified on Schedule "A". Highway 7 is a Provincial Highway that runs east-west through the middle of the County just north of the main village of Sharbot Lake. Historically, Highway 7 has been an important transportation route within Frontenac County. As growth continues in the Greater Toronto Area as well as the Ottawa Region it is expected that Highway 7 will undergo changes and handle additional traffic. The County will support improvements to Highway 7 that enhance safety and convenience for its residents and the travelling public.

Highway 7 is designated by the Province as a special controlled access highway. Any development adjacent to or impacting Highway 7 requires the issue of permits from the Ministry of Transportation so that the long term function of the highway is maintained.

The Highway 7 / Highway 38 intersection is an important commercial node for both the travelling public and for local residents. The County supports the continued viability of this area and any policies or measures to strengthen the commercial uses at this intersection. The County will support and work with the Township of Central Frontenac on any measures to request the Ministry of Transportation to reduce speed levels through this area for safety and also to allow for easier access to the stores and gas stations at this intersection.

4.1.1.5 Provincial Highway 41

Highway 41 is identified on Schedule "A" and is the major north-south link in the northwestern part of the County. It provides access to Bon Echo Provincial Park and contains many services for residents and cottagers in the northern Frontenac County. Highway 41 is a Provincial Highway that provides access to Pembroke and beyond, and should continue to be maintained by the Province.

4.1.2 Rural Public Transportation

what problem ?? you haven't introduced one !

4.1.2.1 Introduction

Providing public transportation options in a rural setting such as Frontenac County is challenging. The rural transportation problem is based on the fact that residents need mobility of some form in order to access their basic needs in a rural context, where distances are long and people and services are spread out. Transportation of some form is essential. Frontenac County is not unique in that reliable alternatives to the automobile to a large degree do not exist, and transportation access directly equates to personal vehicle access or ownership.

Transportation provides access to social programs, pharmacies, banking facilities, post offices, and health centres. In terms of economic

development, public transportation can provide access to training, education, and employment opportunities that allow people to remain living in the rural area of the Frontenacs.

4.1.2.2 Goal

To provide a safe, convenient, effective transportation system for all citizens of Frontenac County, including those citizens who do not have access to a personal vehicle.

4.1.2.3 Policies

The County will support efforts to develop a public transportation system that is sustainable in the long term and which is based on four cornerstones of a functional system: affordability; availability; accessibility; and acceptability. — not sure what this means!

good!

The County recognizes and supports the efforts of *Frontenac Transportation Services (FTS)* to provide volunteer-led transportation for individuals throughout the Frontenacs. County Council will consider a longer term investment (e.g., five years) to *FTS* to allow it to plan services beyond an annual basis.

financial? — alternatives to what? very vague sentence.

The County will explore alternatives and consider various rural transportation models that could be effective in the context of the rural density of the Frontenacs, including community-based models.

The County will work with community groups such as community care organizations, charities, and volunteers to review their potential involvement and operation of a rural transportation system.

The County will investigate various funding options from senior levels of government and other organizations to operate and maintain a public rural transportation system.

good.

The County will work with the Townships to support carpooling initiatives and the development of new and expanded carpool lots along major transportation routes, including the Road 38 corridor, Perth Road, Battersea Road, and/or Sydenham Road.

The County will investigate collaborative operations with the City of Kingston to improve public transportation options into the rural area of the City and into the County.

The County encourages the development of transit-supportive communities in order to increase the future potential of efficient rural transit in the Frontenacs. This includes the creation of active transportation connections within and between settlement areas and the

clustering of transit-supportive uses such as schools, businesses, social services, and health facilities within settlement areas.

4.1.3 Pedestrian

where is the goal / section?

4.1.3.1 Policies

Providing facilities for convenient pedestrian movement is important. The provision of sidewalks on one side of local roads and both sides of collector and arterial roads is encouraged wherever practical.

good

To encourage pedestrian travel, streetscapes in villages and hamlets should be safe, convenient, and attractive for pedestrians. This may include providing sidewalks, locating commercial uses at street level, providing appropriate lighting, street furniture, landscaping, and ensuring that it meets accessibility requirements.

what is this referring to?

Sidewalks are encouraged in conjunction with the development of new roads within settlement areas.

The County will encourage the development and enhancement of pedestrian trails throughout the Frontenacs, including multiple use trails.

The County supports trail routes created by a linked system between community facilities and major parks and open space areas.

4.1.4 Trail Development

goal?

4.1.4.1 Policies

County Council recognizes that trails (both for walking and cycling) can provide significant health, transportation, environmental, and economic benefits, including the following:

- Active transportation modes use no fossil fuels and emit no gas emissions;
- Cycling and walking provide an enjoyable, convenient, and affordable means of travel;
- Physical activity improves cardiovascular and mental health, and is linked to the prevention of a number of diseases; and
- Cycle tourism can benefit the economy of businesses across the Frontenacs.

The County's goal is to establish a well-connected system of trails throughout the Frontenacs that will provide residents and visitors the opportunity to engage in active healthy lifestyles, to travel to key destinations, and experience the vistas provided by the County's natural features and cultural resources.

The County supports trail routes created by a linked system between community facilities and major parks and open space areas.
The County will implement the *County of Frontenac Trails Master Plan (2009)* to direct trail development, uses, location, and implementation that will guide future development of a trails system for the next 20 years.

The County will build on existing trail systems in the Frontenacs, including the Frontenac K&P Trail, the Rideau Trail, and the Cataraqui (TransCanada) Trail, to connect into the County's hamlets and villages, roads and waterbodies, with the goal of developing a user-friendly network.

The public shall be consulted on trail development and the implementation of routes and facilities.

The County will use the following trail selection principles as a basis for new trail creation:

- Safety
- Visibility
- Destination-Oriented
- Attractive and Scenic
- Connectivity

4.1.4.2 Special Policies: K & P Trail

The Frontenac K&P Trail is named after the Kingston & Pembroke Railway, a rail line that was built from Kingston to Renfrew between 1871 and 1885. The railway was established by a local group of Kingston businessmen who wanted to see the construction of a rail line north to the Ottawa Valley for the purpose of gaining access to the natural resources (logging and mining) and to potential markets in the north. The expected volume of rail activity never materialized and the railway was eventually purchased by the Canadian Pacific Railway in 1901. Over time the entire line was abandoned, with the final active portion between Tichborne and Kingston shut down in 1986.

The Frontenac K&P Trail right-of-way runs in a north-south direction across the mainland of the County and into the City of Kingston. The County owns a large portion of the southern section of the right-of-way, other portions are owned by North and Central Frontenac Townships, and other portions are privately owned. To the south, the City of Kingston owns the K&P right-of-way and has converted the majority of it to an active trail which the County trail can connect into.

Conversion of the rail right-of-way to an active trail began in 2012 with the trail developed between Orser Road – connecting with the City trail – north to Highway 38 just south of Harrowsmith.

The main purpose of the Frontenac K&P Trail is to develop a trail spine through the Frontenacs that can provide linkages with other trails throughout the area.
The completion of the Frontenac K&P Trail through to the developed portion of the K&P which starts in the Township of Central Frontenac at Sharbot Lake, travels through the Township of North Frontenac, into Lanark Highlands and finally meeting up with Greater Madawaska south of Calabogie, will greatly enhance trail systems in the Frontenacs and recognize our rich heritage.

4.1.4.2.1 Policies

The County will use the *K&P Implementation Plan (2009)* as the guiding policy document to direct trail development, uses, land acquisition, and phasing program to guide the development of the K&P trail system.
In conjunction with the Townships the County will endeavour to keep the trail continuous in order to make it more attractive to users and more identifiable as a linear trail. Re-routing may take place where the County does not own the property and an easement agreement cannot be established with the landowner.
The County will work with the City of Kingston to ensure that the K&P trail system is maintained and/or enhanced to a common standard.

4.1.5 Ferry Services

4.1.5.1 Background

The Township of Frontenac Islands relies on ferry services to access the mainland.

Howe Island is served by two ferries: a fifteen car cable ferry located at the west end of the island that is operated by the County and owned and maintained by the Ministry of Transportation which operates on demand on a continual basis and docks at Howe Island Ferry Road in the City of Kingston; and a three car cable ferry (known as the Foot Ferry) located at the east end of the island which also operates on demand over an 18 hour period and which docks at Howe Island Ferry Road East in the Township of Leeds and the Thousand Islands.

Wolfe Island is served by a fifty-five car ferry (*Wolfe Islander III*) that docks at the Island at both the village of Marysville and, in the winter, at Dawson's Point, and at the Barrack Street dock in downtown Kingston.

Simcoe Island is served by a three car cable ferry that connects to Wolfe Island.

There is also a privately operated ferry (Horne's Ferry) that runs from May to October from the south side of Wolfe Island to Cape Vincent, New York.

4.1.5.2 Policies

County Council recognizes that the ferry transportation system is essential to the sustainability of these islands, and that this ferry service is an integral part of Frontenac County's regional transportation system.

The County will support efforts by Frontenac Islands to maintain adequate service, including:

- the monitoring of ferry capacity and usage;
- the review, from time to time, of opportunities to improve the ferry service both through expanded capacity and improvements to infrastructure such as terminals and parking facilities;
- seeking support from the Province of Ontario in the ongoing maintenance and possible future expansion of ferry operations;
- consideration of public/private partnerships and development opportunities which would result in a net improvement to access to Wolfe and Howe Islands; and
- pursue opportunities with neighbouring municipalities in seeking joint solutions which result in ferry access improvements.

The County intends to support and work with the Township of Frontenac Islands in any identification, survey, analysis and design of any ferry facilities expansion or improvement on lands within the City of Kingston to ensure the provision of appropriate vehicle access, pedestrian and bicycle access routes which can be integrated into the City's transportation system.

4.1.6 Scenic Routes

should explain what a scenic route is! (one sentence)

Frontenac County's location and scenic assets provide ample opportunities for creating scenic or heritage routes. These scenic routes draw both local residents and tourists to the scenic areas of the County.

County Council supports the development of scenic routes across the County, and the development of a regional signage strategy to promote these routes. Scenic routes should be designated for roadways and also for trail systems throughout the Frontenacs.

4.2 Servicing

4.2.1 Long Range Planning For Municipal Services

4.2.1.1 Introduction

what about septic ?

The provision of municipal infrastructure such as roads, street lighting, and municipal water is necessary to support long term viability of the communities located in the Frontenacs.

Frontenac County recognizes the importance of providing municipal infrastructure in a timely fashion and that the maintenance and sustainability of existing infrastructure assets is fundamental to the continued variety and growth of settlement areas across the County.

This Plan recognizes that the responsibility for the planning, construction, and maintenance of municipal infrastructure is the responsibility of the Townships. This Plan also supports the continued revitalization of local infrastructure. and encourages provincial contributions towards municipal servicing & infrastructure

4.2.1.2 Goal

To ensure that there is adequate provision of services and utilities consistent with the environmental, cultural, and economic goals of the County.

4.2.1.3 Objectives

To encourage the provision of adequate municipal services to achieve and facilitate orderly growth.

To improve the natural environment and maintain a clean and healthy level **of water quality** based on a watershed approach.

To ensure that citizens of Frontenac County have access to potable drinking water.

To promote waste reduction and waste management as per Section 4.3.

To encourage techniques for energy conservation including measures set out in Section 2.1.4

To accommodate growth in an organized manner to minimize capital and operating costs for the Townships.

4.2.1.4 Policies

All new development within Settlement Areas will be provided with appropriate services to sustain permanent occupancy.

The County supports and can work with the Townships to coordinate infrastructure and public service facilities such as potential municipal water and sewage, ~~and will ensure that such facilities are strategically located to support effective and efficient delivery of services across Township~~ boundaries. Accordingly, Frontenac County Council may authorize the development of regional level strategies in order to plan collaboratively for future capital improvements.

remove!

Both the County and the Townships will monitor new technologies – in areas such as broadband, water treatment, and septic systems – that would be beneficial to residents and businesses and which would best be coordinated across municipal boundaries and will work together to develop strategies to ensure that optimal services can be provided in a timely and efficient manner.

4.2.1.4.5 Special Policies: Future Village Water Supply Protection

With the exception of the village of Sydenham, not one of the villages and hamlets in Frontenac County has a municipal water supply. Villages such as Sharbot Lake, Marysville, Verona, Plevna, and Harrowsmith are historical settlements that date back to the mid-nineteenth century in development. Many of the building lots in the village cores are too small relative to today's health and safety standards with regard to the minimum lot size of approximately 1 hectare (2 acres) to ensure a long term potable water supply on private well and septic systems. The fact that most of the County is set on the Precambrian Shield, which is prone to cracking and seepage, increases the risk of septage movement over a large area. **Scientific research has identified the bacteriological contamination of groundwater as a local concern in parts of the Shield area.**

what research?

Significant investment in public infrastructure is common in all villages in the Frontenacs including road maintenance, sidewalk construction, street lighting, signage, and parks and recreation facilities. Also, the majority of commercial assessment in the County is located in the villages. This reinforces the importance of the stability and improvement of all the County's villages which serve as community focal points for the surrounding region.

In SF lake fronts are our highest assessment!

To help ensure that these villages can sustain commercial and residential use and remain a valuable part of sustaining rural living, the County supports long-term planning for potential municipal water systems in villages. This planning shall include the following:

- Facilitate the **preparation,** implementation and monitoring of ~~the~~ Source Water Protection Plans;
- ~~Work with the Townships to~~ investigate and analyze lands adjacent to a village that could be purchased by the County or the

Townships for the future site of a municipal well; and further, if necessary, ~~work with the Townships to~~ apply land use controls to surrounding properties to ensure long-term protection of the water source.

- Prepare a region-wide review of villages and hamlets which could require municipal water systems in the future and develop a priority list for local government investment.
- Establishment of a reserve fund for drinking water protection that can be used in the investment of municipal infrastructure for water systems when required.
- Work with provincial and federal governments to seek funding to invest in municipal water systems.

These are partial services contrary to PPS but I agree.

4.2.2 Storm Water Management Planning ~~(should be '4.2.2)~~

4.2.2.1 Introduction

Storm water management plans are usually required for new Greenfield development. Many new Greenfield developments are proposed through a plan of subdivision or plan of condominium and are therefore subject to approval by Frontenac County Council. The purpose of such a plan is to develop methods to control flooding, ponding, erosion, and sedimentation. Storm water plans also help to protect water quality and aquatic habitat and other natural habitat which depend upon watercourses and other water bodies for their existence. This is especially important considering the many lakes within the Frontenacs and the continuing demand for waterfront lots.

4.2.2.2 Policies

Storm water management plans may be required for any new development consisting of more than four lots or for commercial or industrial developments ~~with large~~ areas of impervious surface (e.g., asphalt parking and loading areas).

Storm water plans shall be prepared in accordance with the Ontario Ministry of Environment Guideline, *Stormwater Management Planning and Design Manual.*

The retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas ~~shall be encouraged~~ to facilitate absorption of surface water into the ground.

creation of

proposing

When reviewing any such development approval authorities will encourage

Above you said it's for greenfield development. Here it's more than just that.

4.3 Waste Management

4.3.1 Introduction

One of the major infrastructure and land use planning issues that the Frontenacs will be dealing with over the next twenty years is planning ahead for waste management across the County.

This Plan recognizes that each of the four Townships are proactive in their approach to reducing solid waste reaching landfill sites, and also working to continually increase the amount of materials that are being recycled. The challenge of innovation is affected to some degree by the financial capabilities of each municipality in balancing waste management with other infrastructure issues such as roads and the relatively low tax base to apply to capital investment. In the long term, a collaborative approach to waste management may lead to both a reduction in waste and cost efficiencies.

With landfills reaching carrying capacity throughout the County, there is a need to plan to reduce the production of wasteful materials. This, combined with new and innovative waste management technologies, can establish the Frontenacs as leaders in responsible and timely action to mitigate County-wide issues relating to solid waste management.

4.3.2 Goal

That the Frontenacs ~~are~~ should become part of an integrated waste management system that ensures environmentally responsible methods of waste management and reaches beyond its borders for solutions that are scaled to achieve regional efficiencies. shouldn't the goal be zero waste?

4.3.3 Objectives

To ensure that all Frontenac County citizens have access to waste management facilities (or pick up) within ~~close~~ proximity to their homes and businesses.

To continue to reduce solid waste to improve the environment.

To encourage new methods of waste management to extend the life of existing landfill sites across the County.

To encourage the governments of the Frontenacs to work together over the long term to develop a collaborative approach to waste management and recycling over the next twenty years.

To recognize waste management as one of the primary focus areas of the County's sustainability plan, *Directions for Our Future*, and to explore a waste management approach that responds to local needs, with the ultimate goal of achieving 'Zero Waste'.

This is the goal!

4.3.4 Policies

This Plan encourages the principles of "reduce, reuse and recycle" in order to reduce solid waste disposal needs and increase the lifespan of landfill sites. A Waste Management Strategy will outline targets for waste reduction in accordance with Ministry of Environment requirements.

The County and the Townships may collaborate on initiatives that support consider working together to create a region-wide Waste Management Plan that deals with recycling, diversion, collection, and disposal to accommodate present and future requirements.

The Townships and the County may work together to explore new technologies and waste diversion options.

4.4 Utility and Communications Facilities Corridors

4.4.1 Introduction

The sustainability, health, and safety of Frontenac residents and its economy is closely linked to the hydroelectric corridors and utilities networks and related facilities that serve the region. These facilities and corridors include a wide variety of utilities that are owned and operated by both public and private entities, including broadband and fibre optic networks. Also, some waterfront areas are serviced by underwater utilities.

4.4.2 Policies

The development of utility and communications facilities and corridors ~~are~~ is permitted throughout the County provided that they are in full compliance with applicable Federal or Provincial requirements.

To ensure compatibility, the following criteria should be considered and brought to the attention of the public or private operator:

- The use is necessary in the proposed location;
- Due consideration has been given to alternative locations that may result in better compatibility; and
- The proposed utility will be designed to be as compatible as practical with surrounding land uses.

The multiple use of corridors, new or existing, shall be encouraged.

Easements are preferred over severances in the establishment of utility corridors so as to prevent the unnecessary fragmentation of land.

4.5 Community Improvement Plans

4.5.1 Introduction

Community Improvement Plans (CIPs) are one of the many sustainable community planning tools found in the *Planning Act*. They can help communities and municipalities address challenges that prevent optimization of areas that are currently underutilized. This tool provides a means of planning and financing development activities that effectively assist in use, reuse and restoring lands, buildings and infrastructure. It is a tool that ties together economic development, infrastructure, and planning.

The typical focus of these plans is on the revitalization and improvement of the main street of a town, village or hamlet. CIPs can also touch on a wide range of related topics including green energy, brownfields, and recreational opportunities. They are in wide use across the province and have recently been implemented for the first time in Frontenac County as a result of Council's investment arising from *Directions for Our Future*.

CIPs allow municipalities to provide grants and loans to owners and tenants, with the goal of supporting the improvement and rehabilitation of a targeted area. This can include projects such as improving the facade of a main street store and providing incentives to redevelop vacant properties. CIPs can also help to coordinate infrastructure and public space improvements, and can be used by municipalities to acquire, rehabilitate and dispose of land (e.g., a former industrial site).

Rework!

County Council has recognized that there are a number of communities that could potentially benefit from a Community Improvement Plan and ~~have~~ has begun investing in these communities through the sustainability plan.

4.5.2 Goal

It shall be the goal of using Community Improvement Plans to promote the coordinated implementation of community planning and land use planning programs, comprised of maintaining, rehabilitating, and redeveloping the physical, social, and economic components of an area in the Frontenacs.

This sentence makes no sense!

what area?

4.5.3 Objectives

It is the intent of this Plan for the County to work with the Townships to provide for the on-going maintenance, improvement, rehabilitation and upgrading of residential, commercial, recreational, commercial and industrial areas in the region.

4.5.4 Policies

This Plan supports the development of Community Improvement Plans in all areas of the Frontenacs, whether they are focused on one community or village, or whether they cover a larger area, including an entire Township.

It shall be a policy of County Council to provide a financial investment for at least one CIP in each of the four Townships to help facilitate investment by both property owners and the respective municipality. To support community revitalization and economic development, Council may consider investments in additional CIPs.

County and Township Councils may collaborate with other public agencies such as the Community Futures Development Corporation (CFDC) to seek additional investment opportunities in a designated CIP area.

4.5.4.1 Special Policy – Regional Community Improvement Plans

There a number of planning and sustainability issues that may be better addressed at a regional level to allow for greater participation in a CIP program and to deal with cross-boundary community improvement issues (e.g., trails, renewable energy projects, transportation corridors).

County Council shall seek to become a prescribed municipality for the purposes of Section 28 of the *Planning Act* immediately following approval of this Plan.

4.6 Parks and Open Space

4.6.1 Introduction

Frontenac County contains a rich natural environment that is thriving. The Frontenacs strive to balance the protection of natural areas with opportunity for discovering the outdoors. The result is a healthy mix of managed forest, trails, farmland, wetlands and watersheds. Within this system, the Frontenacs contain a large number of regional public parks and open space systems that allow both citizens and visitors to enjoy the expansive natural setting.

Four Provincial Parks are present in the County: Bon Echo, Sharbot Lake, Silver Lake, and Frontenac Parks. All provide access to lakes and allow for many recreational activities. The County also contains a large area of Crown Land, mostly in the northern half of the region. Crown Land and the lakes within them are used for a variety of purposes, including logging, hunting, backpacking, canoeing/boating, and trail use.

North Frontenac Township also maintains almost 200 backcountry campsites and hiking trails on twelve lakes and they form another important part of public open space areas.

At the southern end of the Frontenacs the public have the opportunity to visit the 400 hectare (1,000 acre) Big Sandy Bay area on Wolfe Island, **a crown land area** which is managed by **the Ministry of Natural Resources and** Frontenac Islands Township.

Also, there are the lockstations along the portion of the Rideau Canal within the County that serve as passive, recreational, and cultural heritage open spaces for both land and boating visitors alike.

4.6.2 Policies

The County supports the continued operation and long term use of all regional park systems throughout the Frontenacs.

The County will coordinate with the Townships, Ontario Parks (MNR), and other agencies on the establishment of regionally significant open space networks and linkages across jurisdictional boundaries that will complement local parks planning.

The County will explore funding mechanisms to support regionally significant open space and parkland acquisitions.

The County recognizes the possible creation of a new regional park that is proposed to be created around Crotch Lake as part of the Algonquin Land Claim, and supports public participation and involvement in the development of such a park.

Section 5 – Housing and Social Services

The Housing and Social Services section contains policies that establish that Frontenac County is committed to providing a variety of housing types and social services to allow residents to enjoy a good quality of life. Services delivered include child-care, educational facilities and services, assisted living or long term care, employment services, affordable housing, transitional shelters, group homes, long term care and support services, and health facilities. The City of Kingston is responsible as the Service Manager for both the City and the County to make sure these services are available in the Frontenacs. Some of the social services are provided and funded directly by the Province or community agencies while others are provided through partnerships with the County. Volunteer groups also play an important role in the provision of social and health services within the community. The County will continue to partner with the Townships and various government and non-government agencies to deliver social services that are appropriate, effective and accessible.

The Municipal Housing Strategy (MHS) forms the basis for housing policy across the Frontenacs and in the City of Kingston as a result of its City/County approval. The MHS serves as the primary strategic plan to help guide and align local housing efforts, and is the foundation for the housing policies of this Plan.

5.1 Municipal Housing Strategy

5.1.1 Introduction

County Council and Kingston City Council adopted the Municipal Housing Strategy in 2011. The Strategy will act as a guide to create a ten year housing plan as required by Provincial legislation. It will help provide guidance for County Council to ensure that the citizens of the Frontenacs are housed in affordable, safe, sanitary, and adequate accommodation.

5.1.2 Policies

The Municipal Housing Strategy shall be considered the primary strategic plan to help guide and align local housing efforts across the County.

The County endorses the targets in the Municipal Housing Strategy for residential units to be added to the current housing stock over the next ten years and the goal of providing more affordable housing.

This Plan acknowledges that the Municipal Housing Strategy is being updated in 2013 to include policies and strategies to reduce homelessness in both Kingston and Frontenac County. The County will work with the City as Service Manager to develop programs and projects to try to end homelessness in our region.

It is the intent of this Plan to encourage the use of surplus municipal land or facilities for the provision of housing. Each Township may consider adopting a

'Housing First' approach to coordinate surplus or disposal protocols for municipal lands and institutional agencies such as the local school boards.

The Municipal Housing Strategy will promote the periodic identification and monitoring of demographic changes and housing needs within the County to determine whether housing demands and needs are not or will not be met.

5.2 Affordable Housing

5.2.1 Introduction

Frontenac County contains many households where the annual income is below the Provincial average. This situation makes it challenging for people to find housing that is affordable within their budget. For the long term health of the community it is important that a wide variety of housing choices be made available.

5.2.2 Policies

The County and the Townships will work jointly to provide for affordable housing by enabling a wide range of housing types to meet the projected demographic and market requirements of existing and future residents of the County.

County Council will establish and monitor housing targets for affordable housing for low and moderate income households in the Frontenacs, with a focus on methods of providing housing for the low-income residents of the County. Where specific needs are identified, Council will work with the City of Kingston (service manager for all of Frontenac County and the City) and the Ministry of Municipal Affairs and Housing to meet identified needs.

expand on this ie. should be subject to health approval.

The local Townships will, where appropriate, promote intensification in settlement areas through their planning documents. Examples include: allowing for the conversion of single detached houses into multiple units and permitting land severances on large underutilized properties which will allow for new residential development on the vacant severed parcel.

multiple units yes but only in hamlets

The County and the Townships will work to ensure a minimum 10-year supply of residential land across the Frontenacs at all times.

County Council will encourage and facilitate the efforts of non-profit housing and co-operative housing to provide affordable housing.

County Council will work with other levels of government to ensure that adequate resources are permitted to public sector housing programs and initiatives.

County Council may participate in the provision of housing, both directly and indirectly, in accordance with the general policy and program directions

established in the Official Plan and other specific direction as may be identified in the Municipal Housing Strategy as updated from time to time.

County Council may assess different forms of housing design which make housing more affordable, and may investigate alternative dwelling design standards that may contribute to more affordable housing.

Community Improvement Plans should consider initiatives to promote affordable housing projects in each Township.

5.3 Seniors Housing

5.3.1 Introduction

The Municipal Housing Strategy has indicated that one of the biggest challenges across Frontenac County over the next twenty years to be confronted is providing housing choices for seniors who wish to remain in their community. With the existing residents aging, and with the migration of seniors settling in the County after converting their cottages to full time residential use, this issue will become a priority. The goal is to look at ways and means of finding housing types that will allow seniors to stay close to their communities and families.

All good!

5.3.2 Policies

The County and the Townships may work jointly to provide opportunities for new development or redevelopment that is sustainable in a rural context and which encourages housing that will help address the evolving needs of an aging population.

what is the principle?

County Council supports the principle of aging in place as a way to address seniors housing options while at the same time encouraging more sustainable settlement areas.

This plan encourages identifying affordable seniors housing projects at a variety of scales as an eligible community improvement activity in the creation of Community Improvement Plans.

Where practical, it is the intent of this Plan to encourage the expansion of municipal servicing to help support appropriate multi-residential development to accommodate a seniors housing project.

It is recognized that Zoning By-laws can be barriers to the development of housing for senior citizens if these types of dwellings are only allowed in certain areas of a community. Therefore it is the intent of this Plan that the County and Townships work together to create any necessary revisions to Zoning By-laws that will help facilitate the development of seniors housing on a consistent and inclusive basis across the Frontenacs.

5.4 Group Homes

5.4.1 Introduction

Group homes are generally defined as residences licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

what would the zoning say? we can't discriminate based on age.

good

5.4.2 Policies

A group home shall be licensed and/or approved for funding under provincial statutes and in compliance with municipal by-laws. (Note: as defined under Section 163 of the *Municipal Act*).

Group homes shall be permitted in the local Official Plans in all designations that permit residential use.

Group homes may be subject to Site Plan Control by the local Townships to address such matters as ensuring that the site design is in keeping with the character of the area and that sufficient space is available to accommodate the needs of the residents.

5.5 Homes for the Aged (Long-Term Care Complexes)

5.5.1 Introduction

There are currently no public long-term care complexes located in Frontenac County. There are two large-scale privately owned facilities nearby in Northbrook and in Perth that are used in part by Frontenac County residents. There are other small scale facilities scattered throughout the County.

The Frontenac County home for the aged – Fairmount -- is located in the rural area of the City of Kingston and accommodates Frontenac County residents.

5.5.2 Policies

← goal ?

It is the intent of this Plan to recognize the value of long-term care complexes to residents of Frontenac County.

→

Too specific for a high level OP

The predominant uses for these complexes shall include resident rooms and beds, resident care and nursing facilities, therapy facilities, kitchen and dining facilities, offices, meeting rooms, recreation facilities, resident places of assembly, pharmacies, and open space areas.

Complementary uses can include such facilities as residential dwelling units for the elderly, day care facilities, and parking lots.

↑ Too specific ?!

Remove include in local OP's

This Plan recognizes Fairmount Home as the County owned and operated long term care home that provides care for residents of Frontenac County, the City of Kingston, and other communities.

5.6 Secondary Suites

5.6.1 Introduction

The provision of affordable housing in communities is now considered to be a provincial interest in the Ontario *Planning Act*. As a result, the provincial government now has changed legislation to facilitate the creation of second units in dwellings.

5.6.2 Policies

Township Official Plans may include policies to allow, where appropriate, the use of a second residential unit in a detached house, semi-detached house or rowhouse if no building or structure ancillary to the house contains a second residential unit; and further, to allow the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse if the house contains a single residential unit. This policy shall not apply to existing sleeping cabins or 'bunkies' located on waterfront properties.

5.7 Accessibility

5.7.1 Introduction

Frontenac County is committed to improve access and opportunities for persons with disabilities in accordance with the *Ontarians with Disabilities Act*.

5.7.2 Policies

As part of the commitment to improve accessibility in the Frontenacs, the County will:

a) Have regard to accessibility for persons with disabilities when considering draft plans of subdivision;
b) Establish a process to identify barriers and gaps in by-laws, policies, programs, practices, and services;
c) Continue to improve the level of accessibility of by-laws, policies, programs, practices, and services;
d) Actively encourage input from the community and the Accessibility Advisory Committee appointed by the Frontenac County Council in the design, development and operation of new, renovated, purchased or leased municipal services and facilities;
e) Improve accessibility to persons with disabilities to encourage their integration into the economic, political, social, cultural and educational mainstream; and
f) Provide resources and support to obtain these objectives.

Section 6 – Heritage and Culture

The County of Frontenac is rich with history, heritage, and culture, and as such it is recognized as one of the key focus areas in *Directions for Our Future*. Heritage is a crucial part of what makes the Frontenacs a great place to live. It has the power to allow citizens to understand where we have come from and helps promote an appreciation of local identity and shared community.

good

In recognition of the non-renewable nature of cultural heritage resources, the County of Frontenac will encourage their **conservation** ~~preservation~~ in a manner that respects their heritage value, ensures their viability for the future, and allows them to continue their contribution to the character, community pride, tourism attraction potential, economic development, and historical appreciation of the region.

6.1 General Policies

It is the intent of this Plan that the County's significant **cultural heritage resources** ~~built heritage resources and significant cultural resources~~ be identified, conserved and enhance whenever practical and that new development take place in a manner that respects the County's rich cultural heritage. The cultural heritage resources of the County generally include:

a) Built heritage resources;
b) Cultural heritage landscapes; and
~~c) Archaeological resources~~. - remove - There is a separate section on it below

Township Official Plans shall include policies that are intended to implement this policy direction, including the requirement of a heritage impact assessment ~~or conservation plan and /or cultural heritage impact assessment~~ prior to development taking place on lands **that contain or are** adjacent to cultural heritage resources ~~where such resources have been identified~~. A heritage impact assessment should generally outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures that are necessary to avoid or lessen the negative impact on the heritage resource.

The Townships are encouraged to establish Municipal Heritage Committees pursuant to the *Ontario Heritage Act*.

The Townships are encouraged to support the use of Community Improvement Plans under the *Planning Act* to help **protect,** promote and support cultural heritage resources, **especially the adaptive re-use of old or heritage buildings**.

6.2 Archaeological Resources

The County recognizes that there are archaeological resources of pre-contact and early historic habitation as well as areas of archaeological potential within the County that can be adversely affected by development or redevelopment.

don't agree with this wording

The Townships and/or the County will require archaeological assessments and the preservation or excavation of significant ~~of significant~~ archaeological resources in accordance with Provincial requirements.

where/when appropriate

Designation:

The Townships are encouraged to utilise the Ontario Heritage Act to conserve, protect and enhance the cultural heritage resources in their municipality through the designation by by-law of individual properties, conservation heritage districts and cultural heritage landscapes.

Council shall encourage the conservation of cultural heritage resources by:

- **conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;**
- **respecting the heritage designations and other heritage conservation efforts by area municipalities**

6.3 Algonquin Aboriginal Interests

This Plan recognizes that lands within the boundaries of the Frontenac County lie within the historic Algonquin Territory that is part of current Treaty Negotiations with the Federal and Provincial Crowns. Some lands within North Frontenac, Central Frontenac, and South Frontenac Townships are within the Algonquin land claim area. Figure 6 illustrates the general boundary of the land claim within the Frontenacs. As such, this Plan will respond to direction from the Federal and Provincial Crowns as to the progress of these negotiations and will incorporate any Official Plan requirements that arise from ~~the~~ Settlement Agreement. In the interim, the County will seek opportunities for mutually beneficial engagement with the Algonquins on matters that affect aboriginal history and culture.

any

don't agree with this wording!

6.3.1 Policies

The County of Frontenac and/or the Townships may consult with the Algonquins of Ontario with regard to land use planning affecting any of the following matters within the land claim area:

a) Protection of water quality and utilization of lakes and rivers including the Rideau Canal within the land claim area;
b) Any development that would have an impact on navigable waterways and their waterbeds;
c) Any archaeological studies related to proposed development where areas of Algonquin interest have been identified; and
d) Any Environmental Impact Studies related to proposed development where areas of Algonquin interest have been identified.

6.4 Rideau Canal UNESCO World Heritage Site

The Rideau Canal National Historic Site and UNESCO World Heritage Site, administered by Parks Canada, travels through the southeast portion of South Frontenac Township. The canal's value lies in a combination of the engineering and military achievement of the construction of the canal and the associated canal structures and buildings, the continuity and integrity of the lockstations, its continuous seasonal operation since 1832, and the unique historical environment, which together constitute a cultural heritage resource of national significance and outstanding universal value. Parks Canada's jurisdiction includes the bed of the canal up to the upper controlled water elevation and the lockstations. ~~The Rideau Canal is a World Heritage Site and a National Historic Site. It is managed within the jurisdiction of Parks Canada. A portion of the canal travels through the southeast portion of South Frontenac Township. Its value lies in the combination of historic engineering works and buildings, open spaces, natural features, the canal itself, and adjacent diverse landscapes, which together constitute a cultural heritage resource of outstanding national significance and universal heritage value. Parks Canada owns the land at lock stations along the canal, and also has jurisdiction from the bed of the canal up to the 'upper controlled water elevation'.~~

In order to recognize and protect the cultural heritage resource significance of the Rideau Canal UNESCO World Heritage Site, the County has participated in **an initiative** ~~study~~, the Rideau Corridor Landscape Strategy, along with representatives from First Nations, federal and provincial agencies, municipalities, non-governmental organizations, property owners and others. **A goal of the Strategy is to develop and recommend planning and management tools for municipalities and other jurisdictions that:** ~~The goal of this study is to recommend planning management tools that municipalities may choose to implement that:~~

a) identify and protect the cultural heritage landscapes, Algonquin history, and built heritage resources of the waterway;
b) ~~explore the introduction~~ of design guidelines that can be implemented through the site plan control process, for new development along the waterway; and
c) identify measures to conserve the terrestrial and marine archaeological resources of the Rideau Canal.

introduce

← Local Official Plans

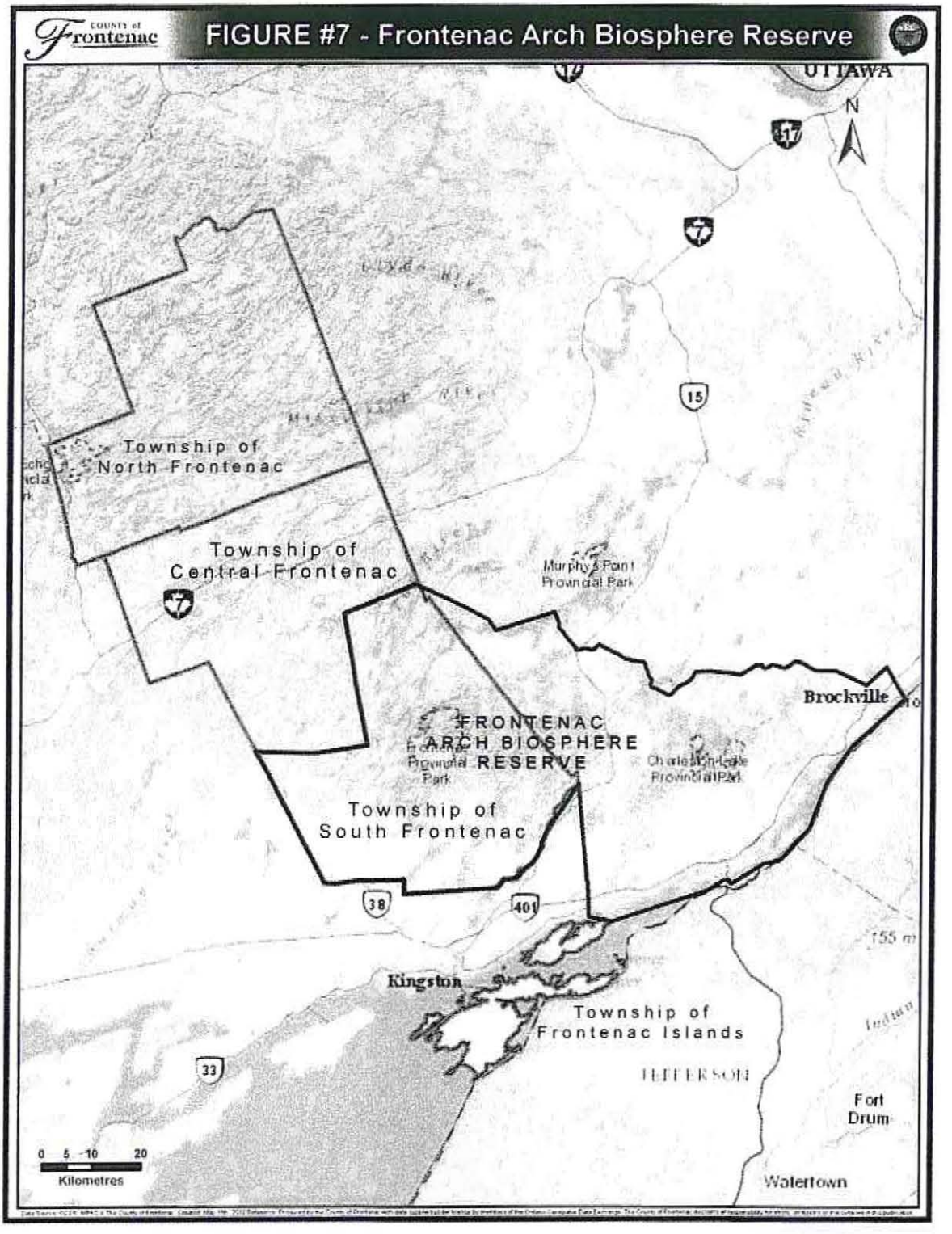
This Plan will recognize the policy directions coming out of this Strategy.

6.5 Frontenac Arch UNESCO Biosphere Reserve

The Frontenac Arch can be described as an ancient granite 'bridge' between the Canadian Shield and the Adirondack Mountains. Due to both its rich natural environment and its human history it was recognized in 2002 as a UNESCO World Biosphere Reserve.

The Frontenac Arch Biosphere lies on the Central Canadian portion of the Frontenac Arch. It covers approximately 2,700 sq km and covers part of both Frontenac County and the Leeds-Grenville County, including communities such as Brockville, Gananoque, Westport, Harrowsmith, Verona and Godfrey. Figure 7 illustrates the Biosphere area and its coverage within the Frontenacs.

~~It is the intent of this Plan to~~ Local Official Plans should recognize the natural and historic value of the Frontenac Arch to our region and promote its long term viability.


FIGURE #7 - Frontenac Arch Biosphere Reserve
OTTAWA
N
Township of North Frontenac
Township of Central Frontenac
Murphy's Point Provincial Park
Brockville
FRONTENAC ARCH BIOSPHERE RESERVE
Charleston Lake Provincial Park
Township of South Frontenac
Kingston
Township of Frontenac Islands
JEFFERSON
Fort Drum
Watertown
0 5 10 20
Kilometres

Section 7 – Environmental Sustainability

The County of Frontenac covers a large geographic area which is comprised of a rich natural environment that makes the region a unique place to live, work and play. This natural environment includes natural assets, natural sites, and natural attractions. The value of the natural environment for the County is more than just ecological health; it contributes to our economy and our society as well.

In addition to the Township Official Plans the following policy sections will apply:

- The Environmental Sustainability section sets out policies that are intended to help ensure that the environment that is so valued by residents in Frontenac County can be maintained and enhanced for future generations, and the health of humans and of the environment is protected.
- The Natural Environment section outlines the natural heritage system in the County and provides policies for protection of natural features in the Frontenacs.
- The Water Resources section includes policies recognizing the role of a watershed planning approach and of the importance of sourcewater protection plans in ensuring safe and plentiful drinking water.
- Hazard Lands Policies ensure that development is prohibited or strictly limited in areas that could have potential for natural hazards such as flooding and erosion.

7.1 Natural Environment

7.1.1 Introduction

The County of Frontenac natural heritage system is defined as an ecologically based delineation of nature and natural function – a system of connected, or to be connected, green and natural areas that provide ecological functions over a long period of time and enable movement of species. Natural heritage systems encompass or incorporate natural features, functions and linkages as component parts within them and across the landscape. A natural heritage system also supports natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems.

The natural heritage system illustrated on Appendices "1A", "1B", and "1C" use current standards and procedures such as the Natural Heritage Reference Manual (MNR 2010) and Provincial Policy Statement to identify natural features of interest, which include significant wetlands, significant coastal wetlands, fish habitat, significant woodlands, significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest.

Responsibility for the environment is shared among Federal and Provincial governments, the County, Townships, the Conservation Authorities (Quinte Conservation, Cataraqui Region Conservation Authority, Rideau Valley Conservation Authority, and Mississippi Valley Conservation) and private landowners. All have an important role in enhancing the natural environment within the County, and all have the responsibility to be good stewards. As a result, preserving a natural heritage system requires co-operation among agencies, private landholders and the wider community.

The natural heritage system, and the ecological functions it provides, contributes to maintaining the environmental health of the County of Frontenac. This Section of the Official Plan establishes a policy framework for a co-operative approach to the identification of the environmental features that comprise the natural heritage system. It also outlines how provincially and regionally significant features should be maintained, enhanced or, wherever feasible, restored and encourages the establishment of linkages among elements of the natural heritage system.

SF's OP already does this!!

The natural heritage system is a layered approach to environmental protection comprised of features delineated on Appendices "1A", "1B, and "1C", and described in this section of the Official Plan. Each layer contains policies that provide appropriate protection to areas of environmental significance. Notably, the County of Frontenac's natural heritage system includes natural linkages and biodiversity areas. Through linkages and biodiversity areas, we acknowledge that our system is not an isolated one. We are interconnected to the natural heritage beyond our boundaries and we value our local biosphere – the Frontenac Arch – as well as our global biosphere, Earth.

These linkages aren't always clear.

In this context it is important for Frontenac County to use a regional approach to ensure that significant natural heritage characteristics are protected for future generations.

what is this?

7.1.2 Goal

The goal of the natural heritage system is to work with the Province, Townships, the Conservation Authorities and private landowners to maintain, enhance and restore a comprehensive natural heritage system within the County.

identify

don't understand

7.1.3 Objectives

To achieve the goal of maintaining and enhancing a comprehensive natural heritage system, this Official Plan will:

- Identify and describe the component environmental features of the natural heritage system;
- Incorporate policies addressing land use and environmental preservation, conservation, and management that conform to the Provincial Policy Statement; into local OP's
- Illustrate the natural heritage system on Official Plan mapping at the regional scale; — you mean County scale!

- Provide a mechanism for the refinement of the natural heritage system at the site-specific level;
- Identify, describe, and incorporate polices addressing County of Frontenac-specific natural linkages and biodiversity areas; and,
- Encourage local Townships to refine the natural heritage system to include important local features and linkages, where appropriate.

7.1.4 Policies

7.1.4.1 Wetlands

Introduction

Wetlands are an important part of the County's biodiversity. They provide a wide variety of ecological, economic and social benefits for both humans and wildlife. Wetlands help reduce erosion, decrease flood damage, improve and maintain good water quality, provide important fish and wildlife habitat, ensure a stable, long-term supply of groundwater (by contributing to the recharge and discharge), provide recreation and tourism opportunities, limit greenhouse gas emissions (by acting as carbon sinks), and provide valuable economic products, such as timber, commercial baitfish, wild rice and natural medicines.

Social + economic benefits for wildlife? ?

Council recognizes that the ecology of water systems contains a complex environment of plants, animals, and water which represents a highly valued resource in the Frontenacs, and that wetlands and riparian vegetation are part of the make-up of that ecology.

Policies

- The County of Frontenac recognizes the importance and value of wetlands in the County and supports their protection.
- Appendices "1A", "1B", and "1C" illustrate the County-wide natural heritage system, and generally identify provincially significant wetlands, coastal wetlands and other wetlands.
- The Township Official Plans shall identify and protect those wetlands where development and site alteration is prohibited. Including provincially significant wetlands and coastal wetlands.
- If at any time during the duration of this Plan any additional provincially significant wetlands are identified in the County of Frontenac by the Ministry of Natural Resources, the policies in this Plan and the Township Official Plans related to significant wetlands shall apply and the appropriate schedules shall be updated to reflect the new provincially significant wetlands without amendment to the plan.
- The County of Frontenac encourages local municipalities to adopt mechanisms (such as site plan control, consent or development agreements) that would minimize and control the removal of vegetation, and ensure the protection of naturally vegetated buffers adjacent to any provincially significant wetlands.

not a policy

great wording!

- Other wetlands have also been identified on the Natural Heritage mapping in Appendices "1A" and "1B" and may also be identified on the Land Use Schedules of the Township Official Plans. Impacts on these wetlands ~~should be~~ are considered in the evaluation of development applications in or adjacent to them, and an Environmental Impact Study may be required if significant characteristics are observed and/or to demonstrate that appropriate alternatives have been assessed and negative impacts to the feature and its function have been prevented or minimized to the degree reasonably possible.

Townships should ensure that

how far is adjacent.

7.1.4.2 Significant Areas of Natural and Scientific Interest (ANSI)

Introduction

An ANSI is an area of land and water that contains natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. ANSIs are a critical complement to Provincial Parks and Conservation Reserves as they represent important natural features that are not found in protected areas.

Policies

- The County recognizes the importance and value of regionally and provincially significant ANSIs and supports their protection. Appendix "1A" generally identifies ANSIs within the County's natural heritage system.
- The Township Official Plans shall identify and protect those regional or provincially significant ANSI's where no development shall permitted unless it can be demonstrated that there will be no negative impacts on the ANSI and its ecological function.

not a policy

7.1.4.3 Significant Wildlife Habitat

Introduction

Wildlife habitat, as defined by the PPS, means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Wildlife habitats are important since they are areas where species concentrate at a vulnerable point in their annual or life cycle, and are areas which are important to both migratory and non-migratory species.

Policies

- The County of Frontenac recognizes the importance and value of wildlife and supports the protection of significant wildlife habitat
- Appendix "1A" identifies the location of known wildlife habitat. Development and/or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it can be demonstrated that there will be no negative impacts on the significant wildlife habitat and its ecological function through an Environmental Impact Study.

no it doesn't! How do we know where they are??

not a policy

Townships shall ensure that

- Wildlife habitats ~~occur~~ throughout the County but may not be shown on Appendix "1A" because the exact habitat location needs to be refined at the local scale by site specific field work. If development or site alteration is planned in or adjacent to the natural heritage system, the proponent of the development may be required to document for consideration by the local Township, whether there is potential for significant wildlife habitat to ~~occur~~ in the area and whether an Environmental Impact Study is required to identify significant wildlife habitat for consideration during Planning Act decisions.
- The local Townships shall adopt appropriate development controls to protect significant wildlife habitat. If development or site alteration is planned near these sites, the local Townships may contact the Ministry of Natural Resources for technical advice regarding the proposed development.
- Natural linkages shall be protected in order to maintain, restore and/or improve the diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems.
- Removal of vegetation shall be minimized in significant wildlife habitat areas.
- ~~The County and~~ local municipalities ~~shall~~ investigate ways to minimize and control the removal of vegetation for buildings, site alteration or accessory activities such as landscaping.

7.1.4.4 Fish Habitat

Introduction

Fish habitat, as defined by the Fisheries Act, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. The aquatic ecosystem is most often described as fish habitat since fish communities are important resources, and as such, have a long history of being used as indicators of aquatic ecosystem health. Aquatic habitat is an integral part of the watershed's ecosystem as it provides feeding, breeding and rearing areas for resident and migratory fish and invertebrate species.

Policies

- The County of Frontenac recognizes the importance and value of the fisheries in the municipality and supports protection of their habitat.
- Development and/or site alteration in fish habitat shall not be permitted except in accordance with federal and provincial legislation and can be demonstrated through an Environmental Impact Study that there will be no negative impact on fish habitat and its ecological function.
- Development and site alteration in fish habitat shall require an Environmental Impact Study, to demonstrate that there will be no negative impacts on the fish habitat or on their ecological functions.

- New development along watercourses and waterbodies which ~~have~~ has demonstrated no negative impact on the fish habitat or on their ecological functions shall require a minimum setback of 30 metres. These setbacks shall remain undisturbed and naturally vegetated, where possible.
- The County encourages the use of best management practices, stewardship and habitat management that promotes healthy fish habitat and natural riparian areas.
- **Development and site alteration shall not be permitted within 120 metres of fish habitat unless it has been demonstrated through an EIS that there will be no negative impacts to the features or functions of the habitat.**

7.1.4.4.1 Lake Trout Lakes

Preamble

Lake trout lakes are rare. While only about one percent of Ontario's lakes (i.e. approximately 2,300) are designated by policy and managed by the Ministry of Natural Resources for lake trout, this resource represents 20-25% of all lake trout lakes in the world. The lake trout is an important fishery resource in Ontario and Frontenac County and is a preferred species among many anglers.

The lake trout is the only major, indigenous sport fish in Ontario that is adapted to "oligotrophic" lakes (i.e. lakes with low levels of nutrients, high dissolved oxygen levels and typically deep areas with very cold water). The lake trout's slow growth, late maturity, low reproductive potential and slow replacement rate make it a unique species in the province. As a top predator, the lake trout is an important part of the province's natural heritage and an excellent indicator of the health of these fragile aquatic ecosystems.

Approximately 5% of the province's lake trout populations have already become extinct. Lake trout and lake trout lakes are particularly vulnerable to the impacts of human activities including harvesting, increased phosphorus inputs from cottage septic systems and other sources of nutrient enrichment, acidification, species introductions, and habitat destruction. Development on lake trout lakes may result in habitat degradation, diminished lake trout populations and a lower quality fishing experience.

The Frontenacs, therefore, ~~have~~ are a great responsibility to manage ~~them~~ these lakes wisely. The lake trout ~~is~~ are particularly vulnerable to the impacts of human activities and is an indicator of the health of aquatic ecosystems. Special protection is required for these lakes and their lake trout populations. their health

Policies

- New **lot creation** ~~planning approvals~~ shall not be allowed within 300 metres of at-capacity lake trout lakes located in Frontenac County. ~~The list of~~ Such designated lakes are identified on Appendix "1B" and listed in Appendix "2" and shall be included in Local Official Plans.
- In consultation with the **Ministry of Environment** ~~Ministry of Natural Resources~~, the County will review and revise the list of at-capacity lake trout lakes in Appendix "2" on annual basis.
- Township Official Plans shall contain policies to protect these lakes, including the following:
  - Exceptions to the prohibition of development near at-capacity lakes, such as tile field setbacks;
  - Under such exceptional circumstances, new development requiring approval under the Planning Act that would, for example, prohibit removal of vegetation, require a 30 metre setback for all new buildings, or prohibit the use of fertilizers.
- The Townships are encouraged to identify the moderately sensitive at-capacity lake trout lakes in their Official Plans with policies addressing development around these lakes to ensure their long-term sustainability.

7.1.4.5 Endangered and Threatened Species

Preamble

Endangered and Threatened species, as defined by the PPS, means species that is listed or categorized as an "Endangered or Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time; Saving Endangered and Threatened species is important for their sake, and for ours since humans are dependent on the earth's diversity of species for our own survival. The existing habitat sites of any endangered or threatened species in the County are not identified in this Plan or in Local Official Plans in order to protect endangered or threatened flora or fauna.

Policies

- The County of Frontenac recognizes the importance and value of the endangered and threatened species in the County and supports their protection.
- Significant habitat of endangered or threatened species is approved by the Province or the Federal government. This habitat is necessary for the maintenance, survival and/or recovery of naturally occurring or

reintroduced populations of endangered or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. Mapping of the habitat of these species are not shown on Appendix "1C" in order to protect such species and their habitat, or because the exact location and habitat needs to be refined by site specific field work.

- The County and the Townships will work with the Ministry of Natural Resources to develop a mutually acceptable protocol for sharing available and threatened species habitat information, and how best to apply this information to the large amount of undisturbed lands within the County.
- **No new development or site alteration shall be permitted within the habitat of endangered or threatened species, except in accordance with provincial and federal requirements.** ~~No new development or site alteration shall be permitted within the significant portions of the habitat of endangered or threatened species.~~ Development and site alteration shall not be permitted on the adjacent lands of endangered or threatened species, unless it has been demonstrated through the preparation of an Environmental Impact Study that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.
- New development proposals shall require an appropriate level of site assessment to identify potential presence or absence of endangered or threatened species and their potential habitats as determined by the Ministry of Natural Resources.
- Where potential habitat is identified, a more detailed site assessment may be required by an Environmental Impact Study to provide information on current habitat conditions, to address any applicable permit requirements under the Endangered Species Act (as appropriate), and to delineate significant habitat for approval by Ministry of Natural Resources.
- No new development and/or site alteration shall be permitted within 120 metres of significant habitats of endangered and threatened species unless it has been demonstrated that there would be no negative impacts on the natural features or its ecological function.
- If development or site alteration is planned near these sites, the local Township shall contact Ministry of Natural Resources for technical advice regarding the proposed development.

7.1.4.6 Significant Woodlands

Preamble

Woodlands, as defined by the PPS, means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the

sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands are important for their aesthetic value, economic value, as species habitat, to minimize erosion, to mitigate greenhouse gases (as a carbon sink), and as providing animal species with corridors for movement.

Policies

- The County recognizes the importance and value of woodlands and supports the protection of significant woodlands. These woodlands have value in the County, both natural and human. Examples include maintaining and/or improving the air quality, preventing soil erosion, helping to retain water and recharge ground water, producing economic value (firewood, maple syrup, lumber), providing recreational opportunities, and contributing to the overall beauty of the Frontenacs.
- Appendix "1C" identifies all woodlands within the County, but does not identify any significant woodland.
- Development and/or site alteration in or adjacent to significant woodlands located in the majority of South Frontenac and all of Frontenac Islands (i.e., within MNR Ecoregion 6E of the PPS) shall not be permitted unless it can be demonstrated that there will be no negative impacts on the significant woodland and its ecological function.
- When new significant woodlands are identified, consideration and protection of the areas shall be assessed prior to approving new land use planning applications.

7.1.4.7 Significant Valleylands

Preamble

Valleylands, as defined by the PPS, means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Valleylands are often defining landscape features essential to the character of an area, help buffer waterbodies from the effects of human settlement, provide linkages to the rest of the watershed, and provide important corridors allowing the dispersion of plants and movement of animals.

Policies

- The County recognizes the importance and value of valleylands and supports the protection of significant valleylands.
- Significant valleylands are not shown on the Natural Heritage System mapping and can be identified in consultation with the Townships and/

or the local Conservation Authority based on local factors and conditions.

- The Township Official Plans shall contain policies that ensure that development and site alteration shall not be permitted in significant valleylands and its adjacent lands unless it has been determined, via an Environmental Impact Study, that there will be no negative impacts on the natural features or their ecological functions.
- The Township Official Plans shall contain policies that ensure that when new significant valleylands are identified, consideration and protection of the areas shall be assessed prior to approving new land use planning applications.

7.1.4.8 Linkages and Biodiversity Areas

they don't show linkages!

Preamble

The County of Frontenac's natural heritage system as mapped in Appendices "1A", "1B", and "1C" includes natural linkages and biodiversity areas. Through linkages and biodiversity areas, we acknowledge that our system is not an isolated one. We are interconnected to the natural heritage beyond our boundaries and we value our local biosphere – the Frontenac Arch – as well as our global biosphere, Earth.

7.1.4.8.1 Linkages

Preamble

The County of Frontenac is home to wildlife that traverses eastern Ontario and by identifying linkages; the County is able to support the valuable wildlife that contributes to the County's high quality natural environment. The County has undertaken a geographic information systems (GIS) analysis to determine regional scale linkages.

Policies

good wording

- Linkages mapped in this plan on Appendix "1A" are intended to promote regional connectivity in the natural heritage system and the County of Frontenac encourages municipalities to establish and maintain linkages by incorporating them into their Official Plans.
- Where appropriate, the Townships are encouraged to add local linkages which facilitate greater connections between natural features of the natural heritage system.
- Linkage mapping has been completed at a regional scale, and the boundaries are intended to be refined at the site level. When development is proposed within a linkage, this plan encourages that linkages be incorporated into the development, retained in its natural state and an Environmental Impact Study be completed to document management recommendations for the protection of the linkage.

- Linkages may be considered as priority areas for ecological stewardship projects, re-naturalization projects, or environmental land acquisition projects, or as potential lands for conservation easements granted to the municipality by the property owner.
- Existing development and activities within linkages may continue.

7.1.4.8.2 Biodiversity Areas (Overlay)

Preamble

The County of Frontenac benefits from having a large undeveloped area that is rich in natural heritage and contains a wide range of species, habitats and ecosystems. Biodiversity Areas protect species, habitat and ecosystems that are representative of the County's natural heritage system. Protecting biodiversity is a way to promote stewardship and ensure that impacts to the environment through challenges such as climate change are mitigated. The County has undertaken a geographic information systems (GIS) analysis to determine specific areas for the protection of biodiversity.

Policies

- Biodiversity areas are identified on Appendix "1A".
- Biodiversity areas may receive priority consideration for the creation of new conservation areas, conservation easements, or new ecological stewardship programs;
- Notwithstanding the policies of the underlying land use designation, lands within Biodiversity Areas may be:
  - Discouraged from lot severance or subdivision unless immediately abutting existing development;
  - Discouraged from the creation of new buildings unless on an existing previously undeveloped lot; and,
  - If developed, encouraged to develop by minimizing changes to topography and vegetation, and by using materials and a built form that integrates well with a natural area.

7.1.4.9 Mineral Aggregate Operations

Policies

- New mineral aggregate operations may be permitted in the natural heritage system where the policies of this plan and the Township Official Plans allow and:
  - progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction;
  - the assessment of the natural features and restoration plan taking into account the natural heritage system will be incorporated into

the Natural Environment Report required under the Aggregate Resources Act.

7.1.4.10 Environmental Impact Study

Preamble

An Environmental Impact Study is an important tool used during the development review process which helps delineate, characterize, analyze, and plan for the protection and conservation of the natural heritage system and its components.

Policies

- Where the policies in this Plan provide for the preparation of an Environmental Impact Study EIS), it is understood that, on the basis of consultation with the appropriate review agency, the EIS may be scoped or eliminated in those instances where the potential impact of development is reduced or is non-existent.

- Where County Council is the planning approval authority, it shall require an impact assessment for development and site alteration proposed in designated natural heritage features and adjacent lands. An Environmental Impact Study shall be prepared to support land use planning applications and prior to the approval of the proposed development or site alteration. Depending on the type of planning application and the approval authority, the County, Townships and/or the Conservation Authorities will co-ordinate the requirements for the preparation of an Environmental Impact Study which shall be undertaken in accordance with the Natural Heritage Reference Manual and any other applicable guidelines.
- The potential scope required for the preparation of an EIS is listed in APPENDIX "3".

good wording

still awkward

Just say the approval authority will co-ordinate...

what is this ?

7.1.4.11 Land Uses and Zoning

Policies

The County of Frontenac encourages the Townships to identify appropriate land uses and other performance standards in their Zoning By-laws that provide for protection of the features identified in the natural heritage system and which are compliant with the PPS.

7.1.4.12 Stewardship Planning

Introduction

One of the key factors that make Frontenac County such a unique place is that it is largely undeveloped, especially when compared to other parts of Ontario. The PPS has been designed to cover all development across

Ontario; in the case of natural heritage it is focused on protecting 'rarity' in landscapes to deal primarily with urban growth in the Toronto / Golden Horseshoe area. This perspective does not apply to the Frontenacs, which are rich in natural resources. In this case, a stewardship plan may provide the most suitable perspective on dealing with our ecosystem.

Policies

The County supports the development of a regional stewardship plan in order to provide a broad prospective on protecting ecosystems and managing landscapes.

This Plan recognizes that connectivity of landscapes and ecosystems is important for the long term resilience of the natural environment in the Frontenacs.

7.1.4.13 Lake Management Plans

Introduction

A Lake Management Plan (LMP) is an approach by a lake association to identify and protect the physical and environmental values of a lake or river system. A LMP can result in a long range vision for the lake community that can be implemented through stewardship direction and potential land use policies. County Council endorses the development of LMPs by lake associations, particularly those lakes that may be experiencing development pressure.

Policies

- Lake Management Plans may include a number of components, including:
  - A lake capacity assessment to help determine the carrying capacity for development and for opportunities to improve water quality;
  - An inventory of existing and proposed development by type, and characteristics of sewage and water services;
  - A shoreline capacity assessment to help determine lands which are suitable for development based on such features as slope, vegetation cover, and depth of overburden;
  - A fish habitat assessment;
  - The nature of public access and the use of the lake for aquatic and boating activities;
  - Road access to the lake or river for shoreline development;
  - Shoreline management practices that can provide direction for appropriate conservation or retention of natural features;
  - Identification of special attributes of the lake;
  - Public education; and
  - An implementation and monitoring program.

To prescriptive none of this is necessary It's up to local Councils

- Township Official Plans may include policies that identify Lake Management Plans that have been completed, recognizing that the primary use of these plans is for stewardship purposes.

7.2 Water Resources

7.2.1 Source Protection Plans

This Plan is based on a watershed planning approach. In this context, Source Protection Plans are key planning documents that help to protect drinking water supplies from potential contamination by limiting certain uses and activities **within** ~~near~~ sensitive areas. The County supports the development of Source Protection Plans for each major watershed in the Frontenacs, including the Quinte Source Protection Plan, Cataraqui Source Protection Plan, and the Mississippi-Rideau Source Protection Plan. The Townships shall include relevant Source Protection Plan policies and standards in their Official Plans and Zoning By-laws as part of the implementation of source protection plans.

The protection, conservation and careful management of groundwater resources is necessary to meet both the present and future needs of residents and the natural environment. As groundwater and aquifer contamination is extremely difficult and costly to rectify, prevention of contamination is the best strategy.

Policies

- **The County shall:**
  - **Support and participate in initiatives that implement the Clean Water Act, as necessary and appropriate;**
  - **Assure that groundwater quality and quantity will not be negatively impacted by development;**
  - **Contribute and promote a culture of conservation among all public, private, community groups and local citizens and aim to reduce water use in all sectors;**
  - **Establish sector-specific targets for water use reductions;**
  - **Contribute and show leadership by considering water conservation and efficiency within its municipal culture, decision making, and operations.**

7.3 Hazard Lands

7.3.1 Introduction

The County of Frontenac's long-term prosperity, environmental health and social well-being partly depends on reducing the potential for public cost or risk to Frontenac residents from natural or human-made hazards. Development should be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.

7.3.2 Natural Hazards Policies

7.3.2.1 Local official plans shall ensure that
Development shall generally be directed to areas outside of:

- hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
- hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
- hazardous sites.

7.3.2.2 Local official plans shall ensure that
Development and site alteration shall not be permitted within:

- the dynamic beach hazard;
- defined portions of the one hundred year flood level along connecting the St Lawrence River
- areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

7.3.2.3 Local official plans shall ensure that.
Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

- an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;
- an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of

floodproofing measures and/or protection works, and/or erosion; and

- uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

7.3.2.4

Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.

7.3.2.5

Further to policy 7.3.2.4, and except as prohibited in policies 7.3.2.2 and 7.3.2.3, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of all of the following:

- development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- new hazards are not created and existing hazards are not aggravated; and
- no adverse environmental impacts will result.

7.3.3 Human-Made Hazards

Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations *or* petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.

Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

Section 8 – Implementation

The intent of the Implementation section is to provide guidance when interpreting and implementing the policies of this Plan. This section includes policies relating to boundary interpretation, Official Plan amendments, subdivision and condominium applications, public participation, complete application requirements, land use compatibility, and development charges. These policies are intended to give direction to proponents when considering projects requiring approval by County Council, and to provide clarity to staff and Council when processing and evaluating development proposals.

8.1 Interpretation of Land Use Boundaries

It is intended that the boundaries of the land use designations shown on Schedule "A" be considered as approximate except where bounded by major roads, railways, water bodies, legal lot lines or other geographical features. Therefore, amendments to this Plan will not be required in order to make minor adjustments to the land use boundaries provided the general intent of the policies of this Plan is preserved.

8.2 Amendments to the Plan

Amendments to this Plan shall be considered in accordance with related policies elsewhere in this Plan, the Provincial Policy Statement, the *Planning Act,* and with general land use planning principles. Amendments shall only be considered when they are justified and when the required supportive information is provided as stated in the policy sector proposed for revision.

Proposed amendments to this Plan shall be accompanied by sufficient information to allow County Council to fully understand and consider the following:

1. the relationship to and impact of the proposed change on the goals, objectives and policies expressed in this Plan;
2. the need for the proposed change and the benefit to the County;
3. the effect of the proposed change on the need for public services and facilities;
4. the physical suitability of the land for the proposed use and the effect of the proposal on the natural environment; and
5. compliance with the Provincial Policy Statement and other applicable policy and legislation

Applications to amend this Plan will not be considered complete until the information and materials required under the Planning Act and Regulation 543/06, along with any other information and materials identified by the County have been provided.
The County may request the Minister to amend Ontario Regulation 525/97 to be exempt from ministerial approval of future amendments to the County Plan.

8.3 Amendments to the Township Official Plans

Amendments to Township Official Plans shall be considered in accordance with the Provincial Policy Statement, the policies in the County Official Plan, related policies elsewhere in the applicable Township plan, the Planning Act, and with general land use planning principles. Amendments shall only be considered when they are justified and when the required supportive information is provided.

Nothing in this Plan shall prevent the Townships from adopting more restrictive policies or standards than those outlined in this Plan, provided such policies are consistent with the general intent of this Plan.

8.4 Public Participation

Council shall consult with the public for amendments to and reviews of the Plan. The consultation process shall include the provision of adequate information in a timely manner, as well as opportunities for members of the public, review agencies, and other stakeholders to discuss this information with County staff and to present views to Council and to Township Councils.

When considering planning applications that are specific to one Township, the County will generally request that the Township hold any public meetings on the County's behalf.

Under exceptional circumstances, Council may forego the requirement for a public meeting when refusing an amendment to its Official Plan.

8.5 Zoning By-laws

The preparation and amendments to Township Zoning By-laws shall be the responsibility of each Township Council. Each Zoning By-law shall reflect the policies established in the Township Official Plan.

8.6 Subdivision and Condominium Approvals and Agreements

The County of Frontenac is the approval authority for plans of subdivision and plans of condominium in the County under Ontario Regulation 477/00. This can include subdivisions for development in settlement areas, rural residential, commercial, and business park/industrial.

Council may delegate all or any part of the approvals process by By-law to a committee of Council or to staff.

Township Official Plans shall contain policies to guide the review of plans of subdivisions and plans of condominium.

Applications for plans of subdivision and condominium will not be considered complete until the information and materials required under the Planning Act and Regulation 544/06, along with any other information and materials identified by the County have been provided.

8.7 Planning Applications – Consultation and Complete Application Requirements

In situations where County Council acts as the planning approval authority, the County shall request additional information and material that it needs when considering development proposals or Planning Act applications. Such information may include but is not limited to any of the following:

- Hydrogeological and Terrain Analysis Report
- Water Supply Assessment
- Groundwater Impact Study
- Surface Water Impact Study
- Storm Water Management Report/Master Drainage Plan
- Environmental Impact Study/Statement
- Environmental Site Audit/Assessment
- Flood Plain Management/Slope Stability Report
- Lake Capacity Study
- Boat Capacity Study
- Transportation/Traffic Impact Study
- Municipal Servicing Capacity Reports
- Servicing Options Report
- Archaeological Resource Study
- Cultural Heritage Impact Statement
- Natural Heritage Evaluation
- Aggregate study
- Noise/Dust/Vibration Study
- Agricultural Soils Assessment Study
- Minimum Distance Separation calculation
- Market Study
- Planning Rationale
- Official Plan Amendment or Zoning By-law
- Concept Plan showing ultimate use of land
- Previous Land Use Inventory
- **Financial Impact Report**
- Any other studies required by the County which are not reflected in the above list
- Any other studies identified in the Township Official Plans

8.8 Development Charges

The County and any of the Townships may pass Development Charges By-laws in accordance with the Development Charges Act, 1997. Council may request that the City of Kingston collect development charges for applicable services provided by the County within the City's boundaries.

8.9 Land Use Compatibility

Land use conflicts should be avoided as much as possible. Policies in Official Plans, setbacks in Zoning By-laws, and strategic design and layout of development applications can reduce the potential for conflicts by providing adequate mitigation measures to address issues before they arise.

Township Official Plans shall contain provisions addressing impacts such as noise, dust, contamination, odour, and other impacts that may result from a change in land use or proposed development.

Township Official Plans shall contain policies and guidance for setbacks for sensitive uses from features such as rail lines, mining and aggregate operations, and heavy industrial operations.

WESTON
CONSULTING

planning + urban design

County of Frontenac
2069 Battersea Road
Glenburnie, Ontario
K0H 1S0

September 22nd, 2014
File 5909

Attn: County Council

RE: County of Frontenac Official Plan - Third Draft, August 2014

Weston Consulting is the planning consultant for the registered owners of lands in the County of Frontenac legally described as:

1. PT LT 26-27 CON 7 STORRINGTON/KINGSTON PT 1 13R18473; SOUTH FRONTENAC
2. PT LT 25-30 CON 7 STORRINGTON/KINGSTON PT 1-3 13R12703 EXCEPT PL1985; S/T FR748615; SOUTH FRONTENAC; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 3-10,13R20142 AS IN FC117798

The above noted parcels are shown on the attached aerial photograph. The subject lands are bound by Perth Road to the west, Holmes Road to the north, Lakefield Drive to east, and Spooner Road and Collins Lake to the south. The property has a total area of approximately 352.4 hectares. Our client is in the process of exploring development opportunities for the subject property, comprised of rural residential and other uses which will be determined at a later date.

This letter is provided in response to the County of Frontenac Official Plan - Third Draft, dated August 2014, as it relates to the subject property. The County Official Plan, dated August 2014, Schedule A: Land Use, identifies the subject lands as being within the 'Cataraqui' district. The majority the subject property is identified as 'rural land', (S.3.3.1) and the remaining portion of the subject property is identified as follows: Natural Linkage Area (Appendix 1A); 'Other' Wetland (Appendix 1B); Woodland/Forest Area (Appendix 1C); and is subject to 1m thick Bedrock (Appendix 1D). The subject property is well-positioned to accommodate the appropriate rural uses.

At this time, we wish to express our general support for the County of Frontenac Official Plan, and are pleased to provide the subsequent comments on behalf of the owner. Weston Consulting and the property owner have actively participated in the Official Plan process on behalf of the owner, having attended the Special Committee Meeting on August 21st, 2014 in addition to undertaking discussions with staff.

Section 1 – Response to County Official Plan

We have reviewed the proposed County Official Plan and are pleased to offer the following comments:

1. Section 2 – Economic Sustainability

The Economic Sustainability section highlights the County's natural resources and the economy and provides direction for commercial, tourism, and industrial activity. Weston Consulting supports developing a County-wide strong and diverse economy.

Section 2.2.1 recognizes commercial development in the County. The commercial uses identified within the two 'general' commercial policy areas are "Community Commercial" and "Resort Commercial", S.2.2.1. We support the policy that stipulates that *"the Townships will provide for commercial land use policies in their Official Plans"* (S. 2.2.1), which will ensure a good degree of flexibility in use permissions.

2. Section 3 – Growth Management

The Growth Management section covers residential development using the County-wide growth projections. This section includes policies to support existing hamlets and new development in rural and waterfront areas.

Growth

The projections indicate that the permanent population base will steadily increase over the next 25 years from 26,375 in 2011 (Census Canada) to 37,700 in 2036. The County acknowledges that South Frontenac will accommodate 70% of the projected growth of permanent population due to employment opportunities in nearby City of Kingston (S. 3.1.a). We support that the County acknowledges that rural residential development will continue to be critical to growth in the County.

We acknowledge that in 2011 the County completed the *Population, Housing and Employment Projections for the Frontenacs*. The study provided for high-growth and low-growth scenarios. For the purposes of the County OP, the medium-growth scenario was used. However, it is our opinion that the high growth scenario could be realized and suggest a policy be introduced so as not to restrict growth in the future should a greater growth scenario be realized. Furthermore, we support using the growth projections to 2036, not 2034.

Waterfront Areas

The Waterfront Development policies recognize the importance of the County's lakes and rivers and the need to protect the natural environment for future generations and to establish parameters for new development.

Section 3.3.3.4.1 specifies that Waterfront Areas generally include all lands extending inland 150 metres from the ordinary high water mark of any lake, river, or waterway. We support the general approach to the Waterfront Areas and further agree with the County that this is a *general* boundary. We maintain that waterfront boundaries should be determined through a site-specific assessment, in recognition that, as stated in the OP, *"not all lands physically or functionally relate to the waterfront areas".*

Section 3.3.3.4.4 directs that *"Local Official Plans and Zoning By-laws shall require that all new development [....] be set back at least 30 metres (100 feet) from the ordinary high water marks of all waterbodies".* Further, it states that *"a proposed reduction to the 30 metre minimum setback shall be in accordance with policies in Local Official Plans which establish criteria for considering such reductions"*. We support the above referenced policies.

Furthermore, as noted in p.1 of this letter, the subject lands comprise of a combination of rural lands (S.3.3.1), waterfront area (S. 3.3.3.4.1), and natural features, (Appendix 1A-1D). We suggest that the County's Waterfront Area policies provide additional clarity surrounding development and land use permissions for lands that have multiple designations. We seek to ensure that the Waterfront Area policies do not preclude development or use provisions associated with rural lands or settlement areas, as the case may be.

3. Section 4 – Community Building

Weston supports that the County will investigate various funding options to operate and maintain a public rural transportation system; develop and enhance pedestrian and cycling trails (S. 4.1.2.3); create scenic or heritage routes (S.4.1.6); and ensure the adequate provision of services and utilities (S. 4.2.1.2). We note that the County OP should ensure that there is sufficient flexibility regarding local road widths and should ensure that policies would not preclude the development of lands with condominium roads.

Section 4.2.1 provides policies concerning municipal servicing. Weston supports policies that seek to utilize new progressive technologies and options for municipal and communal sewage and water treatment systems. We support the County's approach to seeking a secure municipal water supply as a general principal.

4. Section 7 – Environmental Sustainability

As discussed in p. 1 of this letter, the County OP Appendices identify the subject lands as Natural Linkage Area (Appendix 1A); 'Other' Wetland (Appendix 1B); Woodland/Forest Area (Appendix 1C); and 1m thick Bedrock (Appendix 1D). It is our understanding that the above identification of natural features in the Appendices is approximate and that their significance and implications to development will be articulated through local Official Plans and site specific natural heritage evaluation studies.

5. Implementation

The appendices section contains maps that identify the County's Natural Heritage System. Typically, appendices are considered non-operative parts of an Official Plan; therefore, any changes to the boundaries or features would be achieved without amendment to the County OP. We request confirmation to this end in terms of the operative status of the appendices. Also, as mentioned above, it is our understanding that the precise location of the natural features is approximate.

We respectfully note that the Schedule and Appendixes are highly pixilated, making it challenging to discern the various elements identified for certain lands.

Section 2 – Response to Ministry Comments and County Recommendations (Staff Report 2014-124)

Weston Consulting has reviewed the Ministry's comments and the County's response and/or recommendations as it relates to the proposed modifications. We support the following staff recommendations contained in the following pages of Staff Report 2014-124:

- p.7; Agricultural Policies 2.1.1 and Mining and Mineral Aggregate Resources – Section 2.1.2;
- p.11 - 12; Settlement Areas – Section 3.2
- p.12, 13 and 14; Rural Areas – Section 3.3
- p.14 - 16; Waterfront Areas – Section 3.4
- p.18 - 19; Long Range Planning for Municipal Services – Section 4.2.1
- p.20-21; Housing and Social Services – Section 5
- p.23; Archaeological Resources – Section 6.2
- p.25 - 31; Natural Environment – Section 7.1

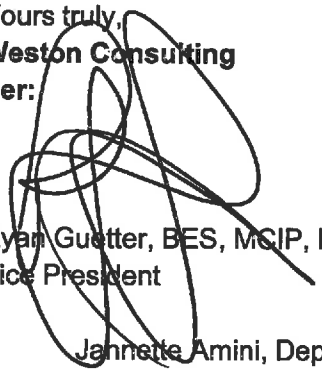
In general, we support the principle that a County level OP should provide policies that provide guidance for local municipal plans and should not be too detailed or prescriptive.

The property owner wishes to ensure that its future development rights are protected through the policies and provisions of the County Official Plan. The owner also wants to ensure that future development of the property is not precluded by ensuring the appropriate degree of flexibility in policies and permitted uses.

We wish to reserve the right to provide further comments on the County's Official Plan, as appropriate and we request to be notified concerning the release of any future drafts of the County Official Plan and any future meetings in relation to the Official Plan process.

Should you have any questions, please contact the undersigned (ext. 241) or Hilary Vaillancourt (ext. 288). Thank you.

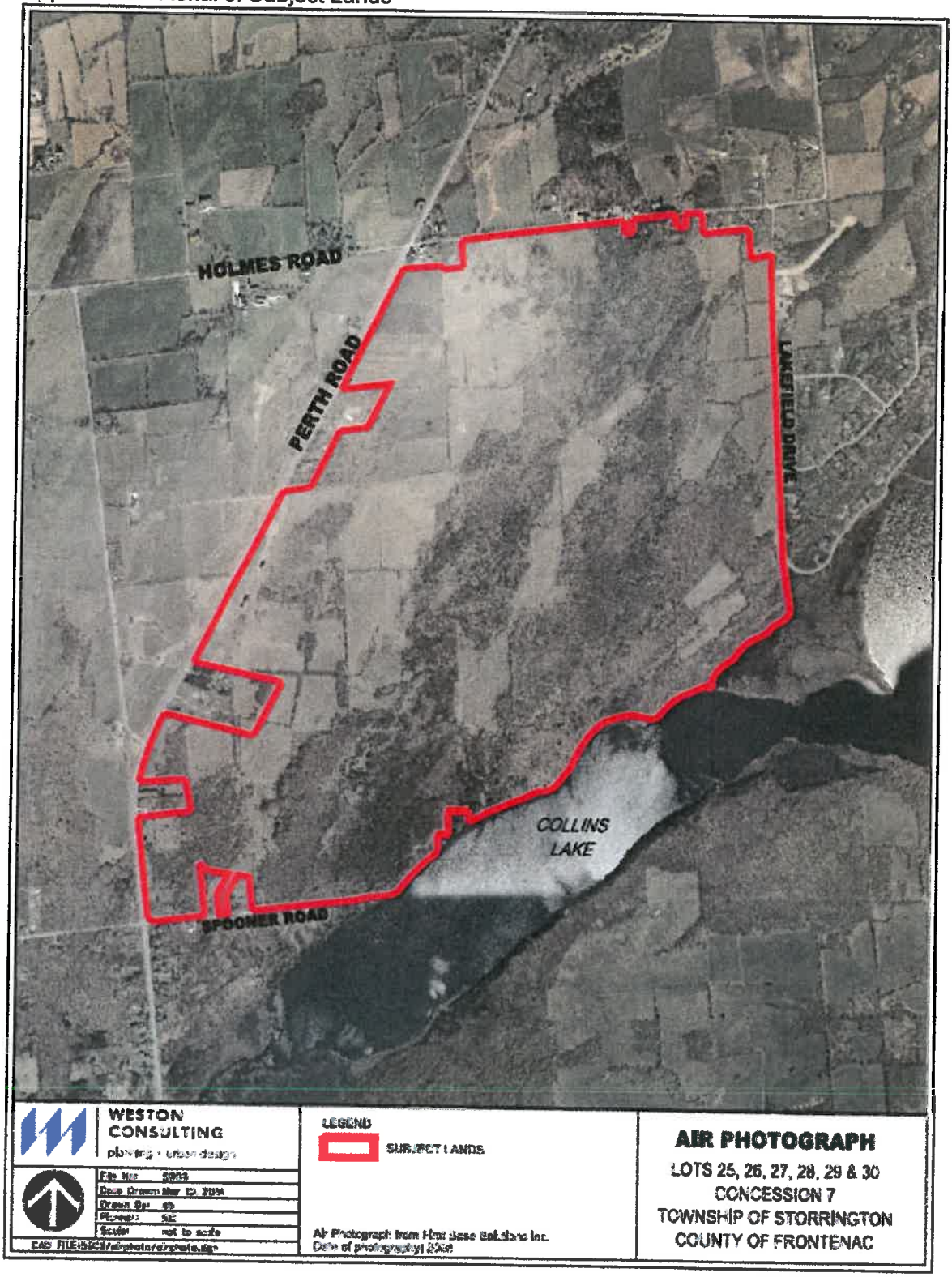
Yours truly,
Weston Consulting
Per:



Ryan Guetter, BES, MCIP, RPP
Vice President

c. Jannette Amini, Deputy Clerk (jamini@frontenaccounty.ca)
Mark Sokolowski (msokolowski@oskargroup.com)
Lindsay Mills, Planner/Deputy Clerk (lmills@southfrontenac.net)

Appendix 1 – Aerial of Subject Lands



Charlie Lafargo.

Frontenac County Official Plan

PUBLIC CONSULTATION

Introduction

- Kudos to Council, staff, consultants, Ontario "one-Window" contributors, and the public
- Comprehensive, extensive, far-ranging
- Governance Strategy:

"to guide the actions of local municipalities"; "to set the context for planning in the County as a whole and to provide regional direction on planning issues"; "local municipal Official Plans complement the Frontenac County Official Plan by providing detailed strategies, policies, and land use designations for planning and development at the local level" (1.1& 2 p. 7–13 of 87)

"creates the framework for guiding land use changes....by protecting and managing the natural environment, directing and influencing growth patterns" (1.2)

Planning Framework

Provincial Policy Statement -> County Official Plan -> Township Official Plans



- County becomes the pivot point between Provincial policies and Townships operations.
- Must ensure best practices embedded in all aspects of County-wide operations while providing sufficient parameters for local decision-making

Areas of Discussion

- A number of areas where the County Plan abandons its pivotal role to the Townships
- E.g. 4.2.2 c. "Storm water management plans shall be prepared in accordance with the Stormwater Management Planning and Design Manual...and any watershed study or lake management plan for the area" (p. 20 of 43)
- Here is a best practice that according to staff the Townships currently have policies in place. It still has a place in the County Official Plan as a County-wide policy for all Townships to follow.
- See also items 4.2.1 a) and b) re: sewage servicing and sewage capacity
- Recommendation: that County Staff review each comment that stipulates that the level of detail suggested is only appropriate to Township Official Plans to determine what are the guiding County-wide principles that should be enunciated to determine the guidelines that the County will pass on to the Township.

Areas of Discussion

- What mechanism is in effect to ensure that the Townships' Plans actually address those items that are being suggested in the Staff Comments?

- Strongly Support:
- 3.2.2.2 Settlement Area Boundary Expansions (p. 24 of 87)
- 3.3 Rural Land Areas including the chart of specific rural land permitted uses
- 3.3.3 Rural Land Areas Policies (p. 26 of 87) recommend addition of 3 (b) paragraph to 3.2.2.2 Settlement Area Boundary Expansions
- 7.2.1 Source Protection Plans (p. 71 of 87)

Areas of Discussion

Strongly oppose:

- 7.2 One-Window p. 31 of 43. "Endorse change with the exception of last paragraph as the requirements for hydrological studies vary with the scale of the development..etc"
  - County Staff should accept the One-Window comment and work to define a set of parameters that would be acceptable to all Townships to ensure hydrological studies are completed for the most critical and contentious developments.
- More than 3 consents/lot without some guiding principles from County
- 2.1.1.2 One-Window p. 7 of 43. Policies should be developed by County Staff related to the use of these designations in Township maps. Protecting prime agricultural land throughout the County requires the County to do more than hand it off to the Townships

Submission to Counties Frontenac and Lennox & Addington

By Dr. Jerry Ackerman
Personal Information removed

Re: Official Planning for the Counties and Region

Q: Will September 22, 2014 at 6:00 pm in Verona be my only opportunity to "put my oar in the water"?

First, let me identify myself as **indigenous**.

I am native to this exact area, having spent 3 decades here, my first two and my most recent one.

I attended three schools in L&A, then three more, preparing for careers in farming, professing, writing, entrepreneurial and financial consulting.

Financial analysis is the common thread in each of these activities. Thus, I have a first-hand understanding of the history and prospective future for people deciding to live here.

When a consultant from North Bay (2005) outlined positive opportunities for the area – farming, mining and forestry – I could not share his "vision."

Once the white pine forest had been clear cut (1880's) the leftover loggers took up patches of sandy soil between the bedrock outcrops and swamps. Their hardscrabble subsistence extended for two generations. The only respite that brought revenue from outside the community occurred when the newly formed publicly owned Bank of Canada funded full employment for Canada's war efforts.

This included cheese for Britain. A milk route from Wagarville to Enterprise lasted until the war ended. Then, everyone left – for good.

My brother David (the singular exception) stayed to care for our elderly parents. He trapped, cut and hauled wood, picked berries, rented boats and his wife drove a mail route and a school bus for 35 years.

My family was exceptional in some other ways, ways that affected me personally.

The only books in the community were occasional bibles and the hand-me-down "readers" in the one-room school. But my parents had come from careers elsewhere. They brought a dozen books when they moved here. Father subscribed to the Family Herald and Mother's sister sent her novels and magazines. So, I learned to read before going to school. Also, an uncle taught me that numbers had meaning by his mentally calculating "how much money to send for 2 or 3 items in the Eaton's catalogue (not that we could afford a single one!)

My own library is an extensive one. This is why I am sharing information and understanding that comes from other parts of the planet.

I list those that pertain to the subject at hand, both directly and indirectly.

Globalization

When Corporations Rule the World – David Korten – 1995

David Rockefeller Memoirs – 2002

The Globalization of Poverty and the New World Order – Michel Chossudovsky – 2003

The Police State Road Map – Michael Nield – 2004

American's "War on Terrorism" – Michel Chossudovsky – 2005

Guide to Global Conspiracy – David Icke – 2007

The True Story of the Bilderberg Group – Daniel Estulin – 2007

9/11 and American Empire – Intellectuals Speak Out – David Ray Griffin and Peter Dale Scott – 2007

Free Fall – Joseph Stiglitz – 2010

The Global Economic Crisis – Great Depression of XXI Century – Michel Chossudovsky, Andrew Gavin Marshall – 2010

Shadow Masters – Daniel Estulin – 2010

Debt

The Debt Threat: How Debt is Destroying the Developing World – Noreena Hertz – 2004

Meltdown: Money, Debt and the Wealth of Nations – William Krehm – 2008

The Banksters: An Exposé of How the Invisible Government Plans to Hijack the World – Ian Woods – 2012

Capital in the Twenty-First Century – Thomas Piketty – 2014

And:

Soil and Soul: People versus Corporate Power – Alastair McIntosh – 2001

Seeds of Destruction: The Hidden Agenda of Genetic Manipulation – William Engdahl – 2007

I have read:

UN Agenda 21 – 2013

UN Agenda 21 – Environmental Piracy – Dr. Ileana Johnson Paugh – 2012

Canada's Progress in Addressing the Strategic Imperatives Set Out in "Our Common Future" – Richard Tarasfosky

And watched:

Agenda 21 Explained – YouTube film by John Anthony

"A Century of Enslavement" – documentary film by James Corbett.

My Analysis and Conclusions

1. Yes, there is a global conspiracy.
2. The objective? Control of the planet's resources and the enslavement of its people.
3. The beneficiaries are Trans National Corporations (TNCs) – Big Oil, Big Pharma, Big Food, Big Shelter
4. Each is well served by the Big Private Banks that lend at interest for the provision of public goods and service – health, education, transportation, energy, communication and social services as well as war preparation to ensure the success of the TNCs.

   I note that since Canada's banking system was deregulated forty years ago, the nation's debt has **increased** some 3000% and consists of over 90% compound interest.

   As Piketty puts it, "dangerous illusions have arisen in regard to government debt and its relation to social redistribution", "private wealth rests on public poverty, we spend far more in interest on the debt than we invest in higher education."
5. Expectations of sovereignty – the right to make decisions in our own interest - are usurped by the invisible governments that protect endless profits for the TNC "pirates" via so-called "trade" agreements (NAFTA, CETA, FIPA, TPP.)

   No judicial or legislative recourse is available to stop the destruction of our lives and the plunder of our resources.
6. Agenda 21's buzzwords; "environmental protection", "biological diversity", "equitable sharing", "common core", "livable communities", "smart growth" and "sustainable development" are repeated profusely in explaining the urgent need for official planning.

   Bottom Line? Sustainable for the TNCs.

With my usual skepticism I attended the January Open Houses at Tamworth and Napanee. These were to be the only opportunity for "input" as the province had told the county to get the Official Plan done by September. Two consultants briefed the 29 attendees but the rest of the county residents were left in the dark.

I decided to research the historical events that gave rise to the need to impose an Official Plan anywhere and everywhere, so I would learn who was spending my tax money and what I might expect from it.

Direction had come from the Province, apparently in accord with the Federation of the Union of Municipalities. At least the "Municipal Primer on the UN Conference on Environment and Development" was authorized by the Federation of Canadian Municipalities and the Canadian Council of Ministers of the Environment (CCME).

The purpose of the primer? "To promote Sustainable Development through Local Strategic Actions."

The CCME is "the major intergovernmental forum in Canada for discussion and joint actions on environmental issues of national, international and global concern, working as partners in developing nationally consistent standards, practices and legislation."

This primer was prepared by the Canadian Urban Institute and the Urban Environment Centre, January 26, 1994.

It refers as background to the UN Conference on Environment and Development (UNCED) – Rio de Janeiro, 1992

(Was that the conference where a young girl asked the heads of state, "Are you here to save face or to save the planet?"?) She would have learned of the 1972 conference at Stockholm to coordinate cleanup strategies and pollution prevention methods. Also the Brundtland Commission ten years later to examine links between economic development and environmental destruction.

That Commission defined Sustainable Development as meaning that peoples of developed nations have to change their lifestyles and aggressively pursue policies that promote energy efficiency, conserve resources and clean up damaged environments by changing **international trade** and **finance policies**.

AHA! So here is the format of Agenda 21 – bringing this message to each and every local jurisdiction, compiling an inventory of our resources, waterways, transportation infrastructure, and detailing land use, property ownership and seeking description of obstacles to Sustainable Development so that the TNCs can easily access, control and plunder a country's resources, sending profits to other, often tax-free jurisdictions.

Those international trade and finance policies **are being negotiated** – NAFTA, CETA, FIPA, TPP and TTIP.

The piracy of our resources is receiving permanent authorization and the private banking (bankster) system is being assured of taxpayer **bailouts** and depositor **bail-ins**.

Can we rural country folk participate in being "urbanized" (to Kingston and Napanee) so we can breathe the emissions from Lafarge's cement plant or drink the downstream liquid from Waste Management's garbage dump?

This is not the change in lifestyle I seek.

John Espelance.

County of Frontenac Official Plan Third Draft Comments

Purpose

P 7 The Frontenac County Official Plan creates the framework for guiding land use changes in the County over the next 20 years to 2034 by protecting and managing the natural environment, directing and influencing growth patterns and facilitating the vision of the County as expressed through its residents. This Plan also provides the avenue through which Provincial Policy is implemented into the local context. The Plan is also a major cornerstone in the implementation of *Directions for Our Future*, the County"s sustainability plan.

Because the population lives predominately in villages or rural areas, municipal services, such as water and wastewater systems are not provided (with the exception of the water system in Sydenham). As a result, access to clean, reliable drinking water is an issue for some residents.

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.

This document, hereafter is referred to as "the Plan" or "this Plan" implements a strategic approach to land use planning based on a watershed planning process.

It is the intention of the Plan to set the context for planning in the County as a whole and provide regional direction on planning issues.

(comment. The county's role is to ensure that all policies are carried out equitably across the county)

P 16 Policies 2.1.1

1. The agricultural community should be fostered and protected to ensure its viability for the economic and social benefit of the County. In order to accomplish this the County will encourage the Townships to:
a) protect the prime agricultural land for agricultural purposes; and
b) encourage the development of agricultural support services within designated hamlets.
2. Local Official Plans shall identify and protect prime agricultural lands

Staff Comment: This proposed map change to add agricultural land use designations to the Land Use Schedule is not consistent with the „high level" policy approach of this regional plan. The agricultural policies of the PPS will ensure that Township Official Plans will illustrate the location of prime agricultural land.
Recommendation: That Council not endorse the proposed modification.

.../2

(Comment: we disagree with the staff and council. The emphasis on protecting prime agricultural lands requires a scientific, effective and equitable evaluation of prime agricultural land across the county)

(b) The lack of full municipal water and wastewater services in any of the hamlets or villages of the County will constrain the ability to increase the density of these areas, or provide incentive to focus new development within these settlement areas;

The policies also recognize that due to the lack of municipal water and sewer services, the County supports new development in both the settlement areas as well as in rural locations

The following general policies shall apply to Settlement Areas which are identified on Schedule „A" of this Plan:

.

P23 Settlement Areas 3.2.2

The policies will allow each Township to have the ability to develop their communities based on local characteristics and needs, as well as fiscal capacity. The policies also recognize that due to the lack of municipal water and sewer services, the County supports new development in both the settlement areas as well as in rural locations.

It is recommended that the boundaries of settlement areas be shown on Schedule A of the County Plan.

Staff Comment: The establishment of boundaries of settlement areas is a local issue, based on the growth allocation established at the regional level.
Recommendation: That Council not endorse the proposed modification.
(Comment-should not be a problem to include them in the plan as they are already defined)

P 24 3.3 Rural Lands

Regarding "limited residential development", it is recommended that the County Plan include provisions to clarify that rural residential growth will be limited to a total of three (3) consents from a lot of record.
Staff Comment: Limiting rural residential growth to a total of three consents from a lot of record may be arbitrary in nature. Local circumstances (e.g., topography, water quality, adjacent uses, and the size of the lot of record) should be the primary consideration in determining the total number of consents that can take place from a lot of record. Local Official Plans can address this issue in more detail.
Recommendation: Council not endorse proposed modification

(Comment: It should remain three. Exiting South Frontenac plan calls for three.

.../3

Settlement Area Boundary Expansions 3.2.2.2 (p 24)
The County"s long term prosperity, environmental health, and social well-being depend on wisely managing change and promoting efficient land use and development patterns. On this basis, Settlement Area boundary expansions shall be determined by the Local Official Plans and shall require an Official Plan Amendment to the Local Plan. As none of the Settlement Areas in the Frontenacs have full municipal services, a settlement area capability study **(comprehensive review)** is required by this Plan for any boundary expansion to determine:
a. that the Settlement Area can adequately accommodate new development without having a negative impact on groundwater used for drinking purposes and/or the ability of the soils in the area to assimilate effluent;
b. the potential impacts of new development on the road network and other municipal infrastructure such as community facilities;
c. justification for the need to expand the settlement area;
d. an analysis of alternatives that may be considered to settlement expansion, including redevelopment and infill; and
e. a review to determine compliance with the Minimum Distance Separation (MDS) formulae

Residential development is permitted in the Rural designation in accordance with the following policies ….p26 (Policies 3.3.3 (3) (b))

(b) Rural residential development shall reflect the intent of preserving the rural, open space character of the County. This will mean that, to the extent possible, the appearance of such development should be unobtrusive and blend in with the rural landscape
Comment: (This should be also be included in the criteria for the settlement boundary expansion)

(e) In determining the location and suitability of any proposed residential plan of subdivision, the following criteria shall be considered by both the County and the Townships:
i. the design of the subdivision should provide for a range of lot sizes directly related to the site"s topography, vegetation and soil and drainage characteristics;
ii. based on the varying topography across the County, the Local Official Plans should establish a base minimum lot size;
iii. the maximum average area of lot sizes should be determined by a hydrogeological study and a terrain analysis;
iv. the subdivision should have direct access to a public road that is maintained year round and is improved to acceptable municipal standards;
v. Lots need to be of adequate size to provide for proper installation of private services

.../4

Comment:
1. There should be a minimum size of lots (e.g. 250 foot frontage). The danger is to have a series of very small lots to maximize concentration at the expense of the rural character.
2. In addition, before any subdivision is considered and funds invested in any of the above studies, approval in principle that the location makes sense e.g. the development should blend in with the natural landscape so that the rural environment is left relatively undisturbed. It complements/is consistent with the rural characteristics, of the settlement and/or rural area in question. Once this is determined, then the development can be further analyzed, including the assessment of subdivision sustainability in terms of social requirements (schools, churches, meeting places); and economic requirements (stores, work locations, maintenance - roads, solids waste removal, liquid waste removal.

P 39 4.2 Servicing
4.2.1.3 Objectives
To encourage the provision of adequate municipal services to achieve and facilitate orderly growth.
To improve the natural environment and maintain a clean and healthy level **of water quality** based on a watershed approach.
4.2.1.4 Policies
All new development within Settlement Areas will be provided with appropriate services to sustain permanent occupancy.
(Comment: supported)

P 40 4.2.1.4.5 Special Policies: Future Village Water Supply Protection
To help ensure that these villages can sustain commercial and residential use and remain a valuable part of sustaining rural living, the County supports long-term planning for potential municipal water systems in villages. This planning shall include the following:
□ Facilitate the **preparation,** implementation and monitoring of the Source Water Protection Plans;
(Comment:supported)

P 41 4.2.2 Storm Water Management Planning
Storm water plans shall be prepared in accordance with the Ontario Ministry of Environment Guideline, *Stormwater Management Planning and Design Manual*.
"Storm water management plans shall be prepared in accordance with the Stormwater Management Planning and Design Manual (Ministry of the Environment, March 2003) and any watershed study or lake management plan for the area."
Staff Comment: Township Official Plans currently have policies regarding stormwater management requirements at all levels of development (i.e., subdivisions to single lot creation)
Recommendation: Council not endorse change.
Comment: we support the MOE standard design manual approach. It brings consistency across the county)

…/5

P 51 5.6 Secondary Suites
5.6.2 Policies
Township Official Plans may include policies to allow, where appropriate, the use of a second residential unit in a detached house, semi-detached house or rowhouse if no building or structure ancillary to the house contains a second residential unit; and further, to allow the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse if the house contains a single residential unit.
Comment: the appearance of such development should be unobtrusive and blend in with the rural landscape and architectural appearance.

P 52 6.1 General Policies
It is the intent of this Plan that the County"s significant **cultural heritage resources** built heritage resources and significant cultural resources be identified, conserved and enhance whenever practical and that new development take place in a manner that respects the County"s rich cultural heritage. The cultural heritage resources of the County generally include:
a) Built heritage resources;
b) Cultural heritage landscapes; and
c) Archaeological resources.

(Comment: Include village historical appearance and layout)

Archaeological Resources – Section 6.2
Staff Comment: These proposed additions are local planning issues and have too much detail for a regional plan.
Recommendation: Council not endorse changes to include additional policies on archaeology and marine archaeology

(Comment: this may not be wise. Archaeological assessments by professionals can protect the county/township from violating the Heritage Act)

P 69 7.1.4.11 Land Uses and Zoning
Policies
The County of Frontenac encourages the Townships to identify appropriate land uses and other performance standards in their Zoning By-laws that provide for protection of the features identified in the natural heritage system and which are compliant with the PPS
(Comment: the plan's emphasis in protecting prime agricultural land requires a county wide identification and classification of agricultural land.)

P 71 **7.2 Water Resources**
Policies
□ **The County shall:**

o **Support and participate in initiatives that implement the Clean Water Act, as necessary and appropriate;** .../6

- **Assure that groundwater quality and quantity will not be negatively impacted by development;**
- **Contribute and promote a culture of conservation among all public, private, community groups and local citizens and aim to reduce water use in all sectors;**
- **Establish sector-specific targets for water use reductions;**
- **Contribute and show leadership by considering water conservation and efficiency within its municipal culture, decision making, and operations**

(Comment-supported)

P74 **8.2 Amendments to the Plan**

8.1 Interpretation of Land Use Boundaries

It is intended that the boundaries of the land use designations shown on Schedule "A" be considered as approximate except where bounded by major roads, railways, water bodies, legal lot lines or other geographical features. Therefore, amendments to this Plan will not be required in order to make minor adjustments to the land use boundaries provided the general intent of the policies of this Plan is preserved.

(Comment: define 'minor')

P 76 8.6 Subdivision and Condominium Approvals and Agreements

The County of Frontenac is the approval authority for plans of subdivision and plans of condominium in the County under Ontario Regulation 477/00. This can include subdivisions for development in settlement areas, rural residential, commercial, and business park/industrial.

Council may delegate all or any part of the approvals process by By-law to a committee of Council or to staff.

Township Official Plans shall contain policies to guide the review of plans of subdivisions and plans of condominium. **Appendices** County of Frontenac Official Plan THIRD DRAFT Page 76 of 87 August 2014

Applications for plans of subdivision and condominium will not be considered complete until the information and materials required under the Planning Act and Regulation 544/06, along with any other information and materials identified by the County have been provided.

8.7 Planning Applications – Consultation and Complete Application Requirements

In situations where County Council acts as the planning approval authority, the County shall request additional information and material that it needs when considering development proposals or Planning Act applications. Such information may include but is not limited to any of the following:

- Hydrogeological and Terrain Analysis Report
- Water Supply Assessment
- Groundwater Impact Study
- Surface Water Impact Study

.../7

- ☐ Storm Water Management Report/Master Drainage Plan
- ☐ Environmental Impact Study/Statement
- ☐ Environmental Site Audit/Assessment
- ☐ Flood Plain Management/Slope Stability Report
- ☐ Lake Capacity Study
- ☐ Boat Capacity Study
- ☐ Transportation/Traffic Impact Study
- ☐ Municipal Servicing Capacity Reports
- ☐ Servicing Options Report
- ☐ Archaeological Resource Study
- ☐ Cultural Heritage Impact Statement
- ☐ Natural Heritage Evaluation
- ☐ Aggregate study
- ☐ Noise/Dust/Vibration Study
- ☐ Agricultural Soils Assessment Study
- ☐ Minimum Distance Separation calculation
- ☐ Market Study
- ☐ Planning Rationale
- ☐ Official Plan Amendment or Zoning By-law
- ☐ Concept Plan showing ultimate use of land
- ☐ Previous Land Use Inventory
- ☐ **Financial Impact Report**
- ☐ Any other studies required by the County which are not reflected in the above list
- ☐ Any other studies identified in the Township Official Plans

Good Artcals in Doc
We will be paying for all this Duplicate with
I is our feeling the devil is in Restrictive
the detail This Document should
be more of an overview to cover
the Larger impact of these documents to be
covered - We in the tops know
what is required - to make our Throughout OPs - well done now
distrcts grow and be responsive
to the residents (AKA Tax Payer) We feel
in this formate it is restrictive
of Local council to Favorably
direct growth + Development in
the future and I front will not be able
to support it in this Formate
We have had colaberation ongoing for
years CAO + PWM - Almost all the
idens + moneys to operate are inplace
and working now - Do we duplicate with
Another Local of staff County is not a
Syper Govt Agentcy - it is us

ADMINISTRATIVE REPORT

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: JENNY DUHAMEL,
CLERK/PLANNING MANAGER

RECOMMENDED BY: CHERYL ROBSON, AMCT
CHIEF ADMINISTRATIVE OFFICER (CAO) _____
CAO's Initials

DATE OF MEETING: OCTOBER 14, 2014

RE: Comments on the County's 3rd Draft of its Official Plan

BACKGROUND

On August 18, 2014 an email from Joe Gallivan with an update on the status of the draft County Official Plan was forwarded to all Council Members and the Committee of Adjustment with a link to the County OP, noting "*the Provincial 'One Window' review of the plan is completed and the County received comments from the Ministry of Municipal Affairs and Housing at the end of June. We have gone through the comments and have prepared a third draft based on some of the changes recommended by MMAH."*

COMMENTS

I have reviewed each of the MMAH comments along with the responses to each from Joe Gallivan, Manager of Sustainability Planning for the County of Frontenac.

It is noted in Gallivan's Report to County Council on August 21, 2014, on page 3: *"Many of the proposed revisions are technical in nature and reflect some changes in planning policy that has occurred as a result of the new 2014 Provincial Policy Statement (PPS). County planning staff recommends that most of these modifications be incorporated into the Plan.*

There are other changes recommended by MMAH which County planning staff do not support as they are prescriptive in nature and do not complement the regional policy scale of the County Official Plan as envisioned by Council. These include:

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- Detailed mapping of prime agricultural land on the Official Plan Land Use Schedule;
- Setback requirements for "incompatible land uses" adjacent to aggregate deposits and operations;
- Delineation of each settlement boundary identified on the Land Use Schedule (which, if implemented, would require Official Plan Amendments to both Township and County planning documents if a boundary was to be changed).
- A limit of three consents for any lot of record in the County.
- Detailed policies with regard to cultural heritage protection, particularly archaeological investigations, which are better suited for inclusion in the Township Official Plans."

A Public Meeting was held on September 22, 2014 in Verona on the Draft County OP to receive public comments which may be incorporated into the Plan.

The final draft will be presented to County Council at the October 15, 2014 meeting. At that time County Council may be in a position to formally adopt the Plan and send it back to MMAH for approval.

Some comments I have; which have been forwarded to Joe Gallivan are as follows:
1. There needs to be a definition section, possibly as an Appendices to include such terms as Life Science ANSI; Earth Science ANSI; Cultural Heritage; Natural Heritage System; Biodiversity; Dynamic Beach Hazard. These are not terms the general public will generally understand, and would provide a better read for the public if they understood these terms.

2. Page 7 of the 3rd draft of the OP, under Basis should state the Provincial Policy Statement 2014 (not 2005).

3. Page 13 of the Plan – How to Read the Plan, is well worded and specifically notes "It is not the intention of the Frontenac County Official Plan to interfere with those planning matters which are considered to be the responsibility of the local municipalities. Local municipal Official Plans complement the Frontenac County Official Plan by providing detailed strategies, policies, and land use designations for planning and development at the local level.

4.Section 2.1.2 notes Minerals and Mineral Aggregate Resources are identified in Appendices "1D" and "1E'.
Appendix 1 D is titled Sand and Gravel Resources. It does not appear to include the Crain's Pit and Gemmill's Pit in Snow Road. More detail may be required on these schedules.
Appendices 1 E is titled "Bedrock Resources".
I do not see the Tomclid Magnetite Mine in North Frontenac on either of these maps (South Canonto – off Arcol Road by Summit Lake). I am not sure where this should be located.

5. Section 3.3.3 – 3 e iii)
e. In determining the location and suitability of any proposed residential plan of subdivision, the following criteria shall be considered by both the County and the Townships:
iii. the maximum average area of lot sizes should be determined by a hydrogeological study and a terrain analysis;

Should this not be the maximum area of the development or the minimum area of lot sizes?

6. Section 4.1.4.1- top of page 36 states:
"The County will implement the County of Frontenac Trails Master Plan (2009) to direct trail development, uses, location, and implementation that will guide future development of a trails system for the next 20 years."

Was this implemented in 2009? If so, this statement should read "the County implemented….."

7. Section 4.2.1.4.5 states "□ Establishment of a reserve fund for drinking water protection that can be used in the investment of municipal infrastructure for water systems when required."

Who will establish this reserve – County? If so, reword to state the County will establish….

8. Section 5.6.2 – 3rd line down – correct the word c ontains.

9. Section 6.1 – second paragraph – Township Official Plans shall - change this to are encouraged to.

10. Section 6.3 – First sentence – "within the boundaries of the Frontenac County" - remove "the"

11. Section 7.1.4.3 under Policies, bullet 2 "Development and/or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it can be demonstrated….through an EIS"
Recommend change shall to may. This is too restrictive, as most of NF is a wildlife habitat.

12. Section 7.1.4.4 Fish Habitat
Policies
"□ Development and/or site alteration in fish habitat shall not be permitted except in accordance with federal and provincial legislation and can be demonstrated through an Environmental Impact Study that there will be no negative impact on fish habitat and its ecological function.
□ Development and site alteration in fish habitat shall require an Environmental Impact Study, to demonstrate that there will be no negative impacts on the fish habitat or on their ecological functions.

Draft

 Development and site alteration shall not be permitted within 120 metres of fish habitat unless it has been demonstrated through an EIS that there will be no negative impacts to the features or functions of the habitat."

I disagree with requiring an Environmental Impact Study within 120 metres of fish habitat, as this would mean every waterfront severance; cottage Building Permit or any site alteration, which could be a storage shed, gazebo, etc. This is too restrictive, and the Township's individual policies include the required setbacks from the high water mark (30m per MMAH). If past this setback, why would an EIS be required? This adds another cost burden to residents and could potentially discourage growth.

13. 7.1.4.4.1 Lake Trout Lakes
Policies – first bullet states:
"New lot creation planning approvals shall not be allowed within 300 metres of at-capacity lake trout lakes located in Frontenac County."

What about development on existing lots of record?

14. Section 7.1.4.6 Significant Woodlands
"Appendix "1C" identifies all woodlands within the County, but does not identify any significant woodland.
 Development and/or site alteration in or adjacent to significant woodlands located in the majority of South Frontenac and all of Frontenac Islands (i.e., within MNR Ecoregion 6E of the PPS) shall not be permitted unless it can be demonstrated that there will be no negative impacts on the significant woodland and its ecological function."

If there are no significant woodlands identified in the County, then why the further bullet re SF and Frontenac Islands? This could be changed to be less structured by the County and allow more freedom of the Townships by saying:
"Development and/or site alteration in or adjacent to significant woodlands located in the majority of South Frontenac and all of Frontenac Islands (i.e., within MNR Ecoregion 6E of the PPS) may require it to be demonstrated that there will be no negative impacts on the significant woodland and its ecological function."

15. Section 7.1.4.7 Significant Valleylands
Policies
"The Township Official Plans shall contain policies that ensure that development and site alteration shall not be permitted in significant valleylands and its adjacent lands unless it has been determined, via an Environmental Impact Study, that there will be no negative impacts on the natural features or their ecological functions."

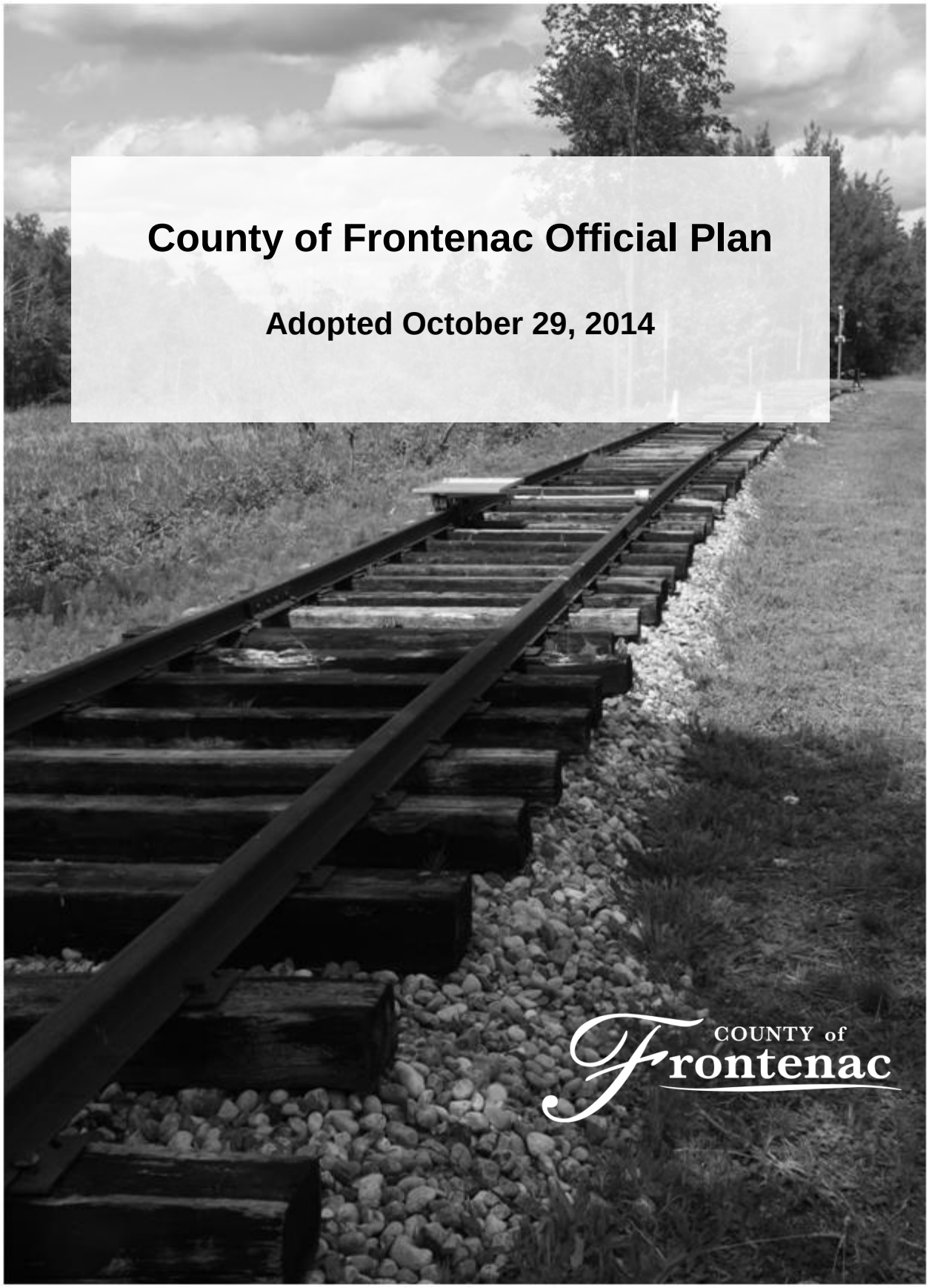
Recommend change shall in the first sentence to “are encouraged to”.

16. Appendix 3 – Environmental Impact Study Requirements
In the first paragraph, 4th bullet:
“ as deemed required by the County of Frontenac.” Add to this “where the County is the Approval authority, such as Plans of Subdivisions, etc.”

FINANCIAL IMPLICATIONS
None.

RECOMMENDATIONS
BE IT RESOLVED THAT Council receives for information the Administrative Report from the Clerk/Planning Manager entitled “Comments on the County’s 3rd Draft of its Official Plan”.

Draft


County of Frontenac Official Plan
Adopted October 29, 2014
COUNTY of
Frontenac

County Official Plan – Policy Outline

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SECTION 1 - INTRODUCTION

1.1 Purpose, Basis and Context of the Plan

Purpose

The Frontenac County Official Plan creates the framework for guiding land use changes in the County over the next 20 years to 2034 by protecting and managing the natural environment, directing and influencing growth patterns and facilitating the vision of the County as expressed through its residents. This Plan also provides the avenue through which Provincial Policy is implemented into the local context. The Plan is also a major cornerstone in the implementation of *Directions for Our Future*, the County's sustainability plan.

Basis

The Official Plan for Frontenac County has its basis in the *Planning Act*; the Provincial Policy Statement (2014); and the four sustainability pillars identified in *Directions for Our Future*.

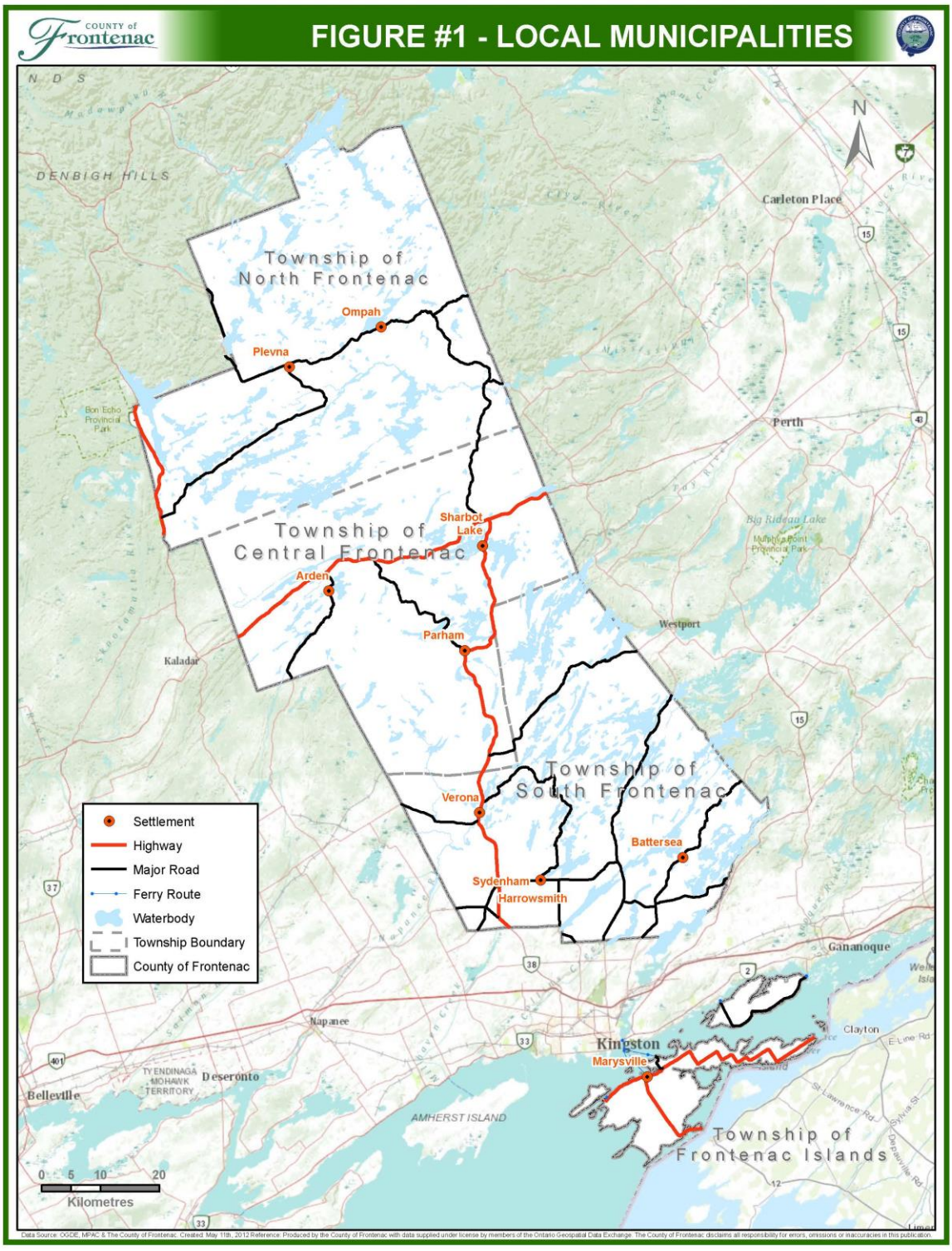
Context of the Plan

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.

The County has one of the smallest populations of all counties in Eastern Ontario. The County surrounds the City of Kingston to the north and south and extends beyond Highway 7 northerly towards the Madawaska River and Renfrew County and to the south across Wolfe and Howe Islands to the United States border on the southern side of the St Lawrence River. In terms of surrounding local governments, the Frontenacs are bounded to the east by the Counties of Lanark and Leeds & Grenville, to the north by Renfrew County, and the west by Lennox & Addington County.

In terms of municipal government, the County is composed of four lower-tier municipalities – the Townships of South, Central and North Frontenac and Frontenac Islands. (See Figure 1 – Local Municipalities)

The small population (26,600) and the large geographic area of the Frontenacs (4,000 km^2) result in a low population density. There are only small communities. Of the settlement areas in the County the largest villages have between 200 to 300 homes within their boundaries. In terms of demographics, the number of retirees is increasing as is the number of seasonal residents, in part because of the spectacular natural features of the County. On the other hand, the trends show young people continue to move away, to larger urban centres.


FIGURE #1 - LOCAL MUNICIPALITIES
COUNTY of Frontenac
N
DENBIGH HILLS
Township of North Frontenac
Ompah
Plevna
Township of Central Frontenac
Sharbot Lake
Arden
Parham
Township of South Frontenac
Verona
Battersea
Sydenham
Harrowsmith
Kaladar
Westport
Carleton Place
Perth
Big Rideau Lake
Bon Echo Provincial Park
Gananoque
Napanee
Kingston
Marysville
Clayton
Township of Frontenac Islands
AMHERST ISLAND
Deseronto
Belleville
TYENDINAGA MOHAWK TERRITORY
Settlement
Highway
Major Road
Ferry Route
Waterbody
Township Boundary
County of Frontenac
0 5 10 20
Kilometres

Because the population lives predominately in villages or rural areas, municipal services, such as water and wastewater systems are not provided (with the exception of the water system in Sydenham). As a result, access to clean, reliable drinking water is an issue for some residents. The small size of the communities also means that residents may need to travel to urban centres for health and professional services**,** cultural and recreational opportunities.

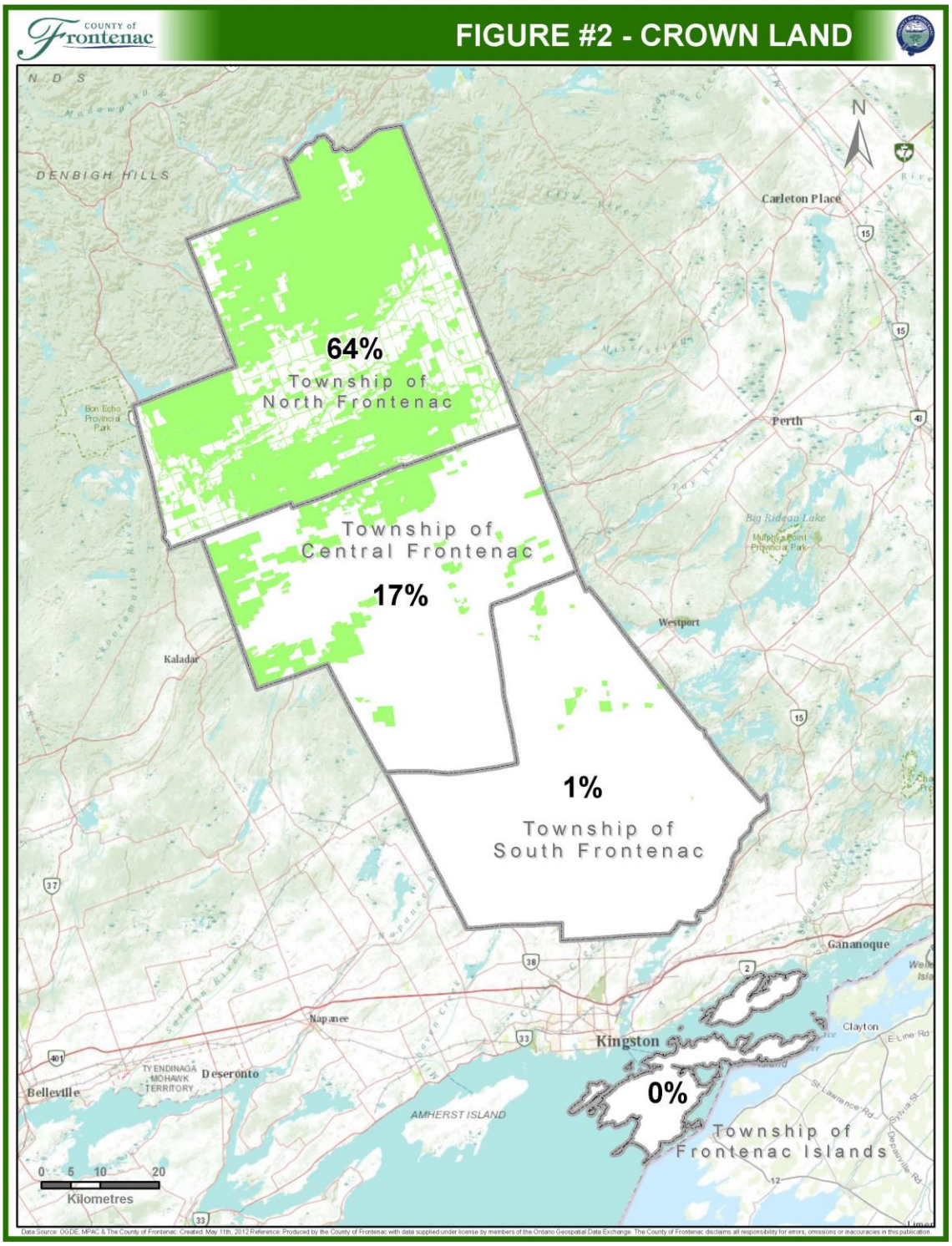
The County boasts some of the most beautiful natural features to be found in Ontario, possessing 1000 lakes, Wolfe and Howe Islands that form part of the 1000 Islands, and stretches of uninterrupted forests that include Frontenac and Bon Echo Provincial Parks. The attractiveness of these features draws seasonal residents, outdoor recreationists, and artists, artisans and craftspeople. These people all seek nature for their own reasons, whether it is for adventure and exploration, peace and solitude, or inspiration. The tourism sector is also strongly linked to a pristine environment. The Frontenacs are home to enviable natural resources such as numerous lakes and islands, protected areas, an uninterrupted night sky, and a world renowned biosphere.

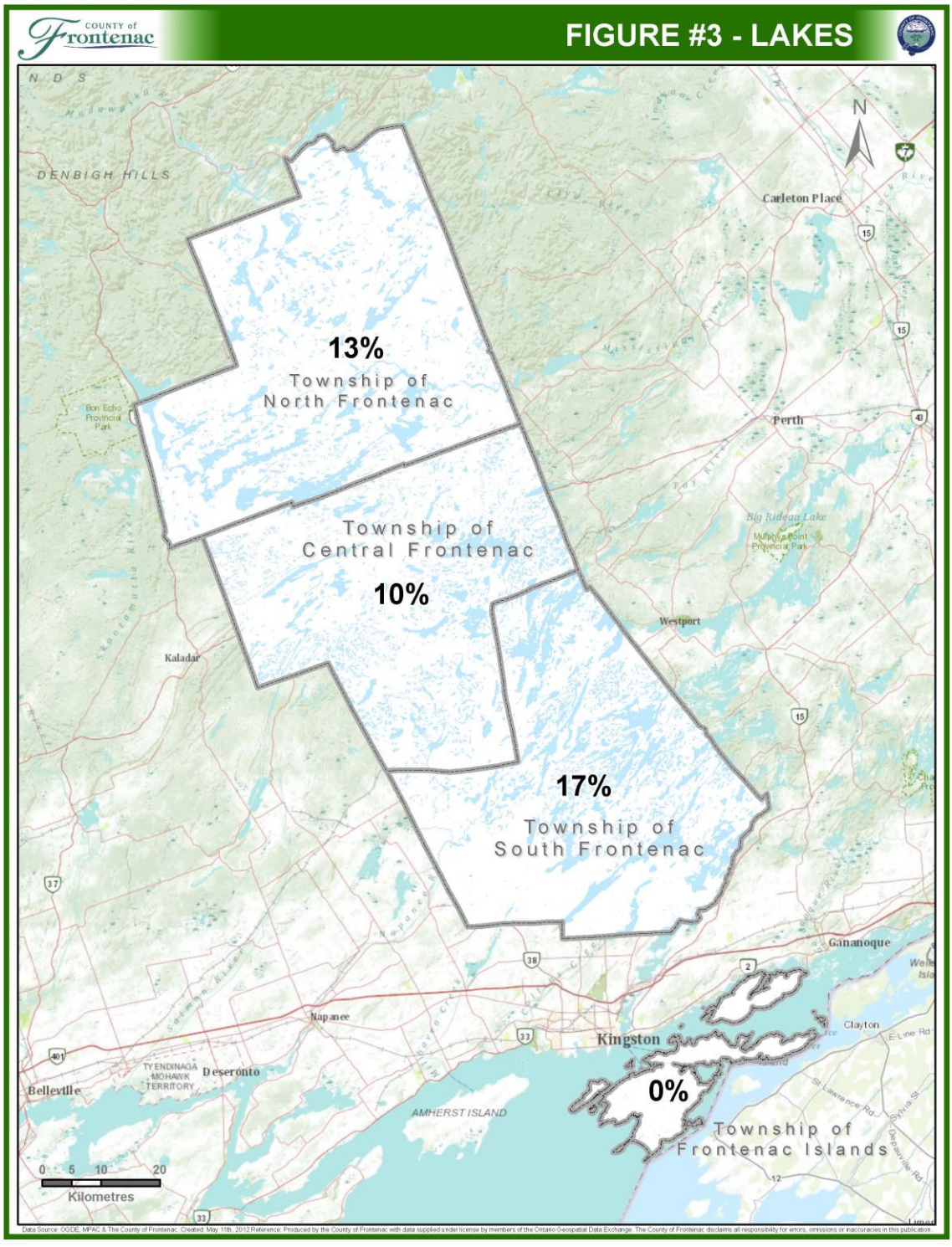
In addition to the many lakes within Frontenac, the major waterways of the Cataraqui, Salmon, Mississippi, Napanee, and Fall Rivers all cross through part of the County, and both Wolfe and Howe Islands along with a number of smaller islands are located on the St. Lawrence River at the exit from Lake Ontario. The Rideau Canal system, a designated UNESCO World Heritage site, travels through the southeastern part of the County. The Frontenac Arch Biosphere Reserve is one of sixteen biosphere reserves in Canada and is designated under UNESCO's Man and Biosphere Programme; it covers parts of the United Counties of Leeds and Grenville and Frontenac County (South Frontenac Township). All of these features reinforce the value of the natural heritage system we have in the Frontenacs.

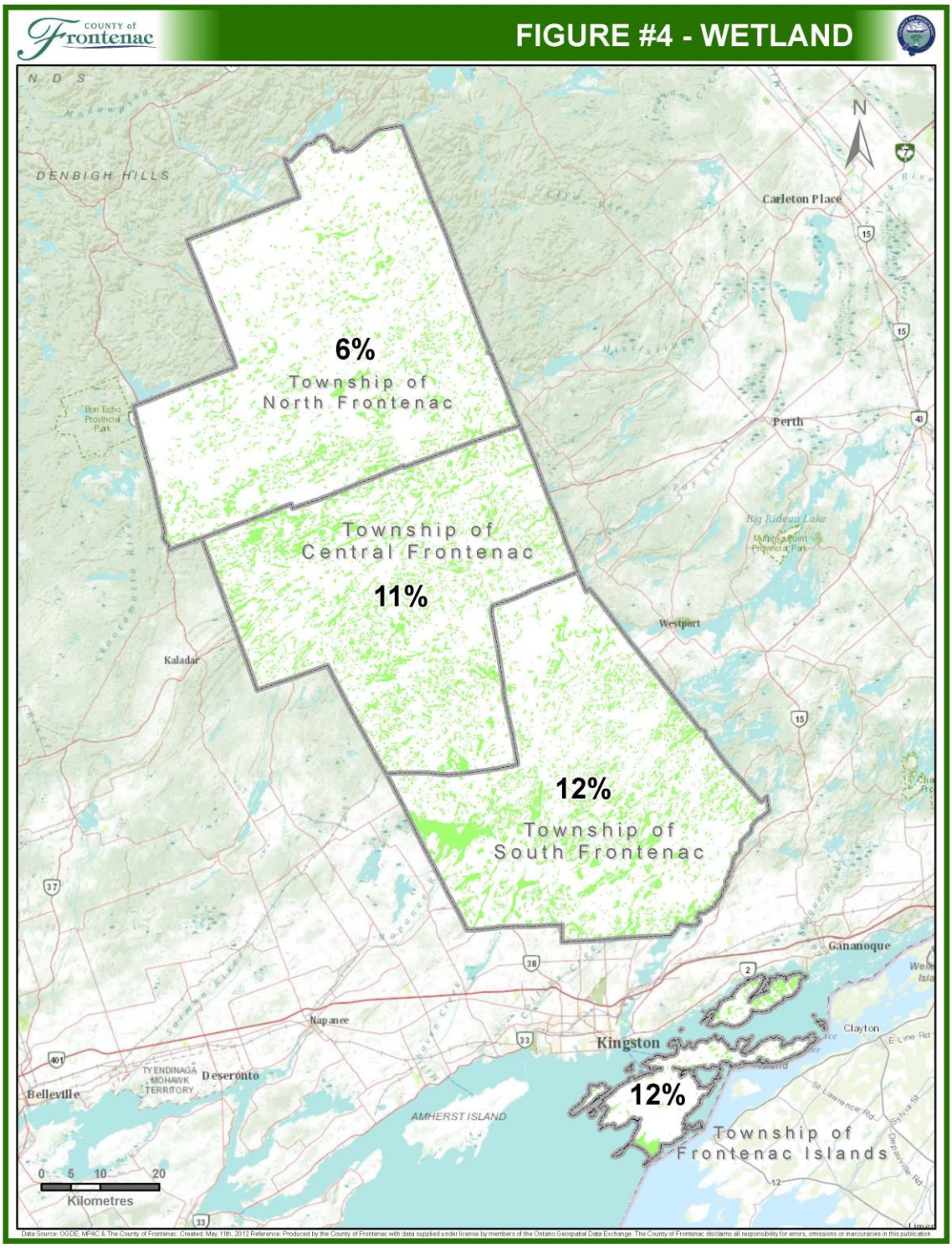
The wealth of our natural resources is reinforced by the amount of Crown land, lakes, rivers, and wetlands that are within the County. Figures 2 to 4 illustrate the location and amount of these resources throughout the Frontenacs.

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 Frontenacs are also at the forefront of renewable energy in Eastern Ontario, the most visible project being the eighty-six wind turbines located across Wolfe Island. Over the past few years, numerous ground-mounted and roof-mounted solar panels have been set up on homes, businesses and farms throughout the County.


FIGURE #2 - CROWN LAND
64%
Township of North Frontenac
Township of Central Frontenac
17%
1%
Township of South Frontenac
0%
Township of Frontenac Islands
DENBIGH HILLS
Carleton Place
Perth
Westport
Kaladar
Gananoque
Napanee
Kingston
Clayton
Deseronto
Belleville
TYENDINAGA MOHAWK TERRITORY
AMHERST ISLAND
Bon Echo Provincial Park
Murphys Point Provincial Park
0 5 10 20
Kilometres
N


FIGURE #3 - LAKES
N
13%
Township of
North Frontenac
Township of
Central Frontenac
10%
17%
Township of
South Frontenac
0%
Township of
Frontenac Islands
DENBIGH HILLS
Carleton Place
Perth
Westport
Kaladar
Gananoque
Napanee
Kingston
Clayton
Deseronto
Belleville
AMHERST ISLAND
Bon Echo Provincial Park
Big Rideau Lake
Murphys Point Provincial Park
0 5 10 20
Kilometres


FIGURE #4 - WETLAND
N
6%
Township of
North Frontenac
Township of
Central Frontenac
11%
12%
Township of
South Frontenac
12%
Township of
Frontenac Islands
DENBIGH HILLS
Carleton Place
Perth
Westport
Kaladar
Gananoque
Napanee
Kingston
Clayton
Deseronto
Belleville
TYENDINAGA
MOHAWK
TERRITORY
AMHERST ISLAND
Bon Echo
Provincial
Park
Big Rideau Lake
Murphys Point
Provincial Park
0 5 10 20
Kilometres

1.2 How to Read the Plan

This Official Plan is prepared by the County of Frontenac to guide the actions of local municipalities and the County in policy planning and physical planning on a broad 'high level' basis. It is based on a watershed planning approach as set out in Figure 5.

The County Plan serves as the upper tier Official Plan for the County. It establishes a vision in which planning and sustainability protect and enhance the natural landscape, rural lifestyle, and sense of community for the Frontenacs.

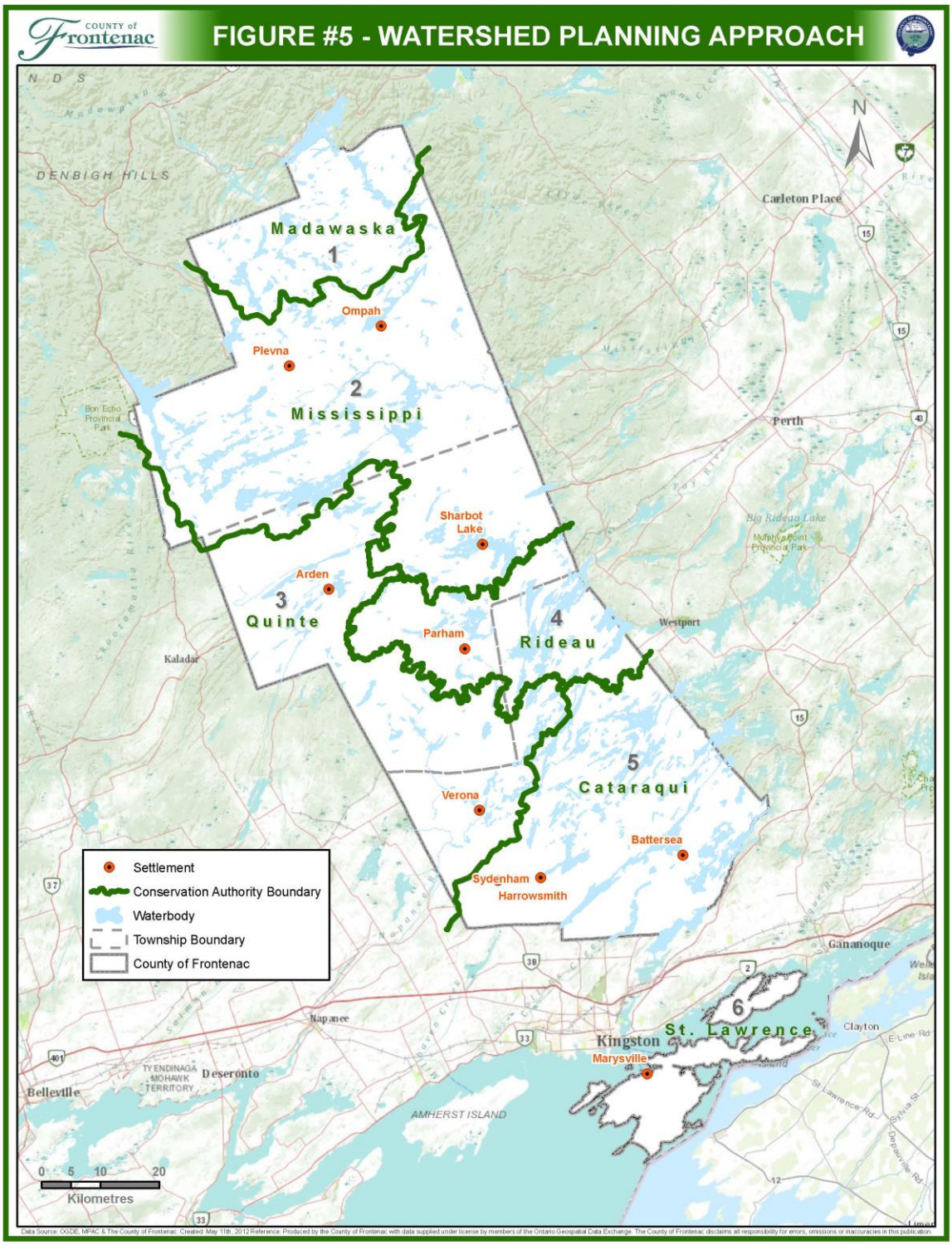
This document, hereafter is referred to as "the Plan" or "this Plan" implements a strategic approach to land use planning based on a watershed planning process. This Plan sets out the general direction for planning and development in Frontenac County by defining strategic goals, broad objectives and policies.

It is the intention of the Plan to set the context for planning in the County as a whole and provide regional direction on planning issues.

It is not the intention of the Frontenac County Official Plan to interfere with those planning matters which are considered to be the responsibility of the local municipalities. Local municipal Official Plans complement the Frontenac County Official Plan by providing detailed strategies, policies, and land use designations for planning and development at the local level.

The structure of the Plan is based on six sustainability themes. Each of the themes is developed to function as part of the building blocks that encourage a sustainable balance between the economy, community building, and the environment.

The *Economic Sustainability* theme highlights the natural resources of the Frontenacs and the best management practices for developing and managing those resources for future use. This theme also covers the built economy and how economic practices of commercial, tourism, and industrial type development should take place. Trying to develop a strong and diverse economy in Frontenac County is a major component of these building blocks.


FIGURE #5 - WATERSHED PLANNING APPROACH
COUNTY of Frontenac
DENBIGH HILLS
Madawaska
1
Ompah
Plevna
2
Mississippi
Bon Echo Provincial Park
Sharbot Lake
Arden
3
Quinte
Parham
4
Rideau
Kaladar
Westport
Carleton Place
Perth
Big Rideau Lake
Murphys Point Provincial Park
5
Cataraqui
Verona
Battersea
Sydenham
Harrowsmith
Settlement
Conservation Authority Boundary
Waterbody
Township Boundary
County of Frontenac
Gananoque
6
St. Lawrence
Kingston
Marysville
Clayton
Napanee
Deseronto
TYENDINAGA MOHAWK TERRITORY
Belleville
AMHERST ISLAND
0 5 10 20
Kilometres
N

The *Growth Management* theme deals with future residential development in the County, using the County-wide growth projections as a starting point. This section will include policies to support existing hamlets and new development in rural and waterfront areas.

Community Building is a theme that has the goal of encouraging the development of our community through interaction, collaboration, and cohesiveness. This includes supporting a regional road system, trail development, and ideas for pedestrian movement and rural transit – all of these issues are essential to strengthening both communities and the strength of the economy.

Housing and Social Services will focus on key regional housing issues that are recognized in the Kingston-Frontenac County Municipal Housing Strategy and which are especially important over the long term to the rural area, including seniors housing and affordable housing.

The *Heritage and Culture* theme has the goal of encouraging identification and conservation of cultural heritage resources that are valued for the important contribution that they make to our understanding of the history of places, events, or people in the Frontenacs. This theme will also include policies with regard to the Algonquin Land Claim which covers a large portion of the north and central part of the County and which will result in a variety of potential land use changes in the future.

The *Environmental Sustainability* theme identifies significant natural areas that need to be protected and managed to form a basis for future land use decisions. A level of protection for the environment is required under Provincial policy to ensure development is sustainable to ensure a healthy and high quality of life for existing and future residents of the County.

Appropriate policies for each sustainability theme are included in the Plan to ensure all aspects necessary for a healthy community are protected, managed and made available to existing and future residents.

In addition to the six themes that form the bulk of the policies in the Official Plan, there are two other sections which follow that complete the Plan:

a) The Implementation and Interpretation section which describes interpretation and implementation tools available to the County through the *Planning Act*, public participation, and consultation for planning applications; and

b) The Mapping section which contain Schedule(s) which show the location of the Official Plan designations for all of Frontenac County as well as the regional natural heritage system.

SECTION 2 – ECONOMIC SUSTAINABILITY

The Economic Sustainability section is divided into two subsections. The first subsection identifies policies relating to the natural resources of the County. The significant natural resources include agriculture, minerals and mineral aggregates, forestry, and renewable energy.

The second subsection highlights policy directions relating to those economic activities stemming from the natural and built environment such as commercial, tourist and potential business park development.

Both of these sections highlight the importance of these sectors to the economic health of Frontenac County.

2.1 Natural Resources

2.1.1 Agriculture

Introduction

A prime component of the County's economy is the extensive area of lands that are used for farming, both in prime agricultural and rural areas. Farming is fundamental to the economic base and rural lifestyle of the County. It is in the County's interest to preserve that lifestyle and to foster the agricultural community. The land base should be protected and the use of the lands must be predominantly agriculturally oriented to achieve these objectives. The farming community forms a core economic basis for the rural community

Policies

1. The agricultural community should be fostered and protected to ensure its viability for the economic and social benefit of the County. In order to accomplish this the County will encourage the Townships to:
   a) protect the prime agricultural land for agricultural purposes; and
   b) encourage the development of agricultural support services within designated hamlets.

2. Township Official Plans shall identify and protect prime agricultural lands.

3. Value-Added Uses – land uses that add value to farm products may also be permitted on farms in both Agricultural and Rural designations provided they are located in the farm building complex and primarily serve the surrounding rural and agriculture community. These uses may include processing, preserving, storing and packaging of farm products and outlets for the retail sale of agricultural products from the farm operation on the property. Facilities that add value to farm products may be used co-operatively; however, the scale of operations will be secondary to the farming activity of the property.

The size of the building or facility for these uses will be limited in the implementing zoning by-law of each Township.

4. The standard for separating residential uses from existing, new or expanding livestock facilities shall be the Minimum Distance Separation (MDS) formulae, as revised from time to time. The MDS formulae shall also be used when considering the creation of new lots and new development in proximity to livestock facilities. Notwithstanding policies relating to new developments on existing lots of record, where there is a vacant lot of record that is impacted by MDS, a dwelling may be permitted provided the dwelling is located on the lot at the furthest distance possible from the impacted livestock facilities.

2.1.2 Minerals and Mineral Aggregate Resources

The County of Frontenac contains many unique minerals. Mineral deposits and mining operations will be protected. Township Official Plans will identify mineral resources, protect them from incompatible uses so their future use is ensured and establish buffer areas where incompatible development is not permitted. These resources are identified in Appendices '1D' and '1E' of the Plan.

The following policies are intended to address both mineral mining operations as well as mineral aggregate extraction.

2.1.2.1 Mineral Mining

1. Mining and related activities shall only be permitted outside identified settlement areas.
2. The creation of new mining and mining related activities shall be subject to the approval of the Ministry of Northern Development and Mines under the *Mining Act* and the *Environmental Protection Act*, and shall be subject to Township Official Plan policies and Township Zoning By-law regulations.
3. An 'Influence Area' shall be used in order to protect existing land uses in the vicinity of a proposed mineral mining operation. This 'Influence Area' shall also be applied to protect mineral mining operations from the encroachment of incompatible land uses. Township Official Plans shall establish the extent of an influence area in consultation with the Ministry of Northern Development and Mines and the Ministry of the Environment. Development may be permitted in an 'Influence Area' as set out in Township Official Plans and only where the impacts of a mining operation can be properly mitigated.

2.1.2.2 Mineral Aggregates

Frontenac County has a variety of mineral aggregate deposits. The County recognizes that these non-renewable resources are an important component of the economy of the County which must be protected for future use. It is also recognized that the extraction of the aggregates must be undertaken in an environmentally sound manner that adequately protects significant natural environment features and minimizes community disruption.

1. Mineral aggregate resources shall be recognized and managed by the Township Official Plans.
2. The Townships, in consultation with the Ministry of Natural Resources and the Ministry of Northern Development and Mines shall review development proposals with respect to mineral aggregate resources.
3. The Townships shall identify and protect all existing mineral aggregate operations and known significant deposits of mineral aggregate resources from incompatible uses and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact.

2.1.3 Forestry

Council shall consider the incorporation of “good forestry practices” along with the impact of the development on the ability to provide a continuous, sustainable forestry industry in the County.

For the purposes of this Plan, “good forestry practices” means the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest productivity and health, and the aesthetics and recreational opportunities of the landscape. Good forestry practices will ensure that no forest values are diminished by protecting key stand components and by minimizing environmental damage during tree harvesting. Properly managed tree harvest activities shall assure the maintenance of all forest values and a continuous flow of forest products that provide for both short and long-term economic benefits to landowners. Similarly, forest management plans should recognize and recommend mitigation measures on the impacts of forestry operations on the tourism industry and visual amenities of the County.

In partnership with County and local governments, forestry operators will consider developing an inventory of forest resources.

Forest operators will consider undertaking sustainable approaches and are encouraged to develop sustainable forestry plans which may include the development of a plan for rehabilitation and reforestation to preserve the biodiversity and ecological health of the region.

2.1.4 Renewable Energy

2.1.4.1 Introduction

One of the primary 'focus areas' of *Directions for Our Future* deals with the future of energy demand and production in the Frontenacs. The objective is to reduce the amount of energy consumed over the next generation, combined with renewable energy production and encouragement. It is hoped that conservation measures combined with clean, low-impact electrical generation will contribute to a gradual shift away from the reliance on fossil fuels.

2.1.4.2 Policies

The County is committed to further the community's vision of the 'Energy Focus Area' in *Directions for Our Future.*

The County and the Townships will be encouraged to work collaboratively to assist in Green Energy activities such as municipal solar installation, energy conservation, community power, and other related projects.

The County will support the creation of a Community Energy Plan for the Frontenacs to encourage local energy production and increase community capacity with renewable energy.

The County will support economic development opportunities in the local energy sector as they arise.

The County will promote energy conservation to the public and will seek opportunities to facilitate conservation.

2.2 Built Resources

2.2.1 Commercial

Commercial development in Frontenac County is identified under two general policy areas. Both types of commercial use are important for ensuring that a wide range of commercial opportunities as possible exist for County residents, seasonal and year round alike, as well as tourists staying in or traveling through Frontenac County. The two general types of commercial development are:

a) Community Commercial uses which may according to Township Official Plans be located in a village, hamlet, historic crossroad or rural area, and also includes highway commercial which serves both travelling and local public; and
b) Resort Commercial uses which provide for commercial facilities and services for tourists and seasonal residents.

The Townships will establish appropriate commercial land use policies in their respective Official Plans.

2.2.2 Tourism

2.2.2.1 Introduction

Tourism and leisure opportunities are some of the key aspects to Frontenac County's economy. This sector includes, but is not limited to, golf courses, resorts, campgrounds, trailer parks, marinas, tourist accommodation facilities, museums, historical and scenic tours and heritage sites. The many lakes and rivers in the Frontenacs play a significant role in providing opportunities for tourism and leisure activities.

2.2.2.2 Policies

The County will work with the local Townships, the Province, Frontenac Community Futures Development Corporation (CFDC), the City of Kingston, and various tourism agencies and organizations to promote tourism activity.

The County will continue to work on development of a regional trail network to help create a recreational use that will travel through the Frontenacs and act as a regional tourist destination.

The County will work with and support tourism-related projects with all of the Townships that are of benefit to tourists and to the community.

2.2.3 Business Parks

Frontenac County currently has a very small industrial base. The majority of industries make up small pockets of uses in the agricultural, rural, and hamlet areas. These uses include home-based activities.

Directions for Our Future also recognizes the opportunity of a new business park in the County as a key economic pillar of sustainability. It notes that the possibility of developing a green business park would be beneficial in having infrastructure in place for businesses considering relocation and could also act as a catalyst by grouping businesses as a hub.

There are very few planned business parks designated in the four Township Official Plans. This Plan recognizes the importance of the goal of attracting businesses to the County to encourage local job creation and investment in the rural economy.

The following policies should be considered as part of the location and development of a business park(s) in the Frontenacs:

1. In order to ensure appropriate and efficient access, business parks should be located on or close to one of the regional roads that are identified on Schedule 'A' (Land Use);

2. A business park development proposal should consider the following development policies:
    1) Business parks may include buildings designed for individual or multiple occupancy on a leasehold or condominium basis;
    2) Business park development may occur on a multiple lot basis or as a single land parcel with single or multiple buildings; and
    3) Buildings in a business park should be designed to a similar and high-quality standard to promote an attractive setting.

3. The County and/or the Townships may assist in the creation of a business park in the following ways:
    1) land acquisition and site preparation;
    2) development of the infrastructure to prepare the business park for development, such as power, servicing, lighting, road construction, and broadband connection;
    3) the preparation of any planning, engineering or other studies to ensure the business park is developed to appropriate standards; and
    4) municipal fiscal incentives to encourage new development such as grants to cover the costs of building permit fees or development charges.

Section 3 – Growth Management

The Growth Management section sets out policies that are intended to help guide new development (residential and non-residential) across Frontenac County. The policies are intended to manage change from a regional level.

The Growth Projections section sets out expected population and employment growth across the Frontenacs to 2034.

The Settlement Areas section is intended to support and strengthen existing communities and their infrastructure.

Rural Lands policies are intended to recognize the importance of the rural lands of the Frontenacs for future growth and to create guidelines for new development that will be sensitive to its surroundings.

Waterfront Development policies will recognize the importance of the abundant lakes and rivers within the Frontenacs and the need to protect the natural environment and character of these areas for future generations and to also establish parameters for new development along or near the water.

3.1 Growth Projections for Frontenac County

In 2014 the County completed the *Population, Housing and Employment Projections for the Frontenacs*. The projections indicate that the permanent population base of the County is forecasted to steadily increase over the next 25 years from 27,900 in 2011 to 32,900 in 2034.

A share of the population and household unit growth is projected throughout the four Townships in the County. Also included is projected growth of the seasonal population of the County, which has a significant influence throughout the Frontenacs but especially in the northern portion. The future share of household growth is allocated upon a number of factors including:

(a) Frontenac County's adjacency to the City of Kingston will allow some areas of the County, notably South Frontenac Township, to attract new growth. South Frontenac is projected to handle 70 % of the projected growth of permanent population in the County because of the employment opportunities available in the city;

(b) The lack of full municipal water and wastewater services in any of the hamlets or villages of the County will constrain the ability to increase the density of these areas, or provide incentive to focus new development within these settlement areas;

(c) Rural residential development will continue to be an important component of household growth in the County, given that overall residential development is projected to be limited; and

(d) The population, housing and employment forecast will be monitored and reviewed periodically to determine its accuracy. Adjustments to the forecasted growth will be made during the five year reviews of the Official Plan.

3.2 Settlement Areas

3.2.1 Introduction

As Frontenac County has developed over time, it contains of a number of small villages and hamlets, scattered rural housing, waterfront cottages and homes, and rural subdivisions. There is no village or hamlet that has full municipal services. The village of Sydenham had water servicing installed in 2006 to service the existing community.

These settlement area policies are intended to set a planning framework that will encourage and support the existing Settlement Areas, both mixed use and primarily residential.

The policies will allow each Township to have the ability to develop their communities based on local characteristics and needs, as well as fiscal capacity. The policies also recognize that due to the lack of municipal water and sewer services, the County supports new development in both the settlement areas as well as in rural locations.

Settlement area locations are identified on Schedule “A“of this Plan.

3.2.2 Settlement Area Policies

3.2.2.1 General

Based on its historic settlement pattern, Frontenac County has many villages and hamlets scattered throughout the region. Some of these villages have a mix of residential, commercial, and institutional uses, while other hamlets are primarily residential and small in size. Traditionally, these communities have developed as residential, social and commercial centres serving the surrounding agricultural, mining, or forestry community. While this traditional role will continue to be encouraged, it is also recognized that changes and improvements to transportation facilities over time have lessened the emphasis on hamlets as rural service centres and increased their role as residential settlements.

The following general policies shall apply to Settlement Areas which are identified on Schedule ‘A’ of this Plan:

1. Township Official Plans shall designate Settlement Areas and determine their boundaries.

2. Efficient development patterns and road connections will be encouraged in Settlement Areas to optimize public services and to make the most efficient use of land and resources.

3. Township Official Plans shall, where feasible, promote mixed use development in Settlement Areas including residential, commercial, institutional, parks, and employment areas.

3.2.2.2 Settlement Area Boundary Expansions

The County's long term prosperity, environmental health, and social well-being depend on wisely managing change and promoting efficient land use and development patterns. On this basis, Settlement Area boundary expansions shall be determined by the Township Official Plans and shall require an Official Plan Amendment to the Township Plan. As none of the Settlement Areas in the Frontenacs have full municipal services, a settlement area capability study (comprehensive review) is required by this Plan for any boundary expansion to determine:

a. that the Settlement Area can adequately accommodate new development without having a negative impact on groundwater used for drinking purposes and/or the ability of the soils in the area to assimilate effluent;
b. the potential impacts of new development on the road network and other municipal infrastructure such as community facilities;
c. justification for the need to expand the settlement area;
d. an analysis of alternatives that may be considered to settlement expansion, including redevelopment and infill; and
e. a review to determine compliance with the Minimum Distance Separation (MDS) formulae.

3.3 Rural Lands

3.3.1 Introduction

The Rural designation comprises all lands outside of settlement areas in the County that are not:

- Waterfront Areas as described in Section 3.3.3.4;
- Natural Heritage Areas or other natural resources listed in Section 7;
- Resource Lands such as minerals, mineral aggregate, forestry, and prime agricultural set out in Section 2.1.; and
- Waste Disposal Sites

Traditionally, these lands have been utilized as an alternative location for those persons preferring a rural residential lifestyle.

These non-resource lands have also provided a location for commercial and industrial uses requiring a location in the rural area because of land use requirements and/or proximity to natural resources. The Rural designation also

includes areas containing viable farming operations that need to be protected, through the application of the MDS I and II formulas.

Low density residential development as well as rural-related commercial, industrial, recreational and institutional development is desirable, provided it is appropriately located. The Rural designation is intended to guide rural type development while at the same time protecting the rural character, heritage and natural resources of the County. In addition, the designation is intended to manage growth in an environmentally and fiscally responsible manner.

More specifically, rural lands shall permit uses such as:

- The management and use of resources;
- Resource-based recreational uses (including recreational/cottage dwellings);
- Residential development of a limited scale;
- Home based industries and home occupations;
- Cemeteries
- Other rural land uses that are compatible with the nature of the rural area.

3.3.2 Objectives

(1) To preserve the open space, rural character, topography and landscape of the rural area;
(2) To promote rural living in a manner sensitive to the ecological balance, sensitive to the farming and forestry communities and sensitive to the protection of groundwater and surface water quantity and quality;
(3) To maintain economic stability in the County by considering factors such as municipal servicing limitations, environmental factors, compatibility of land uses, and land capability when reviewing development proposals;
(4) To promote the tourism economy of the County by ensuring suitable lands are available to satisfy demands for tourism and tourism-related development;
(5) To encourage economic diversification including greater flexibility for on-farm activities, home-based businesses, and agri-tourism, and new small scale industrial-type ventures that are connected to the farm economy such as milk processing, cheese factories, and craft breweries; and
(6) To preserve the farming community as an important economic and cultural resource for the Frontenacs;

3.3.3 Policies

(1) Although Section 3.3 above separates some rural-based land use activities into distinct policy sections in this Plan, the policies in this section may apply wherever relevant throughout the County.

(2) In recognition of the potential impacts that new growth and development may have on entire watershed systems, the County encourages communication between the Townships within the same watershed area when a new

development proposal is considered to have a potential impact on the quality and function of the watershed.

(3) Residential development is permitted in the Rural designation in accordance with the following policies:

a. Lot creation should take place either through Plan of Subdivision, Plan of Condominium, or Consent;
b. Rural residential development shall reflect the intent of preserving the rural, open space character of the County. This will mean that, to the extent possible, the appearance of such development should be unobtrusive and blend in with the rural landscape.
c. New residential development should not be located on lands which would involve major public expense in opening up or maintaining access routes, providing drainage, or providing other public services and facilities, unless major public services, access, and/or facilities are provided at the developer's expense.
d. It is recognized that the majority of existing and new rural residential development will be serviced by private wells and septic tanks; however, the County and the Townships may be interested in the investigation of new technologies and communal servicing options where it is deemed feasible for such areas and is supported by the Ministry of the Environment.
e. In determining the location and suitability of any proposed residential plan of subdivision, the following criteria shall be considered by both the County and the Townships:
    i. the design of the subdivision should provide for a range of lot sizes directly related to the site's topography, vegetation and soil and drainage characteristics;
    ii. based on the varying topography across the County, the Township Official Plans should establish a base minimum lot size;
    iii. the minimum lot area should be determined by a hydrogeological study and a terrain analysis;
    iv. the subdivision should have direct access to a public road that is maintained year round and is improved to acceptable municipal standards;
    v. Lots need to be of adequate size to provide for proper installation of private services;
    vi. Any proposed subdivision should not land lock any other adjacent parcel of land, and future connection links to adjacent properties shall be provided where determined appropriate;
    vii. In order to maintain the rural character of the landscape, the development should be located in areas having natural amenities such as varied topography, mature tree cover, scenic views and should blend in with the natural landscape so that the rural environment is left relatively undisturbed;

viii. Rural residential development should avoid locating on lands having significant agricultural capability and near areas where any significant impact on established agricultural activities will occur; and
ix. The use should be compatible with adjacent land uses.

3.3.3.4 Special Policies – Waterfront Areas

3.3.3.4.1 Introduction

Frontenac County is blessed with hundreds of lakes and rivers covering its geography, including pristine lakes on the Canadian Shield, Lake Ontario and the Saint Lawrence River waterbodies surrounding Wolfe and Howe Islands, as well as the southern section of the Rideau Canal National Historic Site and UNESCO World Heritage Site.

In terms of sustainability, waterfront protection covers all four 'pillars' contained in the County's sustainability plan, *Directions for Our Future*: social, cultural, environmental, and economic.

Cottage development and tourist operations have developed on many of the County's lakes and rivers since the early twentieth century. While originally summer areas with basic cabin structures, more and more buildings have been converted to year round use and the majority of new development is being built to be habitable all year. Almost all of this development relies on private water and sewage systems.

For the purposes of this Plan, Waterfront Areas shall generally include all lands extending inland 150 metres (500 feet) from the ordinary high water mark of any lake, river, or waterway. This is a general boundary intended to recognize that development within this area may have an impact on lake quality and those impacts may need to be considered for any development within the boundary. Lands and land uses that are more than 150 metres from shore but which are physically or functionally related to the Waterfront Areas shall be considered to be part of the Waterfront Area. All lands that are less than 150 metres from shore but which do not physically or functionally relate to the Waterfront Areas are not considered to be part of a Waterfront Area. The entire areas of islands, excluding Wolfe and Howe Islands, shall normally be considered to be part of a Waterfront Area. The Waterfront Area shall not generally extend into any Settlement Area identified in this Plan, or into any prime agricultural or other agricultural areas that are identified in the Township Official Plans.

3.3.3.4.2 Goal

The overall goal of this Plan is to improve and protect the waterfront areas in Frontenac County as a significant cultural, recreational, economic, and natural environment resource and to maintain or enhance the quality of the land areas adjacent to the shore.

3.3.3.4.3 Objectives

(1) To encourage appropriate public access to Waterfront Areas where accessibility is permitted;
(2) To permit shoreland development that allows for sustainable growth of existing and new tourist developments and innovative and appropriately designed new residential developments;
(3) To protect and enhance the heritage 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;
(4) To maintain or improve water quality on a watershed-wide basis;
(5) To ensure that the built form along a shoreline is not overly concentrated or dominating to the detriment of the natural form;
(6) To maintain, enhance and/or restore the majority of the developed and undeveloped shorelines in their natural state by promoting property stewardship; and
(7) To preserve and enhance fish and wildlife habitat areas and other natural heritage features that are within and along Waterfront Areas.

3.3.3.4.4 Policies

(1) The character of Waterfront Areas is linked to the natural and built form that is associated with the lakes and rivers in the County. Generally the *natural* form includes vegetated shorelines with thin soils over bedrock. The *built* form is predominated by residential development including resorts and marinas. In this context, new development or redevelopment occurring in the Waterfront Areas should, where possible enhance and protect those qualities that contribute to the area's character;
(2) All Waterfront Areas should be considered to be a major recreation resource area that, where appropriate, should be accessible to both public and private users;
(3) Shoreline alterations shall require approval by the municipality and/or the appropriate agency (Conservation Authority, Ministry of Natural Resources, Canada Fisheries and Oceans, Parks Canada). Township Official Plans may include shoreline alteration policies that are more restrictive than those of the approval agencies;
(4) The County may participate with the Townships and/or community groups and cottage associations in promoting public responsibility for water quality and the visual objectives of shoreline management on a watershed basis;

(5) The County will encourage and support lake associations to conduct lake stewardship planning. Any such lake plan may be considered as part of the input to planning decisions at the Township level;
(6) Tree cover and vegetation is encouraged to be retained along the shoreline to maintain the visual and environmental integrity of Waterfront Areas. Where development is proposed along shorelines, Township Official Plans should contain policies relating to the preservation of a natural undisturbed buffer between the water's edge and new development;
(7) To maintain the shoreline character and water quality, Township Official Plans and Zoning By-laws shall require that:
   a. For new lot creation, buildings and structures, including the septic system tile field, must be set back at least 30 metres (100 feet) from the ordinary high water marks of all waterbodies with non-disturbance of the native soils and very limited shoreline removal.
   b. For existing lots of record, new buildings and structures, including the septic system tile field, should be set back 30 metres if possible, otherwise as far back as the lot permits
   c. Township Official Plans shall include criteria for determining an appropriate setback where an existing lot of record cannot achieve the minimum setback of 30 metres (100 feet). However, the greatest setback possible will be required.
   d. A setback of greater than 30 metres from the ordinary high water mark may be required in some locations as determined by the approval authority;
   e. Subsections 7) a) b) and c) shall not apply to shoreline structures such as boathouses and docks, which may be regulated separately in Township Official Plan and Zoning By-laws

3.4 Crown Lands

Crown lands are a significant resource for the County and most of the Townships. The policies in this Plan are not binding on Crown land activities; use of Crown land will be determined by the Province with regard for established planning policies of the County and the local municipalities. Township Official Plans will contain policies that state that where Crown land becomes privately-owned, the policies of the Official Plan apply. Township official plans shall map Crown lands as a distinct land use category on their Schedules. Conversion will not require an amendment to the County Official Plan but change of use following disposition may require an amendment to the Township Official Plan and/or Zoning By-law.

Section 4 – Community Building

The Community Building section sets out policies that are intended to help ensure that the public infrastructure that ties the region together and is key to its sustainability can be maintained and possibly enhanced over the next twenty years. The provision of transportation, water, waste water, and solid waste is crucial to ensuring that Frontenac County can accommodate any future growth in a manner which is environmentally, socially, and economically sustainable.

This Plan recognizes that it is the responsibility of the local municipalities to plan, construct, and maintain most of the public infrastructure. Continued efforts to find solutions to local infrastructure problems by local municipalities are considered appropriate and in conformity with the policies of the County Official Plan. County Council may also consider undertaking regional level studies in order to help plan future capital improvements.

The Transportation section sets out the vision for a regional transportation system that is key for helping citizens and visitors move through the Frontenacs, including roads, transit, trail development, pedestrian safety, ferries, and important scenic routes.

The Servicing section is intended to establish a long-term approach to dealing with servicing in some of the County's villages to ensure safe and plentiful drinking water. The section also contains policy direction for applying storm water management over a watershed area.

Solid Waste Management policies are intended to recognize the importance of long term planning for waste management across the County and to support a collaborative approach to ensure a positive outcome from both an environmental, economical**,** and health perspective.

Hydro Corridors and Communication/Telecommunication Facilities policies will establish a set of general policies for direction to Provincial and Federal agencies to reduce incompatibility with the existing County land base.

The Community Improvement Plan policies will establish goals and objectives for creating new plans throughout the County, and supporting County Council's financial investment as a basis for local improvements.

The Parks and Open Space policy section will recognize the importance of providing a full range of parks, open space, and recreational facilities for the enjoyment, health and welfare of Frontenac residents as a means of increasing the County's appeal as a tourist destination. It will also recognize the importance of Crown lands and Provincial Parks as recreation resource areas.

4.1 Transportation

4.1.1 Roads

4.1.1.1 Introduction

Frontenac County is served by an extensive road network that includes municipal roads that serve both a local and regional purpose as well as Provincial Highways 7 and 41 which travel across the upper portion of the County. Following municipal amalgamation in 1998, more than 400 kilometres (250 miles) of Provincial Highways and County Roads were downloaded to the four Frontenac Townships. As a result, it is the responsibility of each Township to carry the financial cost of maintaining and repairing these roads, including those roads which handle regional traffic which were never designed for local traffic.

The importance of our roads in maintaining and improving the economy of Frontenac County cannot be underestimated. The Frontenacs are dependent on the road system for the movement of goods and services, as well as for access to health and social services and for tourism use.

4.1.1.2 Goal

The goal of recognizing a County-wide road network is to support the long-term viability of a regional road system to ensure access throughout the Frontenacs and connections to the surrounding region.

4.1.1.3 Regional Road Network

This Plan identifies a regional road network on Schedule “A”. These are roads that are recognized as having regional importance in moving people and goods within and outside the County. It is recognized that these roads are owned and maintained by each of the four Townships. It is the intention of County Council to recognize that this road system is an essential part of the infrastructure that supports the County.

The County supports a cross-jurisdictional collaborative approach to managing and maintaining these regional roads, and to develop a transportation system that will encourage unity within the County and will satisfy local municipal transportation demands.

The County will investigate and support all senior government programs that will provide financial investment in the regional transportation infrastructure.

The County supports collaboration with the City of Kingston on efforts to maintain and improve road connections between the County and the City.

4.1.1.4 Provincial Highway 7

Highway 7 is identified on Schedule “A“. Highway 7 is a Provincial Highway that runs east-west through the middle of the County just north of the main village of Sharbot Lake. Historically, Highway 7 has been an important transportation route within Frontenac County. As growth continues in the Greater Toronto Area as well as the Ottawa Region it is expected that Highway 7 will undergo changes and handle additional traffic. The County will support improvements to Highway 7 that enhance safety and convenience for its residents and the travelling public.

Highway 7 is designated by the Province as a special controlled access highway. Any development adjacent to or impacting Highway 7 requires the issue of permits from the Ministry of Transportation so that the long term function of the highway is maintained.

The Highway 7 / Road 38 intersection is an important commercial node for both the travelling public and for local residents. The County supports the continued viability of this area and any policies or measures to strengthen the commercial uses at this intersection. The County will support and work with the Township of Central Frontenac on any measures to request the Ministry of Transportation to reduce speed levels through this area for safety and also to allow for easier access to the stores and gas stations at this intersection.

4.1.1.5 Provincial Highway 41

Highway 41 is identified on Schedule “A" and is the major north-south link in the northwestern part of the County. It provides access to Bon Echo Provincial Park and contains many services for residents and cottagers in the northern Frontenac County. Highway 41 is a Provincial Highway that provides access to Pembroke and beyond, and should continue to be maintained by the Province.

4.1.2 Rural Public Transportation

4.1.2.1 Introduction

Providing public transportation options in a rural setting such as Frontenac County is challenging. The rural transportation problem is based on the fact that residents need mobility of some form in order to access their basic needs in a rural context, where distances are long and people and services are spread out. Transportation of some form is essential. Frontenac County is not unique in that reliable alternatives to the automobile to a large degree do not exist, and transportation access directly equates to personal vehicle access or ownership.

Transportation provides access to social programs, pharmacies, banking facilities, post offices, and health centres. In terms of economic

development, public transportation can provide access to training, education, and employment opportunities that allow people to remain living in the rural area of the Frontenacs.

4.1.2.2 Goal

To provide a safe, convenient, effective transportation system for all citizens of Frontenac County, including those citizens who do not have access to a personal vehicle.

4.1.2.3 Policies

The County will support efforts to develop a public transportation system that is sustainable in the long term and which is based on four cornerstones of a functional system: affordability; availability; accessibility; and acceptability.

The County recognizes and supports the efforts of *Frontenac Transportation Services (FTS)* to provide volunteer-led transportation for individuals throughout the Frontenacs. County Council will consider a longer term investment (e.g., five years) to *FTS* to allow it to plan services beyond an annual basis.

The County will explore alternatives and consider various rural transportation models that could be effective in the context of the rural density of the Frontenacs, including community-based models.

The County will work with community groups such as community care organizations, charities, and volunteers to review their potential involvement and operation of a rural transportation system.

The County will investigate various funding options from senior levels of government and other organizations to operate and maintain a public rural transportation system.

The County will work with the Townships to support carpooling initiatives and the development of new and expanded carpool lots along major transportation routes, including the Road 38 corridor, Perth Road, Battersea Road, and/or Sydenham Road.

The County will investigate collaborative operations with the City of Kingston to improve public transportation options into the rural area of the City and into the County.

The County encourages the development of transit-supportive communities in order to increase the future potential of efficient rural transit in the Frontenacs. This includes the creation of active transportation connections within and between settlement areas and the

clustering of transit-supportive uses such as schools, businesses, social services, and health facilities within settlement areas.

4.1.3 Pedestrian

4.1.3.1 Policies

Providing facilities for convenient pedestrian movement is important. The provision of sidewalks on one side of local roads and both sides of collector and arterial roads is encouraged wherever practical.

To encourage pedestrian travel, streetscapes in villages and hamlets should be safe, convenient, and attractive for pedestrians. This may include providing sidewalks, locating commercial uses at street level, providing appropriate lighting, street furniture, landscaping, and ensuring that it meets accessibility requirements.

Sidewalks are encouraged in conjunction with the development of new roads within settlement areas.

The County will encourage the development and enhancement of pedestrian trails throughout the Frontenacs, including multiple use trails.

The County supports trail routes created by a linked system between community facilities and major parks and open space areas.

4.1.4 Trail Development

4.1.4.1 Policies

County Council recognizes that trails (both for walking and cycling) can provide significant health, transportation, environmental, and economic benefits, including the following:

- Active transportation modes use no fossil fuels and emit no gas emissions;
- Cycling and walking provide an enjoyable, convenient, and affordable means of travel;
- Physical activity improves cardiovascular and mental health, and is linked to the prevention of a number of diseases; and
- Cycle tourism can benefit the economy of businesses across the Frontenacs.

The County's goal is to establish a well-connected system of trails throughout the Frontenacs that will provide residents and visitors the opportunity to engage in active healthy lifestyles, to travel to key destinations, and experience the vistas provided by the County's natural features and cultural resources.

The County will use the *County of Frontenac Trails Master Plan (2009)* to direct trail development, uses, location, and implementation that will guide future development of a trails system for the next 20 years.

The County will build on existing trail systems in the Frontenacs, including the Frontenac K&P Trail, the Rideau Trail, and the Cataraqui (TransCanada) Trail, to connect into the County's hamlets and villages, roads and waterbodies, with the goal of developing a user-friendly network.

The public shall be consulted on trail development and the implementation of routes and facilities.

The County will use the following trail selection principles as a basis for new trail creation:

- Safety
- Visibility
- Destination-Oriented
- Attractive and Scenic
- Connectivity

4.1.4.2 Special Policies: K & P Trail

The Frontenac K&P Trail is named after the Kingston & Pembroke Railway, a rail line that was built from Kingston to Renfrew between 1871 and 1885. The railway was established by a local group of Kingston businessmen who wanted to see the construction of a rail line north to the Ottawa Valley for the purpose of gaining access to the natural resources (logging and mining) and to potential markets in the north. The expected volume of rail activity never materialized and the railway was eventually purchased by the Canadian Pacific Railway in 1901. Over time the entire line was abandoned, with the final active portion between Tichborne and Kingston shut down in 1986.

The Frontenac K&P Trail right-of-way runs in a north-south direction across the mainland of the County and into the City of Kingston. The County owns a large portion of the southern section of the right-of-way, other portions are owned by North and Central Frontenac Townships, and other portions are privately owned. To the south, the City of Kingston owns the K&P right-of-way and has converted the majority of it to an active trail which the County trail connects to.

Conversion of the rail right-of-way to an active trail began in 2012 with the trail developed between Orser Road – connecting with the City trail – north to Harrowsmith, and the trail has since continued northward.

The main purpose of the Frontenac K&P Trail is to develop a trail spine through the Frontenacs that can provide linkages with other trails throughout the area.

The completion of the Frontenac K&P Trail through to the developed portion of the K&P which starts in the Township of Central Frontenac at Sharbot Lake, travels through the Township of North Frontenac, into Lanark Highlands and finally meeting up with Greater Madawaska south of Calabogie, will greatly enhance trail systems in the Frontenacs and recognize our rich heritage.

4.1.4.2.1 Policies

The County will use the *K&P Implementation Plan (2009)* as the guiding policy document to direct trail development, uses, land acquisition, and phasing program to guide the development of the K&P trail system.

In conjunction with the Townships the County will endeavour to keep the trail continuous in order to make it more attractive to users and more identifiable as a linear trail. Re-routing may take place where the County does not own the property and an easement agreement cannot be established with the landowner.

The County will work with the City of Kingston to ensure that the K&P trail system is maintained and/or enhanced to a common standard.

4.1.5 Ferry Services

4.1.5.1 Background

The Township of Frontenac Islands relies on ferry services to access the mainland.

Howe Island is served by two ferries: a fifteen car cable ferry located at the west end of the island that is operated by the County and owned and maintained by the Ministry of Transportation which operates on demand on a continual basis and docks at Howe Island Ferry Road in the City of Kingston; and a three car cable ferry (known as the Foot Ferry) located at the east end of the island which also operates on demand over an 18 hour period and which docks at Howe Island Ferry Road East in the Township of Leeds and the Thousand Islands.

Wolfe Island is served by a fifty-five car ferry (*Wolfe Islander III*) that docks at the Island at both the village of Marysville and, in the winter, at Dawson's Point, and at the Barrack Street dock in downtown Kingston.

Simcoe Island is served by a three car cable ferry operated by the Township of Frontenac Islands that connects to Wolfe Island.

There is also a privately operated ferry (Horne's Ferry) that runs from May to October from the south side of Wolfe Island to Cape Vincent, New York.

4.1.5.2 Policies

County Council recognizes that the ferry transportation system is essential to the sustainability of these islands, and that this ferry service is an integral part of Frontenac County's regional transportation system.

The County will support efforts by Frontenac Islands to maintain adequate service, including:

- the monitoring of ferry capacity and usage;
- the review, from time to time, of opportunities to improve the ferry service both through expanded capacity and improvements to infrastructure such as terminals and parking facilities;
- seeking support from the Province of Ontario in the ongoing maintenance and possible future expansion of ferry operations;
- consideration of public/private partnerships and development opportunities which would result in a net improvement to access to Wolfe and Howe Islands; and
- pursue opportunities with neighbouring municipalities in seeking joint solutions which result in ferry access improvements.

The County intends to support and work with the Township of Frontenac Islands in any identification, survey, analysis and design of any ferry facilities expansion or improvement on lands within the City of Kingston to ensure the provision of appropriate vehicle access, pedestrian and bicycle access routes which can be integrated into the City's transportation system.

4.1.6 Scenic Routes

A scenic route or by-way is a specially designated road, waterway, or trail that travels through an area of cultural or natural beauty. Frontenac County's location and scenic assets provide ample opportunities for creating scenic or heritage routes. These scenic routes draw both local residents and tourists to the scenic areas of the County.

County Council supports the development of scenic routes across the County, and the development of a regional signage strategy to promote these routes. Scenic routes should be designated for roadways and also for trail systems throughout the Frontenacs.

4.2 Servicing

4.2.1 Long Range Planning For Municipal Services

4.2.1.1 Introduction

The provision of municipal infrastructure such as roads, street lighting, and municipal water is necessary to support long term viability of the communities located in the Frontenacs.

Frontenac County recognizes the importance of providing municipal infrastructure in a timely fashion and that the maintenance and sustainability of existing infrastructure assets is fundamental to the continued variety and growth of settlement areas across the County.

This Plan recognizes that the responsibility for the planning, construction, and maintenance of municipal infrastructure is the responsibility of the Townships. This Plan also supports the continued revitalization of local infrastructure.

4.2.1.2 Goal

To ensure that there is adequate provision of services and utilities consistent with the environmental, cultural, and economic goals of the County.

4.2.1.3 Objectives

To encourage the provision of adequate municipal services to achieve and facilitate orderly growth.

To improve the natural environment and maintain a clean and healthy level of water quality based on a watershed approach.

To ensure that citizens of Frontenac County have access to potable drinking water.

To promote waste reduction and waste management as per Section 4.3.

To encourage techniques for energy conservation including measures set out in Section 2.1.4

To accommodate growth in an organized manner to minimize capital and operating costs for the Townships.

4.2.1.4 Policies

All new development within Settlement Areas will be provided with appropriate services to sustain permanent occupancy.

The County supports and can work with the Townships to coordinate infrastructure and public service facilities such as potential municipal water and sewage, and will ensure that such facilities are strategically located to support effective and efficient delivery of services across Township boundaries. Accordingly, Frontenac County Council may authorize the development of regional level strategies in order to plan collaboratively for future capital improvements.

Both the County and the Townships will monitor new technologies – in areas such as broadband, water treatment, and septic systems – that would be beneficial to residents and businesses and which would best be coordinated across municipal boundaries and will work together to develop strategies to ensure that optimal services can be provided in a timely and efficient manner.

4.2.1.4.5 Special Policies: Future Village Water Supply Protection

With the exception of the village of Sydenham, not one of the villages and hamlets in Frontenac County has a municipal water supply. Villages such as Sharbot Lake, Marysville, Verona, Plevna, and Harrowsmith are historical settlements that date back to the mid-nineteenth century in development. Many of the building lots in the village cores are too small relative to today's health and safety standards with regard to the minimum lot size of approximately 1 hectare (2 acres) to ensure a long term potable water supply on private well and septic systems. The fact that most of the County is set on the Precambrian Shield, which is prone to cracking and seepage, increases the risk of septage movement over a large area. Scientific research has identified the bacteriological contamination of groundwater as a local concern in parts of the Shield area.

Significant investment in public infrastructure is common in all villages in the Frontenacs including road maintenance, sidewalk construction, street lighting, signage, and parks and recreation facilities. Also, the majority of commercial assessment in the County is located in the villages. This reinforces the importance of the stability and improvement of all the County's villages which serve as community focal points for the surrounding region.

To help ensure that these villages can sustain commercial and residential use and remain a valuable part of sustaining rural living, the County supports long-term planning for potential municipal water systems in villages. This planning shall include the following:

- Facilitate the preparation**,** implementation and monitoring of the Source Water Protection Plans;
- Work with the Townships to investigate and analyze lands adjacent to a village that could be purchased by the County or the

Townships for the future site of a municipal well; and further, if necessary, work with the Townships to apply land use controls to surrounding properties to ensure long-term protection of the water source.

- Prepare a region-wide review of villages and hamlets which could require municipal water systems in the future and develop a priority list for local government investment.
- Establishment of a County reserve fund for drinking water protection that can be used in the investment of municipal infrastructure for water systems when required.
- Work with provincial and federal governments to seek funding to invest in municipal water systems.

4.2.2 Storm Water Management Planning

4.2.2.1 Introduction

Storm water management plans are usually required for new Greenfield development. Many new Greenfield developments are proposed through a plan of subdivision or plan of condominium and are therefore subject to approval by Frontenac County Council. The purpose of such a plan is to develop methods to control flooding, ponding, erosion, and sedimentation. Storm water plans also help to protect water quality and aquatic habitat and other natural habitat which depend upon watercourses and other water bodies for their existence. This is especially important considering the many lakes within the Frontenacs and the continuing demand for waterfront lots.

4.2.2.2 Policies

Storm water management plans may be required for any new development consisting of more than four lots or for commercial or industrial developments with large areas of impervious surface (e.g., asphalt parking and loading areas).

Storm water plans shall be prepared in accordance with the Ontario Ministry of the Environment Guideline, *Stormwater Management Planning and Design Manual*.

When reviewing any such development proposals the approval authorities will encourage the retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground.

4.3 Waste Management

4.3.1 Introduction

One of the major infrastructure and land use planning issues that the Frontenacs will be dealing with over the next twenty years is planning ahead for waste management across the County.

This Plan recognizes that each of the four Townships are proactive in their approach to reducing solid waste reaching landfill sites, and also working to continually increase the amount of materials that are being recycled. The challenge of innovation is affected to some degree by the financial capabilities of each municipality in balancing waste management with other infrastructure issues such as roads and the relatively low tax base to apply to capital investment. In the long term, a collaborative approach to waste management may lead to both a reduction in waste and cost efficiencies.

With landfills reaching carrying capacity throughout the County, there is a need to plan to reduce the production of wasteful materials. This, combined with new and innovative waste management technologies, can establish the Frontenacs as leaders in responsible and timely action to mitigate County-wide issues relating to solid waste management.

4.3.2 Goal

That the Frontenacs should become part of an integrated waste management system that ensures environmentally responsible methods of waste management and reaches beyond its borders for solutions that are scaled to achieve regional efficiencies.

4.3.3 Objectives

To ensure that all Frontenac County citizens have access to waste management facilities (or pick up) within close proximity to their homes and businesses.

To continue to reduce solid waste to improve the environment.

To encourage new methods of waste management to extend the life of existing landfill sites across the County.

To encourage the governments of the Frontenacs to work together over the long term to develop a collaborative approach to waste management and recycling over the next twenty years.

To recognize waste management as one of the primary focus areas of the County's sustainability plan, *Directions for Our Future*, and to explore a waste management approach that responds to local needs, with the ultimate goal of achieving 'Zero Waste'.

4.3.4 Policies

This Plan encourages the application of the principles of "reduce, reuse and recycle" in order to reduce solid waste disposal needs and increase the lifespan of landfill sites. A Waste Management Strategy will outline targets for waste reduction in accordance with Ministry of Environment requirements.

The County and the Townships may collaborate on initiatives that support working together to create a region-wide Waste Management Plan that deals with recycling, diversion, collection, and disposal to accommodate present and future requirements.

The Townships and the County may work together to explore new technologies and waste diversion options.

4.4 Utility and Communications Facilities Corridors

4.4.1 Introduction

The sustainability, health, and safety of Frontenac residents and its economy is closely linked to the hydroelectric corridors and utilities networks and related facilities that serve the region. These facilities and corridors include a wide variety of utilities that are owned and operated by both public and private entities, including broadband and fibre optic networks. Also, some waterfront areas are serviced by underwater utilities.

4.4.2 Policies

The development of utility and communications facilities and corridors are permitted throughout the County provided that they are in full compliance with applicable Federal or Provincial requirements.

To ensure compatibility, the following criteria should be considered and brought to the attention of the public or private operator:

- The use is necessary in the proposed location;
- Due consideration has been given to alternative locations that may result in better compatibility; and
- The proposed utility will be designed to be as compatible as practical with surrounding land uses.

The multiple use of corridors, new or existing, shall be encouraged.

Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from the applicable utility or facility manager.

Easements are preferred over severances in the establishment of utility corridors so as to prevent the unnecessary fragmentation of land.

4.5 Community Improvement Plans

4.5.1 Introduction

Community Improvement Plans (CIPs) are one of the many sustainable community planning tools found in the *Planning Act*. They can help communities and municipalities address challenges that prevent optimization of areas that are currently underutilized. This tool provides a means of planning and financing development activities that effectively assist in use, reuse and restoring lands, buildings and infrastructure. It is a tool that ties together economic development, infrastructure, and planning.

The typical focus of these plans is on the revitalization and improvement of the main street of a town, village or hamlet. CIPs can also touch on a wide range of related topics including green energy, brownfields, and recreational opportunities. They are in wide use across the province and have recently been implemented for the first time in Frontenac County as a result of Council's investment arising from *Directions for Our Future*.

CIPs allow municipalities to provide grants and loans to owners and tenants, with the goal of supporting the improvement and rehabilitation of a targeted area. This can include projects such as improving the facade of a main street store and providing incentives to redevelop vacant properties. CIPs can also help to coordinate infrastructure and public space improvements, and can be used by municipalities to acquire, rehabilitate and dispose of land (e.g., a former industrial site).

County Council has recognized that there are a number of communities that could potentially benefit from a Community Improvement Plan and have begun investing in these communities through the sustainability plan.

4.5.2 Goal

It shall be the goal of using Community Improvement Plans to promote the coordinated implementation of community planning and land use planning programs, comprised of maintaining, rehabilitating, and redeveloping the physical, social, and economic components of an area in the Frontenacs.

4.5.3 Objectives

It is the intent of this Plan for the County to work with the Townships to provide for the on-going maintenance, improvement, rehabilitation and upgrading of residential, commercial, recreational, and industrial areas in the region.

4.5.4 Policies

This Plan supports the development of Community Improvement Plans in all areas of the Frontenacs, whether they are focused on one community or village, or whether they cover a larger area, including an entire Township.
It shall be a policy of County Council to provide a financial investment for at least one CIP in each of the four Townships to help facilitate investment by both property owners and the respective municipality. To support community revitalization and economic development, Council may consider investments in additional CIPs.

County and Township Councils may collaborate with other public agencies such as the Community Futures Development Corporation (CFDC) to seek additional investment opportunities in a designated CIP area.

4.5.4.1 Special Policy – Regional Community Improvement Plans

There are a number of planning and sustainability issues that may be better addressed at a regional level to allow for greater participation in a CIP program and to deal with cross-boundary community improvement issues (e.g., trails, renewable energy projects, transportation corridors).

County Council shall seek to become a prescribed municipality for the purposes of Section 28 (2) of the *Planning Act* immediately following approval of this Plan.

4.6 Parks and Open Space

4.6.1 Introduction

Frontenac County contains a rich natural environment that is thriving. The Frontenacs strive to balance the protection of natural areas with opportunity for discovering the outdoors. The result is a healthy mix of managed forest, trails, farmland, wetlands and waterbodies. Within this system, the Frontenacs contain a large number of regional public parks and open space systems that allow both residents and visitors to enjoy the expansive natural setting.

Three Provincial Parks are present in the County: Bon Echo, Sharbot Lake, , and Frontenac Parks. All provide access to lakes and allow for many recreational activities. The County also contains a large area of Crown Land, mostly in the northern half of the region. Crown Land and the lakes within them are used for a variety of purposes, including logging, hunting, backpacking, canoeing/boating, and trail use. Conservation reserves and conservation areas throughout the County serve important roles for recreation and environmental protection.

North Frontenac Township also maintains almost 200 backcountry campsites and hiking trails on twelve lakes and they form another important part of public open space areas.

At the southern end of the Frontenacs the public have the opportunity to visit the 400 hectare (1,000 acre) Big Sandy Bay area on Wolfe Island, a crown land area which is managed by the Ministry of Natural Resources and Frontenac Islands Township.

Also, there are the lockstations along the portion of the Rideau Canal within the County that serve as passive, recreational, and cultural heritage open spaces for both land and boating visitors alike.

4.6.2 Policies

The County supports the continued operation and long term use of all regional park systems throughout the Frontenacs.

The County will coordinate with the Townships, Ontario Parks (MNR), and other agencies on the establishment of regionally significant open space networks and linkages across jurisdictional boundaries that will complement local parks planning.

The County will explore funding mechanisms to support regionally significant open space and parkland acquisitions.

The County recognizes the possible creation of a new regional park that is proposed to be created around Crotch Lake as part of the Algonquin Land Claim, and supports public participation and involvement in the development of such a park.

Section 5 – Housing and Social Services

The Housing and Social Services section contains policies that establish that Frontenac County is committed to providing a variety of housing types and social services to allow residents to enjoy a good quality of life. Services delivered include child-care, educational facilities and services, assisted living or long term care, employment services, affordable housing, transitional shelters, group homes, long term care and support services, and health facilities. The City of Kingston is responsible as the Service Manager for both the City and the County to make sure these services are available in the Frontenacs. Some of the social services are provided and funded directly by the Province or community agencies while others are provided through partnerships with the County. Volunteer groups also play an important role in the provision of social and health services within the community. The County will continue to partner with the Townships and various government and non-government agencies to deliver social services that are appropriate, effective and accessible.

The Municipal Housing Strategy (MHS) forms the basis for housing policy across the Frontenacs and in the City of Kingston as a result of its City/County approval. The MHS serves as the primary strategic plan to help guide and align local housing efforts, and is the foundation for the housing policies of this Plan.

5.1 Municipal Housing Strategy

5.1.1 Introduction

County Council and Kingston City Council adopted the Municipal Housing Strategy in 2011. The Strategy will act as a guide to create a ten year housing plan as required by Provincial legislation. It will help provide guidance for County Council to ensure that the citizens of the Frontenacs are housed in affordable, safe, sanitary, and adequate accommodation.

5.1.2 Policies

The Municipal Housing Strategy shall be considered the primary strategic plan to help guide and align local housing efforts across the County.

The County endorses the targets in the Municipal Housing Strategy for residential units to be added to the current housing stock over the next ten years and the goal of providing more affordable housing**.**

This Plan acknowledges that the Municipal Housing Strategy was updated in 2013 to include policies and strategies to reduce homelessness in both Kingston and Frontenac County. The County will work with the City as Service Manager to develop programs and projects to try to end homelessness in our region.
It is the intent of this Plan to encourage the use of surplus municipal land or facilities for the provision of housing. Each Township may consider adopting a ‘Housing First’ approach to coordinate surplus or disposal protocols for municipal lands and institutional agencies such as the local school boards.

The Municipal Housing Strategy will promote the periodic identification and monitoring of demographic changes and housing needs within the County to determine whether housing demands and needs are not or will not be met.

5.2 Affordable Housing

5.2.1 Introduction

Frontenac County contains many households where the annual income is below the Provincial average. This situation makes it challenging for people to find housing that is affordable within their budget. For the long term health of the community it is important that a wide variety of housing choices be made available.

5.2.2 Policies

The County and the Townships will work jointly to provide for affordable housing by enabling a wide range of housing types to meet the projected demographic and market requirements of existing and future residents of the County.

County Council will establish and monitor housing targets for affordable housing for low and moderate income households in the Frontenacs, with a focus on methods of providing housing for the low-income residents of the County. Where specific needs are identified, Council will work with the City of Kingston (service manager for all of Frontenac County and the City) and the Ministry of Municipal Affairs and Housing to meet identified needs.

The Townships will, where appropriate, promote intensification in settlement areas through their planning documents. Examples include: allowing for the conversion of single detached houses into multiple units and permitting land severances on large underutilized properties which will allow for new residential development on the vacant severed parcel.

The County and the Townships will work to ensure a minimum 10-year supply of residential land across the Frontenacs at all times.

County Council will encourage and facilitate the efforts of non-profit housing and co-operative housing to provide affordable housing.

County Council will work with other levels of government to ensure that adequate resources are permitted to public sector housing programs and initiatives.

County Council may participate in the provision of housing, both directly and indirectly, in accordance with the general policy and program directions established in the Official Plan and other specific direction as may be identified in the Municipal Housing Strategy as updated from time to time.

County Council may assess different forms of housing design which make housing more affordable, and may investigate alternative dwelling design standards that may contribute to more affordable housing.

Community Improvement Plans should consider initiatives to promote affordable housing projects in each Township.

5.3 Seniors Housing

5.3.1 Introduction

The Municipal Housing Strategy has indicated that one of the biggest challenges across Frontenac County over the next twenty years to be confronted is providing housing choices for seniors who wish to remain in their community. With the existing residents aging, and with the migration of seniors settling in the County after converting their cottages to full time residential use, this issue will become a priority. The goal is to look at ways and means of finding housing types that will allow seniors to stay close to their communities and families.

5.3.2 Policies

The County and the Townships may work jointly to provide opportunities for new development or redevelopment that is sustainable in a rural context and which encourages housing that will help address the evolving needs of an aging population.

County Council supports the principle of aging in place as a way to address seniors housing options while at the same time encouraging more sustainable settlement areas.

This plan encourages identifying affordable seniors housing projects at a variety of scales as an eligible community improvement activity in the creation of Community Improvement Plans.

Where practical, it is the intent of this Plan to encourage the expansion of municipal servicing to help support appropriate multi-residential development to accommodate a seniors housing project.

It is recognized that Zoning By-laws can be barriers to the development of housing for senior citizens if these types of dwellings are only allowed in certain areas of a community. Therefore it is the intent of this Plan that the County and Townships work together to create any necessary revisions to Zoning By-laws that will help facilitate the development of seniors housing on a consistent and inclusive basis across the Frontenacs.

5.4 Group Homes

5.4.1 Introduction

Group homes are generally defined as residences licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

5.4.2 Policies

A group home shall be licensed and/or approved for funding under provincial statutes and in compliance with municipal by-laws. (Note: as defined under Section 163 of the *Municipal Act*).

Group homes shall be permitted in the Township Official Plans in all designations that permit residential use.

Group homes may be subject to Site Plan Control by the local Townships to address such matters as ensuring that the site design is in keeping with the character of the area and that sufficient space is available to accommodate the needs of the residents.

5.5 Homes for the Aged (Long-Term Care Complexes)

5.5.1 Introduction

There are currently no public long-term care complexes located in Frontenac County. There are two large-scale privately owned facilities nearby in Northbrook and in Perth that are used in part by Frontenac County residents. There are other private small scale facilities scattered throughout the County.

The Frontenac County home for the aged – Fairmount – is located in the rural area of the City of Kingston and accommodates Frontenac County residents.

5.5.2 Policies

It is the intent of this Plan to recognize the value of long-term care complexes to residents of Frontenac County.

The predominant uses for these complexes shall include resident rooms and beds, resident care and nursing facilities, therapy facilities, kitchen and dining facilities, offices, meeting rooms, recreation facilities, resident places of assembly, pharmacies, and open space areas.

Complementary uses can include such facilities as residential dwelling units for the elderly, day care facilities, and parking lots.

This Plan recognizes Fairmount Home as the County owned and operated long term care home that provides care for residents of Frontenac County, the City of Kingston, and other communities.

5.6 Secondary Suites

5.6.1 Introduction

The provision of affordable housing in communities is now considered to be a provincial interest in the Ontario *Planning Act*. As a result, the provincial government now has changed legislation to facilitate the creation of second units in dwellings.

5.6.2 Policies

Township Official Plans may include policies to allow, where appropriate, the use of a second residential unit in a detached house, semi-detached house or rowhouse if no building or structure ancillary to the house contains a second residential unit; and further, to allow the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse if the house contains a single residential unit. This policy shall not apply to existing sleeping cabins or 'bunkies' located on waterfront properties.

5.7 Accessibility

5.7.1 Introduction

Frontenac County is committed to improve access and opportunities for persons with disabilities in accordance with the *Accessibility for Ontarians with Disabilities Act*.

5.7.2 Policies

As part of the commitment to improve accessibility in the Frontenacs, the County will:

a) Have regard to accessibility for persons with disabilities when considering draft plans of subdivision;
b) Establish a process to identify barriers and gaps in by-laws, policies, programs, practices, and services;
c) Continue to improve the level of accessibility of by-laws, policies, programs, practices, and services;
d) Actively encourage input from the community and the Accessibility Advisory Committee appointed by the Frontenac County Council in the design, development and operation of new, renovated, purchased or leased municipal services and facilities;
e) Improve accessibility to persons with disabilities to encourage their integration into the economic, political, social, cultural and educational mainstream; and
f) Provide resources and support to attain these objectives.

Section 6 – Heritage and Culture

The County of Frontenac is rich with history, heritage, and culture, and as such it is recognized as one of the key focus areas in *Directions for Our Future.* Heritage is a crucial part of what makes the Frontenacs a great place to live. It has the power to allow citizens to understand where we have come from and helps promote an appreciation of local identity and shared community.

In recognition of the non-renewable nature of cultural heritage resources, the County of Frontenac will encourage their conservation in a manner that respects their heritage value, ensures their viability for the future, and allows them to continue their contribution to the character, community pride, tourism attraction potential, economic development, and historical appreciation of the region.

6.1 General Policies

It is the intent of this Plan that the County's significant cultural heritage resources be identified, conserved and enhance whenever practical and that new development take place in a manner that respects the County's rich cultural heritage. The cultural heritage resources of the County generally include:

a) Built heritage resources;
b) Cultural heritage landscapes; and
c) Archaeological resources.

Township Official Plans are encouraged to include policies that are intended to implement this policy direction, including the requirement of a heritage impact assessment prior to development taking place on lands that contain or are adjacent to cultural heritage resources. A heritage impact assessment should generally outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures that are necessary to avoid or lessen the negative impact on the heritage resource.

The Townships are encouraged to establish Municipal Heritage Committees pursuant to the *Ontario Heritage Act*.

The Townships are encouraged to support the use of Community Improvement Plans under the *Planning Act* to help protect, promote and support cultural heritage resources, especially the adaptive re-use of old or heritage buildings.

6.2 Archaeological Resources

The County recognizes that there are archaeological resources of pre-contact and early historic habitation as well as areas of archaeological potential within the County that can be adversely affected by development or redevelopment.

The Townships and/or the County will require archaeological assessments and the preservation or excavation of significant of significant archaeological resources in accordance with Provincial requirements.

Designation:

The Townships are encouraged to utilize the Ontario Heritage Act to conserve, protect and enhance the cultural heritage resources in their municipality through the designation by by-law of individual properties, conservation heritage districts and cultural heritage landscapes.

Council shall encourage the conservation of cultural heritage resources by:

- conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;
- respecting the heritage designations and other heritage conservation efforts by area municipalities.

6.3 Algonquin Aboriginal Interests

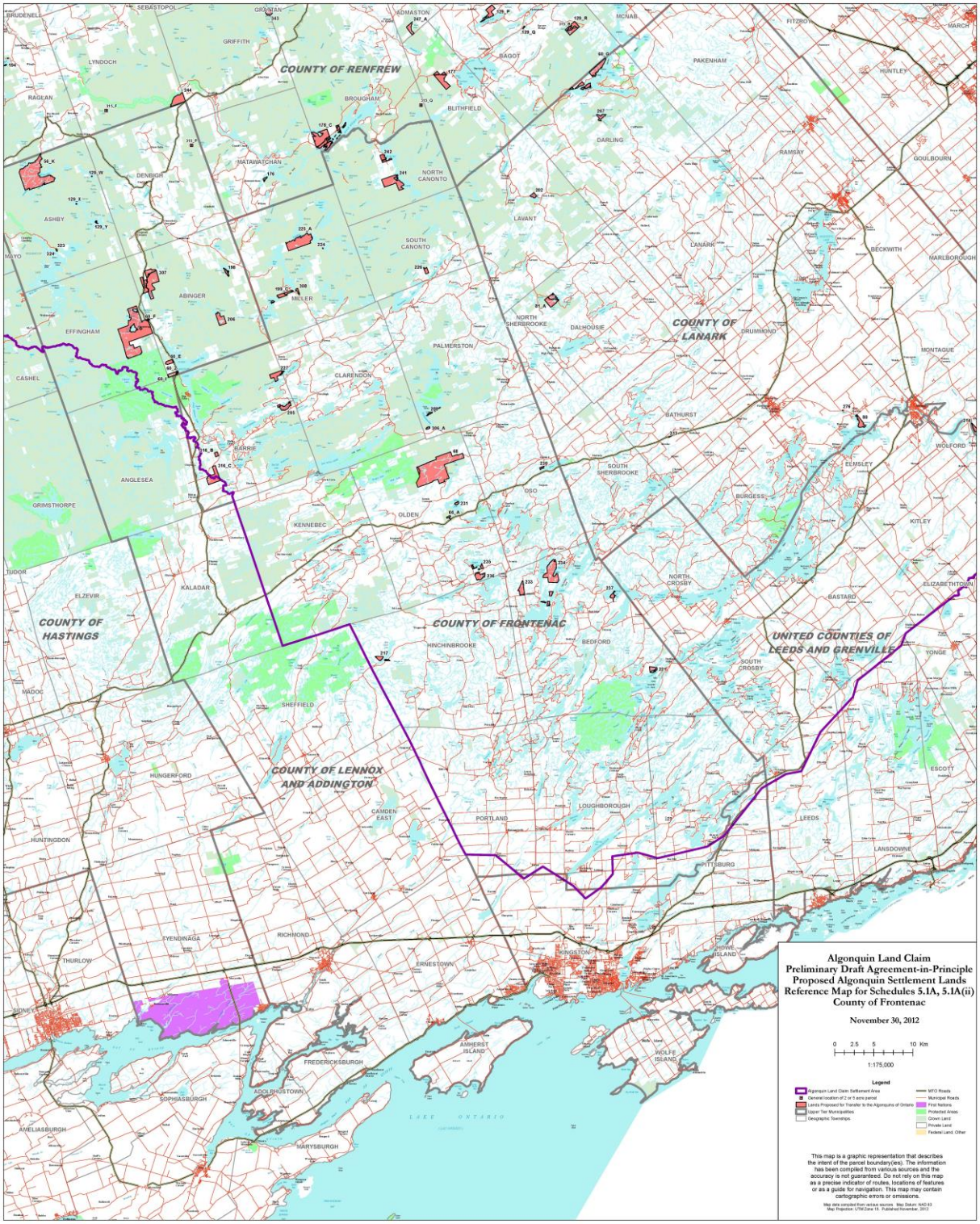
This Plan recognizes that lands within the boundaries of Frontenac County lie within the historic Algonquin Territory that is part of current Treaty Negotiations with the Federal and Provincial Crowns. Some lands within North Frontenac, Central Frontenac, and South Frontenac Townships are within the Algonquin land claim area. Figure 6 illustrates the general boundary of the land claim within the Frontenacs. As such, this Plan will respond to direction from the Federal and Provincial Crowns as to the progress of these negotiations and will incorporate any Official Plan requirements that arise from the Settlement Agreement. In the interim, the County will seek opportunities for mutually beneficial engagement with the Algonquins on matters that affect aboriginal history and culture.

6.3.1 Policies

The County of Frontenac and/or the Townships may consult with the Algonquins of Ontario with regard to land use planning affecting any of the following matters within the land claim area:

a) Protection of water quality and utilization of lakes and rivers including the Rideau Canal within the land claim area;
b) Any development that would have an impact on navigable waterways and their waterbeds;
c) Any archaeological studies related to proposed development where areas of Algonquin interest have been identified; and
d) Any Environmental Impact Studies related to proposed development where areas of Algonquin interest have been identified.

Figure 6
Algonquin Land Claim Territory



6.4 Rideau Canal UNESCO World Heritage Site

The Rideau Canal National Historic Site and UNESCO World Heritage Site, administered by Parks Canada, travels through the southeast portion of South Frontenac Township. The canal's value lies in a combination of the engineering and military achievement of the construction of the canal and the associated canal structures and buildings, the continuity and integrity of the lockstations, its continuous seasonal operation since 1832, and the unique historical environment, which together constitute a cultural heritage resource of national significance and outstanding universal value. Parks Canada's jurisdiction includes the bed of the canal up to the upper controlled water elevation and the lockstations.

In order to recognize and protect the cultural heritage resource significance of the Rideau Canal UNESCO World Heritage Site, the County has participated in an initiative, the Rideau Corridor Landscape Strategy, along with representatives from First Nations, federal and provincial agencies, municipalities, non-governmental organizations, property owners and others. A goal of the Strategy is to develop and recommend planning and management tools for municipalities and other jurisdictions that:

a) identify and protect the cultural heritage landscapes, Algonquin history, and built heritage resources of the waterway;
b) introduce design guidelines that can be implemented through the site plan control process, for new development along the waterway; and
c) identify measures to conserve the terrestrial and marine archaeological resources of the Rideau Canal.

Both this Plan and the South Frontenac Township Official Plan will recognize the policy directions coming out of this Strategy.

6.5 Frontenac Arch UNESCO Biosphere Reserve

The Frontenac Arch can be described as an ancient granite 'bridge' between the Canadian Shield and the Adirondack Mountains. Due to both its rich natural environment and its human history it was recognized in 2002 as a UNESCO World Biosphere Reserve.

The Frontenac Arch Biosphere lies on the Central Canadian portion of the Frontenac Arch. It covers approximately 2,700 sq km and covers part of both Frontenac County and the Leeds-Grenville County, including communities such as Brockville, Gananoque, Westport, Harrowsmith, Verona and Godfrey. Figure 7 illustrates the Biosphere area and its coverage within the Frontenacs.

It is the intent of this Plan to recognize the natural and historic value of the Frontenac Arch to our region and to promote its long term viability.


FIGURE #7 - Frontenac Arch Biosphere Reserve
OTTAWA
N
417
7
15
Township of
North Frontenac
Township of
Central Frontenac
Murphys Point
Provincial Park
FRONTENAC
ARCH BIOSPHERE
RESERVE
Brockville
Charleston Lake
Provincial Park
Township of
South Frontenac
38
401
155 m
Kingston
Township of
Frontenac Islands
JEFFERSON
Fort
Drum
Watertown
33
0 5 10 20
Kilometres

Section 7 – Environmental Sustainability

The County of Frontenac covers a large geographic area which is comprised of a rich natural environment that makes the region a unique place to live, work and play. This natural environment includes natural assets, natural sites, and natural attractions. The value of the natural environment for the County is more than just ecological health; it contributes to our economy and our society as well.

In addition to the Township Official Plans the following policy sections will apply:

- The Environmental Sustainability section sets out policies that are intended to help ensure that the environment that is so valued by residents in Frontenac County can be maintained and enhanced for future generations, and the health of humans and of the environment is protected.

- The Natural Environment section outlines the natural heritage system in the County and provides policies for protection of natural features in the Frontenacs.

- The Water Resources section includes policies recognizing the role of a watershed planning approach and of the importance of sourcewater protection plans in ensuring safe and plentiful drinking water.

- Hazard Lands Policies ensure that development is prohibited or strictly limited in areas that could have potential for natural hazards such as flooding and erosion.

7.1 Natural Environment

7.1.1 Introduction

The County of Frontenac natural heritage system is defined as an ecologically based delineation of nature and natural function – a system of connected, or to be connected, green and natural areas that provide ecological functions over a long period of time and enable movement of species. Natural heritage systems encompass or incorporate natural features, functions and linkages as component parts within them and across the landscape. A natural heritage system also supports natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems.

The natural heritage system illustrated on Appendices “1A”, “1B”, and “1C” use current standards and procedures such as the Natural Heritage Reference Manual (MNR 2010) and Provincial Policy Statement to identify natural features of interest, which include significant wetlands, significant coastal wetlands, fish habitat, significant woodlands, significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest.

Responsibility for the environment is shared among Federal and Provincial governments, the County, Townships, the Conservation Authorities (Quinte Conservation, Cataraqui Region Conservation Authority, Rideau Valley Conservation Authority, and Mississippi Valley Conservation) and private landowners. All have an important role in enhancing the natural environment within the County, and all have the responsibility to be good stewards. As a result, preserving a natural heritage system requires co-operation among agencies, private landholders and the wider community.

The natural heritage system, and the ecological functions it provides, contributes to maintaining the environmental health of the County of Frontenac. This Section of the Official Plan establishes a policy framework for a co-operative approach to the identification of the environmental features that comprise the natural heritage system. It also outlines how provincially and regionally significant features should be maintained, enhanced or, wherever feasible, restored and encourages the establishment of linkages among elements of the natural heritage system.

The natural heritage system is a layered approach to environmental protection comprised of features delineated on Appendices “1A”, “1B, and “1C”, and described in this section of the Official Plan. Each layer contains policies that provide appropriate protection to areas of environmental significance. Notably, the County of Frontenac’s natural heritage system includes natural linkages and biodiversity areas. Through linkages and biodiversity areas, we acknowledge that our system is not an isolated one. We are interconnected to the natural heritage beyond our boundaries and we value our local biosphere – the Frontenac Arch – as well as our global biosphere, Earth.

In this context it is important for Frontenac County to use a regional approach to ensure that significant natural heritage characteristics are protected for future generations.

7.1.2 Goal

The goal of the natural heritage system is to work with the Province, Townships, the Conservation Authorities and private landowners to maintain, enhance and restore a comprehensive natural heritage system within the County.

7.1.3 Objectives

To achieve the goal of maintaining and enhancing a comprehensive natural heritage system, this Official Plan will:

- Identify and describe the component environmental features of the natural heritage system;
- Incorporate policies addressing land use and environmental preservation, conservation, and management that conform to the Provincial Policy Statement;
- Illustrate the natural heritage system on Official Plan mapping at the regional scale;

- Provide a mechanism for the refinement of the natural heritage system at the site-specific level;
- Identify, describe, and incorporate polices addressing County of Frontenac-specific natural linkages and biodiversity areas; and,
- Encourage the Townships to refine the natural heritage system to include important local features and linkages, where appropriate.

7.1.4 Policies

7.1.4.1 Wetlands

Introduction

Wetlands are an important part of the County's biodiversity. They provide a wide variety of ecological, economic and social benefits for both humans and wildlife. Wetlands help reduce erosion, decrease flood damage, improve and maintain good water quality, provide important fish and wildlife habitat, ensure a stable, long-term supply of groundwater (by contributing to the recharge and discharge), provide recreation and tourism opportunities, limit greenhouse gas emissions (by acting as carbon sinks), and provide valuable economic products, such as timber, commercial baitfish, wild rice and natural medicines.

Council recognizes that the ecology of water systems contains a complex environment of plants, animals, and water which represents a highly valued resource in the Frontenacs, and that wetlands and riparian vegetation are part of the make-up of that ecology.

Policies

- The County of Frontenac recognizes the importance and value of wetlands in the County and supports their protection.
- Appendices "1A", "1B", and "1C" illustrate the County-wide natural heritage system, and generally identify provincially significant wetlands, coastal wetlands and other wetlands.
- The Township Official Plans shall identify and protect those wetlands where development and site alteration is prohibited, including provincially significant wetlands and coastal wetlands.If at any time during the duration of this Plan any additional provincially significant wetlands are identified in the County of Frontenac by the Ministry of Natural Resources, the policies in this Plan and the Township Official Plans related to significant wetlands shall apply and the appropriate schedules shall be updated to reflect the new provincially significant wetlands without amendment to the plan.
- The County of Frontenac encourages the Townships to adopt mechanisms (such as site plan control, consent or development agreements) that would minimize and control the removal of vegetation, and ensure the protection of naturally vegetated buffers adjacent to any provincially significant wetlands.

- Other wetlands have also been identified on the Natural Heritage mapping in Appendices “1A” and “1B” and may also be identified on the Land Use Schedules of the Township Official Plans. Impacts on these wetlands should be considered in the evaluation of development applications in or adjacent to them, and an Environmental Impact Study may be required if significant characteristics are observed and/or to demonstrate that appropriate alternatives have been assessed and negative impacts to the feature and its function have been prevented or minimized to the degree reasonably possible.

7.1.4.2 Significant Areas of Natural and Scientific Interest (ANSI)

Introduction

An ANSI is an area of land and water that contains natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. ANSIs are a critical complement to Provincial Parks and Conservation Reserves as they represent important natural features that are not found in protected areas.

Policies

- The County recognizes the importance and value of regionally and provincially significant ANSIs and supports their protection. Appendix “1A” generally identifies ANSIs within the County’s natural heritage system.
- The Township Official Plans shall identify and protect those regional or provincially significant ANSI’s where no development shall be permitted unless it can be demonstrated that there will be no negative impacts on the ANSI and its ecological function.

7.1.4.3 Significant Wildlife Habitat

Introduction

Wildlife habitat, as defined by the PPS, means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Wildlife habitats are important since they are areas where species concentrate at a vulnerable point in their annual or life cycle, and are areas which are important to both migratory and non-migratory species.

Policies

- The County of Frontenac recognizes the importance and value of wildlife and supports the protection of significant wildlife habitat
- Appendix “1A" may identify the location of known wildlife habitat. Development and/or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it can be demonstrated that there will be no negative impacts on the significant wildlife habitat and its ecological function through an Environmental Impact Study.

- Wildlife habitats occur throughout the County but may not be shown on Appendix “1A" because the exact habitat location needs to be refined at the local scale by site specific field work. If development or site alteration is planned in or adjacent to the natural heritage system, the proponent of the development may be required to document for consideration by the Township, whether there is potential for significant wildlife habitat to occur in the area and whether an Environmental Impact Study is required to identify significant wildlife habitat for consideration during Planning Act decisions.
- The Townships shall adopt appropriate development controls to protect significant wildlife habitat. If development or site alteration is planned near these sites, the Townships may contact the Ministry of Natural Resources for technical advice regarding the proposed development.
- Natural linkages shall be protected in order to maintain, restore and/or improve the diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems.
- Removal of vegetation shall be minimized in significant wildlife habitat areas.
- The County and Townships shall investigate ways to minimize and control the removal of vegetation for buildings, site alteration or accessory activities such as landscaping.

7.1.4.4 Fish Habitat

Introduction

Fish habitat, as defined by the Fisheries Act, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. The aquatic ecosystem is most often described as fish habitat since fish communities are important resources, and as such, have a long history of being used as indicators of aquatic ecosystem health. Aquatic habitat is an integral part of the watershed’s ecosystem as it provides feeding, breeding and rearing areas for resident and migratory fish and invertebrate species.

Policies

- The County of Frontenac recognizes the importance and value of the fisheries in the municipality and supports protection of their habitat.
- Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- Development and site alteration shall not be permitted within lands adjacent to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts to the features or functions of the habitat. Adjacent lands shall include lands contiguous to the fish habitat or areas where it is likely that development or site alteration would have a negative impact on fish habitat. The extent of adjacent lands shall be

defined in the Township Official Plans, based on approaches recommended by the Province or based on Township approaches which achieve the same objectives.

- The County encourages the use of best management practices, stewardship and habitat management that promotes healthy fish habitat and natural riparian areas.

7.1.4.4.1 Lake Trout Lakes

Preamble

Lake trout lakes are rare. While only about one percent of Ontario's lakes (i.e. approximately 2,300) are designated by policy and managed by the Ministry of Natural Resources for lake trout, this resource represents 20-25% of all lake trout lakes in the world. The lake trout is an important fishery resource in Ontario and Frontenac County and is a preferred species among many anglers.

The lake trout is the only major, indigenous sport fish in Ontario that is adapted to "oligotrophic" lakes (i.e. lakes with low levels of nutrients, high dissolved oxygen levels and typically deep areas with very cold water). The lake trout's slow growth, late maturity, low reproductive potential and slow replacement rate make it a unique species in the province. As a top predator, the lake trout is an important part of the province's natural heritage and an excellent indicator of the health of these fragile aquatic ecosystems.

Approximately 5% of the province's lake trout populations have already become extinct. Lake trout and lake trout lakes are particularly vulnerable to the impacts of human activities including harvesting, increased phosphorus inputs from cottage septic systems and other sources of nutrient enrichment, acidification, species introductions, and habitat destruction. Development on lake trout lakes may result in habitat degradation, diminished lake trout populations and a lower quality fishing experience.

The Frontenacs, therefore, have a great responsibility to manage them wisely. The lake trout is particularly vulnerable to the impacts of human activities and is an indicator of the health of aquatic ecosystems. Special protection is required for these lakes and their lake trout populations.

Policies

- Generally, the creation of new lots, through the severance consent process or by plan of subdivision will not be permitted within 300 metres of a lake trout lake that is classified as "at capacity". Structural development may be permitted on existing lots of record and under strict conditions where a proponent can demonstrate

that there will be no impacts on lake water quality. This may require consultation with the Ministry of the Environment and the Ministry of Natural Resources. Exceptions to allow lot creation are as follows:

- to separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake; or
- where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or
- where all new tile fields are set back at least 300 metres from the shoreline of lakes; or
- where drainage from the tile fields would flow at least 300 metres to the lake. This must be supported by a report prepared by a qualified professional that is a licensed member of the Association of Professional Geoscientists of Ontario or a licensed member of the Professional Engineers of Ontario who is qualified to practice geoscience; or
- where a site-specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on-site, to the satisfaction of the Ministry of the Environment.

- Designated at-capacity lakes are identified on Appendix “1B” and listed in Appendix “2” and shall be included in Township Official Plans.
- In consultation with the Ministry of Environment, the County will review and revise the list of at-capacity lake trout lakes in Appendix “2” annually.
- The Townships are encouraged to identify the moderately sensitive at-capacity lake trout lakes in their Official Plans with policies addressing development around these lakes to ensure their long-term sustainability.

7.1.4.5 Endangered and Threatened Species

Preamble

Endangered and Threatened species, as defined by the PPS, means a species that is listed or categorized as an “Endangered or Threatened Species” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time; Saving Endangered and Threatened species is important for their sake, and for ours since humans are dependent on the earth’s diversity of species for our own survival. The existing habitat sites of any endangered or threatened species in the County are not identified in this Plan or in Township Official Plans in order to protect endangered or threatened flora or fauna.

Policies

- The County of Frontenac recognizes the importance and value of the endangered and threatened species in the County and supports their protection.
- Significant habitat of endangered or threatened species is approved by the Province or the Federal government. This habitat is necessary for the maintenance, survival and/or recovery of naturally occurring or reintroduced populations of endangered or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. Mapping of the habitat of these species are not shown on Appendix “1C” in order to protect such species and their habitat, or because the exact location and habitat needs to be refined by site specific field work.
- The County and the Townships will work with the Ministry of Natural Resources to develop a mutually acceptable protocol for sharing available and threatened species habitat information, and how best to apply this information to the large amount of undisturbed lands within the County.
- No new development or site alteration shall be permitted within the habitat of endangered or threatened species, except in accordance with provincial and federal requirements. Development and site alteration shall not be permitted on the lands adjacent to habitat of endangered or threatened species, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.
- New development proposals shall require an appropriate level of site assessment to identify potential presence or absence of endangered or threatened species and their potential habitats as determined by the Ministry of Natural Resources.
- Where potential habitat is identified, a more detailed site assessment may be required by an Environmental Impact Study to provide information on current habitat conditions, to address any applicable permit requirements under the Endangered Species Act (as appropriate), and to delineate significant habitat for approval by Ministry of Natural Resources.
- If development or site alteration is planned near these sites, the Township should contact Ministry of Natural Resources for technical advice regarding the proposed development.

7.1.4.6 Significant Woodlands

Preamble

Woodlands, as defined by the PPS, means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon,

provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands are important for their aesthetic value, economic value, as species habitat, to minimize erosion, to mitigate greenhouse gases (as a carbon sink), and as providing animal species with corridors for movement.

Policies

- The County recognizes the importance and value of woodlands and supports the protection of significant woodlands. These woodlands have value in the County, both natural and human. Examples include maintaining and/or improving the air quality, preventing soil erosion, helping to retain water and recharge ground water, producing economic value (firewood, maple syrup, lumber), providing recreational opportunities, and contributing to the overall beauty of the Frontenacs.
- Appendix "1C" identifies all woodlands within the County, but does not identify any significant woodland.
- Development and/or site alteration in or adjacent to significant woodlands that may be identified in the majority of South Frontenac and all of Frontenac Islands (i.e., within MNR Ecoregion 6E of the PPS) shall not be permitted unless it can be demonstrated that there will be no negative impacts on the significant woodland and its ecological function.
- When new significant woodlands are identified, consideration and protection of the areas shall be assessed prior to approving new land use planning applications.

7.1.4.7 Significant Valleylands

Preamble

Valleylands, as defined by the PPS, means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Valleylands are often defining landscape features essential to the character of an area, help buffer waterbodies from the effects of human settlement, provide linkages to the rest of the watershed, and provide important corridors allowing the dispersion of plants and movement of animals. Significant valleylands may be identified in the southern part of the County (i.e., within MNR Ecoregion 6E of the PPS).

Policies

- The County recognizes the importance and value of valleylands and supports the protection of significant valleylands.
- Significant valleylands are not shown on the Natural Heritage System mapping and can be identified in consultation with the Townships and/

or the local Conservation Authority based on local factors and conditions.

- The Township Official Plans shall contain policies that ensure that development and site alteration shall not be permitted in significant valleylands and its adjacent lands unless it has been determined, via an Environmental Impact Study, that there will be no negative impacts on the natural features or their ecological functions.
- The Township Official Plans shall contain policies that ensure that when new significant valleylands are identified, consideration and protection of the areas shall be assessed prior to approving new land use planning applications.

7.1.4.8 Linkages and Biodiversity Areas

Preamble

The County of Frontenac's natural heritage system as mapped in Appendices "1A", "1B", and "1C" includes natural linkages and biodiversity areas. Through linkages and biodiversity areas, we acknowledge that our system is not an isolated one. We are interconnected to the natural heritage beyond our boundaries and we value our local biosphere – the Frontenac Arch – as well as our global biosphere, Earth.

7.1.4.8.1 Linkages

Preamble

The County of Frontenac is home to wildlife that traverses eastern Ontario and by identifying linkages; the County is able to support the valuable wildlife that contributes to the County's high quality natural environment. The County has undertaken a geographic information systems (GIS) analysis to determine regional scale linkages.

Policies

- Linkages mapped in this plan on Appendix "1A" are intended to promote regional connectivity in the natural heritage system and the County of Frontenac encourages municipalities to establish and maintain linkages by incorporating them into their Official Plans.
- Where appropriate, the Townships are encouraged to add local linkages which facilitate greater connections between natural features of the natural heritage system.
- Linkage mapping has been completed at a regional scale, and the boundaries are intended to be refined at the site level. When development is proposed within a linkage, this plan encourages that linkages be incorporated into the development, retained in its natural state and an Environmental Impact Study be completed to document management recommendations for the protection of the linkage.

- Linkages may be considered as priority areas for ecological stewardship projects, re-naturalization projects, or environmental land acquisition projects, or as potential lands for conservation easements granted to the municipality by the property owner.
- Existing development and activities within linkages may continue.

7.1.4.8.2 Biodiversity Areas (Overlay)

Preamble

The County of Frontenac benefits from having a large undeveloped area that is rich in natural heritage and contains a wide range of species, habitats and ecosystems. Biodiversity Areas protect species, habitat and ecosystems that are representative of the County's natural heritage system. Protecting biodiversity is a way to promote stewardship and ensure that impacts to the environment through challenges such as climate change are mitigated. The County has undertaken a geographic information systems (GIS) analysis to determine specific areas for the protection of biodiversity.

Policies

- Biodiversity areas are identified on Appendix "1A".
- Biodiversity areas may receive priority consideration for the creation of new conservation areas, conservation easements, or new ecological stewardship programs;
- Notwithstanding the policies of the underlying land use designation, lands within Biodiversity Areas may be:
  - Discouraged from lot severance or subdivision unless immediately abutting existing development;
  - Discouraged from the creation of new buildings unless on an existing previously undeveloped lot; and,
  - If developed, encouraged to develop by minimizing changes to topography and vegetation, and by using materials and a built form that integrates well with a natural area.

7.1.4.9 Mineral Aggregate Operations

Policies

- New mineral aggregate operations may be permitted in the natural heritage system where the policies of this plan and the Township Official Plans allow and:
  - progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction;
  - the assessment of the natural features and restoration plan taking into account the natural heritage system will be incorporated into

the Natural Environment Report required under the *Aggregate Resources Act.*

7.1.4.10 Environmental Impact Study

Preamble

An Environmental Impact Study is an important tool used during the development review process which helps delineate, characterize, analyze, and plan for the protection and conservation of the natural heritage system and its components.

Policies

- Where the policies in this Plan provide for the preparation of an Environmental Impact Study EIS), it is understood that, on the basis of consultation with the appropriate review agency, the EIS may be scoped or eliminated in those instances where the potential impact of development is reduced or is non-existent. Where County Council is the planning approval authority, it shall require an impact assessment for development and site alteration proposed in designated natural heritage features and adjacent lands. An Environmental Impact Study shall be prepared to support land use planning applications and prior to the approval of the proposed development or site alteration. Depending on the type of planning application and the approval authority, the County, Townships and/or the Conservation Authorities will co-ordinate the requirements for the preparation of an Environmental Impact Study which shall be undertaken in accordance with the Natural Heritage Reference Manual and any other applicable guidelines.
- The potential scope required for the preparation of an EIS is listed in APPENDIX “3”.

7.1.4.11 Land Uses and Zoning

Policies

The County of Frontenac encourages the Townships to identify appropriate land uses and other performance standards in their Zoning By-laws that provide for protection of the features identified in the natural heritage system and which are compliant with the PPS.

7.1.4.12 Stewardship Planning

Introduction

One of the key factors that make Frontenac County such a unique place is that it is largely undeveloped, especially when compared to other parts of Ontario. The PPS has been designed to cover all development across Ontario; in the case of natural heritage it is focused on protecting ‘rarity’ in landscapes to deal primarily with urban growth in the Toronto / Golden Horseshoe area. This perspective does not apply to the Frontenacs, which

are rich in natural resources. In this case, a stewardship plan may provide the most suitable perspective on dealing with our ecosystem.

Policies

The County supports the development of a regional stewardship plan in order to provide a broad perspective on protecting ecosystems and managing landscapes.

This Plan recognizes that connectivity of landscapes and ecosystems is important for the long term resilience of the natural environment in the Frontenacs.

7.1.4.13 Lake Management Plans

Introduction

A Lake Management Plan (LMP) is an approach by a lake association to identify and protect the physical and environmental values of a lake or river system. A LMP can result in a long range vision for the lake community that can be implemented through stewardship direction and potential land use policies. County Council endorses the development of LMPs by lake associations, particularly those lakes that may be experiencing development pressure.

Policies

- Lake Management Plans may include a number of components, including:
    - A lake capacity assessment to help determine the carrying capacity for development and for opportunities to improve water quality;
    - An inventory of existing and proposed development by type, and characteristics of sewage and water services;
    - A shoreline capacity assessment to help determine lands which are suitable for development based on such features as slope, vegetation cover, and depth of overburden;
    - A fish habitat assessment;
    - The nature of public access and the use of the lake for aquatic and boating activities;
    - Road access to the lake or river for shoreline development;
    - Shoreline management practices that can provide direction for appropriate conservation or retention of natural features;
    - Identification of special attributes of the lake;
    - Public education; and
    - An implementation and monitoring program.

- Township Official Plans may include policies that identify Lake Management Plans that have been completed, recognizing that the primary use of these plans is for stewardship purposes.

7.2 Water Resources

7.2.1 Source Protection Plans

This Plan is based on a watershed planning approach. In this context, Source Protection Plans are key planning documents that help to protect drinking water supplies from potential contamination by limiting certain uses and activities within sensitive areas. The County supports the development of Source Protection Plans for each major watershed in the Frontenacs, including the Quinte Source Protection Plan, Cataraqui Source Protection Plan, and the Mississippi-Rideau Source Protection Plan. The Townships shall include relevant Source Protection Plan policies and standards in their Official Plans and Zoning By-laws as part of the implementation of source protection plans.

The protection, conservation and careful management of groundwater resources is necessary to meet both the present and future needs of residents and the natural environment. As groundwater and aquifer contamination is extremely difficult and costly to rectify, prevention of contamination is the best strategy.

Policies

- The County shall:
    - Support and participate in initiatives that implement the *Clean Water Act*, as necessary and appropriate;
    - Assure that groundwater quality and quantity will not be negatively impacted by development;
    - Contribute and promote a culture of conservation among all public, private, community groups and local citizens and aim to reduce water use in all sectors;
    - Establish sector-specific targets for water use reductions;
    - Contribute and show leadership by considering water conservation and efficiency within its municipal culture, decision making, and operations.

7.3 Hazard Lands

7.3.1 Introduction

The County of Frontenac's long-term prosperity, environmental health and social well-being partly depends on reducing the potential for public cost or risk to Frontenac residents from natural or human-made hazards. Development should be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.

7.3.2 Natural Hazards Policies

7.3.2.1
Development shall generally be directed to areas outside of:

- hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
- hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
- hazardous sites.

7.3.2.2
Development and site alteration shall not be permitted within:

- the dynamic beach hazard;
- defined portions of the flooding hazard along the St. Lawrence River
- areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard;
- a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.
- Despite the above policies in Section 7.3.2.2, development and site alteration may be permitted where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

7.3.2.3
Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

- an institutional use including hospitals, long-term care homes, pre-schools, school nurseries, day cares and schools
- an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations
- uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

7.3.2.4
Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate

floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.

7.3.2.5
Further to policy 7.3.2.4, and except as prohibited in policies 7.3.2.2 and 7.3.2.3, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- new hazards are not created and existing hazards are not aggravated; and
- no adverse environmental impacts will result.

7.3.3 Human-Made Hazards

Development on, abutting or adjacent to lands affected by mine hazards*;* oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations *or* petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.

Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

Section 8 – Implementation

The intent of the Implementation section is to provide guidance when interpreting and implementing the policies of this Plan. This section includes policies relating to boundary interpretation, Official Plan amendments, subdivision and condominium applications, public participation, complete application requirements, land use compatibility, and development charges. These policies are intended to give direction to proponents when considering projects requiring approval by County Council, and to provide clarity to staff and Council when processing and evaluating development proposals.

8.1 Interpretation of Land Use Boundaries

It is intended that the boundaries of the land use designations shown on Schedule "A" be considered as approximate except where bounded by major roads, railways, water bodies, legal lot lines or other geographical features. Therefore, amendments to this Plan will not be required in order to make minor adjustments to the land use boundaries provided the general intent of the policies of this Plan is preserved.

8.2 Amendments to the Plan

Amendments to this Plan shall be considered in accordance with related policies elsewhere in this Plan, the Provincial Policy Statement, the *Planning Act,* and with general land use planning principles. Amendments shall only be considered when they are justified and when the required supportive information is provided as stated in the policy sector proposed for revision.

Proposed amendments to this Plan shall be accompanied by sufficient information to allow County Council to fully understand and consider the following:

1. the relationship to and impact of the proposed change on the goals, objectives and policies expressed in this Plan;
2. the need for the proposed change and the benefit to the County;
3. the effect of the proposed change on the need for public services and facilities;
4. the physical suitability of the land for the proposed use and the effect of the proposal on the natural environment; and
5. compliance with the Provincial Policy Statement and other applicable policy and legislation

Applications to amend this Plan will not be considered complete until the information and materials required under the *Planning Act* and *Ontario Regulation 543/06*, along with any other information and materials identified by the County have been provided. The County may request the Minister to amend *Ontario Regulation 525/97* to be exempt from ministerial approval of future amendments to the County Plan.

8.3 Amendments to the Township Official Plans

Amendments to Township Official Plans shall be considered in accordance with the Provincial Policy Statement, the policies in the County Official Plan, related policies elsewhere in the applicable Township plan, the *Planning Act,* and with general land use planning principles. Amendments shall only be considered when they are justified and when the required supportive information is provided.

Nothing in this Plan shall prevent the Townships from adopting more restrictive policies or standards than those outlined in this Plan, provided such policies are consistent with the general intent of this Plan.

8.4 Public Participation

Council shall consult with the public for amendments to and reviews of the Plan. The consultation process shall include the provision of adequate information in a timely manner, as well as opportunities for members of the public, review agencies, and other stakeholders to discuss this information with County staff and to present views to County Council and to Township Councils.

When considering planning applications that are specific to one Township, the County will generally request that the Township hold any public meetings on the County's behalf.

Under exceptional circumstances, Council may forego the requirement for a public meeting when refusing an amendment to its Official Plan.

8.5 Zoning By-laws

The preparation and amendments to Township Zoning By-laws shall be the responsibility of each Township Council. Each Zoning By-law shall reflect the policies established in the Township Official Plan.

8.6 Subdivision and Condominium Approvals and Agreements

The County of Frontenac is the approval authority for plans of subdivision and plans of condominium in the County under Ontario Regulation 477/00. This can include subdivisions for development in settlement areas, rural residential, commercial, and business park/industrial.

Council may delegate all or any part of the approvals process by By-law to a committee of Council or to staff.

Township Official Plans shall contain policies to guide the review of plans of subdivisions and plans of condominium.

Applications for plans of subdivision and condominium will not be considered complete until the information and materials required under the *Planning Act* and Regulation 544/06, along with any other information and materials identified by the County have been provided.

8.7 Planning Applications – Consultation and Complete Application Requirements

In situations where County Council acts as the planning approval authority, the County shall request additional information and material that it needs when considering development proposals or *Planning Act* applications. Such information may include but is not limited to any of the following:

- Hydrogeological and Terrain Analysis Report
- Water Supply Assessment
- Groundwater Impact Study
- Surface Water Impact Study
- Storm Water Management Report/Master Drainage Plan
- Environmental Impact Study/Statement
- Environmental Site Audit/Assessment
- Flood Plain Management/Slope Stability Report
- Lake Capacity Study
- Boat Capacity Study
- Transportation/Traffic Impact Study
- Municipal Servicing Capacity Reports
- Servicing Options Report
- Archaeological Resource Study
- Cultural Heritage Impact Statement
- Natural Heritage Evaluation
- Aggregate study
- Noise/Dust/Vibration Study
- Agricultural Soils Assessment Study
- Minimum Distance Separation calculation
- Market Study
- Planning Rationale
- Official Plan Amendment or Zoning By-law
- Concept Plan showing ultimate use of land
- Previous Land Use Inventory
- Financial Impact Report
- Any other studies required by the County which are not reflected in the above list
- Any other studies identified in the Township Official Plans

8.8 Development Charges

The County and any of the Townships may pass Development Charges By-laws in accordance with the *Development Charges Act, 1997*. Council may request that the City of Kingston collect development charges for applicable services provided by the County within the City's boundaries.

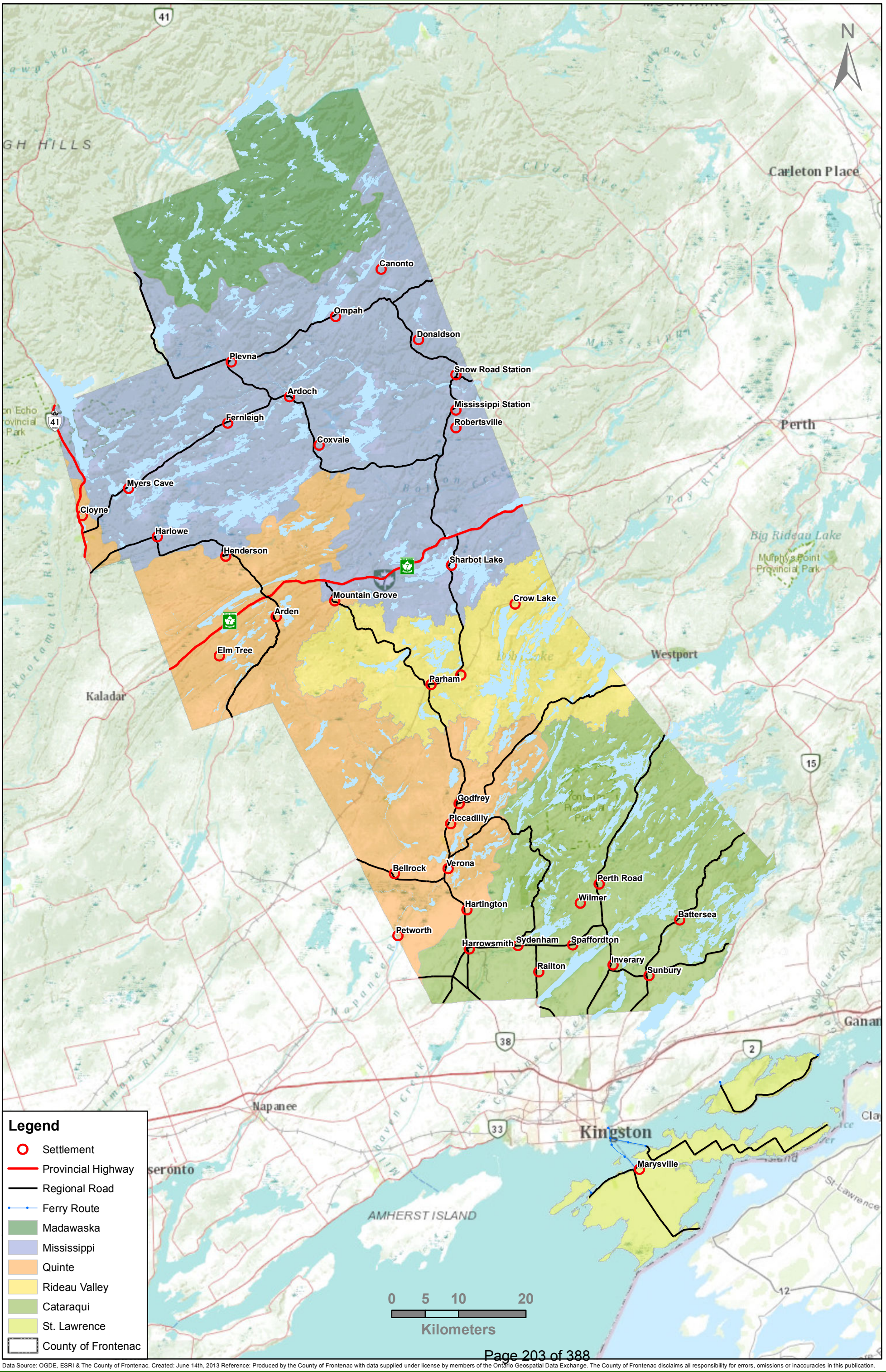
8.9 Land Use Compatibility

Land use conflicts should be avoided as much as possible. Policies in Official Plans, setbacks in Zoning By-laws, and strategic design and layout of development applications can reduce the potential for conflicts by providing adequate mitigation measures to address issues before they arise.

Township Official Plans shall contain provisions addressing impacts such as noise, dust, contamination, odour, and other impacts that may result from a change in land use or proposed development.

Township Official Plans shall contain policies and guidance for setbacks for sensitive uses from features such as rail lines, mining and aggregate operations, and heavy industrial operations.

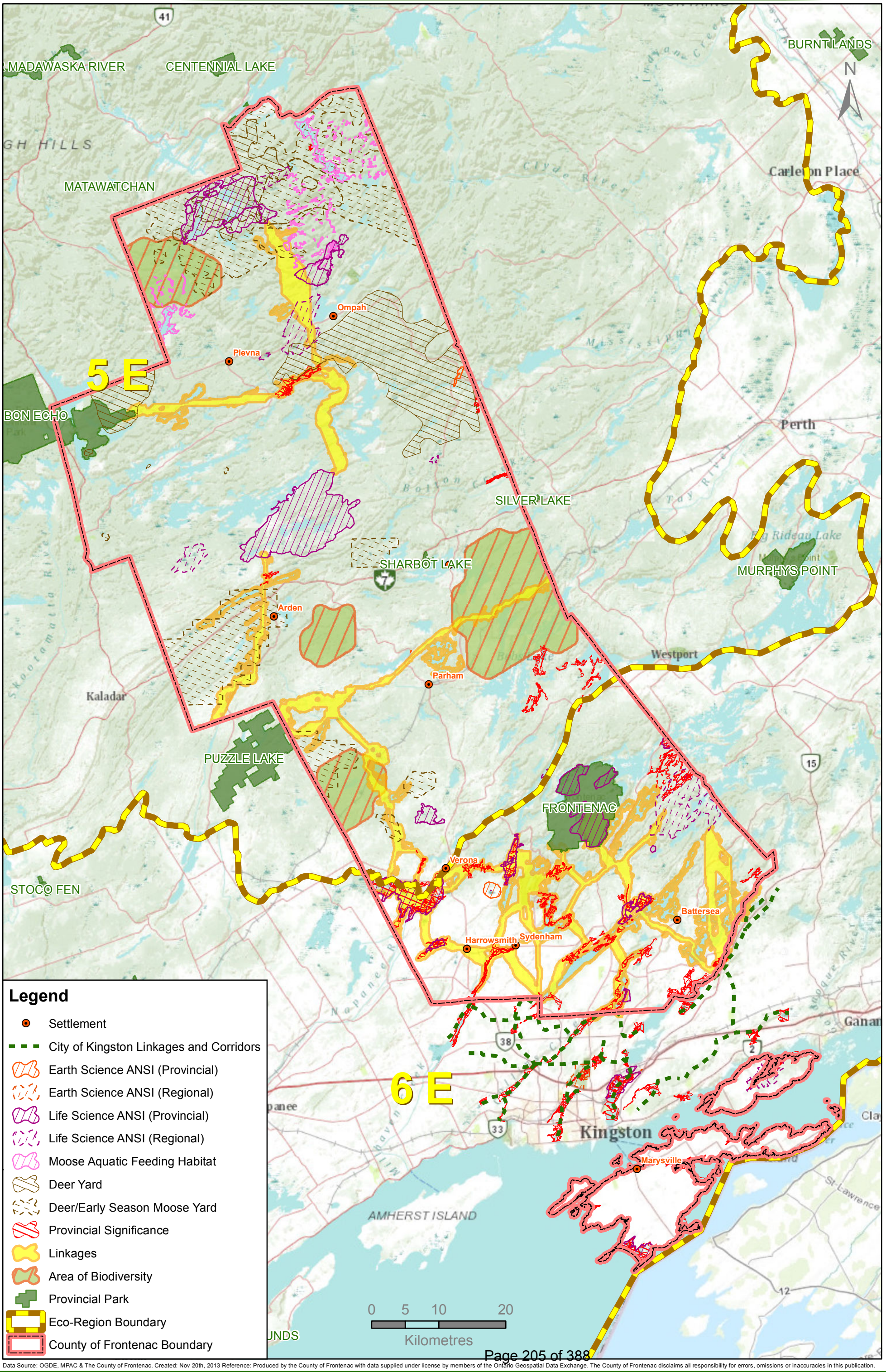
SCHEDULE "A" - LAND USE



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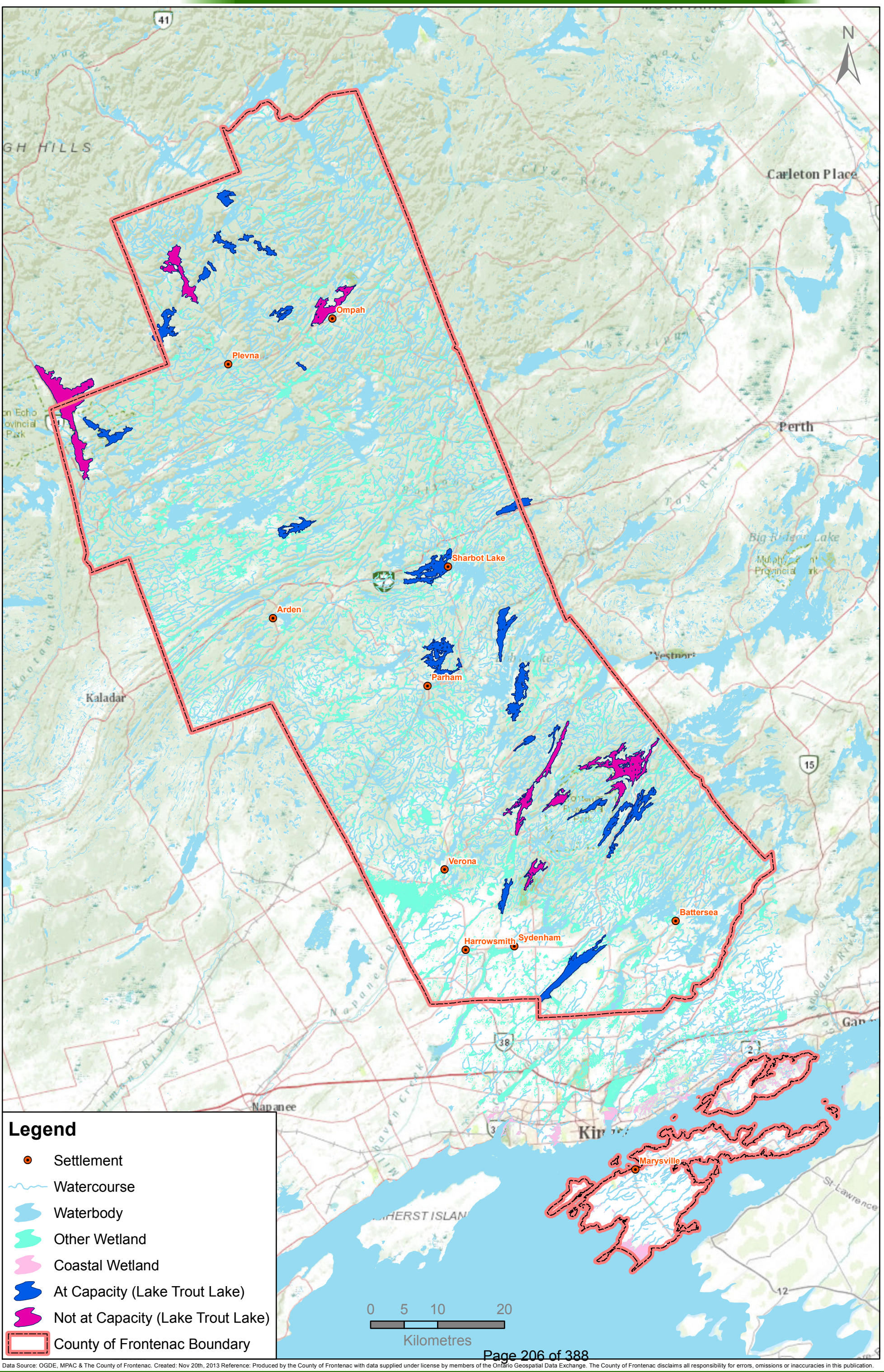
APPENDICES

APPENDIX "1A" - NATURAL HERITAGE SYSTEM



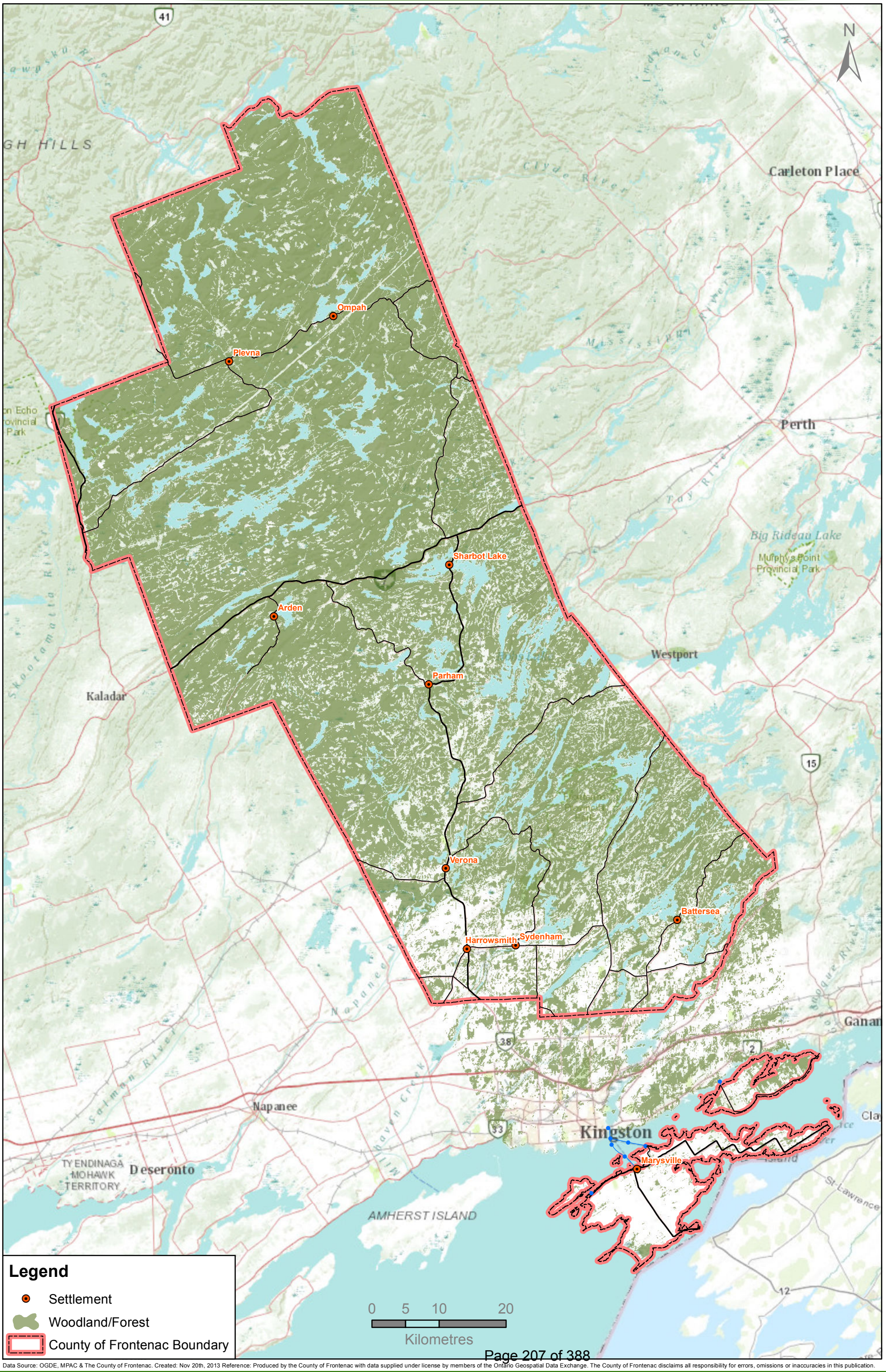
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APPENDIX "1B" - NATURAL HERITAGE SYSTEM



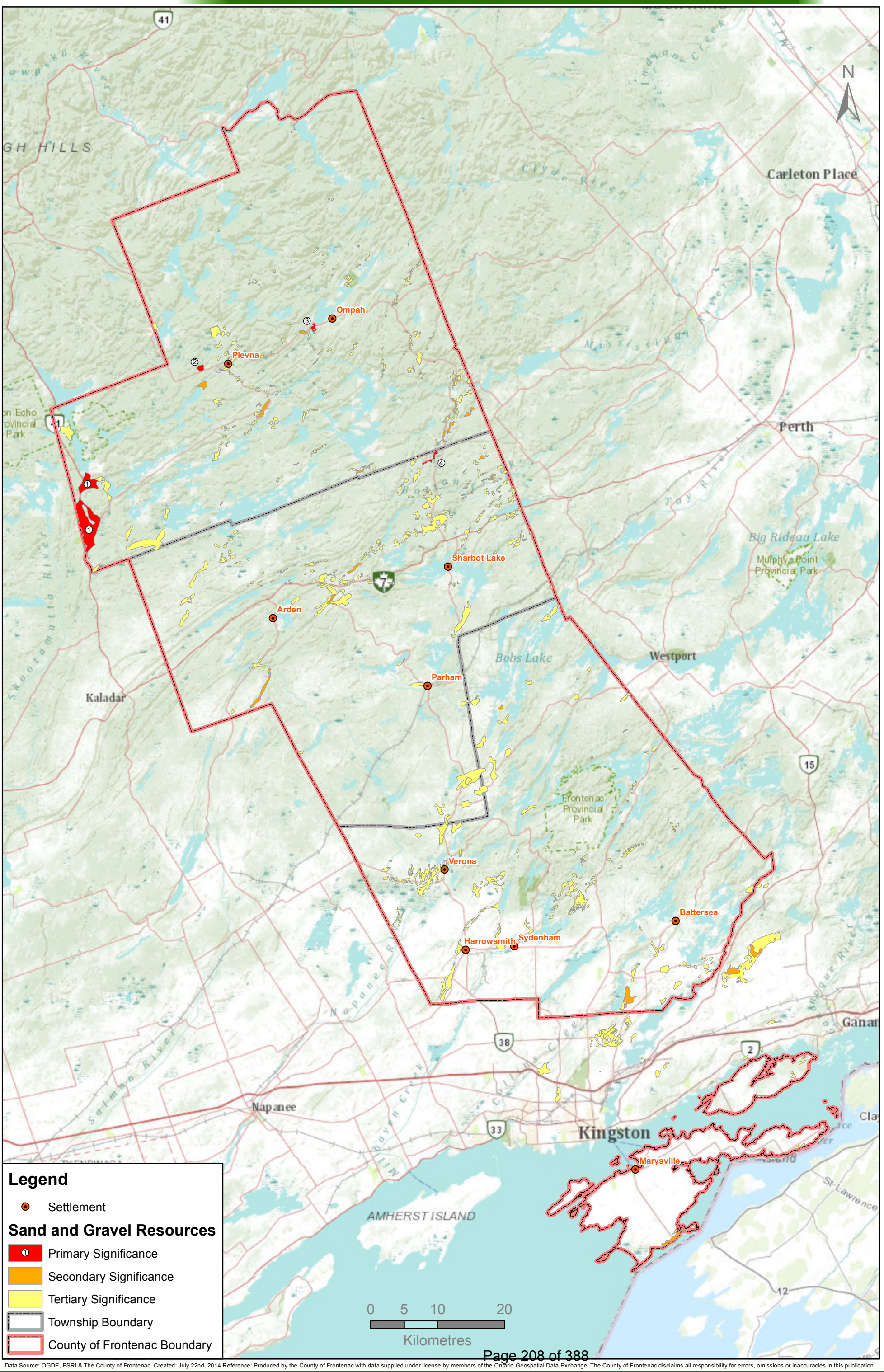
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APPENDIX "1C" - NATURAL HERITAGE SYSTEM



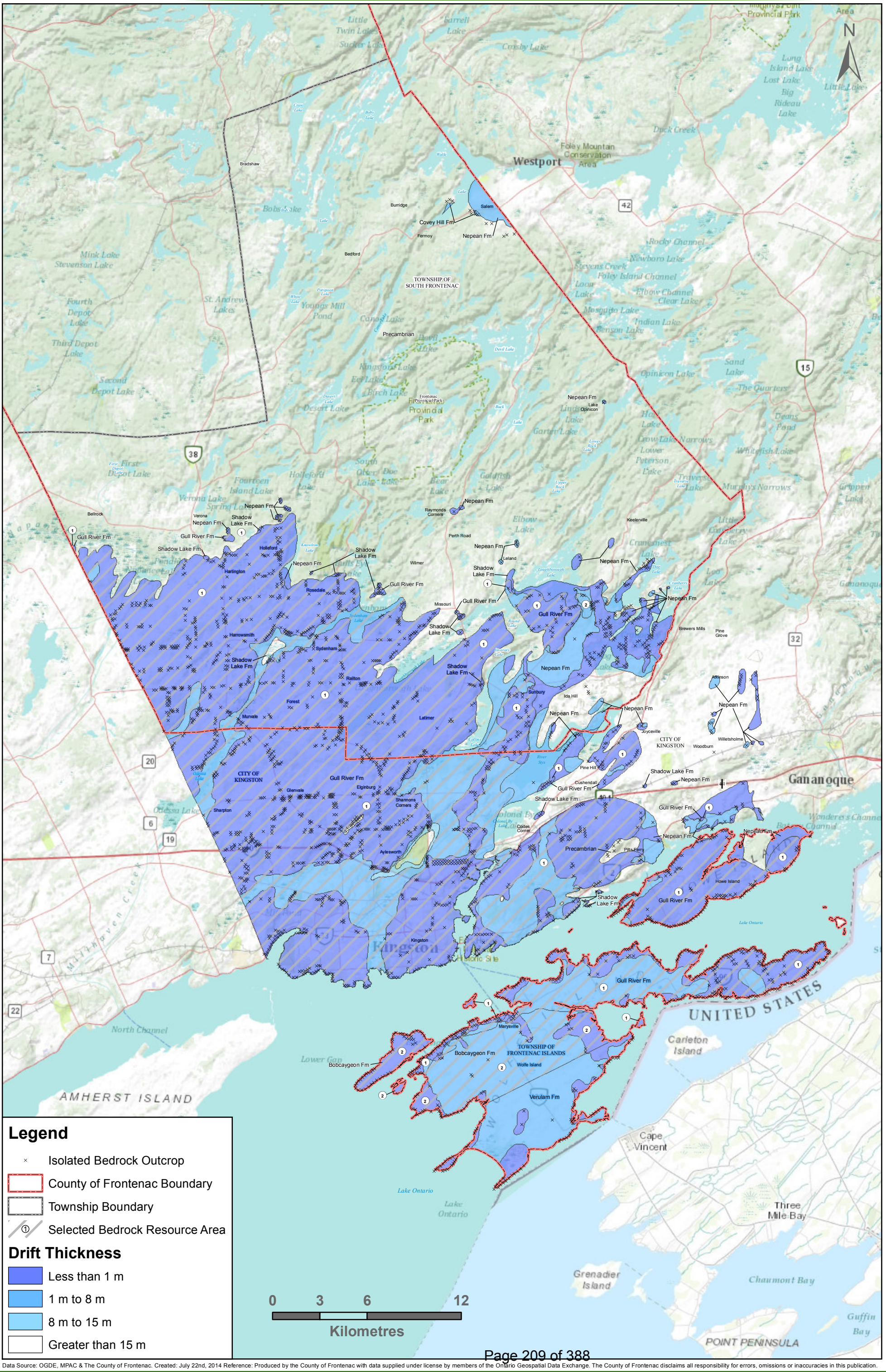
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APPENDIX "1D" - SAND AND GRAVEL RESOURCES



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APPENDIX "1E" - BEDROCK RESOURCES



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APPENDIX “2”

DESIGNATED ‘AT CAPACITY’ LAKE TROUT LAKES

- Shabomeka (Buck) Lake, Kishkebus (Dyers) Lake, Little Green Lake, Buckshot (Indian) Lake, Lucky Lake, Mosque (Mosquito) Lake, Big Ohlmann (Rock) Lake, Mackie Lake, Reid (Boundary) Lake, Round Schooner Lake, Camp (Little Mackie) Lake, Big Salmon Lake, Bobs (Green Bay) Lake, Buck Lake (South Frontenac), Crow Lake (Central/South Frontenac), Devil Lake, Eagle Lake, Garter Lake (near Potspoon Lake), Hungry Lake (Central Frontenac), Knowlton Lake, Loughborough (West Basin) Lake, Potspoon Lake, Sharbot (West Basin) Lake, and Silver Lake.

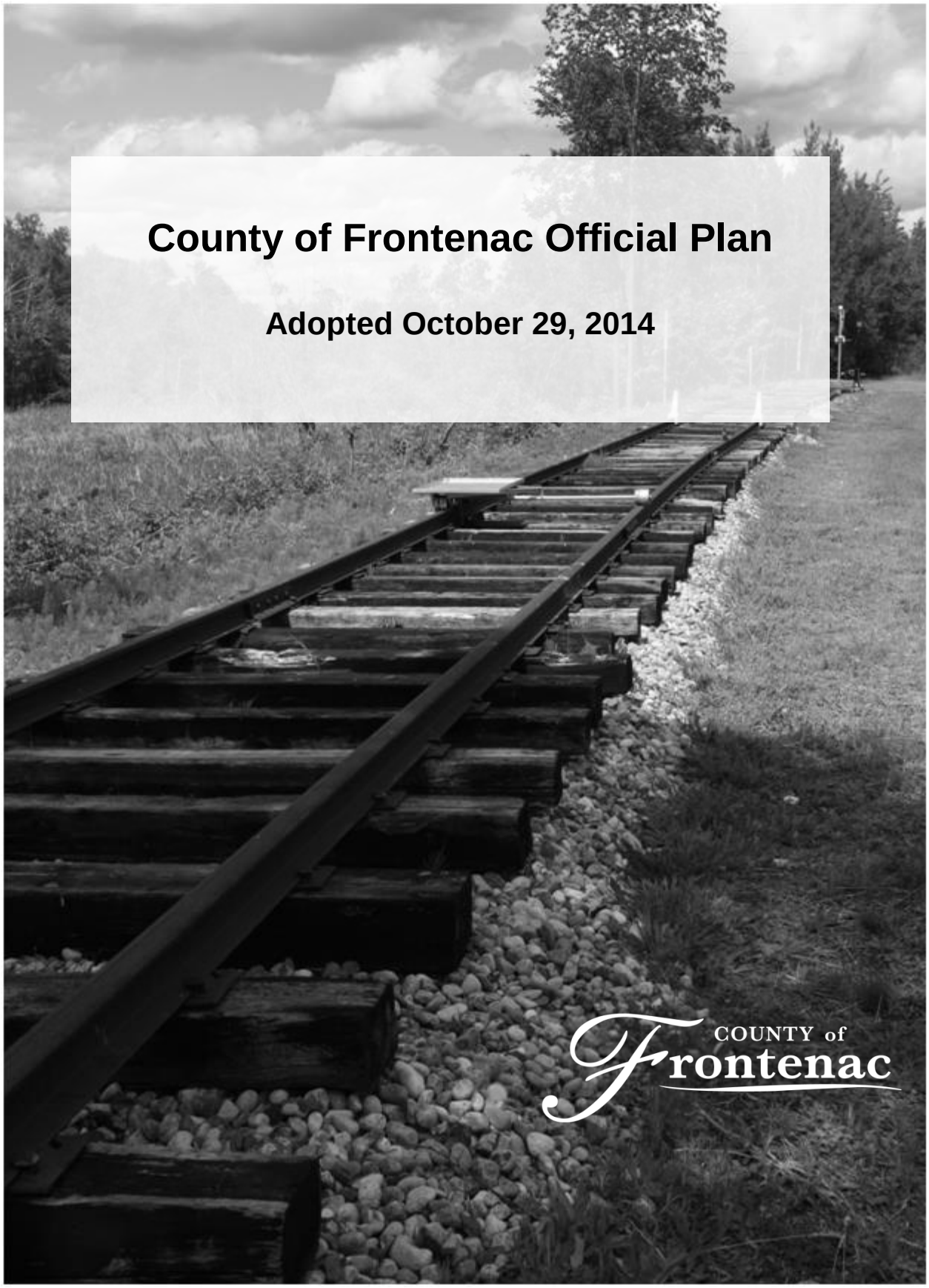
“NOT AT CAPACITY” LAKE TROUT LAKES

- Big Clear Lake (South Frontenac), Birch Lake, Brule Lake, Canoe Lake, Desert Lake, Gould Lake, Mazinaw Lake, and Palmerston Lake.

APPENDIX "3" – ENVIRONMENTAL IMPACT STUDY REQUIREMENTS

- The County, in consultation with the Province, the Townships and the Conservation Authorities may require the completion of a single comprehensive Environmental Impact Study where:
    - development or site alteration is proposed on multiple adjacent properties containing elements of the natural heritage system;
    - a comprehensive community planning process is being undertaken;
    - environmental studies are required to support the proposed expansion of the Township Urban Area or settlement boundary; or,
    - as deemed required by the County of Frontenac, where the County is the approval authority.
- An Environmental Impact Study is intended to provide for an assessment of the potential impact of a proposed development or site alteration on a particular natural heritage feature and shall be used to determine whether the proposed development, redevelopment or site alteration should or should not be permitted. The Environmental Impact Study will be undertaken by the proponent of the development and/or site alteration.
- The components of the Environmental Impact Study shall be tailored to the scale of development and may range from a simplified assessment (scoped assessment) to a full assessment. The County may consult with the conservation authority having jurisdiction and the Ministry of Natural Resources in determining information requirements and the type and content of an Environmental Impact Study. The following is intended to provide an initial guideline on the potential scope of an Environmental Impact Study:
    - a description (including a map) of the study area and landscape context (including natural features and areas, and ecological functions);
    - a description of the development proposal;
    - date of field visits;
    - identification of the natural features
    - species lists of flora and fauna recorded for the site;
    - assessment of the potential impacts of the proposed development on natural features or areas and on their ecological functions for which they have been identified;
    - identification of alternatives and avoidance measures implemented to reduce impacts;
    - identification of mitigation, monitoring and contingency requirements;
    - quantification of residual impacts (those that cannot be mitigated) if any;

    - recommendations on how to implement mitigation measures; and,
    - conclusion(s) on the environmental impact(s).
- The County of Frontenac may prepare a comprehensive guideline for the preparation of an Environmental Impact Study which further implements this plan's Environmental Impact Study policies.
- The Environmental Impact Study must be undertaken by a qualified professional to the satisfaction of the appropriate agency / approval authority.



County of Frontenac Official Plan

Adopted October 29, 2014

County Official Plan – Policy Outline

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SECTION 1 - INTRODUCTION

1.1 Purpose, Basis and Context of the Plan

Purpose

The Frontenac County Official Plan creates the framework for guiding land use changes in the County over the next 20 years to 2034 by protecting and managing the natural environment, directing and influencing growth patterns and facilitating the vision of the County as expressed through its residents. This Plan also provides the avenue through which Provincial Policy is implemented into the local context. The Plan is also a major cornerstone in the implementation of *Directions for Our Future*, the County's sustainability plan.

Basis

The Official Plan for Frontenac County has its basis in the *Planning Act*; the Provincial Policy Statement (2014); and the four sustainability pillars identified in *Directions for Our Future*.

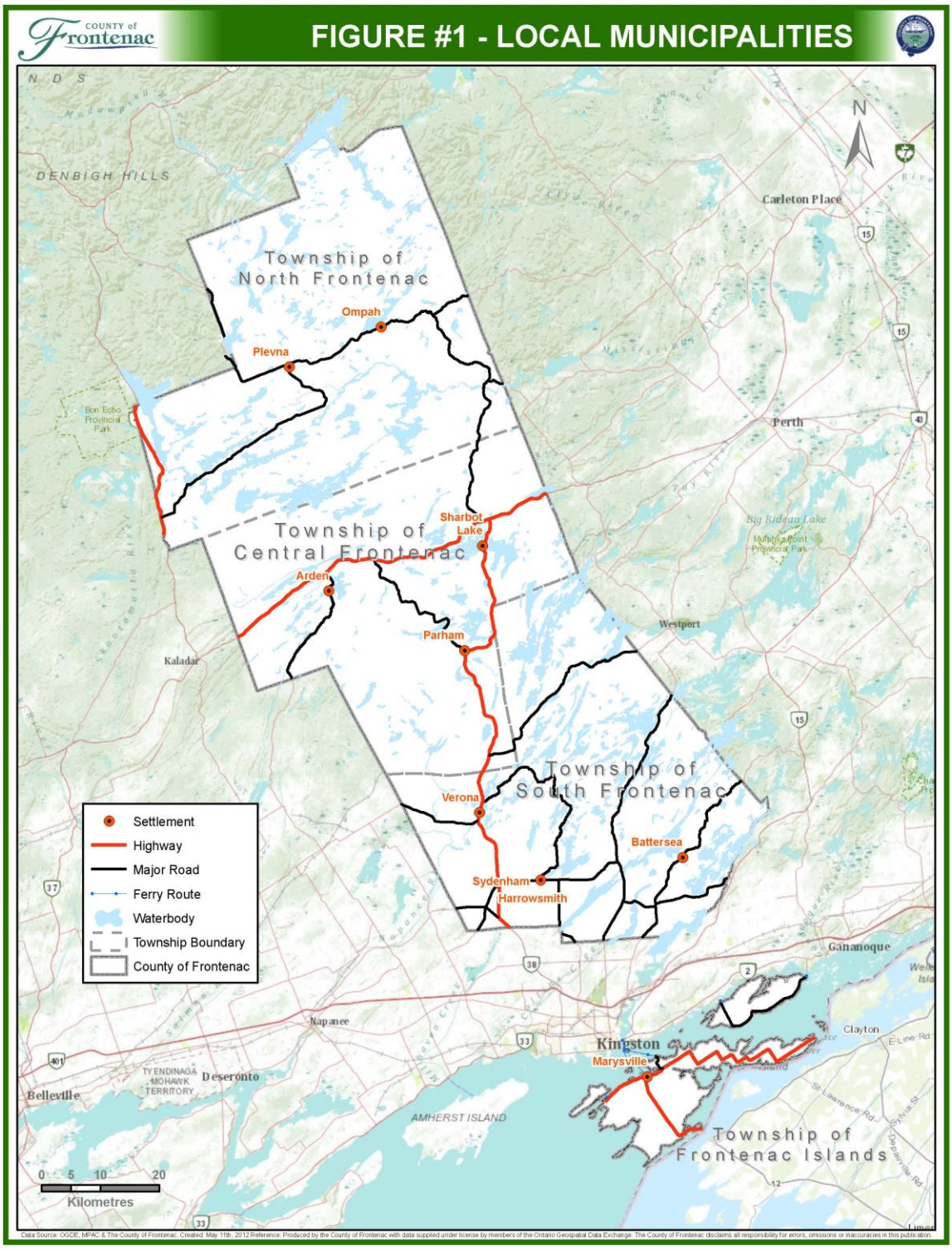
Context of the Plan

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.

The County has one of the smallest populations of all counties in Eastern Ontario. The County surrounds the City of Kingston to the north and south and extends beyond Highway 7 northerly towards the Madawaska River and Renfrew County and to the south across Wolfe and Howe Islands to the United States border on the southern side of the St Lawrence River. In terms of surrounding local governments, the Frontenacs are bounded to the east by the Counties of Lanark and Leeds & Grenville, to the north by Renfrew County, and the west by Lennox & Addington County.

In terms of municipal government, the County is composed of four lower-tier municipalities – the Townships of South, Central and North Frontenac and Frontenac Islands. (See Figure 1 – Local Municipalities)

The small population (26,600) and the large geographic area of the Frontenacs (4,000 km^2) result in a low population density. There are only small communities. Of the settlement areas in the County the largest villages have between 200 to 300 homes within their boundaries. In terms of demographics, the number of retirees is increasing as is the number of seasonal residents, in part because of the spectacular natural features of the County. On the other hand, the trends show young people continue to move away, to larger urban centres.


FIGURE #1 - LOCAL MUNICIPALITIES
COUNTY of Frontenac
N
DENBIGH HILLS
Township of North Frontenac
Ompah
Plevna
Township of Central Frontenac
Sharbot Lake
Arden
Parham
Township of South Frontenac
Verona
Battersea
Sydenham
Harrowsmith
Township of Frontenac Islands
Marysville
Kingston
Carleton Place
Perth
Westport
Kaladar
Gananoque
Clayton
Napanee
Deseronto
Belleville
TYENDINAGA MOHAWK TERRITORY
AMHERST ISLAND
Bon Echo Provincial Park
Big Rideau Lake
Settlement
Highway
Major Road
Ferry Route
Waterbody
Township Boundary
County of Frontenac
0 5 10 20
Kilometres

Because the population lives predominately in villages or rural areas, municipal services, such as water and wastewater systems are not provided (with the exception of the water system in Sydenham). As a result, access to clean, reliable drinking water is an issue for some residents. The small size of the communities also means that residents may need to travel to urban centres for health and professional services**,** cultural and recreational opportunities.

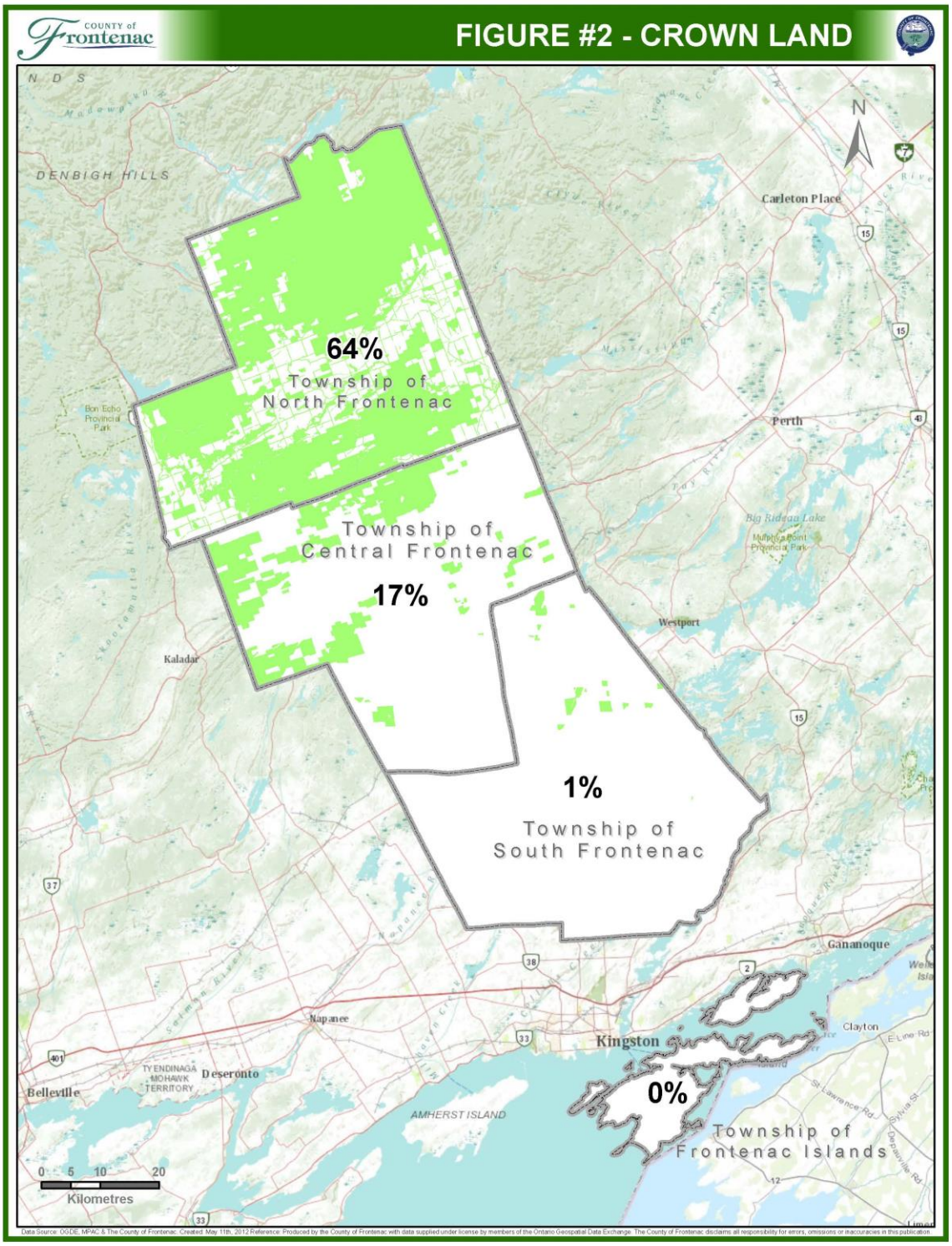
The County boasts some of the most beautiful natural features to be found in Ontario, possessing 1000 lakes, Wolfe and Howe Islands that form part of the 1000 Islands, and stretches of uninterrupted forests that include Frontenac and Bon Echo Provincial Parks. The attractiveness of these features draws seasonal residents, outdoor recreationists, and artists, artisans and craftspeople. These people all seek nature for their own reasons, whether it is for adventure and exploration, peace and solitude, or inspiration. The tourism sector is also strongly linked to a pristine environment. The Frontenacs are home to enviable natural resources such as numerous lakes and islands, protected areas, an uninterrupted night sky, and a world renowned biosphere.

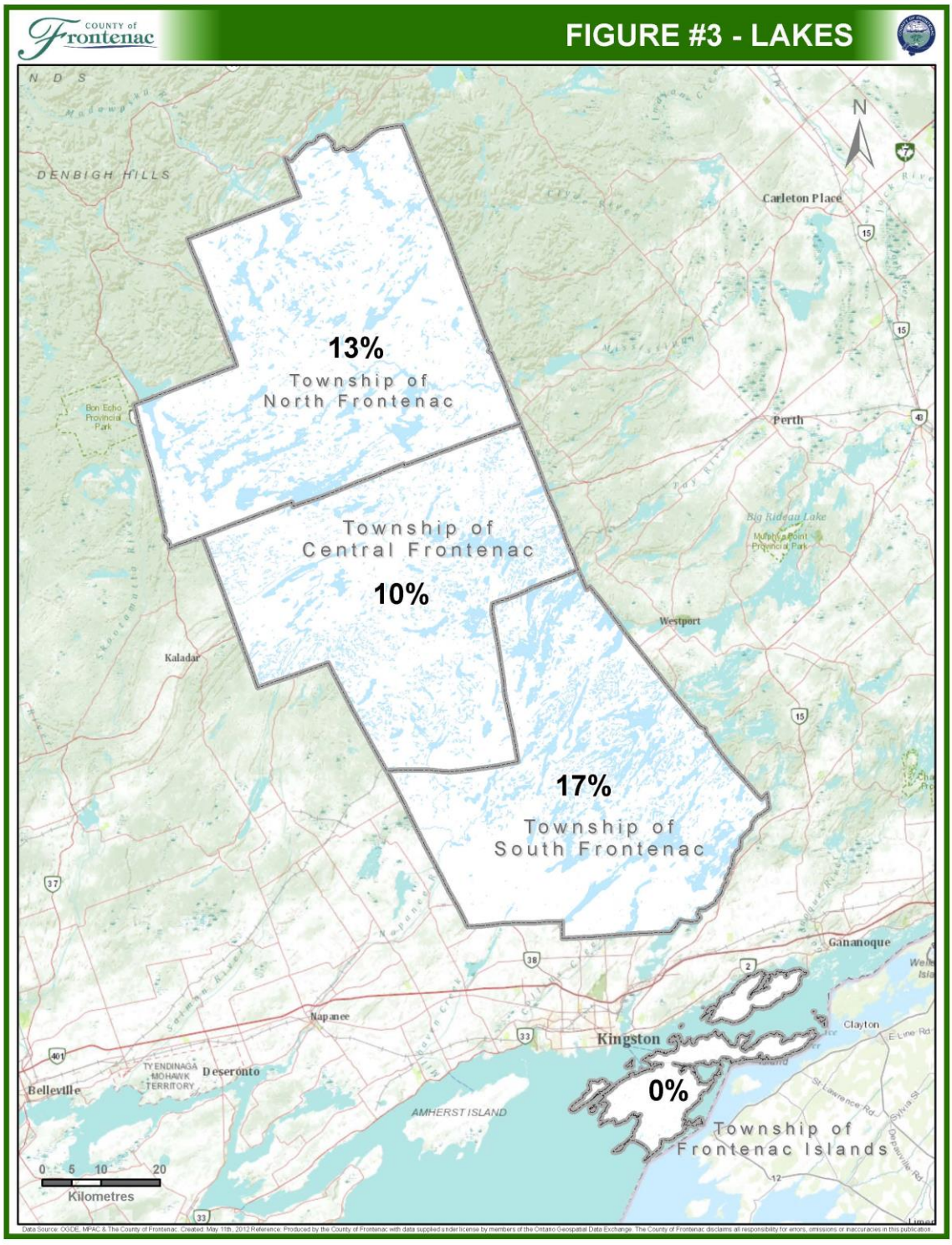
In addition to the many lakes within Frontenac, the major waterways of the Cataraqui, Salmon, Mississippi, Napanee, and Fall Rivers all cross through part of the County, and both Wolfe and Howe Islands along with a number of smaller islands are located on the St. Lawrence River at the exit from Lake Ontario. The Rideau Canal system, a designated UNESCO World Heritage site, travels through the southeastern part of the County. The Frontenac Arch Biosphere Reserve is one of sixteen biosphere reserves in Canada and is designated under UNESCO's Man and Biosphere Programme; it covers parts of the United Counties of Leeds and Grenville and Frontenac County ~~including portions of Central and~~ (South Frontenac Township). All of these features reinforce the value of the natural heritage system we have in the Frontenacs.

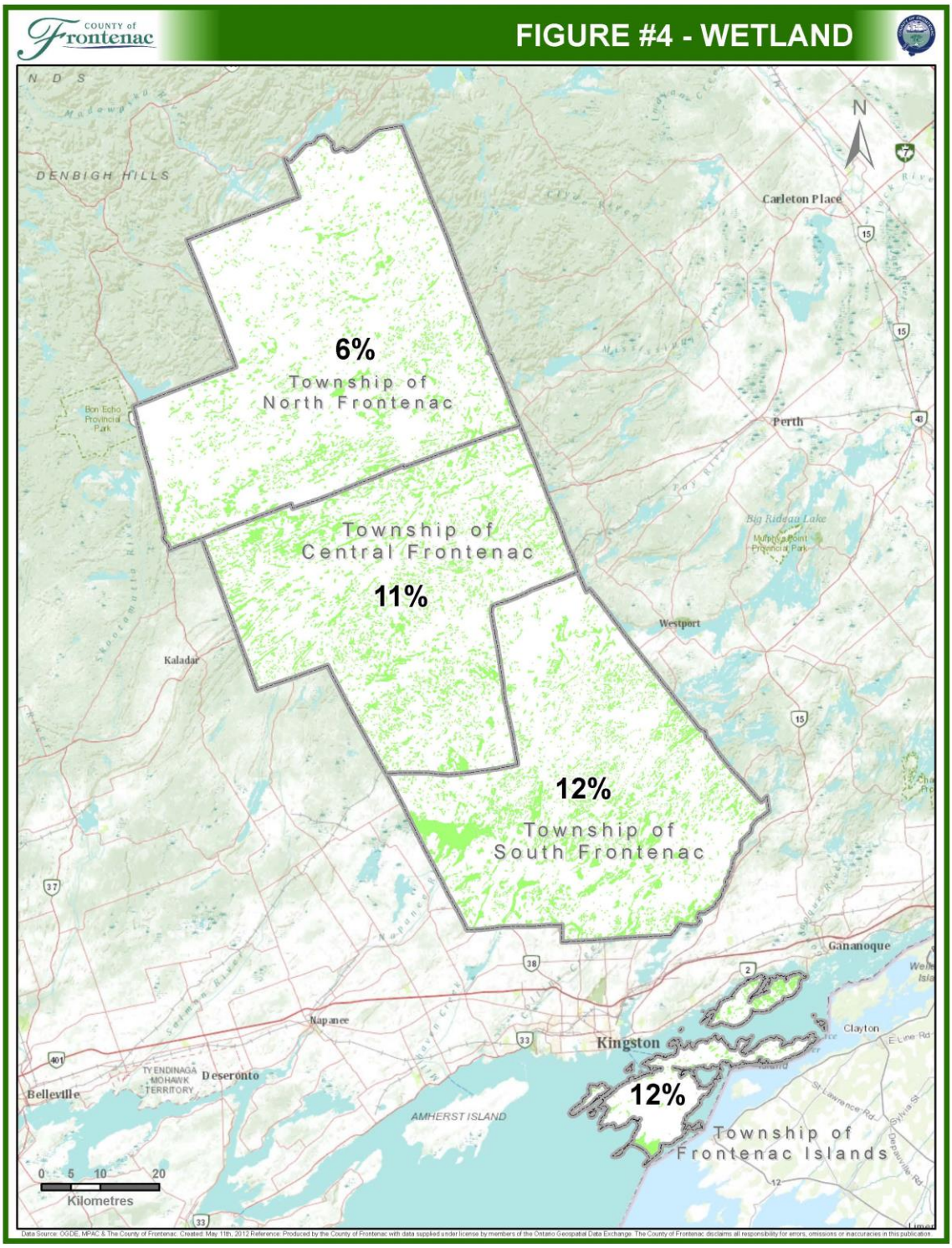
The wealth of our natural resources is reinforced by the amount of Crown land, lakes, rivers, and wetlands that are within the County. Figures 2 to 4 illustrate the location and amount of these resources throughout the Frontenacs.

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 Frontenacs are also at the forefront of renewable energy in Eastern Ontario, the most visible project being the eighty-six wind turbines located across Wolfe Island. Over the past few years, numerous ground-mounted and roof-mounted solar panels have been set up on homes, businesses and farms throughout the County.


FIGURE #2 - CROWN LAND
64%
Township of North Frontenac
Township of Central Frontenac
17%
1%
Township of South Frontenac
0%
Township of Frontenac Islands
DENBIGH HILLS
Carleton Place
Perth
Westport
Kaladar
Gananoque
Napanee
Kingston
Clayton
Deseronto
Belleville
TYENDINAGA MOHAWK TERRITORY
AMHERST ISLAND
Bon Echo Provincial Park
Murphys Point Provincial Park
0 5 10 20
Kilometres


FIGURE #3 - LAKES
COUNTY of Frontenac
N
DENBIGH HILLS
Carleton Place
13%
Township of
North Frontenac
Bon Echo
Provincial
Park
Perth
Big Rideau Lake
Murphys Point
Provincial Park
Township of
Central Frontenac
10%
Westport
Kaladar
17%
Township of
South Frontenac
Gananoque
Napanee
Kingston
Clayton
E Line Rd
TYENDINAGA
MOHAWK
TERRITORY
Deseronto
Belleville
AMHERST ISLAND
0%
Township of
Frontenac Islands
St Lawrence Rd
Sylvia St
Darlington Rd
0 5 10 20
Kilometres


FIGURE #4 - WETLAND
COUNTY of Frontenac
N
6%
Township of
North Frontenac
Township of
Central Frontenac
11%
12%
Township of
South Frontenac
12%
Township of
Frontenac Islands
DENBIGH HILLS
Carleton Place
Perth
Big Rideau Lake
Westport
Kaladar
Gananoque
Napanee
Kingston
Clayton
Deseronto
Belleville
TYENDINAGA MOHAWK TERRITORY
AMHERST ISLAND
Bon Echo Provincial Park
0 5 10 20
Kilometres

1.2 How to Read the Plan

This Official Plan is prepared by the County of Frontenac to guide the actions of local municipalities and the County in policy planning and physical planning on a broad 'high level' basis. It is based on a watershed planning approach as set out in Figure 5.

The County Plan serves as the upper tier Official Plan for the County. It establishes a vision in which planning and sustainability protect and enhance the natural landscape, rural lifestyle, and sense of community for the Frontenacs.

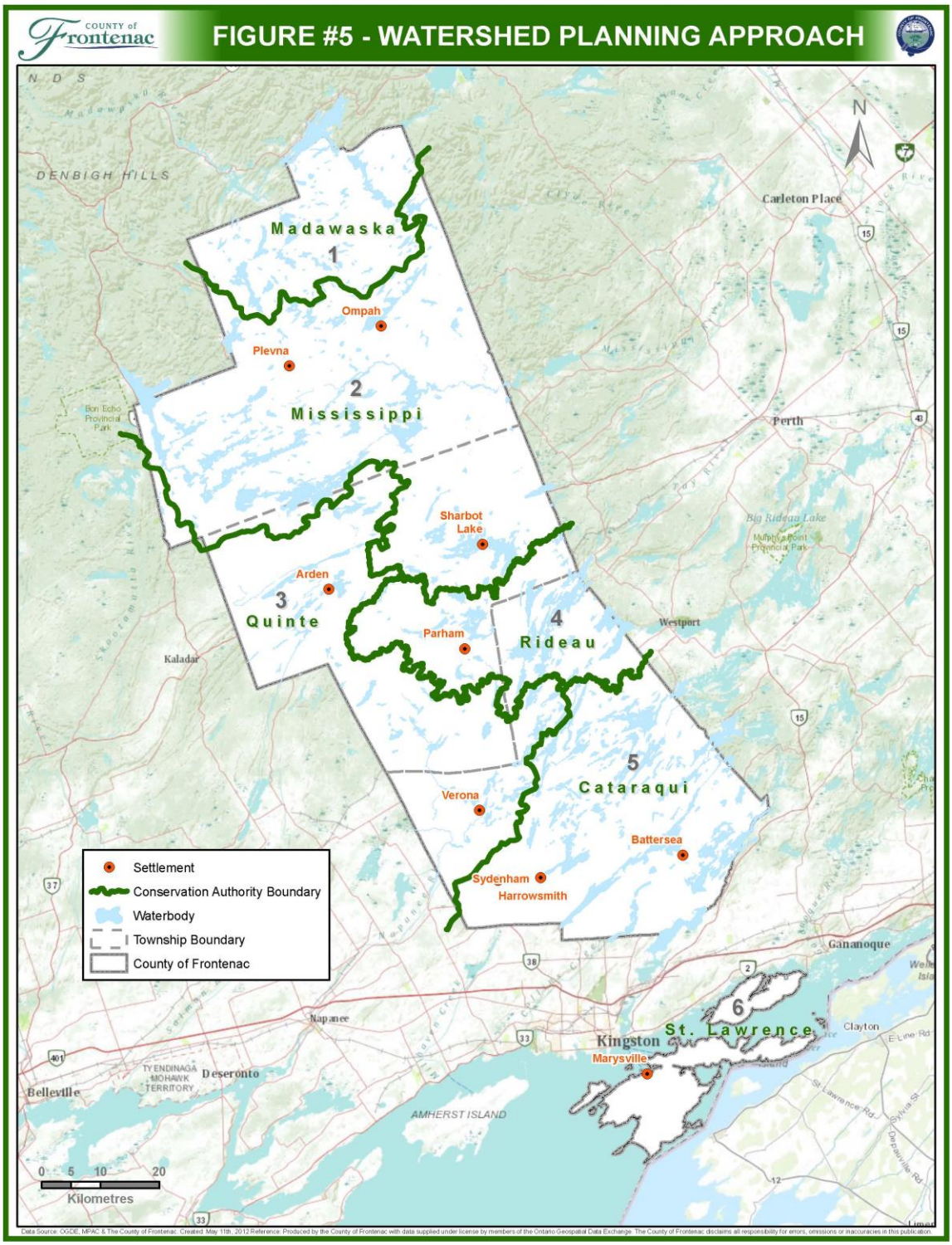
This document, hereafter is referred to as "the Plan" or "this Plan" implements a strategic approach to land use planning based on a watershed planning process. This Plan sets out the general direction for planning and development in Frontenac County by defining strategic goals, broad objectives and policies.

It is the intention of the Plan to set the context for planning in the County as a whole and provide regional direction on planning issues.

It is not the intention of the Frontenac County Official Plan to interfere with those planning matters which are considered to be the responsibility of the local municipalities. Local municipal Official Plans complement the Frontenac County Official Plan by providing detailed strategies, policies, and land use designations for planning and development at the local level.

The structure of the Plan is based on six sustainability themes. Each of the themes is developed to function as part of the building blocks that encourage a sustainable balance between the economy, community building, and the environment.

The *Economic Sustainability* theme highlights the natural resources of the Frontenacs and the best management practices for developing and managing those resources for future use. This theme also covers the built economy and how economic practices of commercial, tourism, and industrial type development should take place. Trying to develop a strong and diverse economy in Frontenac County is a major component of these building blocks.


FIGURE #5 - WATERSHED PLANNING APPROACH
COUNTY of Frontenac
N
DENBIGH HILLS
Madawaska
1
Ompah
Plevna
2
Mississippi
Bon Echo Provincial Park
Sharbot Lake
Arden
3
Quinte
Parham
4
Rideau
Kaladar
Westport
Carleton Place
Perth
Big Rideau Lake
Murphys Point Provincial Park
5
Cataraqui
Verona
Battersea
Sydenham
Harrowsmith
Settlement
Conservation Authority Boundary
Waterbody
Township Boundary
County of Frontenac
Gananoque
6
St. Lawrence
Kingston
Marysville
Clayton
Napanee
Deseronto
TYENDINAGA MOHAWK TERRITORY
Belleville
AMHERST ISLAND
0 5 10 20
Kilometres

The *Growth Management* theme deals with future residential development in the County, using the County-wide growth projections as a starting point. This section will include policies to support existing hamlets and new development in rural and waterfront areas.

Community Building is a theme that has the goal of encouraging the development of our community through interaction, collaboration, and cohesiveness. This includes supporting a regional road system, trail development, and ideas for pedestrian movement and rural transit – all of these issues are essential to strengthening both communities and the strength of the economy.

Housing and Social Services will focus on key regional housing issues that are recognized in the Kingston-Frontenac County Municipal Housing Strategy and which are especially important over the long term to the rural area, including seniors housing and affordable housing.

The *Heritage and Culture* theme has the goal of encouraging identification and conservation of cultural heritage resources that are valued for the important contribution that they make to our understanding of the history of places, events, or people in the Frontenacs. This theme will also include policies with regard to the Algonquin Land Claim which covers a large portion of the north and central part of the County and which will result in a variety of potential land use changes in the future.

The *Environmental Sustainability* theme identifies significant natural areas that need to be protected and managed to form a basis for future land use decisions. A level of protection for the environment is required under Provincial policy to ensure development is sustainable to ensure a healthy and high quality of life for existing and future residents of the County.

Appropriate policies for each sustainability theme are included in the Plan to ensure all aspects necessary for a healthy community are protected, managed and made available to existing and future residents.

In addition to the six themes that form the bulk of the policies in the Official Plan, there are two other sections which follow that complete the Plan:

a) The Implementation and Interpretation section which describes interpretation and implementation tools available to the County through the *Planning Act*, public participation, and consultation for planning applications; and

b) The Mapping section which contain Schedule(s) which show the location of the Official Plan designations for all of Frontenac County as well as the regional natural heritage system.

SECTION 2 – ECONOMIC SUSTAINABILITY

The Economic Sustainability section is divided into two subsections. The first subsection identifies policies relating to the natural resources of the County. The significant natural resources include agriculture, minerals and mineral aggregates, forestry, and renewable energy.

The second subsection highlights policy directions relating to those economic activities stemming from the natural and built environment such as commercial, tourist and potential business park development.

Both of these sections highlight the importance of these sectors to the economic health of Frontenac County.

2.1 Natural Resources

2.1.1 Agriculture

Introduction

A prime component of the County's economy is the extensive area of lands that are used for farming, both in prime agricultural and rural areas. Farming is fundamental to the economic base and rural lifestyle of the County. It is in the County's interest to preserve that lifestyle and to foster the agricultural community. The land base should be protected and the use of the lands must be predominantly agriculturally oriented to achieve these objectives. The farming community forms a core economic basis for the rural community

Policies

1. The agricultural community should be fostered and protected to ensure its viability for the economic and social benefit of the County. In order to accomplish this the County will encourage the Townships to:
   a) protect the prime agricultural land for agricultural purposes; and
   b) encourage the development of agricultural support services within designated hamlets.

2. Township Official Plans shall identify and protect prime agricultural lands

3. Value-Added Uses – land uses that add value to farm products may also be permitted on farms in both Agricultural and Rural designations provided they are located in the farm building complex and primarily serve the surrounding rural and agriculture community. These uses may include processing, preserving, storing and packaging of farm products and outlets for the retail sale of agricultural products from the farm operation on the property. Facilities that add value to farm products may be used co-operatively; however, the scale of operations ~~may not exceed the needs of the surrounding agricultural community and will be secondary to the farming activity of the property~~ will be

secondary to the farming activity of the property. The size of the building or facility for these uses will be limited in the implementing zoning by-law of each Township.

~~4. Lands containing legally existing non-agriculturally related uses as of the date of adoption of this Plan are recognized as being permitted in the Agricultural designation on the subject lands.~~

4. The standard for separating residential uses from existing, new or expanding livestock facilities shall be the Minimum Distance Separation (MDS) formulae, as revised from time to time. The MDS formulae shall also be used when considering the creation of new lots and new development in proximity to livestock facilities. Notwithstanding policies relating to new developments on existing lots of record, where there is a vacant lot of record that is impacted by MDS, a dwelling may be permitted provided the dwelling is located on the lot at the furthest distance possible from the impacted livestock facilities.

2.1.2 Minerals and Mineral Aggregate Resources

The County of Frontenac contains many unique minerals. Mineral deposits and mining operations will be protected. Township Official Plans will identify mineral resources, protect them from incompatible uses so their future use is ensured and establish buffer areas where incompatible development is not permitted. These resources are identified in Appendices '1D' and '1E' of the Plan.

The following policies are intended to address both mineral mining operations as well as mineral aggregate extraction.

2.1.2.1 Mineral Mining

1. Mining and related activities shall only be permitted outside identified settlement areas.
2. The creation of new mining and mining related activities shall be subject to the approval of the Ministry of Northern Development and Mines under the *Mining Act* and the *Environmental Protection Act*, and shall be subject to Township Official Plan policies and Township Zoning By-law regulations.
3. An 'Influence Area' shall be used in order to protect existing land uses in the vicinity of a proposed mineral mining operation. This 'Influence Area' shall also be applied to protect mineral mining operations from the encroachment of incompatible land uses. Township Official Plans shall establish the extent of an influence area in consultation with the Ministry of Northern Development and Mines and the Ministry of the Environment. Development may be permitted in an 'Influence Area' as set out in Township Official Plans and only where the impacts of a mining operation can be properly mitigated.

2.1.2.2 Mineral Aggregates

Frontenac County has a variety of mineral aggregate deposits. The County recognizes that these non-renewable resources are an important component of the economy of the County which must be protected for future use. It is also recognized that the extraction of the aggregates must be undertaken in an environmentally sound manner that adequately protects significant natural environment features and minimizes community disruption.

1. Mineral aggregate resources shall be recognized and managed by the Township Official Plans.
2. The Townships, in consultation with the Ministry of Natural Resources and the Ministry of Northern Development and Mines shall review development proposals with respect to mineral aggregate resources.
3. The Townships shall identify and protect all existing mineral aggregate operations and known significant deposits of mineral aggregate resources from incompatible uses and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact.

2.1.3 Forestry

Council shall consider the incorporation of “good forestry practices” along with the impact of the development on the ability to provide a continuous, sustainable forestry industry in the County.

For the purposes of this Plan, “good forestry practices” means the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest productivity and health, and the aesthetics and recreational opportunities of the landscape. Good forestry practices will ensure that no forest values are diminished by protecting key stand components and by minimizing environmental damage during tree harvesting. Properly managed tree harvest activities shall assure the maintenance of all forest values and a continuous flow of forest products that provide for both short and long-term economic benefits to landowners. Similarly, forest management plans should recognize and recommend mitigation measures on the impacts of forestry operations on the tourism industry and visual amenities of the County.

In partnership with County and local governments, forestry operators will consider developing an inventory of forest resources.

Forest operators will consider undertaking sustainable approaches and are encouraged to develop sustainable forestry plans which may include the development of a plan for rehabilitation and reforestation to preserve the biodiversity and ecological health of the region.

2.1.4 Renewable Energy

2.1.4.1 Introduction

One of the primary 'focus areas' of *Directions for Our Future* deals with the future of energy demand and production in the Frontenacs. The objective is to reduce the amount of energy consumed over the next generation, combined with renewable energy production and encouragement. It is hoped that conservation measures combined with clean, low-impact electrical generation will contribute to a gradual shift away from the reliance on fossil fuels.

2.1.4.2 Policies

The County is committed to further the community's vision of the 'Energy Focus Area' in *Directions for Our Future.*

The County and the Townships will be encouraged to work collaboratively to assist in Green Energy activities such as municipal solar installation, energy conservation, community power, and other related projects.

The County will support the creation of a Community Energy Plan for the Frontenacs to encourage local energy production and increase community capacity with renewable energy.

The County will support economic development opportunities in the local energy sector as they arise.

The County will promote energy conservation to the public and will seek opportunities to facilitate conservation.

2.2 Built Resources

2.2.1 Commercial

Commercial development in Frontenac County is identified under two general policy areas. Both types of commercial use are important for ensuring that a wide range of commercial opportunities as possible exist for County residents, seasonal and year round alike, as well as tourists staying in or traveling through Frontenac County. The two general types of commercial development are:

a) ~~Community Commercial which consists of the business district and historic crossroad or core of each urban area,~~ Community Commercial uses which may according to Township Official Plans be located in a village, hamlet, historic crossroad or rural area, and also includes highway commercial which serves both travelling and local public; and

b) Resort Commercial uses which provide for commercial facilities and services for tourists and seasonal residents.

The Townships will establish appropriate commercial land use policies in their respective Official Plans.

2.2.2 Tourism

2.2.2.1 Introduction

Tourism and leisure opportunities are some of the key aspects to Frontenac County's economy. This sector includes, but is not limited to, golf courses, resorts, campgrounds, trailer parks, marinas, tourist accommodation facilities, museums, historical and scenic tours and heritage sites. The many lakes and rivers in the Frontenacs play a significant role in providing opportunities for tourism and leisure activities.

2.2.2.2 Policies

The County will work with the local Townships, the Province, Frontenac Community Futures Development Corporation (CFDC), the City of Kingston, and various tourism agencies and organizations to promote tourism activity.

The County will continue to work on development of a regional trail network to help create a recreational use that will travel through the Frontenacs and act as a regional tourist destination.

The County will work with and support tourism-related projects with all of the Townships that are of benefit to tourists and to the community.

2.2.3 Business Parks

Frontenac County currently has a very small industrial base. The majority of industries make up small pockets of uses in the agricultural, rural, and hamlet areas. These uses include home-based activities.

Directions for Our Future also recognizes the opportunity of a new business park in the County as a key economic pillar of sustainability. It notes that the possibility of developing a green business park would be beneficial in having infrastructure in place for businesses considering relocation and could also act as a catalyst by grouping businesses as a hub.

There are very few planned business parks designated in the four Township Official Plans. This Plan recognizes the importance of the goal of attracting businesses to the County to encourage local job creation and investment in the rural economy.

The following policies should be considered as part of the location and development of a business park(s) in the Frontenacs:

1. In order to ensure appropriate and efficient access, business parks should be located on or close to one of the regional roads that are identified on Schedule ‘A’ (Land Use);
2. A business park development proposal should consider the following development policies:
    1) Business parks may include buildings designed for individual or multiple occupancy on a leasehold or condominium basis;
    2) Business park development may occur on a multiple lot basis or as a single land parcel with single or multiple buildings; and
    3) Buildings in a business park should be designed to a similar and high-quality standard to promote an attractive setting.

3. The County and/or the Townships may assist in the creation of a business park in the following ways:
    1) land acquisition and site preparation;
    2) development of the infrastructure to prepare the business park for development, such as power, servicing, lighting, road construction, and broadband connection;
    3) the preparation of any planning, engineering or other studies to ensure the business park is developed to appropriate standards; and
    4) municipal fiscal incentives to encourage new development such as grants to cover the costs of building permit fees or development charges.

Section 3 – Growth Management

The Growth Management section sets out policies that are intended to help guide new development (residential and non-residential) across Frontenac County. The policies are intended to manage change from a regional level.

The Growth Projections section sets out expected population and employment growth across the Frontenacs to 2034.

The Settlement Areas section is intended to support and strengthen existing communities and their infrastructure.

Rural Lands policies are intended to recognize the importance of the rural lands of the Frontenacs for future growth and to create guidelines for new development that will be sensitive to its surroundings.

Waterfront Development policies will recognize the importance of the abundant lakes and rivers within the Frontenacs and the need to protect the natural environment and character of these areas for future generations and to also establish parameters for new development along or near the water.

3.1 Growth Projections for Frontenac County

In 2014 the County completed the *Population, Housing and Employment Projections for the Frontenacs*. The projections indicate that the permanent population base of the County is forecasted to steadily increase over the next 25 years from 27,900 in 2011 to 32,900 in 2034.

A share of the population and household unit growth is projected throughout the four Townships in the County. Also included is projected growth of the seasonal population of the County, which has a significant influence throughout the Frontenacs but especially in the northern portion. The future share of household growth is allocated upon a number of factors including:

(a) Frontenac County's adjacency to the City of Kingston will allow some areas of the County, notably South Frontenac Township, to attract new growth. South Frontenac is projected to handle 70 % of the projected growth of permanent population in the County because of the employment opportunities available in the city;

(b) The lack of full municipal water and wastewater services in any of the hamlets or villages of the County will constrain the ability to increase the density of these areas, or provide incentive to focus new development within these settlement areas;

(c) Rural residential development will continue to be an important component of household growth in the County, given that overall residential development is projected to be limited; and

(d) The population, housing and employment forecast will be monitored and reviewed periodically to determine its accuracy. Adjustments to the forecasted growth will be made during the five year reviews of the Official Plan.

3.2 Settlement Areas

3.2.1 Introduction

As Frontenac County has developed over time, it contains of a number of small villages and hamlets, scattered rural housing, waterfront cottages and homes, and rural subdivisions. There is no village or hamlet that has full municipal services. The village of Sydenham had water servicing installed in 2006 to service the existing community.

These settlement area policies are intended to set a planning framework that will encourage and support the existing Settlement Areas, both mixed use and primarily residential.

The policies will allow each Township to have the ability to develop their communities based on local characteristics and needs, as well as fiscal capacity. The policies also recognize that due to the lack of municipal water and sewer services, the County supports new development in both the settlement areas as well as in rural locations.

Settlement area locations are identified on Schedule “A“of this Plan.

3.2.2 Settlement Area Policies

3.2.2.1 General

Based on its historic settlement pattern, Frontenac County has many villages and hamlets scattered throughout the region. Some of these villages have a mix of residential, commercial, and institutional uses, while other hamlets are primarily residential and small in size. Traditionally, these communities have developed as residential, social and commercial centres serving the surrounding agricultural, mining, or forestry community. While this traditional role will continue to be encouraged, it is also recognized that changes and improvements to transportation facilities over time have lessened the emphasis on hamlets as rural service centres and increased their role as residential settlements.

The following general policies shall apply to Settlement Areas which are identified on Schedule ‘A’ of this Plan:

1. Township Official Plans shall designate Settlement Areas and determine their boundaries.

2. Efficient development patterns and road connections will be encouraged in Settlement Areas to optimize public services and to make the most efficient use of land and resources.

3. Township Official Plans shall, where feasible, promote mixed use development in Settlement Areas including residential, commercial, institutional, parks, and employment areas.

3.2.2.2 Settlement Area Boundary Expansions

The County's long term prosperity, environmental health, and social well-being depend on wisely managing change and promoting efficient land use and development patterns. On this basis, Settlement Area boundary expansions shall be determined by the Township Official Plans and shall require an Official Plan Amendment to the Township Plan. As none of the Settlement Areas in the Frontenacs have full municipal services, a settlement area capability study (comprehensive review) is required by this Plan for any boundary expansion to determine:

a. that the Settlement Area can adequately accommodate new development without having a negative impact on groundwater used for drinking purposes and/or the ability of the soils in the area to assimilate effluent;
b. the potential impacts of new development on the road network and other municipal infrastructure such as community facilities;
c. justification for the need to expand the settlement area;
d. an analysis of alternatives that may be considered to settlement expansion, including redevelopment and infill; and
e. a review to determine compliance with the Minimum Distance Separation (MDS) formulae.

3.3 Rural Lands

3.3.1 Introduction

The Rural designation comprises all lands outside of settlement areas in the County that are not:

- Waterfront Areas as described in Section 3.3.3.4;
- Natural Heritage Areas or other natural resources listed in Section 7;
- Resource Lands such as minerals, mineral aggregate, forestry, and prime agricultural set out in Section 2.1.; and
- Waste Disposal Sites

Traditionally, these lands have been utilized as an alternative location for those persons preferring a rural residential lifestyle.

These non-resource lands have also provided a location for commercial and industrial uses requiring a location in the rural area because of land use requirements and/or proximity to natural resources. The Rural designation also

includes areas containing viable farming operations that need to be protected, through the application of the MDS I and II formulas.

Low density residential development as well as rural-related commercial, industrial, recreational and institutional development is desirable, provided it is appropriately located. The Rural designation is intended to guide rural type development while at the same time protecting the rural character, heritage and natural resources of the County. In addition, the designation is intended to manage growth in an environmentally and fiscally responsible manner.

More specifically, rural lands shall permit uses such as:

- The management and use of resources;
- Resource-based recreational uses (including recreational/cottage dwellings);
- Residential development of a limited scale;
- Home based industries and home occupations;
- Cemeteries
- Other rural land uses that are compatible with the nature of the rural area.

3.3.2 Objectives

(1) To preserve the open space, rural character, topography and landscape of the rural area;
(2) To promote rural living in a manner sensitive to the ecological balance, sensitive to the farming and forestry communities and sensitive to the protection of groundwater and surface water quantity and quality;
(3) To maintain economic stability in the County by considering factors such as municipal servicing limitations, environmental factors, compatibility of land uses, and land capability when reviewing development proposals;
(4) To promote the tourism economy of the County by ensuring suitable lands are available to satisfy demands for tourism and tourism-related development;
(5) To encourage economic diversification including greater flexibility for on-farm activities, home-based businesses, and agri-tourism, and new small scale industrial-type ventures that are connected to the farm economy such as milk processing, cheese factories, and craft breweries; and
(6) To preserve the farming community as an important economic and cultural resource for the Frontenacs;

3.3.3 Policies

(1) Although Section 3.3 above separates some rural-based land use activities into distinct policy sections in this Plan, the policies in this section may apply wherever relevant throughout the County.

(2) In recognition of the potential impacts that new growth and development may have on entire watershed systems, the County encourages communication between the Townships within the same watershed area when a new

development proposal is considered to have a potential impact on the quality and function of the watershed.

(3) Residential development is permitted in the Rural designation in accordance with the following policies:

a. Lot creation should take place either through Plan of Subdivision, Plan of Condominium, or Consent;
b. Rural residential development shall reflect the intent of preserving the rural, open space character of the County. This will mean that, to the extent possible, the appearance of such development should be unobtrusive and blend in with the rural landscape.
c. New residential development should not be located on lands which would involve major public expense in opening up or maintaining access routes, providing drainage, or providing other public services and facilities, unless major public services, access, and/or facilities are provided at the developer's expense.
d. It is recognized that the majority of existing and new rural residential development will be serviced by private wells and septic tanks; however, the County and the Townships may be interested in the investigation of new technologies and communal servicing options where it is deemed feasible for such areas and is supported by the Ministry of the Environment.
e. In determining the location and suitability of any proposed residential plan of subdivision, the following criteria shall be considered by both the County and the Townships:
    i. the design of the subdivision should provide for a range of lot sizes directly related to the site's topography, vegetation and soil and drainage characteristics;
    ii. based on the varying topography across the County, the Township Official Plans should establish a base minimum lot size;
    iii. the ~~maximum average~~ minimum lot area ~~area of lot sizes~~ should be determined by a hydrogeological study and a terrain analysis;
    iv. the subdivision should have direct access to a public road that is maintained year round and is improved to acceptable municipal standards;
    v. Lots need to be of adequate size to provide for proper installation of private services;
    vi. Any proposed subdivision should not land lock any other adjacent parcel of land, and future connection links to adjacent properties shall be provided where determined appropriate;
    vii. In order to maintain the rural character of the landscape, the development should be located in areas having natural amenities such as varied topography, mature tree cover, scenic views and should blend in with the natural landscape so that the rural environment is left relatively undisturbed;

viii. Rural residential development should avoid locating on lands having significant agricultural capability and near areas where any significant impact on established agricultural activities will occur; and
ix. The use should be compatible with adjacent land uses.

3.3.3.4 Special Policies – Waterfront Areas

3.3.3.4.1 Introduction

Frontenac County is blessed with hundreds of lakes and rivers covering its geography, including pristine lakes on the Canadian Shield, Lake Ontario and the Saint Lawrence River waterbodies surrounding Wolfe and Howe Islands, as well as the southern section of the Rideau Canal National Historic Site and UNESCO World Heritage Site.

In terms of sustainability, waterfront protection covers all four 'pillars' contained in the County's sustainability plan, *Directions for Our Future*: social, cultural, environmental, and economic.

Cottage development and tourist operations have developed on many of the County's lakes and rivers since the early twentieth century. While originally summer areas with basic cabin structures, more and more buildings have been converted to year round use and the majority of new development is being built to be habitable all year. Almost all of this development relies on private water and sewage systems.

For the purposes of this Plan, Waterfront Areas shall generally include all lands extending inland 150 metres (500 feet) from the ordinary high water mark of any lake, river, or waterway. This is a general boundary intended to recognize that development within this area may have an impact on lake quality and those impacts may need to be considered for any development within the boundary. Lands and land uses that are more than 150 metres from shore but which are physically or functionally related to the Waterfront Areas shall be considered to be part of the Waterfront Area. All lands that are less than 150 metres from shore but which do not physically or functionally relate to the Waterfront Areas are not considered to be part of a Waterfront Area. The entire areas of islands, excluding Wolfe and Howe Islands, shall normally be considered to be part of a Waterfront Area.

The Waterfront Area shall not generally extend into any Settlement Area identified in this Plan, or into any prime agricultural or other agricultural areas that are identified in the Township Official Plans.

3.3.3.4.2 Goal

The overall goal of this Plan is to improve and protect the waterfront areas in Frontenac County as a significant cultural, recreational, economic, and natural environment resource and to maintain or enhance the quality of the land areas adjacent to the shore.

3.3.3.4.3 Objectives

(1) To encourage appropriate public access to Waterfront Areas where accessibility is permitted;
(2) To permit shoreland development that allows for sustainable growth of existing and new tourist developments and innovative and appropriately designed new residential developments;
(3) To protect and enhance the heritage 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;
(4) To maintain or improve water quality on a watershed-wide basis;
(5) To ensure that the built form along a shoreline is not overly concentrated or dominating to the detriment of the natural form;
(6) To maintain, enhance and/or restore the majority of the developed and undeveloped shorelines in their natural state by promoting property stewardship; and
(7) To preserve and enhance fish and wildlife habitat areas and other natural heritage features that are within and along Waterfront Areas.

3.3.3.4.4 Policies

(1) The character of Waterfront Areas is linked to the natural and built form that is associated with the lakes and rivers in the County. Generally the *natural* form includes vegetated shorelines with thin soils over bedrock. The *built* form is predominated by residential development including resorts and marinas. In this context, new development or redevelopment occurring in the Waterfront Areas should, where possible enhance and protect those qualities that contribute to the area's character;
(2) All Waterfront Areas should be considered to be a major recreation resource area that, where appropriate, should be accessible to both public and private users;
(3) Shoreline alterations shall require approval by the municipality and/or the appropriate agency (Conservation Authority, Ministry of Natural Resources, Canada Fisheries and Oceans, Parks Canada). Township Official Plans may

include shoreline alteration policies that are more restrictive than those of the approval agencies;

(4) The County may participate with the Townships and/or community groups and cottage associations in promoting public responsibility for water quality and the visual objectives of shoreline management on a watershed basis;

(5) The County will encourage and support lake associations to conduct lake stewardship planning. Any such lake plan may be considered as part of the input to planning decisions at the Township level;

(6) Tree cover and vegetation is encouraged to be retained along the shoreline to maintain the visual and environmental integrity of Waterfront Areas. Where development is proposed along shorelines, Township Official Plans should contain policies relating to the preservation of a natural undisturbed buffer between the water's edge and new development;

(7) ~~To maintain the shoreline character and water quality, Local Official Plans and Zoning By-laws shall require that all new development and leaching beds be set back at least 30 metres (100 feet) from the ordinary high water marks of all waterbodies. Any proposed reduction to the 30 metre minimum setback shall be in accordance with policies in Local Official Plans which establish criteria for considering such reductions. A setback of greater than 30 metres from the ordinary high water mark may be required in some locations; and~~
To maintain the shoreline character and water quality, Township Official Plans and Zoning By-laws shall require that:

a) For new lot creation, buildings and structures, including the septic system tile field, must be set back at least 30 metres (100 feet) from the ordinary high water marks of all waterbodies with non-disturbance of the native soils and very limited shoreline removal.
b) For existing lots of record, new buildings and structures, including the septic system tile field, should be set back 30 metres if possible, otherwise as far back as the lot permits
c) Township Official Plans shall include criteria for determining an appropriate setback where an existing lot of record cannot achieve the minimum setback of 30 metres (100 feet). However, the greatest setback possible will be required.
d) A setback of greater than 30 metres from the ordinary high water mark may be required in some locations as determined by the approval authority;
e) Subsections 7) a) b) and c) shall not apply to shoreline structures such as boathouses and docks, which may be regulated separately in Township Official Plan and Zoning By-laws

3.4 Crown Lands

Crown lands are a significant resource for the County and most of the Townships. The policies in this Plan are not binding on Crown land activities; use of Crown land will be determined by the Province with regard for established planning policies of the County and the local municipalities. Township Official Plans will contain policies that state that

where Crown land becomes privately-owned, the policies of the Official Plan apply. Township official plans shall map Crown lands as a distinct land use category on their Schedules. Conversion will not require an amendment to the County Official Plan but change of use following disposition may require an amendment to the Township Official Plan and/or Zoning By-law.

Section 4 – Community Building

The Community Building section sets out policies that are intended to help ensure that the public infrastructure that ties the region together and is key to its sustainability can be maintained and possibly enhanced over the next twenty years. The provision of transportation, water, waste water, and solid waste is crucial to ensuring that Frontenac County can accommodate any future growth in a manner which is environmentally, socially, and economically sustainable.

This Plan recognizes that it is the responsibility of the local municipalities to plan, construct, and maintain most of the public infrastructure. Continued efforts to find solutions to local infrastructure problems by local municipalities are considered appropriate and in conformity with the policies of the County Official Plan. County Council may also consider undertaking regional level studies in order to help plan future capital improvements.

The Transportation section sets out the vision for a regional transportation system that is key for helping citizens and visitors move through the Frontenacs, including roads, transit, trail development, pedestrian safety, ferries, and important scenic routes.

The Servicing section is intended to establish a long-term approach to dealing with servicing in some of the County's villages to ensure safe and plentiful drinking water. The section also contains policy direction for applying storm water management over a watershed area.

Solid Waste Management policies are intended to recognize the importance of long term planning for waste management across the County and to support a collaborative approach to ensure a positive outcome from both an environmental, economical**,** and health perspective.

~~Transmission~~ Hydro Corridors and Communication/Telecommunication Facilities policies will establish a set of general policies for direction to Provincial and Federal agencies to reduce incompatibility with the existing County land base.

The Community Improvement Plan policies will establish goals and objectives for creating new plans throughout the County, and supporting County Council's financial investment as a basis for local improvements.

The Parks and Open Space policy section will recognize the importance of providing a full range of parks, open space, and recreational facilities for the enjoyment, health and welfare of Frontenac residents as a means of increasing the County's appeal as a tourist destination. It will also recognize the importance of Crown lands and Provincial Parks as recreation resource areas.

4.1 Transportation

4.1.1 Roads

4.1.1.1 Introduction

Frontenac County is served by an extensive road network that includes municipal roads that serve both a local and regional purpose as well as Provincial Highways 7 and 41 which travel across the upper portion of the County. Following municipal amalgamation in 1998, more than 400 kilometres (250 miles) of Provincial Highways and County Roads were downloaded to the four Frontenac Townships. As a result, it is the responsibility of each Township to carry the financial cost of maintaining and repairing these roads, including those roads which handle regional traffic which were never designed for local traffic.

The importance of our roads in maintaining and improving the economy of Frontenac County cannot be underestimated. The Frontenacs are dependent on the road system for the movement of goods and services, as well as for access to health and social services and for tourism use.

4.1.1.2 Goal

The goal of recognizing a County-wide road network is to support the long-term viability of a regional road system to ensure access throughout the Frontenacs and connections to the surrounding region.

4.1.1.3 Regional Road Network

This Plan identifies a regional road network on Schedule “A”. These are roads that are recognized as having regional importance in moving people and goods within and outside the County. It is recognized that these roads are owned and maintained by each of the four Townships. It is the intention of County Council to recognize that this road system is an essential part of the infrastructure that supports the County.

The County supports a cross-jurisdictional collaborative approach to managing and maintaining these regional roads, and to develop a transportation system that will encourage unity within the County and will satisfy local municipal transportation demands.

The County will investigate and support all senior government programs that will provide financial investment in the regional transportation infrastructure.

The County supports collaboration with the City of Kingston on efforts to maintain and improve road connections between the County and the City.

4.1.1.4 Provincial Highway 7

Highway 7 is identified on Schedule “A“. Highway 7 is a Provincial Highway that runs east-west through the middle of the County just north of the main village of Sharbot Lake. Historically, Highway 7 has been an important transportation route within Frontenac County. As growth continues in the Greater Toronto Area as well as the Ottawa Region it is expected that Highway 7 will undergo changes and handle additional traffic. The County will support improvements to Highway 7 that enhance safety and convenience for its residents and the travelling public.

Highway 7 is designated by the Province as a special controlled access highway. Any development adjacent to or impacting Highway 7 requires the issue of permits from the Ministry of Transportation so that the long term function of the highway is maintained.

The Highway 7 / Road 38 intersection is an important commercial node for both the travelling public and for local residents. The County supports the continued viability of this area and any policies or measures to strengthen the commercial uses at this intersection. The County will support and work with the Township of Central Frontenac on any measures to request the Ministry of Transportation to reduce speed levels through this area for safety and also to allow for easier access to the stores and gas stations at this intersection.

4.1.1.5 Provincial Highway 41

Highway 41 is identified on Schedule “A" and is the major north-south link in the northwestern part of the County. It provides access to Bon Echo Provincial Park and contains many services for residents and cottagers in the northern Frontenac County. Highway 41 is a Provincial Highway that provides access to Pembroke and beyond, and should continue to be maintained by the Province.

4.1.2 Rural Public Transportation

4.1.2.1 Introduction

Providing public transportation options in a rural setting such as Frontenac County is challenging. The rural transportation problem is based on the fact that residents need mobility of some form in order to access their basic needs in a rural context, where distances are long and people and services are spread out. Transportation of some form is essential. Frontenac County is not unique in that reliable alternatives to the automobile to a large degree do not exist, and transportation access directly equates to personal vehicle access or ownership.

Transportation provides access to social programs, pharmacies, banking facilities, post offices, and health centres. In terms of economic

development, public transportation can provide access to training, education, and employment opportunities that allow people to remain living in the rural area of the Frontenacs.

4.1.2.2 Goal

To provide a safe, convenient, effective transportation system for all citizens of Frontenac County, including those citizens who do not have access to a personal vehicle.

4.1.2.3 Policies

The County will support efforts to develop a public transportation system that is sustainable in the long term and which is based on four cornerstones of a functional system: affordability; availability; accessibility; and acceptability.

The County recognizes and supports the efforts of *Frontenac Transportation Services (FTS)* to provide volunteer-led transportation for individuals throughout the Frontenacs. County Council will consider a longer term investment (e.g., five years) to *FTS* to allow it to plan services beyond an annual basis.

The County will explore alternatives and consider various rural transportation models that could be effective in the context of the rural density of the Frontenacs, including community-based models.

The County will work with community groups such as community care organizations, charities, and volunteers to review their potential involvement and operation of a rural transportation system.

The County will investigate various funding options from senior levels of government and other organizations to operate and maintain a public rural transportation system.

The County will work with the Townships to support carpooling initiatives and the development of new and expanded carpool lots along major transportation routes, including the Road 38 corridor, Perth Road, Battersea Road, and/or Sydenham Road.

The County will investigate collaborative operations with the City of Kingston to improve public transportation options into the rural area of the City and into the County.

The County encourages the development of transit-supportive communities in order to increase the future potential of efficient rural transit in the Frontenacs. This includes the creation of active transportation connections within and between settlement areas and the

clustering of transit-supportive uses such as schools, businesses, social services, and health facilities within settlement areas.

4.1.3 Pedestrian

4.1.3.1 Policies

Providing facilities for convenient pedestrian movement is important. The provision of sidewalks on one side of local roads and both sides of collector and arterial roads is encouraged wherever practical.

To encourage pedestrian travel, streetscapes in villages and hamlets should be safe, convenient, and attractive for pedestrians. This may include providing sidewalks, locating commercial uses at street level, providing appropriate lighting, street furniture, landscaping, and ensuring that it meets accessibility requirements.

Sidewalks are encouraged in conjunction with the development of new roads within settlement areas.

The County will encourage the development and enhancement of pedestrian trails throughout the Frontenacs, including multiple use trails.

The County supports trail routes created by a linked system between community facilities and major parks and open space areas.

4.1.4 Trail Development

4.1.4.1 Policies

County Council recognizes that trails (both for walking and cycling) can provide significant health, transportation, environmental, and economic benefits, including the following:

- Active transportation modes use no fossil fuels and emit no gas emissions;
- Cycling and walking provide an enjoyable, convenient, and affordable means of travel;
- Physical activity improves cardiovascular and mental health, and is linked to the prevention of a number of diseases; and
- Cycle tourism can benefit the economy of businesses across the Frontenacs.

The County's goal is to establish a well-connected system of trails throughout the Frontenacs that will provide residents and visitors the opportunity to engage in active healthy lifestyles, to travel to key destinations, and experience the vistas provided by the County's natural features and cultural resources.

~~The County supports trail routes created by a linked system between community facilities and major parks and open space areas.~~
The County will use ~~implement~~ the *County of Frontenac Trails Master Plan (2009)* to direct trail development, uses, location, and implementation that will guide future development of a trails system for the next 20 years.

The County will build on existing trail systems in the Frontenacs, including the Frontenac K&P Trail, the Rideau Trail, and the Cataraqui (TransCanada) Trail, to connect into the County's hamlets and villages, roads and waterbodies, with the goal of developing a user-friendly network.

The public shall be consulted on trail development and the implementation of routes and facilities.

The County will use the following trail selection principles as a basis for new trail creation:
- Safety
- Visibility
- Destination-Oriented
- Attractive and Scenic
- Connectivity

4.1.4.2 Special Policies: K & P Trail

The Frontenac K&P Trail is named after the Kingston & Pembroke Railway, a rail line that was built from Kingston to Renfrew between 1871 and 1885. The railway was established by a local group of Kingston businessmen who wanted to see the construction of a rail line north to the Ottawa Valley for the purpose of gaining access to the natural resources (logging and mining) and to potential markets in the north. The expected volume of rail activity never materialized and the railway was eventually purchased by the Canadian Pacific Railway in 1901. Over time the entire line was abandoned, with the final active portion between Tichborne and Kingston shut down in 1986.

The Frontenac K&P Trail right-of-way runs in a north-south direction across the mainland of the County and into the City of Kingston. The County owns a large portion of the southern section of the right-of-way, other portions are owned by North and Central Frontenac Townships, and other portions are privately owned. To the south, the City of Kingston owns the K&P right-of-way and has converted the majority of it to an active trail which the County trail connects to.

Conversion of the rail right-of-way to an active trail began in 2012 with the trail developed between Orser Road – connecting with the City trail – north to Harrowsmith, and the trail has since continued northward.

The main purpose of the Frontenac K&P Trail is to develop a trail spine through the Frontenacs that can provide linkages with other trails throughout the area.

The completion of the Frontenac K&P Trail through to the developed portion of the K&P which starts in the Township of Central Frontenac at Sharbot Lake, travels through the Township of North Frontenac, into Lanark Highlands and finally meeting up with Greater Madawaska south of Calabogie, will greatly enhance trail systems in the Frontenacs and recognize our rich heritage.

4.1.4.2.1 Policies

The County will use the *K&P Implementation Plan (2009)* as the guiding policy document to direct trail development, uses, land acquisition, and phasing program to guide the development of the K&P trail system.

In conjunction with the Townships the County will endeavour to keep the trail continuous in order to make it more attractive to users and more identifiable as a linear trail. Re-routing may take place where the County does not own the property and an easement agreement cannot be established with the landowner.

The County will work with the City of Kingston to ensure that the K&P trail system is maintained and/or enhanced to a common standard.

4.1.5 Ferry Services

4.1.5.1 Background

The Township of Frontenac Islands relies on ferry services to access the mainland.

Howe Island is served by two ferries: a fifteen car cable ferry located at the west end of the island that is operated by the County and owned and maintained by the Ministry of Transportation which operates on demand on a continual basis and docks at Howe Island Ferry Road in the City of Kingston; and a three car cable ferry (known as the Foot Ferry) located at the east end of the island which also operates on demand over an 18 hour period and which docks at Howe Island Ferry Road East in the Township of Leeds and the Thousand Islands.

Wolfe Island is served by a fifty-five car ferry (*Wolfe Islander III*) that docks at the Island at both the village of Marysville and, in the winter, at Dawson's Point, and at the Barrack Street dock in downtown Kingston.

Simcoe Island is served by a three car cable ferry operated by the Township of Frontenac Islands that connects to Wolfe Island.

There is also a privately operated ferry (Horne's Ferry) that runs from May to October from the south side of Wolfe Island to Cape Vincent, New York.

4.1.5.2 Policies

County Council recognizes that the ferry transportation system is essential to the sustainability of these islands, and that this ferry service is an integral part of Frontenac County's regional transportation system.

The County will support efforts by Frontenac Islands to maintain adequate service, including:

- the monitoring of ferry capacity and usage;
- the review, from time to time, of opportunities to improve the ferry service both through expanded capacity and improvements to infrastructure such as terminals and parking facilities;
- seeking support from the Province of Ontario in the ongoing maintenance and possible future expansion of ferry operations;
- consideration of public/private partnerships and development opportunities which would result in a net improvement to access to Wolfe and Howe Islands; and
- pursue opportunities with neighbouring municipalities in seeking joint solutions which result in ferry access improvements.

The County intends to support and work with the Township of Frontenac Islands in any identification, survey, analysis and design of any ferry facilities expansion or improvement on lands within the City of Kingston to ensure the provision of appropriate vehicle access, pedestrian and bicycle access routes which can be integrated into the City's transportation system.

4.1.6 Scenic Routes

A scenic route or by-way is a specially designated road, waterway, or trail that travels through an area of cultural or natural beauty. Frontenac County's location and scenic assets provide ample opportunities for creating scenic or heritage routes. These scenic routes draw both local residents and tourists to the scenic areas of the County.

County Council supports the development of scenic routes across the County, and the development of a regional signage strategy to promote these routes. Scenic routes should be designated for roadways and also for trail systems throughout the Frontenacs.

4.2 Servicing

4.2.1 Long Range Planning For Municipal Services

4.2.1.1 Introduction

The provision of municipal infrastructure such as roads, street lighting, and municipal water is necessary to support long term viability of the communities located in the Frontenacs.

Frontenac County recognizes the importance of providing municipal infrastructure in a timely fashion and that the maintenance and sustainability of existing infrastructure assets is fundamental to the continued variety and growth of settlement areas across the County.

This Plan recognizes that the responsibility for the planning, construction, and maintenance of municipal infrastructure is the responsibility of the Townships. This Plan also supports the continued revitalization of local infrastructure.

4.2.1.2 Goal

To ensure that there is adequate provision of services and utilities consistent with the environmental, cultural, and economic goals of the County.

4.2.1.3 Objectives

To encourage the provision of adequate municipal services to achieve and facilitate orderly growth.

To improve the natural environment and maintain a clean and healthy level of water quality based on a watershed approach.

To ensure that citizens of Frontenac County have access to potable drinking water.

To promote waste reduction and waste management as per Section 4.3.

To encourage techniques for energy conservation including measures set out in Section 2.1.4

To accommodate growth in an organized manner to minimize capital and operating costs for the Townships.

4.2.1.4 Policies

All new development within Settlement Areas will be provided with appropriate services to sustain permanent occupancy.

The County supports and can work with the Townships to coordinate infrastructure and public service facilities such as potential municipal water and sewage, and will ensure that such facilities are strategically located to support effective and efficient delivery of services across Township boundaries. Accordingly, Frontenac County Council may authorize the development of regional level strategies in order to plan collaboratively for future capital improvements.

Both the County and the Townships will monitor new technologies – in areas such as broadband, water treatment, and septic systems – that would be beneficial to residents and businesses and which would best be coordinated across municipal boundaries and will work together to develop strategies to ensure that optimal services can be provided in a timely and efficient manner.

4.2.1.4.5 Special Policies: Future Village Water Supply Protection

With the exception of the village of Sydenham, not one of the villages and hamlets in Frontenac County has a municipal water supply. Villages such as Sharbot Lake, Marysville, Verona, Plevna, and Harrowsmith are historical settlements that date back to the mid-nineteenth century in development. Many of the building lots in the village cores are too small relative to today's health and safety standards with regard to the minimum lot size of approximately 1 hectare (2 acres) to ensure a long term potable water supply on private well and septic systems. The fact that most of the County is set on the Precambrian Shield, which is prone to cracking and seepage, increases the risk of septage movement over a large area. Scientific research has identified the bacteriological contamination of groundwater as a local concern in parts of the Shield area.

Significant investment in public infrastructure is common in all villages in the Frontenacs including road maintenance, sidewalk construction, street lighting, signage, and parks and recreation facilities. Also, the majority of commercial assessment in the County is located in the villages. This reinforces the importance of the stability and improvement of all the County's villages which serve as community focal points for the surrounding region.

To help ensure that these villages can sustain commercial and residential use and remain a valuable part of sustaining rural living, the County supports long-term planning for potential municipal water systems in villages. This planning shall include the following:

- Facilitate the preparation**,** implementation and monitoring of the Source Water Protection Plans;
- Work with the Townships to investigate and analyze lands adjacent to a village that could be purchased by the County or the

Townships for the future site of a municipal well; and further, if necessary, work with the Townships to apply land use controls to surrounding properties to ensure long-term protection of the water source.

- Prepare a region-wide review of villages and hamlets which could require municipal water systems in the future and develop a priority list for local government investment.
- Establishment of a County reserve fund for drinking water protection that can be used in the investment of municipal infrastructure for water systems when required.
- Work with provincial and federal governments to seek funding to invest in municipal water systems.

4.2.2 Storm Water Management Planning

4.2.2.1 Introduction

Storm water management plans are usually required for new Greenfield development. Many new Greenfield developments are proposed through a plan of subdivision or plan of condominium and are therefore subject to approval by Frontenac County Council. The purpose of such a plan is to develop methods to control flooding, ponding, erosion, and sedimentation. Storm water plans also help to protect water quality and aquatic habitat and other natural habitat which depend upon watercourses and other water bodies for their existence. This is especially important considering the many lakes within the Frontenacs and the continuing demand for waterfront lots.

4.2.2.2 Policies

Storm water management plans may be required for any new development consisting of more than four lots or for commercial or industrial developments with large areas of impervious surface (e.g., asphalt parking and loading areas).

Storm water plans shall be prepared in accordance with the Ontario Ministry of the Environment Guideline, *Stormwater Management Planning and Design Manual*.

When reviewing any such development proposals the approval authorities will encourage the retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground.

4.3 Waste Management

4.3.1 Introduction

One of the major infrastructure and land use planning issues that the Frontenacs will be dealing with over the next twenty years is planning ahead for waste management across the County.

This Plan recognizes that each of the four Townships are proactive in their approach to reducing solid waste reaching landfill sites, and also working to continually increase the amount of materials that are being recycled. The challenge of innovation is affected to some degree by the financial capabilities of each municipality in balancing waste management with other infrastructure issues such as roads and the relatively low tax base to apply to capital investment. In the long term, a collaborative approach to waste management may lead to both a reduction in waste and cost efficiencies.

With landfills reaching carrying capacity throughout the County, there is a need to plan to reduce the production of wasteful materials. This, combined with new and innovative waste management technologies, can establish the Frontenacs as leaders in responsible and timely action to mitigate County-wide issues relating to solid waste management.

4.3.2 Goal

That the Frontenacs should become ~~are~~ part of an integrated waste management system that ensures environmentally responsible methods of waste management and reaches beyond its borders for solutions that are scaled to achieve regional efficiencies.

4.3.3 Objectives

To ensure that all Frontenac County citizens have access to waste management facilities (or pick up) within close proximity to their homes and businesses.

To continue to reduce solid waste to improve the environment.

To encourage new methods of waste management to extend the life of existing landfill sites across the County.

To encourage the governments of the Frontenacs to work together over the long term to develop a collaborative approach to waste management and recycling over the next twenty years.

To recognize waste management as one of the primary focus areas of the County's sustainability plan, *Directions for Our Future*, and to explore a waste management approach that responds to local needs, with the ultimate goal of achieving 'Zero Waste'.

4.3.4 Policies

This Plan encourages the application of the principles of "reduce, reuse and recycle" in order to reduce solid waste disposal needs and increase the lifespan of landfill sites. A Waste Management Strategy will outline targets for waste reduction in accordance with Ministry of Environment requirements.

The County and the Townships may collaborate on initiatives that support ~~consider~~ working together to create a region-wide Waste Management Plan that deals with recycling, diversion, collection, and disposal to accommodate present and future requirements.

The Townships and the County may work together to explore new technologies and waste diversion options.

4.4 Utility and Communications Facilities Corridors

4.4.1 Introduction

The sustainability, health, and safety of Frontenac residents and its economy is closely linked to the hydroelectric corridors and utilities networks and related facilities that serve the region. These facilities and corridors include a wide variety of utilities that are owned and operated by both public and private entities, including broadband and fibre optic networks. Also, some waterfront areas are serviced by underwater utilities.

4.4.2 Policies

The development of utility and communications facilities and corridors are permitted throughout the County provided that they are in full compliance with applicable Federal or Provincial requirements.

To ensure compatibility, the following criteria should be considered and brought to the attention of the public or private operator:

- The use is necessary in the proposed location;
- Due consideration has been given to alternative locations that may result in better compatibility; and
- The proposed utility will be designed to be as compatible as practical with surrounding land uses.

The multiple use of corridors, new or existing, shall be encouraged.

Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from the applicable utility or facility manager.

Easements are preferred over severances in the establishment of utility corridors so as to prevent the unnecessary fragmentation of land.

4.5 Community Improvement Plans

4.5.1 Introduction

Community Improvement Plans (CIPs) are one of the many sustainable community planning tools found in the *Planning Act*. They can help communities and municipalities address challenges that prevent optimization of areas that are currently underutilized. This tool provides a means of planning and financing development activities that effectively assist in use, reuse and restoring lands, buildings and infrastructure. It is a tool that ties together economic development, infrastructure, and planning.

The typical focus of these plans is on the revitalization and improvement of the main street of a town, village or hamlet. CIPs can also touch on a wide range of related topics including green energy, brownfields, and recreational opportunities. They are in wide use across the province and have recently been implemented for the first time in Frontenac County as a result of Council's investment arising from *Directions for Our Future*.

CIPs allow municipalities to provide grants and loans to owners and tenants, with the goal of supporting the improvement and rehabilitation of a targeted area. This can include projects such as improving the facade of a main street store and providing incentives to redevelop vacant properties. CIPs can also help to coordinate infrastructure and public space improvements, and can be used by municipalities to acquire, rehabilitate and dispose of land (e.g., a former industrial site).

County Council has recognized that there are a number of communities that could potentially benefit from a Community Improvement Plan and have begun investing in these communities through the sustainability plan.

4.5.2 Goal

It shall be the goal of using Community Improvement Plans to promote the coordinated implementation of community planning and land use planning programs, comprised of maintaining, rehabilitating, and redeveloping the physical, social, and economic components of an area in the Frontenacs.

4.5.3 Objectives

It is the intent of this Plan for the County to work with the Townships to provide for the on-going maintenance, improvement, rehabilitation and upgrading of residential, commercial, recreational, and industrial areas in the region.

4.5.4 Policies

This Plan supports the development of Community Improvement Plans in all areas of the Frontenacs, whether they are focused on one community or village, or whether they cover a larger area, including an entire Township.
It shall be a policy of County Council to provide a financial investment for at least one CIP in each of the four Townships to help facilitate investment by both property owners and the respective municipality. To support community revitalization and economic development, Council may consider investments in additional CIPs.

County and Township Councils may collaborate with other public agencies such as the Community Futures Development Corporation (CFDC) to seek additional investment opportunities in a designated CIP area.

4.5.4.1 Special Policy – Regional Community Improvement Plans

There are a number of planning and sustainability issues that may be better addressed at a regional level to allow for greater participation in a CIP program and to deal with cross-boundary community improvement issues (e.g., trails, renewable energy projects, transportation corridors).

County Council shall seek to become a prescribed municipality for the purposes of Section 28 (2) of the *Planning Act* immediately following approval of this Plan.

4.6 Parks and Open Space

4.6.1 Introduction

Frontenac County contains a rich natural environment that is thriving. The Frontenacs strive to balance the protection of natural areas with opportunity for discovering the outdoors. The result is a healthy mix of managed forest, trails, farmland, wetlands and ~~watersheds~~ waterbodies. Within this system, the Frontenacs contain a large number of regional public parks and open space systems that allow both ~~citizens~~ residents and visitors to enjoy the expansive natural setting.

~~Four~~ Three Provincial Parks are present in the County: Bon Echo, Sharbot Lake, ~~Silver Lake~~, and Frontenac Parks. All provide access to lakes and allow for many recreational activities. The County also contains a large area of Crown Land, mostly in the northern half of the region. Crown Land and the lakes within them are used for a variety of purposes, including logging, hunting, backpacking, canoeing/boating, and trail use. Conservation reserves and conservation areas throughout the County serve important roles for recreation and environmental protection.

North Frontenac Township also maintains almost 200 backcountry campsites and hiking trails on twelve lakes and they form another important part of public open space areas.

At the southern end of the Frontenacs the public have the opportunity to visit the 400 hectare (1,000 acre) Big Sandy Bay area on Wolfe Island, a crown land area which is managed by the Ministry of Natural Resources and Frontenac Islands Township.

Also, there are the lockstations along the portion of the Rideau Canal within the County that serve as passive, recreational, and cultural heritage open spaces for both land and boating visitors alike.

4.6.2 Policies

The County supports the continued operation and long term use of all regional park systems throughout the Frontenacs.

The County will coordinate with the Townships, Ontario Parks (MNR), and other agencies on the establishment of regionally significant open space networks and linkages across jurisdictional boundaries that will complement local parks planning.

The County will explore funding mechanisms to support regionally significant open space and parkland acquisitions.

The County recognizes the possible creation of a new regional park that is proposed to be created around Crotch Lake as part of the Algonquin Land Claim, and supports public participation and involvement in the development of such a park.

Section 5 – Housing and Social Services

The Housing and Social Services section contains policies that establish that Frontenac County is committed to providing a variety of housing types and social services to allow residents to enjoy a good quality of life. Services delivered include child-care, educational facilities and services, assisted living or long term care, employment services, affordable housing, transitional shelters, group homes, long term care and support services, and health facilities. The City of Kingston is responsible as the Service Manager for both the City and the County to make sure these services are available in the Frontenacs. Some of the social services are provided and funded directly by the Province or community agencies while others are provided through partnerships with the County. Volunteer groups also play an important role in the provision of social and health services within the community. The County will continue to partner with the Townships and various government and non-government agencies to deliver social services that are appropriate, effective and accessible.

The Municipal Housing Strategy (MHS) forms the basis for housing policy across the Frontenacs and in the City of Kingston as a result of its City/County approval. The MHS serves as the primary strategic plan to help guide and align local housing efforts, and is the foundation for the housing policies of this Plan.

5.1 Municipal Housing Strategy

5.1.1 Introduction

County Council and Kingston City Council adopted the Municipal Housing Strategy in 2011. The Strategy will act as a guide to create a ten year housing plan as required by Provincial legislation. It will help provide guidance for County Council to ensure that the citizens of the Frontenacs are housed in affordable, safe, sanitary, and adequate accommodation.

5.1.2 Policies

The Municipal Housing Strategy shall be considered the primary strategic plan to help guide and align local housing efforts across the County.

The County endorses the targets in the Municipal Housing Strategy for residential units to be added to the current housing stock over the next ten years and the goal of providing more affordable housing**.**

This Plan acknowledges that the Municipal Housing Strategy was ~~is being~~ updated in 2013 to include policies and strategies to reduce homelessness in both Kingston and Frontenac County. The County will work with the City as Service Manager to develop programs and projects to try to end homelessness in our region.

It is the intent of this Plan to encourage the use of surplus municipal land or facilities for the provision of housing. Each Township may consider adopting a

'Housing First' approach to coordinate surplus or disposal protocols for municipal lands and institutional agencies such as the local school boards.

The Municipal Housing Strategy will promote the periodic identification and monitoring of demographic changes and housing needs within the County to determine whether housing demands and needs are not or will not be met.

5.2 Affordable Housing

5.2.1 Introduction

Frontenac County contains many households where the annual income is below the Provincial average. This situation makes it challenging for people to find housing that is affordable within their budget. For the long term health of the community it is important that a wide variety of housing choices be made available.

5.2.2 Policies

The County and the Townships will work jointly to provide for affordable housing by enabling a wide range of housing types to meet the projected demographic and market requirements of existing and future residents of the County.

County Council will establish and monitor housing targets for affordable housing for low and moderate income households in the Frontenacs, with a focus on methods of providing housing for the low-income residents of the County. Where specific needs are identified, Council will work with the City of Kingston (service manager for all of Frontenac County and the City) and the Ministry of Municipal Affairs and Housing to meet identified needs.

The Townships will, where appropriate, promote intensification in settlement areas through their planning documents. Examples include: allowing for the conversion of single detached houses into multiple units and permitting land severances on large underutilized properties which will allow for new residential development on the vacant severed parcel.

The County and the Townships will work to ensure a minimum 10-year supply of residential land across the Frontenacs at all times.

County Council will encourage and facilitate the efforts of non-profit housing and co-operative housing to provide affordable housing.

County Council will work with other levels of government to ensure that adequate resources are permitted to public sector housing programs and initiatives.

County Council may participate in the provision of housing, both directly and indirectly, in accordance with the general policy and program directions

established in the Official Plan and other specific direction as may be identified in the Municipal Housing Strategy as updated from time to time.

County Council may assess different forms of housing design which make housing more affordable, and may investigate alternative dwelling design standards that may contribute to more affordable housing.

Community Improvement Plans should consider initiatives to promote affordable housing projects in each Township.

5.3 Seniors Housing

5.3.1 Introduction

The Municipal Housing Strategy has indicated that one of the biggest challenges across Frontenac County over the next twenty years to be confronted is providing housing choices for seniors who wish to remain in their community. With the existing residents aging, and with the migration of seniors settling in the County after converting their cottages to full time residential use, this issue will become a priority. The goal is to look at ways and means of finding housing types that will allow seniors to stay close to their communities and families.

5.3.2 Policies

The County and the Townships may work jointly to provide opportunities for new development or redevelopment that is sustainable in a rural context and which encourages housing that will help address the evolving needs of an aging population.

County Council supports the principle of aging in place as a way to address seniors housing options while at the same time encouraging more sustainable settlement areas.

This plan encourages identifying affordable seniors housing projects at a variety of scales as an eligible community improvement activity in the creation of Community Improvement Plans.

Where practical, it is the intent of this Plan to encourage the expansion of municipal servicing to help support appropriate multi-residential development to accommodate a seniors housing project.

It is recognized that Zoning By-laws can be barriers to the development of housing for senior citizens if these types of dwellings are only allowed in certain areas of a community. Therefore it is the intent of this Plan that the County and Townships work together to create any necessary revisions to Zoning By-laws that will help facilitate the development of seniors housing on a consistent and inclusive basis across the Frontenacs.

5.4 Group Homes

5.4.1 Introduction

Group homes are generally defined as residences licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

5.4.2 Policies

A group home shall be licensed and/or approved for funding under provincial statutes and in compliance with municipal by-laws. (Note: as defined under Section 163 of the *Municipal Act*).

Group homes shall be permitted in the Township Official Plans in all designations that permit residential use.

Group homes may be subject to Site Plan Control by the local Townships to address such matters as ensuring that the site design is in keeping with the character of the area and that sufficient space is available to accommodate the needs of the residents.

5.5 Homes for the Aged (Long-Term Care Complexes)

5.5.1 Introduction

There are currently no public long-term care complexes located in Frontenac County. There are two large-scale privately owned facilities nearby in Northbrook and in Perth that are used in part by Frontenac County residents. There are other private small scale facilities scattered throughout the County.

The Frontenac County home for the aged – Fairmount – is located in the rural area of the City of Kingston and accommodates Frontenac County residents.

5.5.2 Policies

It is the intent of this Plan to recognize the value of long-term care complexes to residents of Frontenac County.

The predominant uses for these complexes shall include resident rooms and beds, resident care and nursing facilities, therapy facilities, kitchen and dining facilities, offices, meeting rooms, recreation facilities, resident places of assembly, pharmacies, and open space areas.

Complementary uses can include such facilities as residential dwelling units for the elderly, day care facilities, and parking lots.

This Plan recognizes Fairmount Home as the County owned and operated long term care home that provides care for residents of Frontenac County, the City of Kingston, and other communities.

5.6 Secondary Suites

5.6.1 Introduction

The provision of affordable housing in communities is now considered to be a provincial interest in the Ontario *Planning Act*. As a result, the provincial government now has changed legislation to facilitate the creation of second units in dwellings.

5.6.2 Policies

Township Official Plans may include policies to allow, where appropriate, the use of a second residential unit in a detached house, semi-detached house or rowhouse if no building or structure ancillary to the house contains a second residential unit; and further, to allow the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse if the house contains a single residential unit. This policy shall not apply to existing sleeping cabins or 'bunkies' located on waterfront properties.

5.7 Accessibility

5.7.1 Introduction

Frontenac County is committed to improve access and opportunities for persons with disabilities in accordance with the *Accessibility for Ontarians with Disabilities Act*.

5.7.2 Policies

As part of the commitment to improve accessibility in the Frontenacs, the County will:

a) Have regard to accessibility for persons with disabilities when considering draft plans of subdivision;
b) Establish a process to identify barriers and gaps in by-laws, policies, programs, practices, and services;
c) Continue to improve the level of accessibility of by-laws, policies, programs, practices, and services;
d) Actively encourage input from the community and the Accessibility Advisory Committee appointed by the Frontenac County Council in the design, development and operation of new, renovated, purchased or leased municipal services and facilities;
e) Improve accessibility to persons with disabilities to encourage their integration into the economic, political, social, cultural and educational mainstream; and
f) Provide resources and support to attain these objectives.

Section 6 – Heritage and Culture

The County of Frontenac is rich with history, heritage, and culture, and as such it is recognized as one of the key focus areas in *Directions for Our Future.* Heritage is a crucial part of what makes the Frontenacs a great place to live. It has the power to allow citizens to understand where we have come from and helps promote an appreciation of local identity and shared community.

In recognition of the non-renewable nature of cultural heritage resources, the County of Frontenac will encourage their conservation in a manner that respects their heritage value, ensures their viability for the future, and allows them to continue their contribution to the character, community pride, tourism attraction potential, economic development, and historical appreciation of the region.

6.1 General Policies

It is the intent of this Plan that the County's significant cultural heritage resources be identified, conserved and enhance whenever practical and that new development take place in a manner that respects the County's rich cultural heritage. The cultural heritage resources of the County generally include:

a) Built heritage resources;
b) Cultural heritage landscapes; and
c) Archaeological resources.

Township Official Plans ~~shall~~ are encouraged to include policies that are intended to implement this policy direction, including the requirement of a heritage impact assessment prior to development taking place on lands that contain or are adjacent to cultural heritage resources. A heritage impact assessment should generally outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures that are necessary to avoid or lessen the negative impact on the heritage resource.

The Townships are encouraged to establish Municipal Heritage Committees pursuant to the *Ontario Heritage Act*.

The Townships are encouraged to support the use of Community Improvement Plans under the *Planning Act* to help protect, promote and support cultural heritage resources, especially the adaptive re-use of old or heritage buildings.

6.2 Archaeological Resources

The County recognizes that there are archaeological resources of pre-contact and early historic habitation as well as areas of archaeological potential within the County that can be adversely affected by development or redevelopment.

The Townships and/or the County will require archaeological assessments and the preservation or excavation of significant of significant archaeological resources in accordance with Provincial requirements.

Designation:

The Townships are encouraged to utilize the Ontario Heritage Act to conserve, protect and enhance the cultural heritage resources in their municipality through the designation by by-law of individual properties, conservation heritage districts and cultural heritage landscapes.

Council shall encourage the conservation of cultural heritage resources by:

- conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;
- respecting the heritage designations and other heritage conservation efforts by area municipalities.

6.3 Algonquin Aboriginal Interests

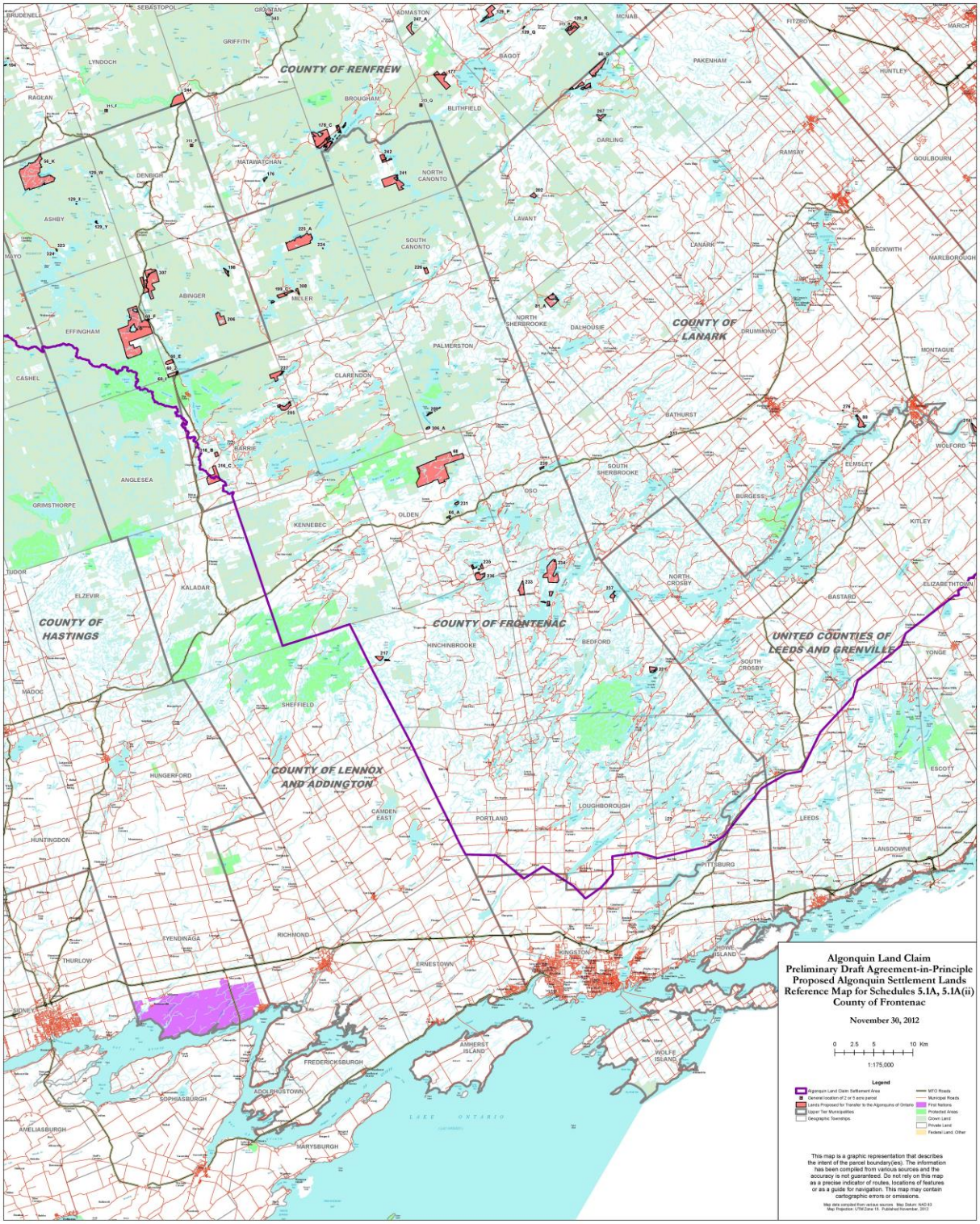
This Plan recognizes that lands within the boundaries of Frontenac County lie within the historic Algonquin Territory that is part of current Treaty Negotiations with the Federal and Provincial Crowns. Some lands within North Frontenac, Central Frontenac, and South Frontenac Townships are within the Algonquin land claim area. Figure 6 illustrates the general boundary of the land claim within the Frontenacs. As such, this Plan will respond to direction from the Federal and Provincial Crowns as to the progress of these negotiations and will incorporate any Official Plan requirements that arise from the Settlement Agreement. In the interim, the County will seek opportunities for mutually beneficial engagement with the Algonquins on matters that affect aboriginal history and culture.

6.3.1 Policies

The County of Frontenac and/or the Townships may consult with the Algonquins of Ontario with regard to land use planning affecting any of the following matters within the land claim area:

a) Protection of water quality and utilization of lakes and rivers including the Rideau Canal within the land claim area;
b) Any development that would have an impact on navigable waterways and their waterbeds;
c) Any archaeological studies related to proposed development where areas of Algonquin interest have been identified; and
d) Any Environmental Impact Studies related to proposed development where areas of Algonquin interest have been identified.

Figure 6
Algonquin Land Claim Territory



6.4 Rideau Canal UNESCO World Heritage Site

The Rideau Canal National Historic Site and UNESCO World Heritage Site, administered by Parks Canada, travels through the southeast portion of South Frontenac Township. The canal's value lies in a combination of the engineering and military achievement of the construction of the canal and the associated canal structures and buildings, the continuity and integrity of the lockstations, its continuous seasonal operation since 1832, and the unique historical environment, which together constitute a cultural heritage resource of national significance and outstanding universal value. Parks Canada's jurisdiction includes the bed of the canal up to the upper controlled water elevation and the lockstations.

In order to recognize and protect the cultural heritage resource significance of the Rideau Canal UNESCO World Heritage Site, the County has participated in an initiative, the Rideau Corridor Landscape Strategy, along with representatives from First Nations, federal and provincial agencies, municipalities, non-governmental organizations, property owners and others. A goal of the Strategy is to develop and recommend planning and management tools for municipalities and other jurisdictions that:

a) identify and protect the cultural heritage landscapes, Algonquin history, and built heritage resources of the waterway;
b) ~~explore the introduction of~~ introduce design guidelines that can be implemented through the site plan control process, for new development along the waterway; and
c) identify measures to conserve the terrestrial and marine archaeological resources of the Rideau Canal.

Both this Plan and the South Frontenac Township Official Plan will recognize the policy directions coming out of this Strategy.

6.5 Frontenac Arch UNESCO Biosphere Reserve

The Frontenac Arch can be described as an ancient granite 'bridge' between the Canadian Shield and the Adirondack Mountains. Due to both its rich natural environment and its human history it was recognized in 2002 as a UNESCO World Biosphere Reserve.

The Frontenac Arch Biosphere lies on the Central Canadian portion of the Frontenac Arch. It covers approximately 2,700 sq km and covers part of both Frontenac County and the Leeds-Grenville County, including communities such as Brockville, Gananoque, Westport, Harrowsmith, Verona and Godfrey. Figure 7 illustrates the Biosphere area and its coverage within the Frontenacs.

It is the intent of this Plan to recognize the natural and historic value of the Frontenac Arch to our region and to promote its long term viability.


FIGURE #7 - Frontenac Arch Biosphere Reserve
OTTAWA
N
417
7
15
Township of
North Frontenac
Township of
Central Frontenac
Murphys Point
Provincial Park
Brockville
FRONTENAC
ARCH BIOSPHERE
RESERVE
Charleston Lake
Provincial Park
Township of
South Frontenac
38
401
155 m
Kingston
Township of
Frontenac Islands
33
JEFFERSON
Fort
Drum
Watertown
0 5 10 20
Kilometres

Section 7 – Environmental Sustainability

The County of Frontenac covers a large geographic area which is comprised of a rich natural environment that makes the region a unique place to live, work and play. This natural environment includes natural assets, natural sites, and natural attractions. The value of the natural environment for the County is more than just ecological health; it contributes to our economy and our society as well.

In addition to the Township Official Plans the following policy sections will apply:

- The Environmental Sustainability section sets out policies that are intended to help ensure that the environment that is so valued by residents in Frontenac County can be maintained and enhanced for future generations, and the health of humans and of the environment is protected.

- The Natural Environment section outlines the natural heritage system in the County and provides policies for protection of natural features in the Frontenacs.

- The Water Resources section includes policies recognizing the role of a watershed planning approach and of the importance of sourcewater protection plans in ensuring safe and plentiful drinking water.

- Hazard Lands Policies ensure that development is prohibited or strictly limited in areas that could have potential for natural hazards such as flooding and erosion.

7.1 Natural Environment

7.1.1 Introduction

The County of Frontenac natural heritage system is defined as an ecologically based delineation of nature and natural function – a system of connected, or to be connected, green and natural areas that provide ecological functions over a long period of time and enable movement of species. Natural heritage systems encompass or incorporate natural features, functions and linkages as component parts within them and across the landscape. A natural heritage system also supports natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems.

The natural heritage system illustrated on Appendices “1A”, “1B”, and “1C” use current standards and procedures such as the Natural Heritage Reference Manual (MNR 2010) and Provincial Policy Statement to identify natural features of interest, which include significant wetlands, significant coastal wetlands, fish habitat, significant woodlands, significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest.

Responsibility for the environment is shared among Federal and Provincial governments, the County, Townships, the Conservation Authorities (Quinte Conservation, Cataraqui Region Conservation Authority, Rideau Valley Conservation Authority, and Mississippi Valley Conservation) and private landowners. All have an important role in enhancing the natural environment within the County, and all have the responsibility to be good stewards. As a result, preserving a natural heritage system requires co-operation among agencies, private landholders and the wider community.

The natural heritage system, and the ecological functions it provides, contributes to maintaining the environmental health of the County of Frontenac. This Section of the Official Plan establishes a policy framework for a co-operative approach to the identification of the environmental features that comprise the natural heritage system. It also outlines how provincially and regionally significant features should be maintained, enhanced or, wherever feasible, restored and encourages the establishment of linkages among elements of the natural heritage system.

The natural heritage system is a layered approach to environmental protection comprised of features delineated on Appendices “1A”, “1B, and “1C”, and described in this section of the Official Plan. Each layer contains policies that provide appropriate protection to areas of environmental significance. Notably, the County of Frontenac’s natural heritage system includes natural linkages and biodiversity areas. Through linkages and biodiversity areas, we acknowledge that our system is not an isolated one. We are interconnected to the natural heritage beyond our boundaries and we value our local biosphere – the Frontenac Arch – as well as our global biosphere, Earth.

In this context it is important for Frontenac County to use a regional approach to ensure that significant natural heritage characteristics are protected for future generations.

7.1.2 Goal

The goal of the natural heritage system is to work with the Province, Townships, the Conservation Authorities and private landowners to maintain, enhance and restore a comprehensive natural heritage system within the County.

7.1.3 Objectives

To achieve the goal of maintaining and enhancing a comprehensive natural heritage system, this Official Plan will:

- Identify and describe the component environmental features of the natural heritage system;
- Incorporate policies addressing land use and environmental preservation, conservation, and management that conform to the Provincial Policy Statement;
- Illustrate the natural heritage system on Official Plan mapping at the regional scale;

- Provide a mechanism for the refinement of the natural heritage system at the site-specific level;
- Identify, describe, and incorporate polices addressing County of Frontenac-specific natural linkages and biodiversity areas; and,
- Encourage the Townships to refine the natural heritage system to include important local features and linkages, where appropriate.

7.1.4 Policies

7.1.4.1 Wetlands

Introduction

Wetlands are an important part of the County's biodiversity. They provide a wide variety of ecological, economic and social benefits for both humans and wildlife. Wetlands help reduce erosion, decrease flood damage, improve and maintain good water quality, provide important fish and wildlife habitat, ensure a stable, long-term supply of groundwater (by contributing to the recharge and discharge), provide recreation and tourism opportunities, limit greenhouse gas emissions (by acting as carbon sinks), and provide valuable economic products, such as timber, commercial baitfish, wild rice and natural medicines.

Council recognizes that the ecology of water systems contains a complex environment of plants, animals, and water which represents a highly valued resource in the Frontenacs, and that wetlands and riparian vegetation are part of the make-up of that ecology.

Policies

- The County of Frontenac recognizes the importance and value of wetlands in the County and supports their protection.
- Appendices "1A", "1B", and "1C" illustrate the County-wide natural heritage system, and generally identify provincially significant wetlands, coastal wetlands and other wetlands.
- The Township Official Plans shall identify and protect those wetlands where development and site alteration is prohibited, including provincially significant wetlands and coastal wetlands.
- If at any time during the duration of this Plan any additional provincially significant wetlands are identified in the County of Frontenac by the Ministry of Natural Resources, the policies in this Plan and the Township Official Plans related to significant wetlands shall apply and the appropriate schedules shall be updated to reflect the new provincially significant wetlands without amendment to the plan.
- The County of Frontenac encourages the Townships to adopt mechanisms (such as site plan control, consent or development agreements) that would minimize and control the removal of vegetation, and ensure the protection of naturally vegetated buffers adjacent to any provincially significant wetlands.

- Other wetlands have also been identified on the Natural Heritage mapping in Appendices “1A” and “1B” and may also be identified on the Land Use Schedules of the Township Official Plans. Impacts on these wetlands should be considered in the evaluation of development applications in or adjacent to them, and an Environmental Impact Study may be required if significant characteristics are observed and/or to demonstrate that appropriate alternatives have been assessed and negative impacts to the feature and its function have been prevented or minimized to the degree reasonably possible.

7.1.4.2 Significant Areas of Natural and Scientific Interest (ANSI)

Introduction

An ANSI is an area of land and water that contains natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. ANSIs are a critical complement to Provincial Parks and Conservation Reserves as they represent important natural features that are not found in protected areas.

Policies

- The County recognizes the importance and value of regionally and provincially significant ANSIs and supports their protection. Appendix “1A” generally identifies ANSIs within the County’s natural heritage system.
- The Township Official Plans shall identify and protect those regional or provincially significant ANSI’s where no development shall be permitted unless it can be demonstrated that there will be no negative impacts on the ANSI and its ecological function.

7.1.4.3 Significant Wildlife Habitat

Introduction

Wildlife habitat, as defined by the PPS, means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Wildlife habitats are important since they are areas where species concentrate at a vulnerable point in their annual or life cycle, and are areas which are important to both migratory and non-migratory species.

Policies

- The County of Frontenac recognizes the importance and value of wildlife and supports the protection of significant wildlife habitat
- Appendix “1A" ~~identifies~~ may identify the location of known wildlife habitat. Development and/or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it can be demonstrated that there will be no negative impacts on the significant wildlife habitat and its ecological function through an Environmental Impact Study.

- Wildlife habitats occur throughout the County but may not be shown on Appendix “1A" because the exact habitat location needs to be refined at the local scale by site specific field work. If development or site alteration is planned in or adjacent to the natural heritage system, the proponent of the development may be required to document for consideration by the Township, whether there is potential for significant wildlife habitat to occur in the area and whether an Environmental Impact Study is required to identify significant wildlife habitat for consideration during Planning Act decisions.
- The Townships shall adopt appropriate development controls to protect significant wildlife habitat. If development or site alteration is planned near these sites, the Townships may contact the Ministry of Natural Resources for technical advice regarding the proposed development.
- Natural linkages shall be protected in order to maintain, restore and/or improve the diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems.
- Removal of vegetation shall be minimized in significant wildlife habitat areas.
- The County and Townships shall investigate ways to minimize and control the removal of vegetation for buildings, site alteration or accessory activities such as landscaping.

7.1.4.4 Fish Habitat

Introduction

Fish habitat, as defined by the Fisheries Act, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. The aquatic ecosystem is most often described as fish habitat since fish communities are important resources, and as such, have a long history of being used as indicators of aquatic ecosystem health. Aquatic habitat is an integral part of the watershed’s ecosystem as it provides feeding, breeding and rearing areas for resident and migratory fish and invertebrate species.

Policies

- The County of Frontenac recognizes the importance and value of the fisheries in the municipality and supports protection of their habitat.
- Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. ~~Development and/or site alteration in fish habitat shall not be permitted except in accordance with federal and provincial legislation and can be demonstrated through an Environmental Impact Study that there will be no negative impact on fish habitat and its ecological function.~~
- ~~Development and site alteration in fish habitat shall require an Environmental Impact Study, to demonstrate that there will be no negative impacts on the fish habitat or on their ecological functions.~~

- ~~New development along watercourses and waterbodies which have demonstrated no negative impact on the fish habitat or on their ecological functions shall require a minimum setback of 30 metres. These setbacks shall remain undisturbed and naturally vegetated, where possible.~~
- Development and site alteration shall not be permitted within lands adjacent to ~~120 metres of~~ fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated ~~through an EIS~~ that there will be no negative impacts to the features or functions of the habitat. Adjacent lands shall include lands contiguous to the fish habitat or areas where it is likely that development or site alteration would have a negative impact on fish habitat. The extent of adjacent lands shall be defined in the Township Official Plans, based on approaches recommended by the Province or based on Township approaches which achieve the same objectives.
- The County encourages the use of best management practices, stewardship and habitat management that promotes healthy fish habitat and natural riparian areas.

7.1.4.4.1 Lake Trout Lakes

Preamble

Lake trout lakes are rare. While only about one percent of Ontario's lakes (i.e. approximately 2,300) are designated by policy and managed by the Ministry of Natural Resources for lake trout, this resource represents 20-25% of all lake trout lakes in the world. The lake trout is an important fishery resource in Ontario and Frontenac County and is a preferred species among many anglers.

The lake trout is the only major, indigenous sport fish in Ontario that is adapted to "oligotrophic" lakes (i.e. lakes with low levels of nutrients, high dissolved oxygen levels and typically deep areas with very cold water). The lake trout's slow growth, late maturity, low reproductive potential and slow replacement rate make it a unique species in the province. As a top predator, the lake trout is an important part of the province's natural heritage and an excellent indicator of the health of these fragile aquatic ecosystems.

Approximately 5% of the province's lake trout populations have already become extinct. Lake trout and lake trout lakes are particularly vulnerable to the impacts of human activities including harvesting, increased phosphorus inputs from cottage septic systems and other sources of nutrient enrichment, acidification, species introductions, and habitat destruction. Development on lake trout lakes may result in habitat degradation, diminished lake trout populations and a lower quality fishing experience.

The Frontenacs, therefore, have a great responsibility to manage them wisely. The lake trout is particularly vulnerable to the impacts of human activities and is an indicator of the health of aquatic ecosystems. Special protection is required for these lakes and their lake trout populations.

Policies

- ~~New lot creation shall not be allowed within 300 metres of at-capacity lake trout lakes located in Frontenac County~~.
- ~~Township Official Plans shall contain policies to protect these lakes, including the following:~~
  - ~~Exceptions to the prohibition of development near at-capacity lakes, such as tile field setbacks;~~
  - ~~Under such exceptional circumstances, new development requiring approval under the Planning Act that would, for example, prohibit removal of vegetation, require a 30 metre setback for all new buildings, or prohibit the use of fertilizers.~~
- Generally, the creation of new lots, through the severance consent process or by plan of subdivision will not be permitted within 300 metres of a lake trout lake that is classified as "at capacity". Structural development may be permitted on existing lots of record and under strict conditions where a proponent can demonstrate that there will be no impacts on lake water quality. This may require consultation with the Ministry of the Environment and the Ministry of Natural Resources. Exceptions to allow lot creation are as follows:
  - to separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake; or
  - where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or
  - where all new tile fields are set back at least 300 metres from the shoreline of lakes; or
  - where drainage from the tile fields would flow at least 300 metres to the lake. This must be supported by a report prepared by a qualified professional that is a licensed member of the Association of Professional Geoscientists of Ontario or a licensed member of the Professional Engineers of Ontario who is qualified to practice geoscience; or
  - where a site-specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on-site, to the satisfaction of the Ministry of the Environment.

- Designated at-capacity lakes are identified on Appendix "1B" and listed in Appendix "2" and shall be included in Township Official Plans.
- In consultation with the Ministry of Environment, the County will review and revise the list of at-capacity lake trout lakes in Appendix "2" annually.
- The Townships are encouraged to identify the moderately sensitive at-capacity lake trout lakes in their Official Plans with policies addressing development around these lakes to ensure their long-term sustainability.

7.1.4.5 Endangered and Threatened Species

Preamble

Endangered and Threatened species, as defined by the PPS, means a species that is listed or categorized as an "Endangered or Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time; Saving Endangered and Threatened species is important for their sake, and for ours since humans are dependent on the earth's diversity of species for our own survival. The existing habitat sites of any endangered or threatened species in the County are not identified in this Plan or in Township Official Plans in order to protect endangered or threatened flora or fauna.

Policies

- The County of Frontenac recognizes the importance and value of the endangered and threatened species in the County and supports their protection.
- Significant habitat of endangered or threatened species is approved by the Province or the Federal government. This habitat is necessary for the maintenance, survival and/or recovery of naturally occurring or reintroduced populations of endangered or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. Mapping of the habitat of these species are not shown on Appendix "1C" in order to protect such species and their habitat, or because the exact location and habitat needs to be refined by site specific field work.
- The County and the Townships will work with the Ministry of Natural Resources to develop a mutually acceptable protocol for sharing available and threatened species habitat information, and how best to apply this information to the large amount of undisturbed lands within the County.
- No new development or site alteration shall be permitted within the habitat of endangered or threatened species, except in accordance with provincial and federal requirements. Development and site alteration shall not be permitted on the lands adjacent to habitat of endangered or threatened species, unless the ecological function of

the adjacent lands has been evaluated and it has been demonstrated ~~through the preparation of an Environmental Impact Study~~ that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.

- New development proposals shall require an appropriate level of site assessment to identify potential presence or absence of endangered or threatened species and their potential habitats as determined by the Ministry of Natural Resources.
- Where potential habitat is identified, a more detailed site assessment may be required by an Environmental Impact Study to provide information on current habitat conditions, to address any applicable permit requirements under the Endangered Species Act (as appropriate), and to delineate significant habitat for approval by Ministry of Natural Resources.
- ~~No new development and/or site alteration shall be permitted within 120 metres of significant habitats of endangered and threatened species unless it has been demonstrated that there would be no negative impacts on the natural features or its ecological function.~~
- If development or site alteration is planned near these sites, the Township should ~~shall~~ contact Ministry of Natural Resources for technical advice regarding the proposed development.

7.1.4.6 Significant Woodlands

Preamble

Woodlands, as defined by the PPS, means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands are important for their aesthetic value, economic value, as species habitat, to minimize erosion, to mitigate greenhouse gases (as a carbon sink), and as providing animal species with corridors for movement.

Policies

- The County recognizes the importance and value of woodlands and supports the protection of significant woodlands. These woodlands have value in the County, both natural and human. Examples include maintaining and/or improving the air quality, preventing soil erosion, helping to retain water and recharge ground water, producing economic value (firewood, maple syrup, lumber), providing recreational opportunities, and contributing to the overall beauty of the Frontenacs.
- Appendix “1C” identifies all woodlands within the County, but does not identify any significant woodland.

- Development and/or site alteration in or adjacent to significant woodlands that may be identified ~~located in~~ in the majority of South Frontenac and all of Frontenac Islands (i.e., within MNR Ecoregion 6E of the PPS) shall not be permitted unless it can be demonstrated that there will be no negative impacts on the significant woodland and its ecological function.
- When new significant woodlands are identified, consideration and protection of the areas shall be assessed prior to approving new land use planning applications.

7.1.4.7 Significant Valleylands

Preamble

Valleylands, as defined by the PPS, means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Valleylands are often defining landscape features essential to the character of an area, help buffer waterbodies from the effects of human settlement, provide linkages to the rest of the watershed, and provide important corridors allowing the dispersion of plants and movement of animals. Significant valleylands may be identified in the southern part of the County (i.e., within MNR Ecoregion 6E of the PPS).

Policies

- The County recognizes the importance and value of valleylands and supports the protection of significant valleylands.
- Significant valleylands are not shown on the Natural Heritage System mapping and can be identified in consultation with the Townships and/ or the local Conservation Authority based on local factors and conditions.
- The Township Official Plans shall contain policies that ensure that development and site alteration shall not be permitted in significant valleylands and its adjacent lands unless it has been determined, via an Environmental Impact Study, that there will be no negative impacts on the natural features or their ecological functions.
- The Township Official Plans shall contain policies that ensure that when new significant valleylands are identified, consideration and protection of the areas shall be assessed prior to approving new land use planning applications.

7.1.4.8 Linkages and Biodiversity Areas

Preamble

The County of Frontenac's natural heritage system as mapped in Appendices "1A", "1B", and "1C" includes natural linkages and biodiversity areas. Through linkages and biodiversity areas, we acknowledge that our system is not an isolated one. We are interconnected to the natural

heritage beyond our boundaries and we value our local biosphere – the Frontenac Arch – as well as our global biosphere, Earth.

7.1.4.8.1 Linkages

Preamble

The County of Frontenac is home to wildlife that traverses eastern Ontario and by identifying linkages; the County is able to support the valuable wildlife that contributes to the County's high quality natural environment. The County has undertaken a geographic information systems (GIS) analysis to determine regional scale linkages.

Policies

- Linkages mapped in this plan on Appendix "1A" are intended to promote regional connectivity in the natural heritage system and the County of Frontenac encourages municipalities to establish and maintain linkages by incorporating them into their Official Plans.
- Where appropriate, the Townships are encouraged to add local linkages which facilitate greater connections between natural features of the natural heritage system.
- Linkage mapping has been completed at a regional scale, and the boundaries are intended to be refined at the site level. When development is proposed within a linkage, this plan encourages that linkages be incorporated into the development, retained in its natural state and an Environmental Impact Study be completed to document management recommendations for the protection of the linkage.
- Linkages may be considered as priority areas for ecological stewardship projects, re-naturalization projects, or environmental land acquisition projects, or as potential lands for conservation easements granted to the municipality by the property owner.
- Existing development and activities within linkages may continue.

7.1.4.8.2 Biodiversity Areas (Overlay)

Preamble

The County of Frontenac benefits from having a large undeveloped area that is rich in natural heritage and contains a wide range of species, habitats and ecosystems. Biodiversity Areas protect species, habitat and ecosystems that are representative of the County's natural heritage system. Protecting biodiversity is a way to promote stewardship and ensure that impacts to the environment through challenges such as climate change are mitigated. The County has undertaken a geographic information systems (GIS)

analysis to determine specific areas for the protection of biodiversity.

Policies

- Biodiversity areas are identified on Appendix "1A".
- Biodiversity areas may receive priority consideration for the creation of new conservation areas, conservation easements, or new ecological stewardship programs;
- Notwithstanding the policies of the underlying land use designation, lands within Biodiversity Areas may be:
  - Discouraged from lot severance or subdivision unless immediately abutting existing development;
  - Discouraged from the creation of new buildings unless on an existing previously undeveloped lot; and,
  - If developed, encouraged to develop by minimizing changes to topography and vegetation, and by using materials and a built form that integrates well with a natural area.

7.1.4.9 Mineral Aggregate Operations

Policies

- New mineral aggregate operations may be permitted in the natural heritage system where the policies of this plan and the Township Official Plans allow and:
  - progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction;
  - the assessment of the natural features and restoration plan taking into account the natural heritage system will be incorporated into the Natural Environment Report required under the *Aggregate Resources Act.*

7.1.4.10 Environmental Impact Study

Preamble

An Environmental Impact Study is an important tool used during the development review process which helps delineate, characterize, analyze, and plan for the protection and conservation of the natural heritage system and its components.

Policies

- Where the policies in this Plan provide for the preparation of an Environmental Impact Study EIS), it is understood that, on the basis of consultation with the appropriate review agency, the EIS may be scoped or eliminated in those instances where the potential impact of development is reduced or is non-existent.

- Where County Council is the planning approval authority, it shall require an impact assessment for development and site alteration proposed in designated natural heritage features and adjacent lands. An Environmental Impact Study shall be prepared to support land use planning applications and prior to the approval of the proposed development or site alteration. Depending on the type of planning application and the approval authority, the County, Townships and/or the Conservation Authorities will co-ordinate the requirements for the preparation of an Environmental Impact Study which shall be undertaken in accordance with the Natural Heritage Reference Manual and any other applicable guidelines.
- The potential scope required for the preparation of an EIS is listed in APPENDIX “3”.

7.1.4.11 Land Uses and Zoning

Policies

The County of Frontenac encourages the Townships to identify appropriate land uses and other performance standards in their Zoning By-laws that provide for protection of the features identified in the natural heritage system and which are compliant with the PPS.

7.1.4.12 Stewardship Planning

Introduction

One of the key factors that make Frontenac County such a unique place is that it is largely undeveloped, especially when compared to other parts of Ontario. The PPS has been designed to cover all development across Ontario; in the case of natural heritage it is focused on protecting ‘rarity’ in landscapes to deal primarily with urban growth in the Toronto / Golden Horseshoe area. This perspective does not apply to the Frontenacs, which are rich in natural resources. In this case, a stewardship plan may provide the most suitable perspective on dealing with our ecosystem.

Policies

The County supports the development of a regional stewardship plan in order to provide a broad perspective on protecting ecosystems and managing landscapes.

This Plan recognizes that connectivity of landscapes and ecosystems is important for the long term resilience of the natural environment in the Frontenacs.

7.1.4.13 Lake Management Plans

Introduction

A Lake Management Plan (LMP) is an approach by a lake association to identify and protect the physical and environmental values of a lake or river system. A LMP can result in a long range vision for the lake community that can be implemented through stewardship direction and potential land use policies. County Council endorses the development of

LMPs by lake associations, particularly those lakes that may be experiencing development pressure.

Policies

- Lake Management Plans may include a number of components, including:
    - A lake capacity assessment to help determine the carrying capacity for development and for opportunities to improve water quality;
    - An inventory of existing and proposed development by type, and characteristics of sewage and water services;
    - A shoreline capacity assessment to help determine lands which are suitable for development based on such features as slope, vegetation cover, and depth of overburden;
    - A fish habitat assessment;
    - The nature of public access and the use of the lake for aquatic and boating activities;
    - Road access to the lake or river for shoreline development;
    - Shoreline management practices that can provide direction for appropriate conservation or retention of natural features;
    - Identification of special attributes of the lake;
    - Public education; and
    - An implementation and monitoring program.

- Township Official Plans may include policies that identify Lake Management Plans that have been completed, recognizing that the primary use of these plans is for stewardship purposes.

7.2 Water Resources

7.2.1 Source Protection Plans

This Plan is based on a watershed planning approach. In this context, Source Protection Plans are key planning documents that help to protect drinking water supplies from potential contamination by limiting certain uses and activities within sensitive areas. The County supports the development of Source Protection Plans for each major watershed in the Frontenacs, including the Quinte Source Protection Plan, Cataraqui Source Protection Plan, and the Mississippi-Rideau Source Protection Plan. The Townships shall include relevant Source Protection Plan policies and standards in their Official Plans and Zoning By-laws as part of the implementation of source protection plans.

The protection, conservation and careful management of groundwater resources is necessary to meet both the present and future needs of residents and the natural environment. As groundwater and aquifer contamination is extremely difficult and costly to rectify, prevention of contamination is the best strategy.

Policies

- The County shall:
    - Support and participate in initiatives that implement the *Clean Water Act*, as necessary and appropriate;
    - Assure that groundwater quality and quantity will not be negatively impacted by development;
    - Contribute and promote a culture of conservation among all public, private, community groups and local citizens and aim to reduce water use in all sectors;
    - Establish sector-specific targets for water use reductions;
    - Contribute and show leadership by considering water conservation and efficiency within its municipal culture, decision making, and operations.

7.3 Hazard Lands

7.3.1 Introduction

The County of Frontenac's long-term prosperity, environmental health and social well-being partly depends on reducing the potential for public cost or risk to Frontenac residents from natural or human-made hazards. Development should be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.

7.3.2 Natural Hazards Policies

7.3.2.1

Development shall generally be directed to areas outside of:

- hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
- hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
- hazardous sites.

7.3.2.2

Development and site alteration shall not be permitted within:

- the dynamic beach hazard;

- defined portions of the flooding hazard along the St. Lawrence River
- areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard;
- a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.
- Despite the above policies in Section 7.3.2.2, development and site alteration may be permitted where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

7.3.2.3
Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

- an institutional use including hospitals, long-term care homes, pre-schools, school nurseries, day cares and schools
- an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations
- uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

7.3.2.4
Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.

7.3.2.5
Further to policy 7.3.2.4, and except as prohibited in policies 7.3.2.2 and 7.3.2.3, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- new hazards are not created and existing hazards are not aggravated; and

- no adverse environmental impacts will result.

7.3.3 Human-Made Hazards

Development on, abutting or adjacent to lands affected by mine hazards*;* oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations *or* petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.

~~Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.~~ Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

Section 8 – Implementation

The intent of the Implementation section is to provide guidance when interpreting and implementing the policies of this Plan. This section includes policies relating to boundary interpretation, Official Plan amendments, subdivision and condominium applications, public participation, complete application requirements, land use compatibility, and development charges. These policies are intended to give direction to proponents when considering projects requiring approval by County Council, and to provide clarity to staff and Council when processing and evaluating development proposals.

8.1 Interpretation of Land Use Boundaries

It is intended that the boundaries of the land use designations shown on Schedule "A" be considered as approximate except where bounded by major roads, railways, water bodies, legal lot lines or other geographical features. Therefore, amendments to this Plan will not be required in order to make minor adjustments to the land use boundaries provided the general intent of the policies of this Plan is preserved.

8.2 Amendments to the Plan

Amendments to this Plan shall be considered in accordance with related policies elsewhere in this Plan, the Provincial Policy Statement, the *Planning Act,* and with general land use planning principles. Amendments shall only be considered when they are justified and when the required supportive information is provided as stated in the policy sector proposed for revision.

Proposed amendments to this Plan shall be accompanied by sufficient information to allow County Council to fully understand and consider the following:

1. the relationship to and impact of the proposed change on the goals, objectives and policies expressed in this Plan;
2. the need for the proposed change and the benefit to the County;
3. the effect of the proposed change on the need for public services and facilities;
4. the physical suitability of the land for the proposed use and the effect of the proposal on the natural environment; and
5. compliance with the Provincial Policy Statement and other applicable policy and legislation

Applications to amend this Plan will not be considered complete until the information and materials required under the *Planning Act* and *Ontario Regulation 543/06*, along with any other information and materials identified by the County have been provided. The County may request the Minister to amend *Ontario Regulation 525/97* to be exempt from ministerial approval of future amendments to the County Plan.

8.3 Amendments to the Township Official Plans

Amendments to Township Official Plans shall be considered in accordance with the Provincial Policy Statement, the policies in the County Official Plan, related policies elsewhere in the applicable Township plan, the *Planning Act,* and with general land use planning principles. Amendments shall only be considered when they are justified and when the required supportive information is provided.

Nothing in this Plan shall prevent the Townships from adopting more restrictive policies or standards than those outlined in this Plan, provided such policies are consistent with the general intent of this Plan.

8.4 Public Participation

Council shall consult with the public for amendments to and reviews of the Plan. The consultation process shall include the provision of adequate information in a timely manner, as well as opportunities for members of the public, review agencies, and other stakeholders to discuss this information with County staff and to present views to County Council and to Township Councils.

When considering planning applications that are specific to one Township, the County will generally request that the Township hold any public meetings on the County's behalf.

Under exceptional circumstances, Council may forego the requirement for a public meeting when refusing an amendment to its Official Plan.

8.5 Zoning By-laws

The preparation and amendments to Township Zoning By-laws shall be the responsibility of each Township Council. Each Zoning By-law shall reflect the policies established in the Township Official Plan.

8.6 Subdivision and Condominium Approvals and Agreements

The County of Frontenac is the approval authority for plans of subdivision and plans of condominium in the County under Ontario Regulation 477/00. This can include subdivisions for development in settlement areas, rural residential, commercial, and business park/industrial.

Council may delegate all or any part of the approvals process by By-law to a committee of Council or to staff.

Township Official Plans shall contain policies to guide the review of plans of subdivisions and plans of condominium.

Applications for plans of subdivision and condominium will not be considered complete until the information and materials required under the *Planning Act* and Regulation 544/06, along with any other information and materials identified by the County have been provided.

8.7 Planning Applications – Consultation and Complete Application Requirements

In situations where County Council acts as the planning approval authority, the County shall request additional information and material that it needs when considering development proposals or *Planning Act* applications. Such information may include but is not limited to any of the following:

- Hydrogeological and Terrain Analysis Report
- Water Supply Assessment
- Groundwater Impact Study
- Surface Water Impact Study
- Storm Water Management Report/Master Drainage Plan
- Environmental Impact Study/Statement
- Environmental Site Audit/Assessment
- Flood Plain Management/Slope Stability Report
- Lake Capacity Study
- Boat Capacity Study
- Transportation/Traffic Impact Study
- Municipal Servicing Capacity Reports
- Servicing Options Report
- Archaeological Resource Study
- Cultural Heritage Impact Statement
- Natural Heritage Evaluation
- Aggregate study
- Noise/Dust/Vibration Study
- Agricultural Soils Assessment Study
- Minimum Distance Separation calculation
- Market Study
- Planning Rationale
- Official Plan Amendment or Zoning By-law
- Concept Plan showing ultimate use of land
- Previous Land Use Inventory
- Financial Impact Report
- Any other studies required by the County which are not reflected in the above list
- Any other studies identified in the Township Official Plans

8.8 Development Charges

The County and any of the Townships may pass Development Charges By-laws in accordance with the *Development Charges Act, 1997*. Council may request that the City of Kingston collect development charges for applicable services provided by the County within the City's boundaries.

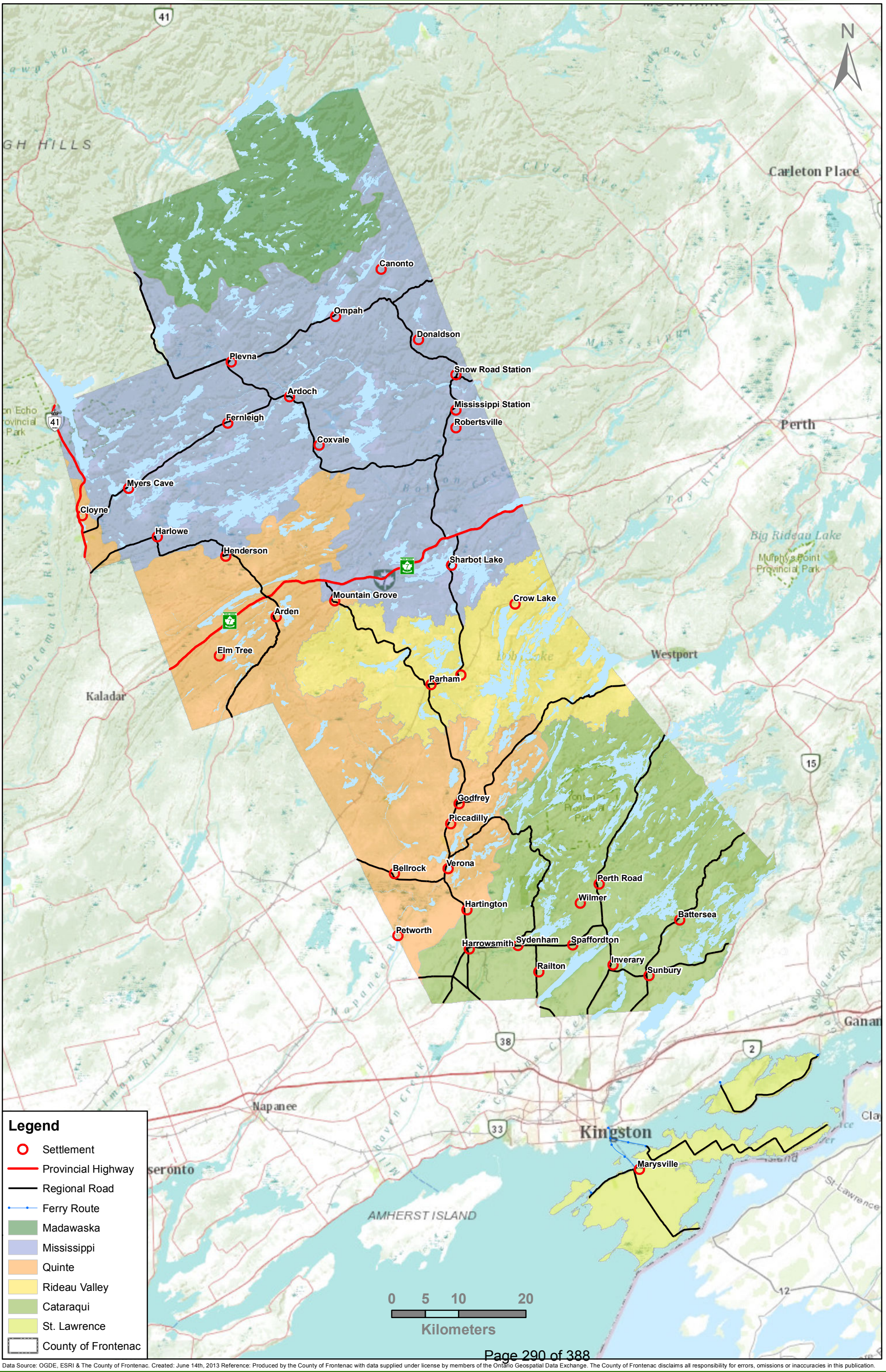
8.9 Land Use Compatibility

Land use conflicts should be avoided as much as possible. Policies in Official Plans, setbacks in Zoning By-laws, and strategic design and layout of development applications can reduce the potential for conflicts by providing adequate mitigation measures to address issues before they arise.

Township Official Plans shall contain provisions addressing impacts such as noise, dust, contamination, odour, and other impacts that may result from a change in land use or proposed development.

Township Official Plans shall contain policies and guidance for setbacks for sensitive uses from features such as rail lines, mining and aggregate operations, and heavy industrial operations.

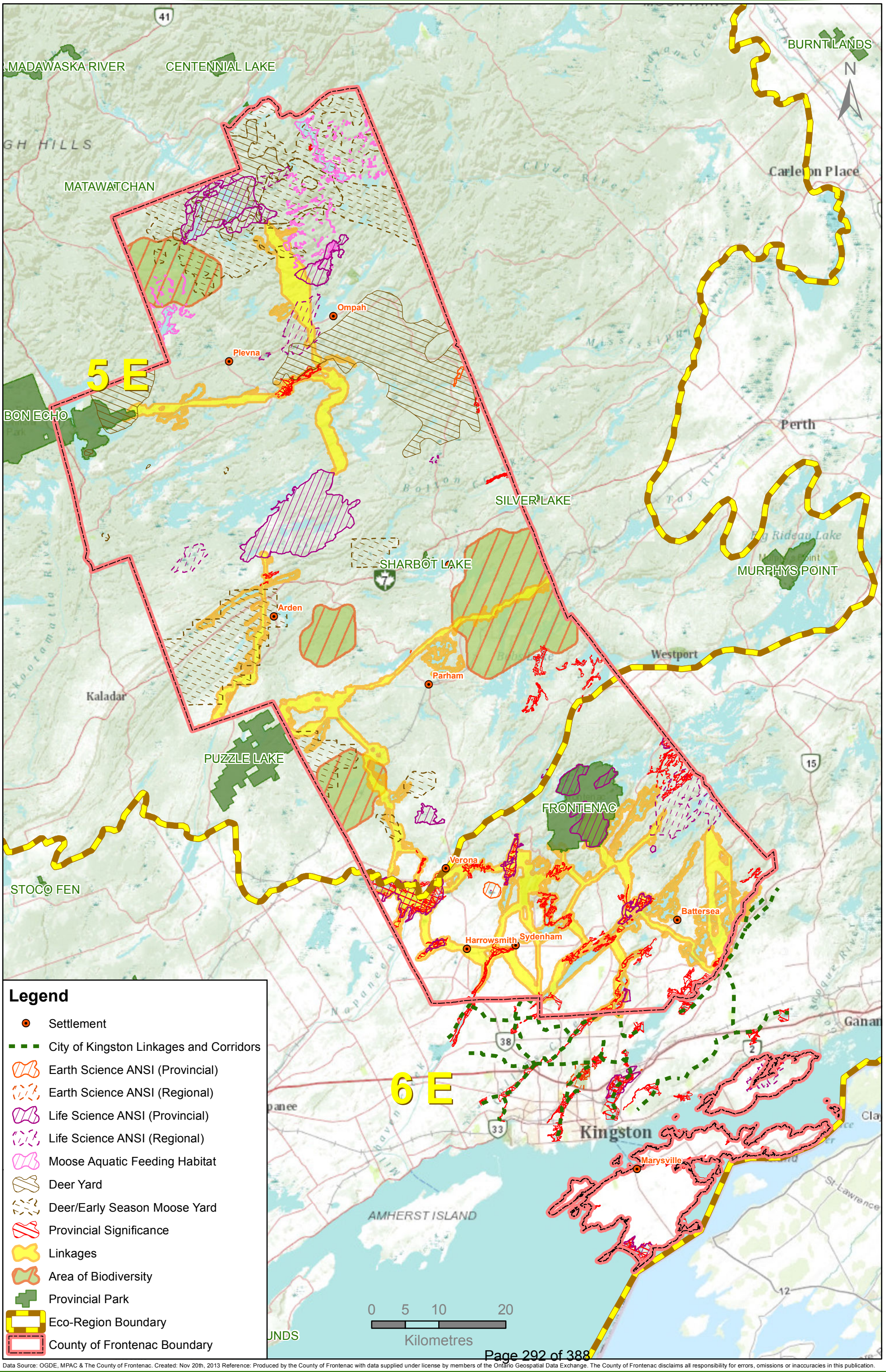
SCHEDULE "A" - LAND USE



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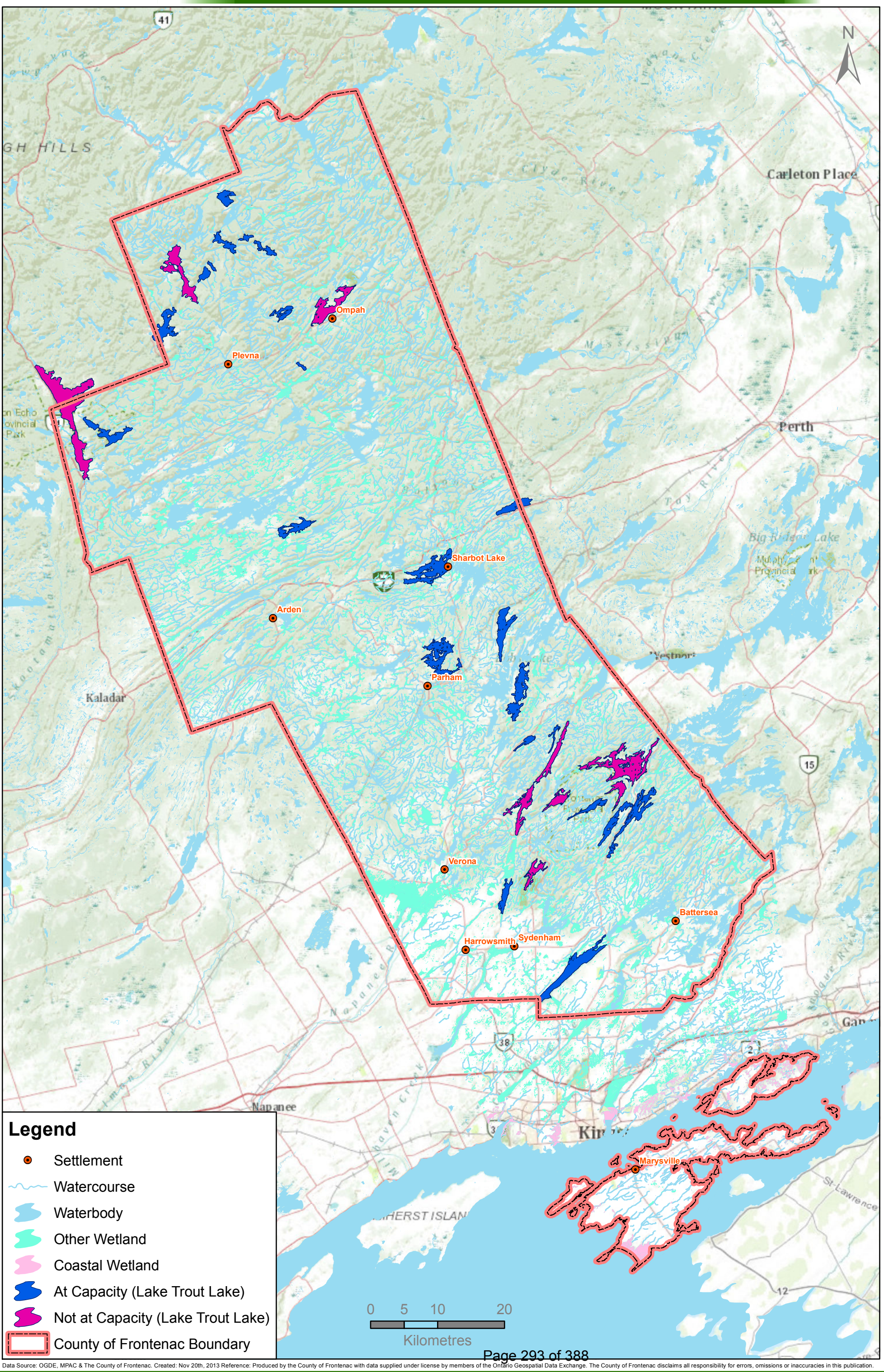
APPENDICES

APPENDIX "1A" - NATURAL HERITAGE SYSTEM



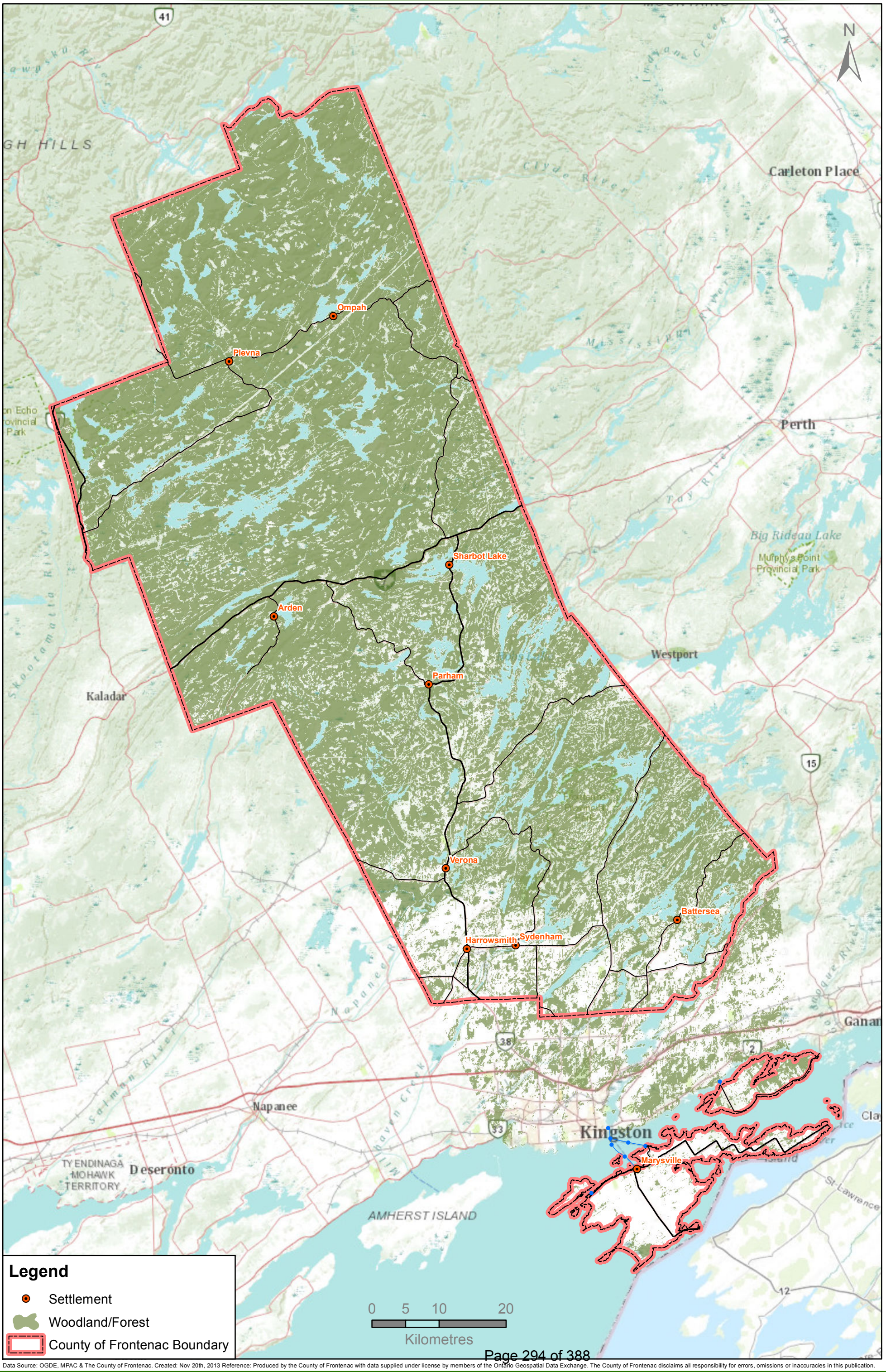
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APPENDIX "1B" - NATURAL HERITAGE SYSTEM



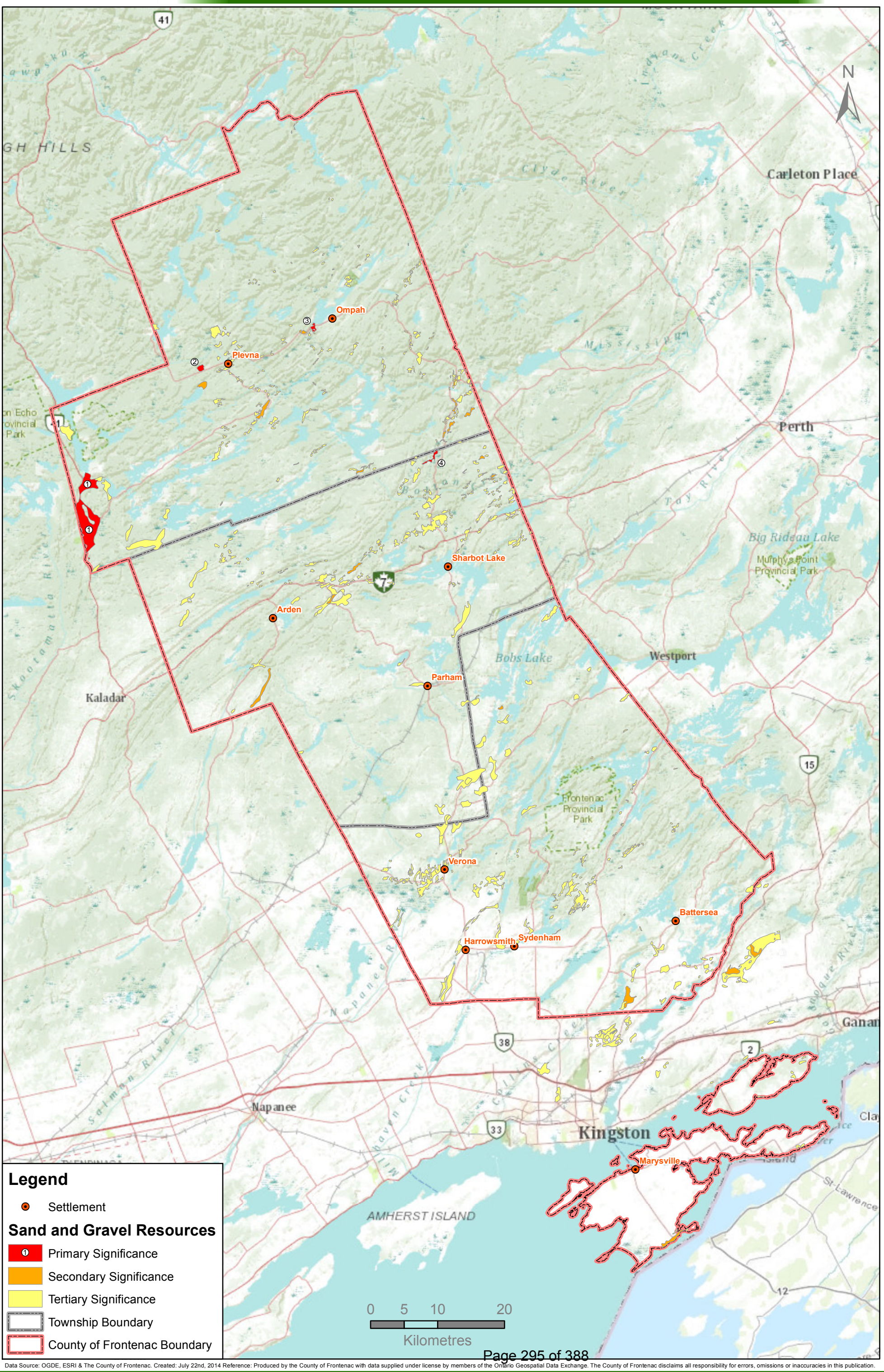
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APPENDIX "1C" - NATURAL HERITAGE SYSTEM



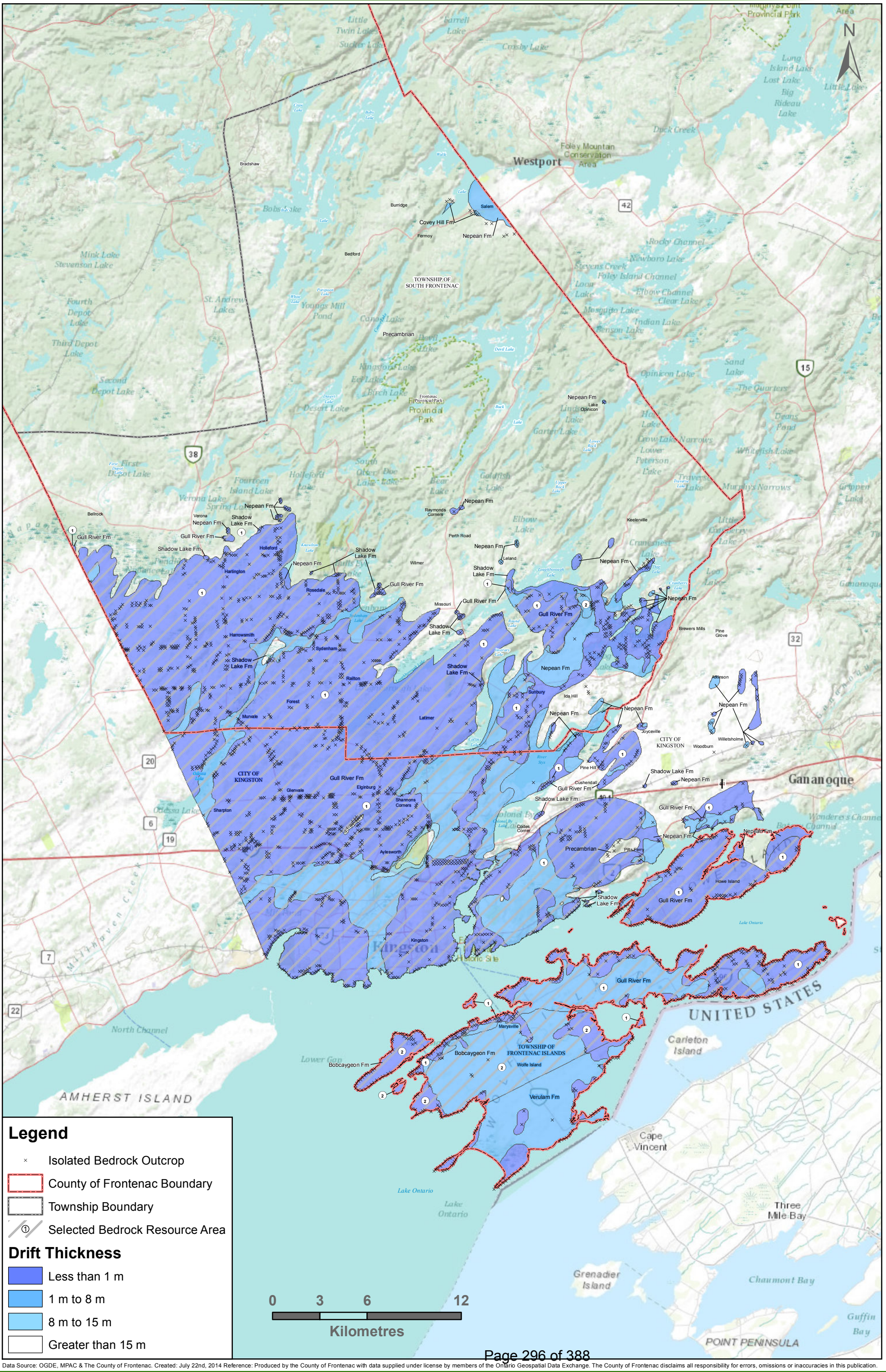
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APPENDIX "1D" - SAND AND GRAVEL RESOURCES



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APPENDIX "1E" - BEDROCK RESOURCES



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APPENDIX “2”

DESIGNATED ‘AT CAPACITY’ LAKE TROUT LAKES

- Shabomeka (Buck) Lake, Kishkebus (Dyers) Lake, Little Green Lake, Buckshot (Indian) Lake, Lucky Lake, Mosque (Mosquito) Lake, Big Ohlmann (Rock) Lake, Mackie Lake, Reid (Boundary) Lake, Round Schooner Lake, Camp (Little Mackie) Lake, Big Salmon Lake, Bobs (Green Bay) Lake, Buck Lake (South Frontenac), Crow Lake (Central/South Frontenac), Devil Lake, Eagle Lake, Garter Lake (near Potspoon Lake), Hungry Lake (Central Frontenac), Knowlton Lake, Loughborough (West Basin) Lake, Potspoon Lake, Sharbot (West Basin) Lake, and Silver Lake.

“NOT AT CAPACITY” LAKE TROUT LAKES

- Big Clear Lake (South Frontenac), Birch Lake, Brule Lake, Canoe Lake, Desert Lake, Gould Lake, Mazinaw Lake, and Palmerston Lake.

APPENDIX "3" – ENVIRONMENTAL IMPACT STUDY REQUIREMENTS

- The County, in consultation with the Province, the Townships and the Conservation Authorities may require the completion of a single comprehensive Environmental Impact Study where:
    - development or site alteration is proposed on multiple adjacent properties containing elements of the natural heritage system;
    - a comprehensive community planning process is being undertaken;
    - environmental studies are required to support the proposed expansion of the Township Urban Area or settlement boundary; or,
    - as deemed required by the County of Frontenac, where the County is the approval authority.
- An Environmental Impact Study is intended to provide for an assessment of the potential impact of a proposed development or site alteration on a particular natural heritage feature and shall be used to determine whether the proposed development, redevelopment or site alteration should or should not be permitted. The Environmental Impact Study will be undertaken by the proponent of the development and/or site alteration.
- The components of the Environmental Impact Study shall be tailored to the scale of development and may range from a simplified assessment (scoped assessment) to a full assessment. The County may consult with the conservation authority having jurisdiction and the Ministry of Natural Resources in determining information requirements and the type and content of an Environmental Impact Study. The following is intended to provide an initial guideline on the potential scope of an Environmental Impact Study:
    - a description (including a map) of the study area and landscape context (including natural features and areas, and ecological functions);
    - a description of the development proposal;
    - date of field visits;
    - identification of the natural features
    - species lists of flora and fauna recorded for the site;
    - assessment of the potential impacts of the proposed development on natural features or areas and on their ecological functions for which they have been identified;
    - identification of alternatives and avoidance measures implemented to reduce impacts;
    - identification of mitigation, monitoring and contingency requirements;
    - quantification of residual impacts (those that cannot be mitigated) if any;

    - recommendations on how to implement mitigation measures; and,
    - conclusion(s) on the environmental impact(s).
- The County of Frontenac may prepare a comprehensive guideline for the preparation of an Environmental Impact Study which further implements this plan's Environmental Impact Study policies.
- The Environmental Impact Study must be undertaken by a qualified professional to the satisfaction of the appropriate agency / approval authority.

BY-LAW NO. 2014-0047

OF

THE CORPORATION OF THE COUNTY OF FRONTENAC

being a by-law to Adopt an Official Plan for the County of Frontenac

---

WHEREAS the Council of the County of Frontenac endorsed the initiation of the development of a County Official Plan with the goal to having a draft plan to be considered by Council for adoption within its current term at its meeting held December 14, 2011; and,

WHEREAS the County Official Plan was to be prepared under the parameter that it be prepared as a 'high level' planning document using a regional planning perspective, recognizing that detailed planning policies are now in place for the four Townships' Official Plans; and,

WHEREAS Public Open Houses were held in September 2012 across the County of Frontenac to discuss the concept of a regional plan based on County Council's resolution promoting a 'high level' plan; and,

WHEREAS Public Open Houses were held in September 2013 across the County of Frontenac on the draft County of Frontenac Official Plan; and,

WHEREAS pursuant to Section 17(15)(d) of the *Planning Act*, a Public Meeting was held September 22, 2014 to give the public an opportunity to make representations in respect of the current proposed plan:

NOW THEREFORE the Council of the Corporation of the County of Frontenac, pursuant to Section 17(22) of the *Planning Act, R.S.O. 1990, c.P. 13, as amended,* hereby enacts as follows:

1. **THAT** the Official Plan for the County of Frontenac, consisting of the attached Schedule A is hereby adopted.

2. **THAT** the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the Official Plan for the County of Frontenac.

3. **EFFECTIVE DATE**

   This by-law shall come into force and take effect on the day of final passing thereof, subject to the requirements of the *Planning Act.*

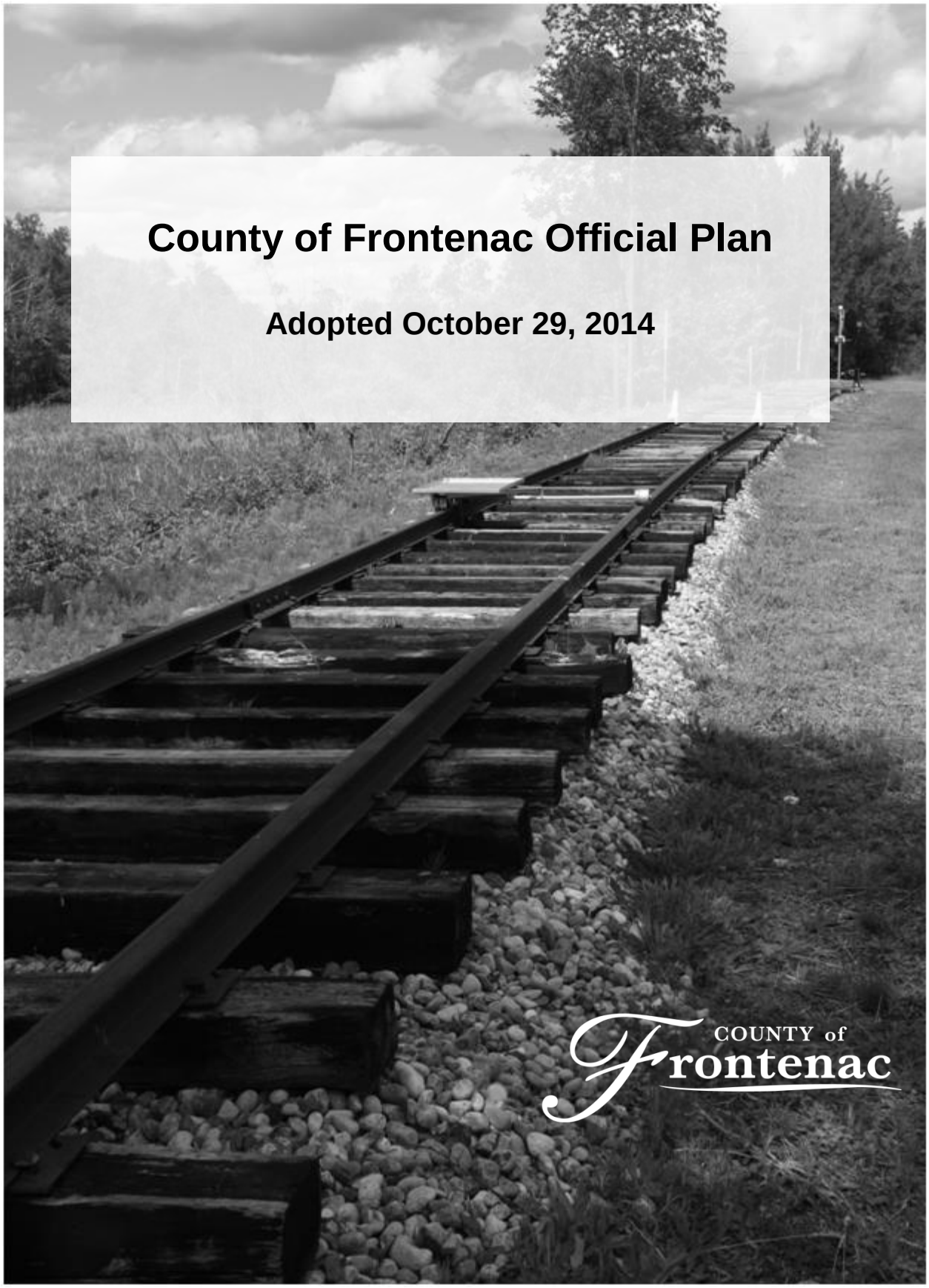
Read a First and Second Time this 29th day of October, 2014.

Read a Third Time, Signed, Sealed and Finally Passed this 29th day of October, 2014.

The Corporation of the County of Frontenac

Denis Doyle, Warden

Jannette Amini, Clerk


County of Frontenac Official Plan
Adopted October 29, 2014
COUNTY of
Frontenac

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SECTION 1 - INTRODUCTION

1.1 Purpose, Basis and Context of the Plan

Purpose

The Frontenac County Official Plan creates the framework for guiding land use changes in the County over the next 20 years to 2034 by protecting and managing the natural environment, directing and influencing growth patterns and facilitating the vision of the County as expressed through its residents. This Plan also provides the avenue through which Provincial Policy is implemented into the local context. The Plan is also a major cornerstone in the implementation of *Directions for Our Future*, the County's sustainability plan.

Basis

The Official Plan for Frontenac County has its basis in the *Planning Act*; the Provincial Policy Statement (2014); and the four sustainability pillars identified in *Directions for Our Future*.

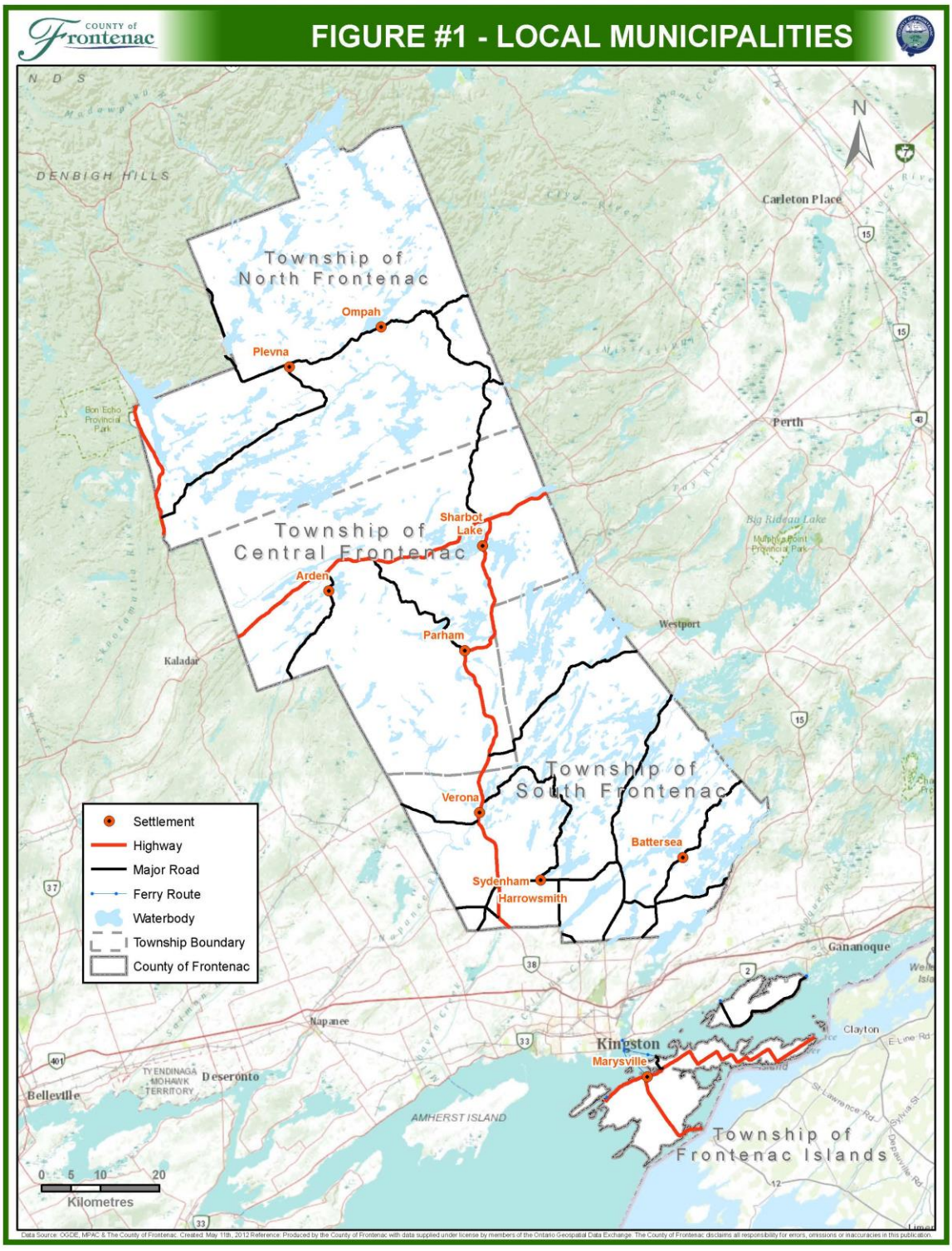
Context of the Plan

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.

The County has one of the smallest populations of all counties in Eastern Ontario. The County surrounds the City of Kingston to the north and south and extends beyond Highway 7 northerly towards the Madawaska River and Renfrew County and to the south across Wolfe and Howe Islands to the United States border on the southern side of the St Lawrence River. In terms of surrounding local governments, the Frontenacs are bounded to the east by the Counties of Lanark and Leeds & Grenville, to the north by Renfrew County, and the west by Lennox & Addington County.

In terms of municipal government, the County is composed of four lower-tier municipalities – the Townships of South, Central and North Frontenac and Frontenac Islands. (See Figure 1 – Local Municipalities)

The small population (26,600) and the large geographic area of the Frontenacs (4,000 km^2) result in a low population density. There are only small communities. Of the settlement areas in the County the largest villages have between 200 to 300 homes within their boundaries. In terms of demographics, the number of retirees is increasing as is the number of seasonal residents, in part because of the spectacular natural features of the County. On the other hand, the trends show young people continue to move away, to larger urban centres.


FIGURE #1 - LOCAL MUNICIPALITIES
COUNTY of Frontenac
N
DENBIGH HILLS
Township of North Frontenac
Ompah
Plevna
Township of Central Frontenac
Sharbot Lake
Arden
Parham
Township of South Frontenac
Verona
Battersea
Sydenham
Harrowsmith
Township of Frontenac Islands
Marysville
Kingston
Carleton Place
Perth
Westport
Kaladar
Gananoque
Clayton
Napanee
Deseronto
Belleville
TYENDINAGA MOHAWK TERRITORY
AMHERST ISLAND
Bon Echo Provincial Park
Big Rideau Lake
Settlement
Highway
Major Road
Ferry Route
Waterbody
Township Boundary
County of Frontenac
0 5 10 20
Kilometres

Because the population lives predominately in villages or rural areas, municipal services, such as water and wastewater systems are not provided (with the exception of the water system in Sydenham). As a result, access to clean, reliable drinking water is an issue for some residents. The small size of the communities also means that residents may need to travel to urban centres for health and professional services**,** cultural and recreational opportunities.

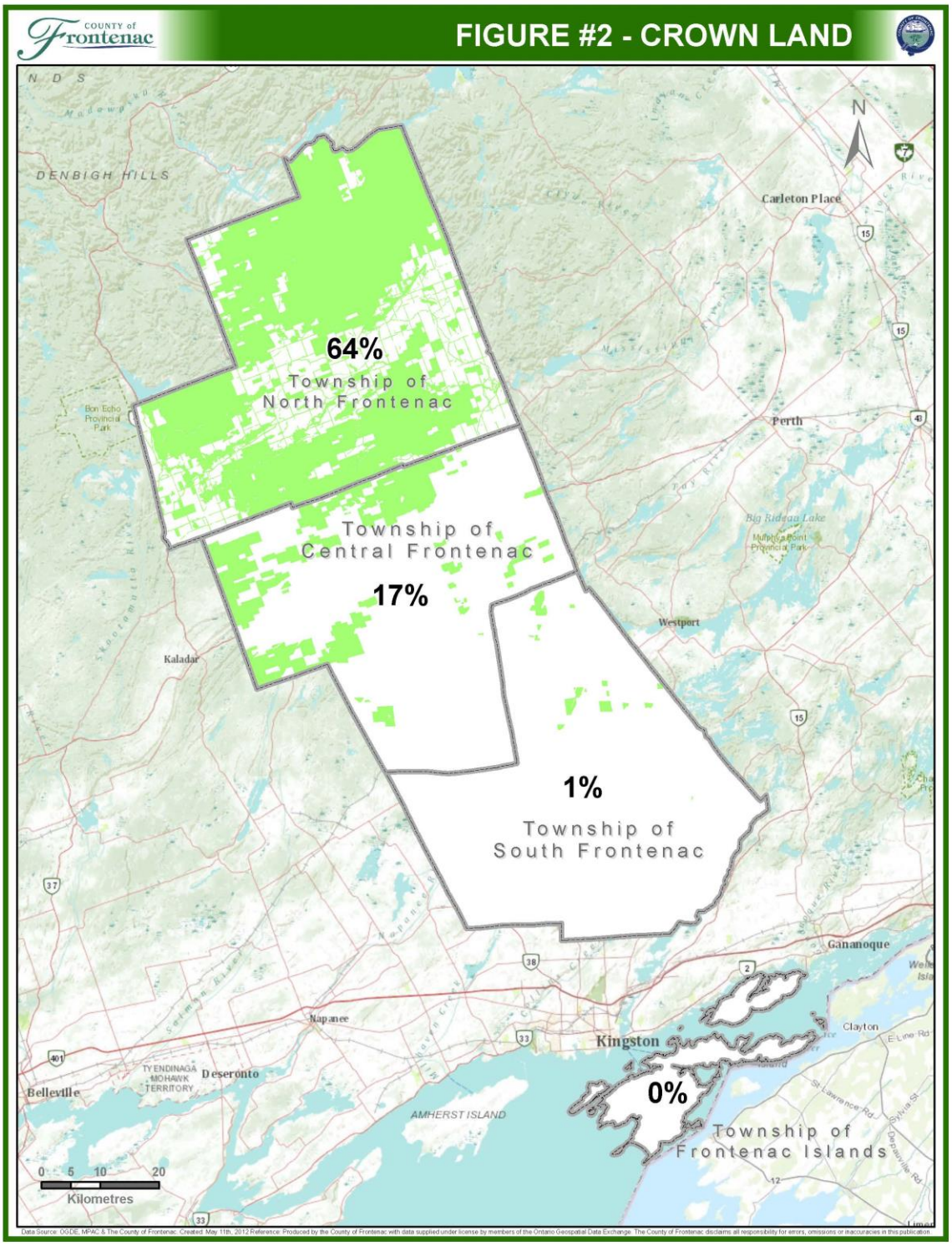
The County boasts some of the most beautiful natural features to be found in Ontario, possessing 1000 lakes, Wolfe and Howe Islands that form part of the 1000 Islands, and stretches of uninterrupted forests that include Frontenac and Bon Echo Provincial Parks. The attractiveness of these features draws seasonal residents, outdoor recreationists, and artists, artisans and craftspeople. These people all seek nature for their own reasons, whether it is for adventure and exploration, peace and solitude, or inspiration. The tourism sector is also strongly linked to a pristine environment. The Frontenacs are home to enviable natural resources such as numerous lakes and islands, protected areas, an uninterrupted night sky, and a world renowned biosphere.

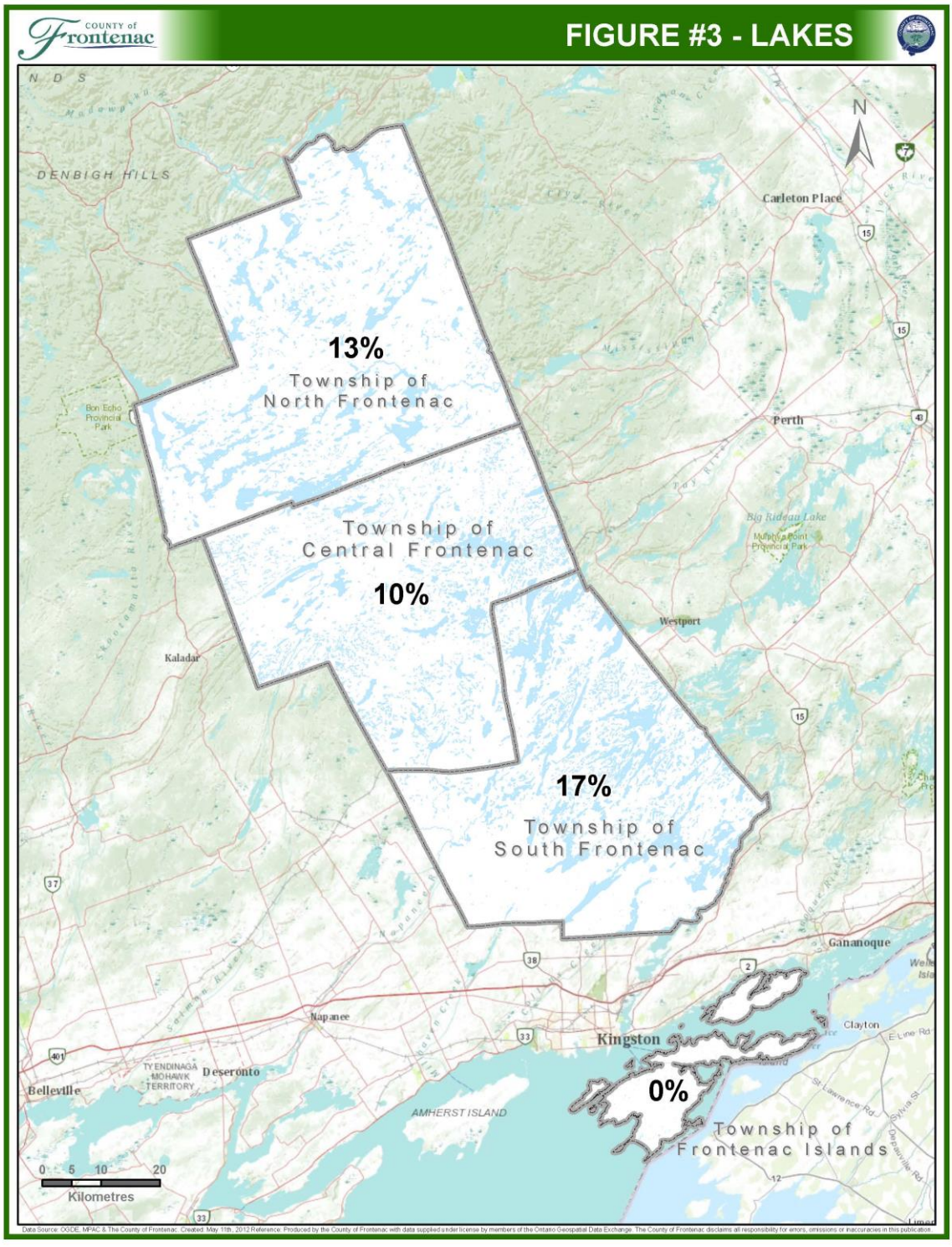
In addition to the many lakes within Frontenac, the major waterways of the Cataraqui, Salmon, Mississippi, Napanee, and Fall Rivers all cross through part of the County, and both Wolfe and Howe Islands along with a number of smaller islands are located on the St. Lawrence River at the exit from Lake Ontario. The Rideau Canal system, a designated UNESCO World Heritage site, travels through the southeastern part of the County. The Frontenac Arch Biosphere Reserve is one of sixteen biosphere reserves in Canada and is designated under UNESCO's Man and Biosphere Programme; it covers parts of the United Counties of Leeds and Grenville and Frontenac County (South Frontenac Township). All of these features reinforce the value of the natural heritage system we have in the Frontenacs.

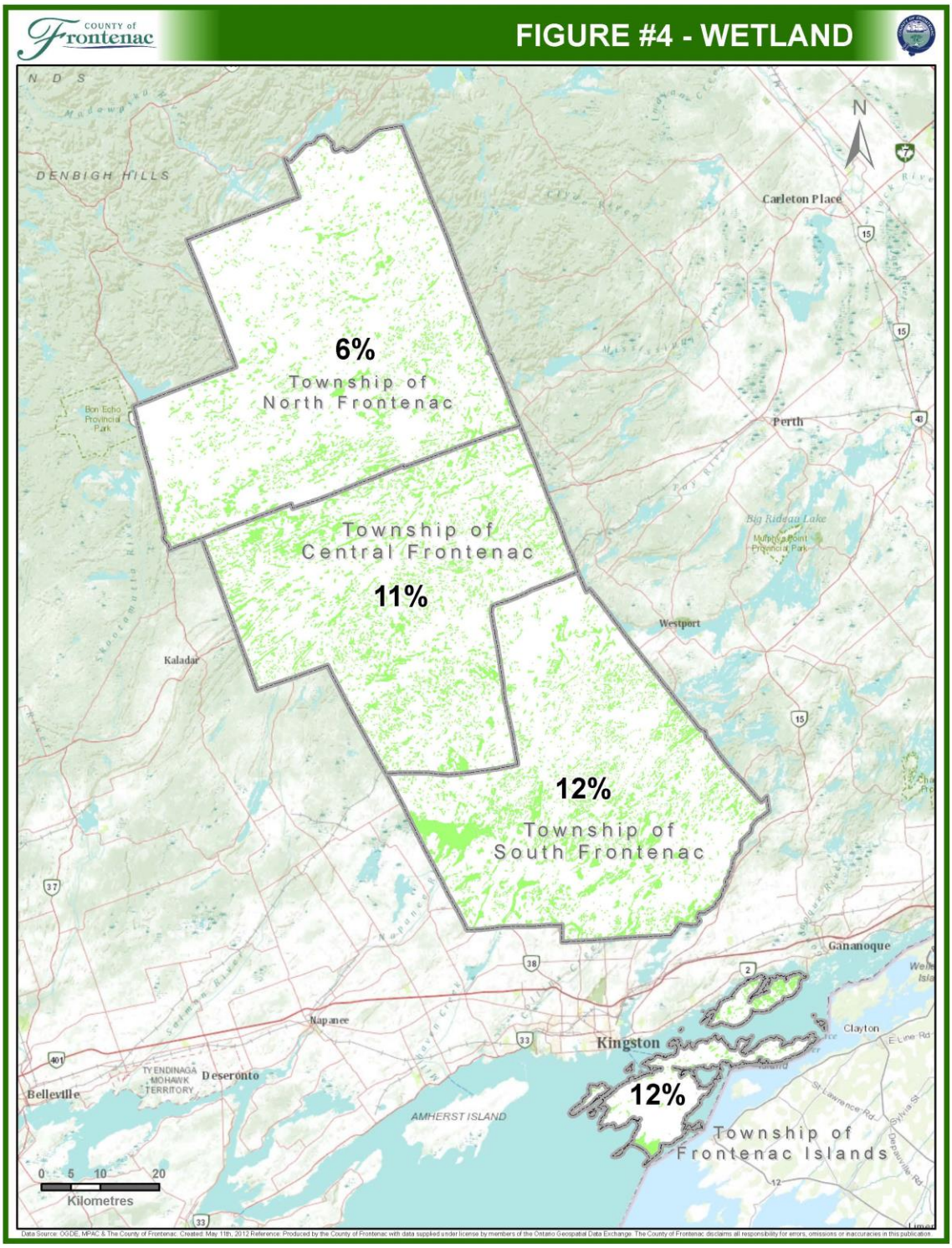
The wealth of our natural resources is reinforced by the amount of Crown land, lakes, rivers, and wetlands that are within the County. Figures 2 to 4 illustrate the location and amount of these resources throughout the Frontenacs.

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 Frontenacs are also at the forefront of renewable energy in Eastern Ontario, the most visible project being the eighty-six wind turbines located across Wolfe Island. Over the past few years, numerous ground-mounted and roof-mounted solar panels have been set up on homes, businesses and farms throughout the County.


FIGURE #2 - CROWN LAND
64%
Township of North Frontenac
Township of Central Frontenac
17%
1%
Township of South Frontenac
0%
Township of Frontenac Islands
DENBIGH HILLS
Carleton Place
Perth
Westport
Kaladar
Gananoque
Napanee
Kingston
Clayton
Deseronto
Belleville
TYENDINAGA MOHAWK TERRITORY
AMHERST ISLAND
Bon Echo Provincial Park
Murphys Point Provincial Park
0 5 10 20
Kilometres


FIGURE #3 - LAKES
N
13%
Township of
North Frontenac
Township of
Central Frontenac
10%
17%
Township of
South Frontenac
0%
Township of
Frontenac Islands
DENBIGH HILLS
Carleton Place
Perth
Westport
Kaladar
Gananoque
Napanee
Kingston
Clayton
Deseronto
Belleville
AMHERST ISLAND
Bon Echo Provincial Park
Big Rideau Lake
Murphys Point Provincial Park
0 5 10 20
Kilometres


FIGURE #4 - WETLAND
N
DENBIGH HILLS
Carleton Place
6%
Township of
North Frontenac
Bon Echo
Provincial
Park
Perth
Big Rideau Lake
Murphys Point
Provincial Park
Township of
Central Frontenac
11%
Westport
Kaladar
12%
Township of
South Frontenac
Gananoque
Napanee
Kingston
Clayton
TYENDINAGA
MOHAWK
TERRITORY
Deseronto
Belleville
AMHERST ISLAND
12%
Township of
Frontenac Islands
0 5 10 20
Kilometres

1.2 How to Read the Plan

This Official Plan is prepared by the County of Frontenac to guide the actions of local municipalities and the County in policy planning and physical planning on a broad 'high level' basis. It is based on a watershed planning approach as set out in Figure 5.

The County Plan serves as the upper tier Official Plan for the County. It establishes a vision in which planning and sustainability protect and enhance the natural landscape, rural lifestyle, and sense of community for the Frontenacs.

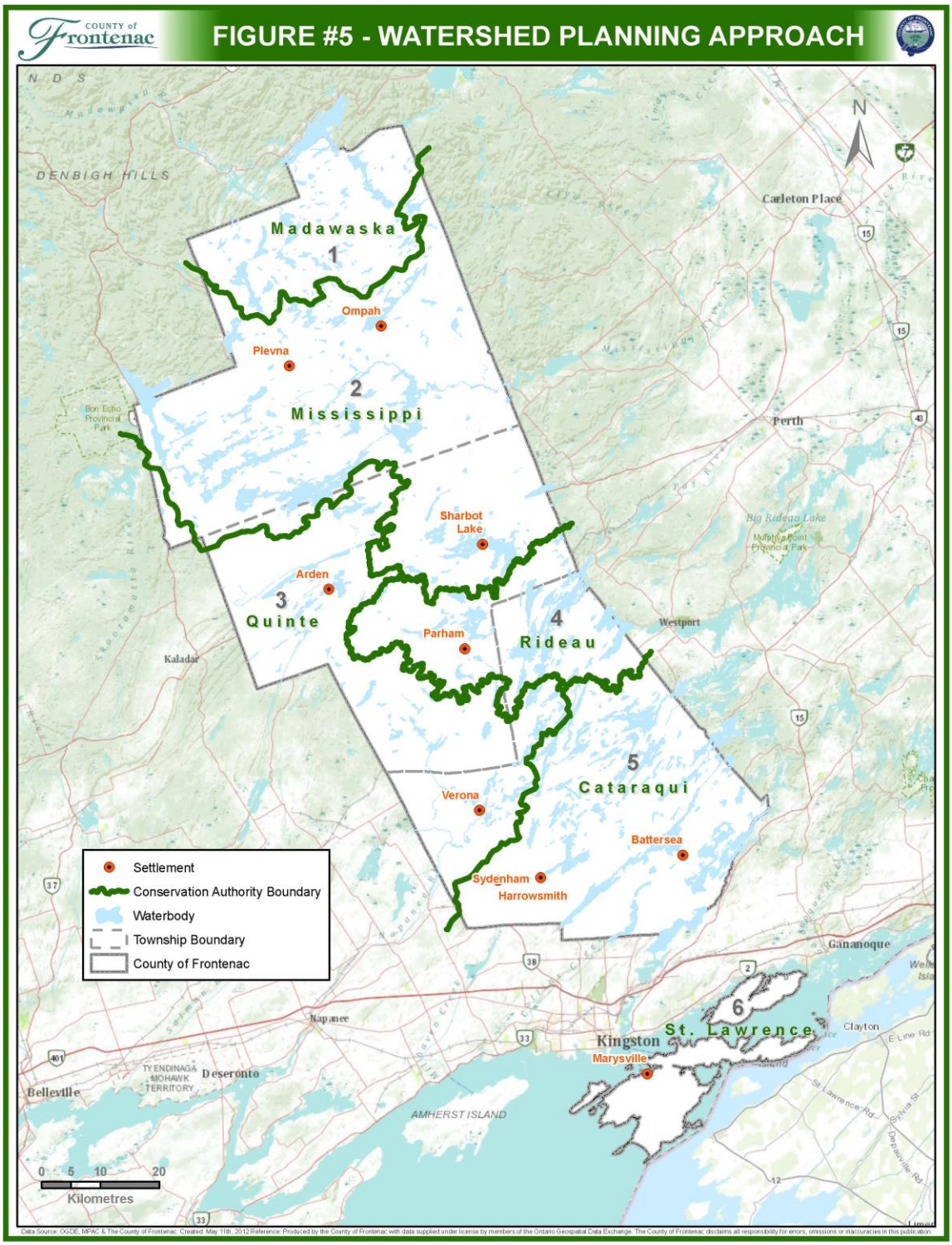
This document, hereafter is referred to as "the Plan" or "this Plan" implements a strategic approach to land use planning based on a watershed planning process. This Plan sets out the general direction for planning and development in Frontenac County by defining strategic goals, broad objectives and policies.

It is the intention of the Plan to set the context for planning in the County as a whole and provide regional direction on planning issues.

It is not the intention of the Frontenac County Official Plan to interfere with those planning matters which are considered to be the responsibility of the local municipalities. Local municipal Official Plans complement the Frontenac County Official Plan by providing detailed strategies, policies, and land use designations for planning and development at the local level.

The structure of the Plan is based on six sustainability themes. Each of the themes is developed to function as part of the building blocks that encourage a sustainable balance between the economy, community building, and the environment.

The *Economic Sustainability* theme highlights the natural resources of the Frontenacs and the best management practices for developing and managing those resources for future use. This theme also covers the built economy and how economic practices of commercial, tourism, and industrial type development should take place. Trying to develop a strong and diverse economy in Frontenac County is a major component of these building blocks.


FIGURE #5 - WATERSHED PLANNING APPROACH
COUNTY of Frontenac
DENBIGH HILLS
Madawaska
1
Ompah
Plevna
2
Mississippi
Bon Echo Provincial Park
Sharbot Lake
Arden
3
Quinte
Parham
4
Rideau
Kaladar
Westport
Carleton Place
Perth
Big Rideau Lake
Murphys Point Provincial Park
5
Cataraqui
Verona
Battersea
Sydenham
Harrowsmith
Settlement
Conservation Authority Boundary
Waterbody
Township Boundary
County of Frontenac
Gananoque
6
St. Lawrence
Clayton
Kingston
Marysville
Napanee
Deseronto
TYENDINAGA MOHAWK TERRITORY
Belleville
AMHERST ISLAND
0 5 10 20
Kilometres
N

The *Growth Management* theme deals with future residential development in the County, using the County-wide growth projections as a starting point. This section will include policies to support existing hamlets and new development in rural and waterfront areas.

Community Building is a theme that has the goal of encouraging the development of our community through interaction, collaboration, and cohesiveness. This includes supporting a regional road system, trail development, and ideas for pedestrian movement and rural transit – all of these issues are essential to strengthening both communities and the strength of the economy.

Housing and Social Services will focus on key regional housing issues that are recognized in the Kingston-Frontenac County Municipal Housing Strategy and which are especially important over the long term to the rural area, including seniors housing and affordable housing.

The *Heritage and Culture* theme has the goal of encouraging identification and conservation of cultural heritage resources that are valued for the important contribution that they make to our understanding of the history of places, events, or people in the Frontenacs. This theme will also include policies with regard to the Algonquin Land Claim which covers a large portion of the north and central part of the County and which will result in a variety of potential land use changes in the future.

The *Environmental Sustainability* theme identifies significant natural areas that need to be protected and managed to form a basis for future land use decisions. A level of protection for the environment is required under Provincial policy to ensure development is sustainable to ensure a healthy and high quality of life for existing and future residents of the County.

Appropriate policies for each sustainability theme are included in the Plan to ensure all aspects necessary for a healthy community are protected, managed and made available to existing and future residents.

In addition to the six themes that form the bulk of the policies in the Official Plan, there are two other sections which follow that complete the Plan:

a) The Implementation and Interpretation section which describes interpretation and implementation tools available to the County through the *Planning Act*, public participation, and consultation for planning applications; and

b) The Mapping section which contain Schedule(s) which show the location of the Official Plan designations for all of Frontenac County as well as the regional natural heritage system.

SECTION 2 – ECONOMIC SUSTAINABILITY

The Economic Sustainability section is divided into two subsections. The first subsection identifies policies relating to the natural resources of the County. The significant natural resources include agriculture, minerals and mineral aggregates, forestry, and renewable energy.

The second subsection highlights policy directions relating to those economic activities stemming from the natural and built environment such as commercial, tourist and potential business park development.

Both of these sections highlight the importance of these sectors to the economic health of Frontenac County.

2.1 Natural Resources

2.1.1 Agriculture

Introduction

A prime component of the County's economy is the extensive area of lands that are used for farming, both in prime agricultural and rural areas. Farming is fundamental to the economic base and rural lifestyle of the County. It is in the County's interest to preserve that lifestyle and to foster the agricultural community. The land base should be protected and the use of the lands must be predominantly agriculturally oriented to achieve these objectives. The farming community forms a core economic basis for the rural community

Policies

1. The agricultural community should be fostered and protected to ensure its viability for the economic and social benefit of the County. In order to accomplish this the County will encourage the Townships to:
   a) protect the prime agricultural land for agricultural purposes; and
   b) encourage the development of agricultural support services within designated hamlets.

2. Township Official Plans shall identify and protect prime agricultural lands.

3. Value-Added Uses – land uses that add value to farm products may also be permitted on farms in both Agricultural and Rural designations provided they are located in the farm building complex and primarily serve the surrounding rural and agriculture community. These uses may include processing, preserving, storing and packaging of farm products and outlets for the retail sale of agricultural products from the farm operation on the property. Facilities that add value to farm products may be used co-operatively; however, the scale of operations will be secondary to the farming activity of the property.

The size of the building or facility for these uses will be limited in the implementing zoning by-law of each Township.

4. The standard for separating residential uses from existing, new or expanding livestock facilities shall be the Minimum Distance Separation (MDS) formulae, as revised from time to time. The MDS formulae shall also be used when considering the creation of new lots and new development in proximity to livestock facilities. Notwithstanding policies relating to new developments on existing lots of record, where there is a vacant lot of record that is impacted by MDS, a dwelling may be permitted provided the dwelling is located on the lot at the furthest distance possible from the impacted livestock facilities.

2.1.2 Minerals and Mineral Aggregate Resources

The County of Frontenac contains many unique minerals. Mineral deposits and mining operations will be protected. Township Official Plans will identify mineral resources, protect them from incompatible uses so their future use is ensured and establish buffer areas where incompatible development is not permitted. These resources are identified in Appendices '1D' and '1E' of the Plan.

The following policies are intended to address both mineral mining operations as well as mineral aggregate extraction.

2.1.2.1 Mineral Mining

1. Mining and related activities shall only be permitted outside identified settlement areas.
2. The creation of new mining and mining related activities shall be subject to the approval of the Ministry of Northern Development and Mines under the *Mining Act* and the *Environmental Protection Act*, and shall be subject to Township Official Plan policies and Township Zoning By-law regulations.
3. An 'Influence Area' shall be used in order to protect existing land uses in the vicinity of a proposed mineral mining operation. This 'Influence Area' shall also be applied to protect mineral mining operations from the encroachment of incompatible land uses. Township Official Plans shall establish the extent of an influence area in consultation with the Ministry of Northern Development and Mines and the Ministry of the Environment. Development may be permitted in an 'Influence Area' as set out in Township Official Plans and only where the impacts of a mining operation can be properly mitigated.

2.1.2.2 Mineral Aggregates

Frontenac County has a variety of mineral aggregate deposits. The County recognizes that these non-renewable resources are an important component of the economy of the County which must be protected for future use. It is also recognized that the extraction of the aggregates must be undertaken in an environmentally sound manner that adequately protects significant natural environment features and minimizes community disruption.

1. Mineral aggregate resources shall be recognized and managed by the Township Official Plans.
2. The Townships, in consultation with the Ministry of Natural Resources and the Ministry of Northern Development and Mines shall review development proposals with respect to mineral aggregate resources.
3. The Townships shall identify and protect all existing mineral aggregate operations and known significant deposits of mineral aggregate resources from incompatible uses and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact.

2.1.3 Forestry

Council shall consider the incorporation of “good forestry practices” along with the impact of the development on the ability to provide a continuous, sustainable forestry industry in the County.

For the purposes of this Plan, “good forestry practices” means the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest productivity and health, and the aesthetics and recreational opportunities of the landscape. Good forestry practices will ensure that no forest values are diminished by protecting key stand components and by minimizing environmental damage during tree harvesting. Properly managed tree harvest activities shall assure the maintenance of all forest values and a continuous flow of forest products that provide for both short and long-term economic benefits to landowners. Similarly, forest management plans should recognize and recommend mitigation measures on the impacts of forestry operations on the tourism industry and visual amenities of the County.

In partnership with County and local governments, forestry operators will consider developing an inventory of forest resources.

Forest operators will consider undertaking sustainable approaches and are encouraged to develop sustainable forestry plans which may include the development of a plan for rehabilitation and reforestation to preserve the biodiversity and ecological health of the region.

2.1.4 Renewable Energy

2.1.4.1 Introduction

One of the primary 'focus areas' of *Directions for Our Future* deals with the future of energy demand and production in the Frontenacs. The objective is to reduce the amount of energy consumed over the next generation, combined with renewable energy production and encouragement. It is hoped that conservation measures combined with clean, low-impact electrical generation will contribute to a gradual shift away from the reliance on fossil fuels.

2.1.4.2 Policies

The County is committed to further the community's vision of the 'Energy Focus Area' in *Directions for Our Future.*

The County and the Townships will be encouraged to work collaboratively to assist in Green Energy activities such as municipal solar installation, energy conservation, community power, and other related projects.

The County will support the creation of a Community Energy Plan for the Frontenacs to encourage local energy production and increase community capacity with renewable energy.

The County will support economic development opportunities in the local energy sector as they arise.

The County will promote energy conservation to the public and will seek opportunities to facilitate conservation.

2.2 Built Resources

2.2.1 Commercial

Commercial development in Frontenac County is identified under two general policy areas. Both types of commercial use are important for ensuring that a wide range of commercial opportunities as possible exist for County residents, seasonal and year round alike, as well as tourists staying in or traveling through Frontenac County. The two general types of commercial development are:

a) Community Commercial uses which may according to Township Official Plans be located in a village, hamlet, historic crossroad or rural area, and also includes highway commercial which serves both travelling and local public; and
b) Resort Commercial uses which provide for commercial facilities and services for tourists and seasonal residents.

The Townships will establish appropriate commercial land use policies in their respective Official Plans.

2.2.2 Tourism

2.2.2.1 Introduction

Tourism and leisure opportunities are some of the key aspects to Frontenac County's economy. This sector includes, but is not limited to, golf courses, resorts, campgrounds, trailer parks, marinas, tourist accommodation facilities, museums, historical and scenic tours and heritage sites. The many lakes and rivers in the Frontenacs play a significant role in providing opportunities for tourism and leisure activities.

2.2.2.2 Policies

The County will work with the local Townships, the Province, Frontenac Community Futures Development Corporation (CFDC), the City of Kingston, and various tourism agencies and organizations to promote tourism activity.

The County will continue to work on development of a regional trail network to help create a recreational use that will travel through the Frontenacs and act as a regional tourist destination.

The County will work with and support tourism-related projects with all of the Townships that are of benefit to tourists and to the community.

2.2.3 Business Parks

Frontenac County currently has a very small industrial base. The majority of industries make up small pockets of uses in the agricultural, rural, and hamlet areas. These uses include home-based activities.

Directions for Our Future also recognizes the opportunity of a new business park in the County as a key economic pillar of sustainability. It notes that the possibility of developing a green business park would be beneficial in having infrastructure in place for businesses considering relocation and could also act as a catalyst by grouping businesses as a hub.

There are very few planned business parks designated in the four Township Official Plans. This Plan recognizes the importance of the goal of attracting businesses to the County to encourage local job creation and investment in the rural economy.

The following policies should be considered as part of the location and development of a business park(s) in the Frontenacs:

1. In order to ensure appropriate and efficient access, business parks should be located on or close to one of the regional roads that are identified on Schedule 'A' (Land Use);

2. A business park development proposal should consider the following development policies:
    1) Business parks may include buildings designed for individual or multiple occupancy on a leasehold or condominium basis;
    2) Business park development may occur on a multiple lot basis or as a single land parcel with single or multiple buildings; and
    3) Buildings in a business park should be designed to a similar and high-quality standard to promote an attractive setting.

3. The County and/or the Townships may assist in the creation of a business park in the following ways:
    1) land acquisition and site preparation;
    2) development of the infrastructure to prepare the business park for development, such as power, servicing, lighting, road construction, and broadband connection;
    3) the preparation of any planning, engineering or other studies to ensure the business park is developed to appropriate standards; and
    4) municipal fiscal incentives to encourage new development such as grants to cover the costs of building permit fees or development charges.

Section 3 – Growth Management

The Growth Management section sets out policies that are intended to help guide new development (residential and non-residential) across Frontenac County. The policies are intended to manage change from a regional level.

The Growth Projections section sets out expected population and employment growth across the Frontenacs to 2034.

The Settlement Areas section is intended to support and strengthen existing communities and their infrastructure.

Rural Lands policies are intended to recognize the importance of the rural lands of the Frontenacs for future growth and to create guidelines for new development that will be sensitive to its surroundings.

Waterfront Development policies will recognize the importance of the abundant lakes and rivers within the Frontenacs and the need to protect the natural environment and character of these areas for future generations and to also establish parameters for new development along or near the water.

3.1 Growth Projections for Frontenac County

In 2014 the County completed the *Population, Housing and Employment Projections for the Frontenacs*. The projections indicate that the permanent population base of the County is forecasted to steadily increase over the next 25 years from 27,900 in 2011 to 32,900 in 2034.

A share of the population and household unit growth is projected throughout the four Townships in the County. Also included is projected growth of the seasonal population of the County, which has a significant influence throughout the Frontenacs but especially in the northern portion. The future share of household growth is allocated upon a number of factors including:

(a) Frontenac County's adjacency to the City of Kingston will allow some areas of the County, notably South Frontenac Township, to attract new growth. South Frontenac is projected to handle 70 % of the projected growth of permanent population in the County because of the employment opportunities available in the city;

(b) The lack of full municipal water and wastewater services in any of the hamlets or villages of the County will constrain the ability to increase the density of these areas, or provide incentive to focus new development within these settlement areas;

(c) Rural residential development will continue to be an important component of household growth in the County, given that overall residential development is projected to be limited; and

(d) The population, housing and employment forecast will be monitored and reviewed periodically to determine its accuracy. Adjustments to the forecasted growth will be made during the five year reviews of the Official Plan.

3.2 Settlement Areas

3.2.1 Introduction

As Frontenac County has developed over time, it contains of a number of small villages and hamlets, scattered rural housing, waterfront cottages and homes, and rural subdivisions. There is no village or hamlet that has full municipal services. The village of Sydenham had water servicing installed in 2006 to service the existing community.

These settlement area policies are intended to set a planning framework that will encourage and support the existing Settlement Areas, both mixed use and primarily residential.

The policies will allow each Township to have the ability to develop their communities based on local characteristics and needs, as well as fiscal capacity. The policies also recognize that due to the lack of municipal water and sewer services, the County supports new development in both the settlement areas as well as in rural locations.

Settlement area locations are identified on Schedule “A“of this Plan.

3.2.2 Settlement Area Policies

3.2.2.1 General

Based on its historic settlement pattern, Frontenac County has many villages and hamlets scattered throughout the region. Some of these villages have a mix of residential, commercial, and institutional uses, while other hamlets are primarily residential and small in size. Traditionally, these communities have developed as residential, social and commercial centres serving the surrounding agricultural, mining, or forestry community. While this traditional role will continue to be encouraged, it is also recognized that changes and improvements to transportation facilities over time have lessened the emphasis on hamlets as rural service centres and increased their role as residential settlements.

The following general policies shall apply to Settlement Areas which are identified on Schedule ‘A’ of this Plan:

1. Township Official Plans shall designate Settlement Areas and determine their boundaries.

2. Efficient development patterns and road connections will be encouraged in Settlement Areas to optimize public services and to make the most efficient use of land and resources.

3. Township Official Plans shall, where feasible, promote mixed use development in Settlement Areas including residential, commercial, institutional, parks, and employment areas.

3.2.2.2 Settlement Area Boundary Expansions

The County's long term prosperity, environmental health, and social well-being depend on wisely managing change and promoting efficient land use and development patterns. On this basis, Settlement Area boundary expansions shall be determined by the Township Official Plans and shall require an Official Plan Amendment to the Township Plan. As none of the Settlement Areas in the Frontenacs have full municipal services, a settlement area capability study (comprehensive review) is required by this Plan for any boundary expansion to determine:

a. that the Settlement Area can adequately accommodate new development without having a negative impact on groundwater used for drinking purposes and/or the ability of the soils in the area to assimilate effluent;
b. the potential impacts of new development on the road network and other municipal infrastructure such as community facilities;
c. justification for the need to expand the settlement area;
d. an analysis of alternatives that may be considered to settlement expansion, including redevelopment and infill; and
e. a review to determine compliance with the Minimum Distance Separation (MDS) formulae.

3.3 Rural Lands

3.3.1 Introduction

The Rural designation comprises all lands outside of settlement areas in the County that are not:

- Waterfront Areas as described in Section 3.3.3.4;
- Natural Heritage Areas or other natural resources listed in Section 7;
- Resource Lands such as minerals, mineral aggregate, forestry, and prime agricultural set out in Section 2.1.; and
- Waste Disposal Sites

Traditionally, these lands have been utilized as an alternative location for those persons preferring a rural residential lifestyle.

These non-resource lands have also provided a location for commercial and industrial uses requiring a location in the rural area because of land use requirements and/or proximity to natural resources. The Rural designation also

includes areas containing viable farming operations that need to be protected, through the application of the MDS I and II formulas.

Low density residential development as well as rural-related commercial, industrial, recreational and institutional development is desirable, provided it is appropriately located. The Rural designation is intended to guide rural type development while at the same time protecting the rural character, heritage and natural resources of the County. In addition, the designation is intended to manage growth in an environmentally and fiscally responsible manner.

More specifically, rural lands shall permit uses such as:

- The management and use of resources;
- Resource-based recreational uses (including recreational/cottage dwellings);
- Residential development of a limited scale;
- Home based industries and home occupations;
- Cemeteries
- Other rural land uses that are compatible with the nature of the rural area.

3.3.2 Objectives

(1) To preserve the open space, rural character, topography and landscape of the rural area;
(2) To promote rural living in a manner sensitive to the ecological balance, sensitive to the farming and forestry communities and sensitive to the protection of groundwater and surface water quantity and quality;
(3) To maintain economic stability in the County by considering factors such as municipal servicing limitations, environmental factors, compatibility of land uses, and land capability when reviewing development proposals;
(4) To promote the tourism economy of the County by ensuring suitable lands are available to satisfy demands for tourism and tourism-related development;
(5) To encourage economic diversification including greater flexibility for on-farm activities, home-based businesses, and agri-tourism, and new small scale industrial-type ventures that are connected to the farm economy such as milk processing, cheese factories, and craft breweries; and
(6) To preserve the farming community as an important economic and cultural resource for the Frontenacs;

3.3.3 Policies

(1) Although Section 3.3 above separates some rural-based land use activities into distinct policy sections in this Plan, the policies in this section may apply wherever relevant throughout the County.

(2) In recognition of the potential impacts that new growth and development may have on entire watershed systems, the County encourages communication between the Townships within the same watershed area when a new

development proposal is considered to have a potential impact on the quality and function of the watershed.

(3) Residential development is permitted in the Rural designation in accordance with the following policies:

a. Lot creation should take place either through Plan of Subdivision, Plan of Condominium, or Consent;
b. Rural residential development shall reflect the intent of preserving the rural, open space character of the County. This will mean that, to the extent possible, the appearance of such development should be unobtrusive and blend in with the rural landscape.
c. New residential development should not be located on lands which would involve major public expense in opening up or maintaining access routes, providing drainage, or providing other public services and facilities, unless major public services, access, and/or facilities are provided at the developer's expense.
d. It is recognized that the majority of existing and new rural residential development will be serviced by private wells and septic tanks; however, the County and the Townships may be interested in the investigation of new technologies and communal servicing options where it is deemed feasible for such areas and is supported by the Ministry of the Environment.
e. In determining the location and suitability of any proposed residential plan of subdivision, the following criteria shall be considered by both the County and the Townships:
    i. the design of the subdivision should provide for a range of lot sizes directly related to the site's topography, vegetation and soil and drainage characteristics;
    ii. based on the varying topography across the County, the Township Official Plans should establish a base minimum lot size;
    iii. the minimum lot area should be determined by a hydrogeological study and a terrain analysis;
    iv. the subdivision should have direct access to a public road that is maintained year round and is improved to acceptable municipal standards;
    v. Lots need to be of adequate size to provide for proper installation of private services;
    vi. Any proposed subdivision should not land lock any other adjacent parcel of land, and future connection links to adjacent properties shall be provided where determined appropriate;
    vii. In order to maintain the rural character of the landscape, the development should be located in areas having natural amenities such as varied topography, mature tree cover, scenic views and should blend in with the natural landscape so that the rural environment is left relatively undisturbed;

viii. Rural residential development should avoid locating on lands having significant agricultural capability and near areas where any significant impact on established agricultural activities will occur; and
ix. The use should be compatible with adjacent land uses.

3.3.3.4 Special Policies – Waterfront Areas

3.3.3.4.1 Introduction

Frontenac County is blessed with hundreds of lakes and rivers covering its geography, including pristine lakes on the Canadian Shield, Lake Ontario and the Saint Lawrence River waterbodies surrounding Wolfe and Howe Islands, as well as the southern section of the Rideau Canal National Historic Site and UNESCO World Heritage Site.

In terms of sustainability, waterfront protection covers all four 'pillars' contained in the County's sustainability plan, *Directions for Our Future*: social, cultural, environmental, and economic.

Cottage development and tourist operations have developed on many of the County's lakes and rivers since the early twentieth century. While originally summer areas with basic cabin structures, more and more buildings have been converted to year round use and the majority of new development is being built to be habitable all year. Almost all of this development relies on private water and sewage systems.

For the purposes of this Plan, Waterfront Areas shall generally include all lands extending inland 150 metres (500 feet) from the ordinary high water mark of any lake, river, or waterway. This is a general boundary intended to recognize that development within this area may have an impact on lake quality and those impacts may need to be considered for any development within the boundary. Lands and land uses that are more than 150 metres from shore but which are physically or functionally related to the Waterfront Areas shall be considered to be part of the Waterfront Area. All lands that are less than 150 metres from shore but which do not physically or functionally relate to the Waterfront Areas are not considered to be part of a Waterfront Area. The entire areas of islands, excluding Wolfe and Howe Islands, shall normally be considered to be part of a Waterfront Area. The Waterfront Area shall not generally extend into any Settlement Area identified in this Plan, or into any prime agricultural or other agricultural areas that are identified in the Township Official Plans.

3.3.3.4.2 Goal

The overall goal of this Plan is to improve and protect the waterfront areas in Frontenac County as a significant cultural, recreational, economic, and natural environment resource and to maintain or enhance the quality of the land areas adjacent to the shore.

3.3.3.4.3 Objectives

(1) To encourage appropriate public access to Waterfront Areas where accessibility is permitted;
(2) To permit shoreland development that allows for sustainable growth of existing and new tourist developments and innovative and appropriately designed new residential developments;
(3) To protect and enhance the heritage 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;
(4) To maintain or improve water quality on a watershed-wide basis;
(5) To ensure that the built form along a shoreline is not overly concentrated or dominating to the detriment of the natural form;
(6) To maintain, enhance and/or restore the majority of the developed and undeveloped shorelines in their natural state by promoting property stewardship; and
(7) To preserve and enhance fish and wildlife habitat areas and other natural heritage features that are within and along Waterfront Areas.

3.3.3.4.4 Policies

(1) The character of Waterfront Areas is linked to the natural and built form that is associated with the lakes and rivers in the County. Generally the *natural* form includes vegetated shorelines with thin soils over bedrock. The *built* form is predominated by residential development including resorts and marinas. In this context, new development or redevelopment occurring in the Waterfront Areas should, where possible enhance and protect those qualities that contribute to the area's character;
(2) All Waterfront Areas should be considered to be a major recreation resource area that, where appropriate, should be accessible to both public and private users;
(3) Shoreline alterations shall require approval by the municipality and/or the appropriate agency (Conservation Authority, Ministry of Natural Resources, Canada Fisheries and Oceans, Parks Canada). Township Official Plans may include shoreline alteration policies that are more restrictive than those of the approval agencies;
(4) The County may participate with the Townships and/or community groups and cottage associations in promoting public responsibility for water quality and the visual objectives of shoreline management on a watershed basis;

(5) The County will encourage and support lake associations to conduct lake stewardship planning. Any such lake plan may be considered as part of the input to planning decisions at the Township level;
(6) Tree cover and vegetation is encouraged to be retained along the shoreline to maintain the visual and environmental integrity of Waterfront Areas. Where development is proposed along shorelines, Township Official Plans should contain policies relating to the preservation of a natural undisturbed buffer between the water's edge and new development;
(7) To maintain the shoreline character and water quality, Township Official Plans and Zoning By-laws shall require that:
   a. For new lot creation, buildings and structures, including the septic system tile field, must be set back at least 30 metres (100 feet) from the ordinary high water marks of all waterbodies with non-disturbance of the native soils and very limited shoreline removal.
   b. For existing lots of record, new buildings and structures, including the septic system tile field, should be set back 30 metres if possible, otherwise as far back as the lot permits
   c. Township Official Plans shall include criteria for determining an appropriate setback where an existing lot of record cannot achieve the minimum setback of 30 metres (100 feet). However, the greatest setback possible will be required.
   d. A setback of greater than 30 metres from the ordinary high water mark may be required in some locations as determined by the approval authority;
   e. Subsections 7) a) b) and c) shall not apply to shoreline structures such as boathouses and docks, which may be regulated separately in Township Official Plan and Zoning By-laws

3.4 Crown Lands

Crown lands are a significant resource for the County and most of the Townships. The policies in this Plan are not binding on Crown land activities; use of Crown land will be determined by the Province with regard for established planning policies of the County and the local municipalities. Township Official Plans will contain policies that state that where Crown land becomes privately-owned, the policies of the Official Plan apply. Township official plans shall map Crown lands as a distinct land use category on their Schedules. Conversion will not require an amendment to the County Official Plan but change of use following disposition may require an amendment to the Township Official Plan and/or Zoning By-law.

Section 4 – Community Building

The Community Building section sets out policies that are intended to help ensure that the public infrastructure that ties the region together and is key to its sustainability can be maintained and possibly enhanced over the next twenty years. The provision of transportation, water, waste water, and solid waste is crucial to ensuring that Frontenac County can accommodate any future growth in a manner which is environmentally, socially, and economically sustainable.

This Plan recognizes that it is the responsibility of the local municipalities to plan, construct, and maintain most of the public infrastructure. Continued efforts to find solutions to local infrastructure problems by local municipalities are considered appropriate and in conformity with the policies of the County Official Plan. County Council may also consider undertaking regional level studies in order to help plan future capital improvements.

The Transportation section sets out the vision for a regional transportation system that is key for helping citizens and visitors move through the Frontenacs, including roads, transit, trail development, pedestrian safety, ferries, and important scenic routes.

The Servicing section is intended to establish a long-term approach to dealing with servicing in some of the County's villages to ensure safe and plentiful drinking water. The section also contains policy direction for applying storm water management over a watershed area.

Solid Waste Management policies are intended to recognize the importance of long term planning for waste management across the County and to support a collaborative approach to ensure a positive outcome from both an environmental, economical**,** and health perspective.

Hydro Corridors and Communication/Telecommunication Facilities policies will establish a set of general policies for direction to Provincial and Federal agencies to reduce incompatibility with the existing County land base.

The Community Improvement Plan policies will establish goals and objectives for creating new plans throughout the County, and supporting County Council's financial investment as a basis for local improvements.

The Parks and Open Space policy section will recognize the importance of providing a full range of parks, open space, and recreational facilities for the enjoyment, health and welfare of Frontenac residents as a means of increasing the County's appeal as a tourist destination. It will also recognize the importance of Crown lands and Provincial Parks as recreation resource areas.

4.1 Transportation

4.1.1 Roads

4.1.1.1 Introduction

Frontenac County is served by an extensive road network that includes municipal roads that serve both a local and regional purpose as well as Provincial Highways 7 and 41 which travel across the upper portion of the County. Following municipal amalgamation in 1998, more than 400 kilometres (250 miles) of Provincial Highways and County Roads were downloaded to the four Frontenac Townships. As a result, it is the responsibility of each Township to carry the financial cost of maintaining and repairing these roads, including those roads which handle regional traffic which were never designed for local traffic.

The importance of our roads in maintaining and improving the economy of Frontenac County cannot be underestimated. The Frontenacs are dependent on the road system for the movement of goods and services, as well as for access to health and social services and for tourism use.

4.1.1.2 Goal

The goal of recognizing a County-wide road network is to support the long-term viability of a regional road system to ensure access throughout the Frontenacs and connections to the surrounding region.

4.1.1.3 Regional Road Network

This Plan identifies a regional road network on Schedule “A”. These are roads that are recognized as having regional importance in moving people and goods within and outside the County. It is recognized that these roads are owned and maintained by each of the four Townships. It is the intention of County Council to recognize that this road system is an essential part of the infrastructure that supports the County.

The County supports a cross-jurisdictional collaborative approach to managing and maintaining these regional roads, and to develop a transportation system that will encourage unity within the County and will satisfy local municipal transportation demands.

The County will investigate and support all senior government programs that will provide financial investment in the regional transportation infrastructure.

The County supports collaboration with the City of Kingston on efforts to maintain and improve road connections between the County and the City.

4.1.1.4 Provincial Highway 7

Highway 7 is identified on Schedule “A“. Highway 7 is a Provincial Highway that runs east-west through the middle of the County just north of the main village of Sharbot Lake. Historically, Highway 7 has been an important transportation route within Frontenac County. As growth continues in the Greater Toronto Area as well as the Ottawa Region it is expected that Highway 7 will undergo changes and handle additional traffic. The County will support improvements to Highway 7 that enhance safety and convenience for its residents and the travelling public.

Highway 7 is designated by the Province as a special controlled access highway. Any development adjacent to or impacting Highway 7 requires the issue of permits from the Ministry of Transportation so that the long term function of the highway is maintained.

The Highway 7 / Road 38 intersection is an important commercial node for both the travelling public and for local residents. The County supports the continued viability of this area and any policies or measures to strengthen the commercial uses at this intersection. The County will support and work with the Township of Central Frontenac on any measures to request the Ministry of Transportation to reduce speed levels through this area for safety and also to allow for easier access to the stores and gas stations at this intersection.

4.1.1.5 Provincial Highway 41

Highway 41 is identified on Schedule “A" and is the major north-south link in the northwestern part of the County. It provides access to Bon Echo Provincial Park and contains many services for residents and cottagers in the northern Frontenac County. Highway 41 is a Provincial Highway that provides access to Pembroke and beyond, and should continue to be maintained by the Province.

4.1.2 Rural Public Transportation

4.1.2.1 Introduction

Providing public transportation options in a rural setting such as Frontenac County is challenging. The rural transportation problem is based on the fact that residents need mobility of some form in order to access their basic needs in a rural context, where distances are long and people and services are spread out. Transportation of some form is essential. Frontenac County is not unique in that reliable alternatives to the automobile to a large degree do not exist, and transportation access directly equates to personal vehicle access or ownership.

Transportation provides access to social programs, pharmacies, banking facilities, post offices, and health centres. In terms of economic

development, public transportation can provide access to training, education, and employment opportunities that allow people to remain living in the rural area of the Frontenacs.

4.1.2.2 Goal

To provide a safe, convenient, effective transportation system for all citizens of Frontenac County, including those citizens who do not have access to a personal vehicle.

4.1.2.3 Policies

The County will support efforts to develop a public transportation system that is sustainable in the long term and which is based on four cornerstones of a functional system: affordability; availability; accessibility; and acceptability.

The County recognizes and supports the efforts of *Frontenac Transportation Services (FTS)* to provide volunteer-led transportation for individuals throughout the Frontenacs. County Council will consider a longer term investment (e.g., five years) to *FTS* to allow it to plan services beyond an annual basis.

The County will explore alternatives and consider various rural transportation models that could be effective in the context of the rural density of the Frontenacs, including community-based models.

The County will work with community groups such as community care organizations, charities, and volunteers to review their potential involvement and operation of a rural transportation system.

The County will investigate various funding options from senior levels of government and other organizations to operate and maintain a public rural transportation system.

The County will work with the Townships to support carpooling initiatives and the development of new and expanded carpool lots along major transportation routes, including the Road 38 corridor, Perth Road, Battersea Road, and/or Sydenham Road.

The County will investigate collaborative operations with the City of Kingston to improve public transportation options into the rural area of the City and into the County.

The County encourages the development of transit-supportive communities in order to increase the future potential of efficient rural transit in the Frontenacs. This includes the creation of active transportation connections within and between settlement areas and the

clustering of transit-supportive uses such as schools, businesses, social services, and health facilities within settlement areas.

4.1.3 Pedestrian

4.1.3.1 Policies

Providing facilities for convenient pedestrian movement is important. The provision of sidewalks on one side of local roads and both sides of collector and arterial roads is encouraged wherever practical.

To encourage pedestrian travel, streetscapes in villages and hamlets should be safe, convenient, and attractive for pedestrians. This may include providing sidewalks, locating commercial uses at street level, providing appropriate lighting, street furniture, landscaping, and ensuring that it meets accessibility requirements.

Sidewalks are encouraged in conjunction with the development of new roads within settlement areas.

The County will encourage the development and enhancement of pedestrian trails throughout the Frontenacs, including multiple use trails.

The County supports trail routes created by a linked system between community facilities and major parks and open space areas.

4.1.4 Trail Development

4.1.4.1 Policies

County Council recognizes that trails (both for walking and cycling) can provide significant health, transportation, environmental, and economic benefits, including the following:

- Active transportation modes use no fossil fuels and emit no gas emissions;
- Cycling and walking provide an enjoyable, convenient, and affordable means of travel;
- Physical activity improves cardiovascular and mental health, and is linked to the prevention of a number of diseases; and
- Cycle tourism can benefit the economy of businesses across the Frontenacs.

The County's goal is to establish a well-connected system of trails throughout the Frontenacs that will provide residents and visitors the opportunity to engage in active healthy lifestyles, to travel to key destinations, and experience the vistas provided by the County's natural features and cultural resources.

The County will use the *County of Frontenac Trails Master Plan (2009)* to direct trail development, uses, location, and implementation that will guide future development of a trails system for the next 20 years.

The County will build on existing trail systems in the Frontenacs, including the Frontenac K&P Trail, the Rideau Trail, and the Cataraqui (TransCanada) Trail, to connect into the County's hamlets and villages, roads and waterbodies, with the goal of developing a user-friendly network.

The public shall be consulted on trail development and the implementation of routes and facilities.

The County will use the following trail selection principles as a basis for new trail creation:

- Safety
- Visibility
- Destination-Oriented
- Attractive and Scenic
- Connectivity

4.1.4.2 Special Policies: K & P Trail

The Frontenac K&P Trail is named after the Kingston & Pembroke Railway, a rail line that was built from Kingston to Renfrew between 1871 and 1885. The railway was established by a local group of Kingston businessmen who wanted to see the construction of a rail line north to the Ottawa Valley for the purpose of gaining access to the natural resources (logging and mining) and to potential markets in the north. The expected volume of rail activity never materialized and the railway was eventually purchased by the Canadian Pacific Railway in 1901. Over time the entire line was abandoned, with the final active portion between Tichborne and Kingston shut down in 1986.

The Frontenac K&P Trail right-of-way runs in a north-south direction across the mainland of the County and into the City of Kingston. The County owns a large portion of the southern section of the right-of-way, other portions are owned by North and Central Frontenac Townships, and other portions are privately owned. To the south, the City of Kingston owns the K&P right-of-way and has converted the majority of it to an active trail which the County trail connects to.

Conversion of the rail right-of-way to an active trail began in 2012 with the trail developed between Orser Road – connecting with the City trail – north to Harrowsmith, and the trail has since continued northward.

The main purpose of the Frontenac K&P Trail is to develop a trail spine through the Frontenacs that can provide linkages with other trails throughout the area.

The completion of the Frontenac K&P Trail through to the developed portion of the K&P which starts in the Township of Central Frontenac at Sharbot Lake, travels through the Township of North Frontenac, into Lanark Highlands and finally meeting up with Greater Madawaska south of Calabogie, will greatly enhance trail systems in the Frontenacs and recognize our rich heritage.

4.1.4.2.1 Policies

The County will use the *K&P Implementation Plan (2009)* as the guiding policy document to direct trail development, uses, land acquisition, and phasing program to guide the development of the K&P trail system.

In conjunction with the Townships the County will endeavour to keep the trail continuous in order to make it more attractive to users and more identifiable as a linear trail. Re-routing may take place where the County does not own the property and an easement agreement cannot be established with the landowner.

The County will work with the City of Kingston to ensure that the K&P trail system is maintained and/or enhanced to a common standard.

4.1.5 Ferry Services

4.1.5.1 Background

The Township of Frontenac Islands relies on ferry services to access the mainland.

Howe Island is served by two ferries: a fifteen car cable ferry located at the west end of the island that is operated by the County and owned and maintained by the Ministry of Transportation which operates on demand on a continual basis and docks at Howe Island Ferry Road in the City of Kingston; and a three car cable ferry (known as the Foot Ferry) located at the east end of the island which also operates on demand over an 18 hour period and which docks at Howe Island Ferry Road East in the Township of Leeds and the Thousand Islands.

Wolfe Island is served by a fifty-five car ferry (*Wolfe Islander III*) that docks at the Island at both the village of Marysville and, in the winter, at Dawson's Point, and at the Barrack Street dock in downtown Kingston.

Simcoe Island is served by a three car cable ferry operated by the Township of Frontenac Islands that connects to Wolfe Island.

There is also a privately operated ferry (Horne's Ferry) that runs from May to October from the south side of Wolfe Island to Cape Vincent, New York.

4.1.5.2 Policies

County Council recognizes that the ferry transportation system is essential to the sustainability of these islands, and that this ferry service is an integral part of Frontenac County's regional transportation system.

The County will support efforts by Frontenac Islands to maintain adequate service, including:

- the monitoring of ferry capacity and usage;
- the review, from time to time, of opportunities to improve the ferry service both through expanded capacity and improvements to infrastructure such as terminals and parking facilities;
- seeking support from the Province of Ontario in the ongoing maintenance and possible future expansion of ferry operations;
- consideration of public/private partnerships and development opportunities which would result in a net improvement to access to Wolfe and Howe Islands; and
- pursue opportunities with neighbouring municipalities in seeking joint solutions which result in ferry access improvements.

The County intends to support and work with the Township of Frontenac Islands in any identification, survey, analysis and design of any ferry facilities expansion or improvement on lands within the City of Kingston to ensure the provision of appropriate vehicle access, pedestrian and bicycle access routes which can be integrated into the City's transportation system.

4.1.6 Scenic Routes

A scenic route or by-way is a specially designated road, waterway, or trail that travels through an area of cultural or natural beauty. Frontenac County's location and scenic assets provide ample opportunities for creating scenic or heritage routes. These scenic routes draw both local residents and tourists to the scenic areas of the County.

County Council supports the development of scenic routes across the County, and the development of a regional signage strategy to promote these routes. Scenic routes should be designated for roadways and also for trail systems throughout the Frontenacs.

4.2 Servicing

4.2.1 Long Range Planning For Municipal Services

4.2.1.1 Introduction

The provision of municipal infrastructure such as roads, street lighting, and municipal water is necessary to support long term viability of the communities located in the Frontenacs.

Frontenac County recognizes the importance of providing municipal infrastructure in a timely fashion and that the maintenance and sustainability of existing infrastructure assets is fundamental to the continued variety and growth of settlement areas across the County.

This Plan recognizes that the responsibility for the planning, construction, and maintenance of municipal infrastructure is the responsibility of the Townships. This Plan also supports the continued revitalization of local infrastructure.

4.2.1.2 Goal

To ensure that there is adequate provision of services and utilities consistent with the environmental, cultural, and economic goals of the County.

4.2.1.3 Objectives

To encourage the provision of adequate municipal services to achieve and facilitate orderly growth.

To improve the natural environment and maintain a clean and healthy level of water quality based on a watershed approach.

To ensure that citizens of Frontenac County have access to potable drinking water.

To promote waste reduction and waste management as per Section 4.3.

To encourage techniques for energy conservation including measures set out in Section 2.1.4

To accommodate growth in an organized manner to minimize capital and operating costs for the Townships.

4.2.1.4 Policies

All new development within Settlement Areas will be provided with appropriate services to sustain permanent occupancy.

The County supports and can work with the Townships to coordinate infrastructure and public service facilities such as potential municipal water and sewage, and will ensure that such facilities are strategically located to support effective and efficient delivery of services across Township boundaries. Accordingly, Frontenac County Council may authorize the development of regional level strategies in order to plan collaboratively for future capital improvements.

Both the County and the Townships will monitor new technologies – in areas such as broadband, water treatment, and septic systems – that would be beneficial to residents and businesses and which would best be coordinated across municipal boundaries and will work together to develop strategies to ensure that optimal services can be provided in a timely and efficient manner.

4.2.1.4.5 Special Policies: Future Village Water Supply Protection

With the exception of the village of Sydenham, not one of the villages and hamlets in Frontenac County has a municipal water supply. Villages such as Sharbot Lake, Marysville, Verona, Plevna, and Harrowsmith are historical settlements that date back to the mid-nineteenth century in development. Many of the building lots in the village cores are too small relative to today's health and safety standards with regard to the minimum lot size of approximately 1 hectare (2 acres) to ensure a long term potable water supply on private well and septic systems. The fact that most of the County is set on the Precambrian Shield, which is prone to cracking and seepage, increases the risk of septage movement over a large area. Scientific research has identified the bacteriological contamination of groundwater as a local concern in parts of the Shield area.

Significant investment in public infrastructure is common in all villages in the Frontenacs including road maintenance, sidewalk construction, street lighting, signage, and parks and recreation facilities. Also, the majority of commercial assessment in the County is located in the villages. This reinforces the importance of the stability and improvement of all the County's villages which serve as community focal points for the surrounding region.

To help ensure that these villages can sustain commercial and residential use and remain a valuable part of sustaining rural living, the County supports long-term planning for potential municipal water systems in villages. This planning shall include the following:

- Facilitate the preparation**,** implementation and monitoring of the Source Water Protection Plans;
- Work with the Townships to investigate and analyze lands adjacent to a village that could be purchased by the County or the

Townships for the future site of a municipal well; and further, if necessary, work with the Townships to apply land use controls to surrounding properties to ensure long-term protection of the water source.

- Prepare a region-wide review of villages and hamlets which could require municipal water systems in the future and develop a priority list for local government investment.
- Establishment of a County reserve fund for drinking water protection that can be used in the investment of municipal infrastructure for water systems when required.
- Work with provincial and federal governments to seek funding to invest in municipal water systems.

4.2.2 Storm Water Management Planning

4.2.2.1 Introduction

Storm water management plans are usually required for new Greenfield development. Many new Greenfield developments are proposed through a plan of subdivision or plan of condominium and are therefore subject to approval by Frontenac County Council. The purpose of such a plan is to develop methods to control flooding, ponding, erosion, and sedimentation. Storm water plans also help to protect water quality and aquatic habitat and other natural habitat which depend upon watercourses and other water bodies for their existence. This is especially important considering the many lakes within the Frontenacs and the continuing demand for waterfront lots.

4.2.2.2 Policies

Storm water management plans may be required for any new development consisting of more than four lots or for commercial or industrial developments with large areas of impervious surface (e.g., asphalt parking and loading areas).

Storm water plans shall be prepared in accordance with the Ontario Ministry of the Environment Guideline, *Stormwater Management Planning and Design Manual*.

When reviewing any such development proposals the approval authorities will encourage the retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground.

4.3 Waste Management

4.3.1 Introduction

One of the major infrastructure and land use planning issues that the Frontenacs will be dealing with over the next twenty years is planning ahead for waste management across the County.

This Plan recognizes that each of the four Townships are proactive in their approach to reducing solid waste reaching landfill sites, and also working to continually increase the amount of materials that are being recycled. The challenge of innovation is affected to some degree by the financial capabilities of each municipality in balancing waste management with other infrastructure issues such as roads and the relatively low tax base to apply to capital investment. In the long term, a collaborative approach to waste management may lead to both a reduction in waste and cost efficiencies.

With landfills reaching carrying capacity throughout the County, there is a need to plan to reduce the production of wasteful materials. This, combined with new and innovative waste management technologies, can establish the Frontenacs as leaders in responsible and timely action to mitigate County-wide issues relating to solid waste management.

4.3.2 Goal

That the Frontenacs should become part of an integrated waste management system that ensures environmentally responsible methods of waste management and reaches beyond its borders for solutions that are scaled to achieve regional efficiencies.

4.3.3 Objectives

To ensure that all Frontenac County citizens have access to waste management facilities (or pick up) within close proximity to their homes and businesses.

To continue to reduce solid waste to improve the environment.

To encourage new methods of waste management to extend the life of existing landfill sites across the County.

To encourage the governments of the Frontenacs to work together over the long term to develop a collaborative approach to waste management and recycling over the next twenty years.

To recognize waste management as one of the primary focus areas of the County's sustainability plan, *Directions for Our Future*, and to explore a waste management approach that responds to local needs, with the ultimate goal of achieving 'Zero Waste'.

4.3.4 Policies

This Plan encourages the application of the principles of "reduce, reuse and recycle" in order to reduce solid waste disposal needs and increase the lifespan of landfill sites. A Waste Management Strategy will outline targets for waste reduction in accordance with Ministry of Environment requirements.

The County and the Townships may collaborate on initiatives that support working together to create a region-wide Waste Management Plan that deals with recycling, diversion, collection, and disposal to accommodate present and future requirements.

The Townships and the County may work together to explore new technologies and waste diversion options.

4.4 Utility and Communications Facilities Corridors

4.4.1 Introduction

The sustainability, health, and safety of Frontenac residents and its economy is closely linked to the hydroelectric corridors and utilities networks and related facilities that serve the region. These facilities and corridors include a wide variety of utilities that are owned and operated by both public and private entities, including broadband and fibre optic networks. Also, some waterfront areas are serviced by underwater utilities.

4.4.2 Policies

The development of utility and communications facilities and corridors are permitted throughout the County provided that they are in full compliance with applicable Federal or Provincial requirements.

To ensure compatibility, the following criteria should be considered and brought to the attention of the public or private operator:

- The use is necessary in the proposed location;
- Due consideration has been given to alternative locations that may result in better compatibility; and
- The proposed utility will be designed to be as compatible as practical with surrounding land uses.

The multiple use of corridors, new or existing, shall be encouraged.

Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from the applicable utility or facility manager.

Easements are preferred over severances in the establishment of utility corridors so as to prevent the unnecessary fragmentation of land.

4.5 Community Improvement Plans

4.5.1 Introduction

Community Improvement Plans (CIPs) are one of the many sustainable community planning tools found in the *Planning Act*. They can help communities and municipalities address challenges that prevent optimization of areas that are currently underutilized. This tool provides a means of planning and financing development activities that effectively assist in use, reuse and restoring lands, buildings and infrastructure. It is a tool that ties together economic development, infrastructure, and planning.

The typical focus of these plans is on the revitalization and improvement of the main street of a town, village or hamlet. CIPs can also touch on a wide range of related topics including green energy, brownfields, and recreational opportunities. They are in wide use across the province and have recently been implemented for the first time in Frontenac County as a result of Council's investment arising from *Directions for Our Future*.

CIPs allow municipalities to provide grants and loans to owners and tenants, with the goal of supporting the improvement and rehabilitation of a targeted area. This can include projects such as improving the facade of a main street store and providing incentives to redevelop vacant properties. CIPs can also help to coordinate infrastructure and public space improvements, and can be used by municipalities to acquire, rehabilitate and dispose of land (e.g., a former industrial site).

County Council has recognized that there are a number of communities that could potentially benefit from a Community Improvement Plan and have begun investing in these communities through the sustainability plan.

4.5.2 Goal

It shall be the goal of using Community Improvement Plans to promote the coordinated implementation of community planning and land use planning programs, comprised of maintaining, rehabilitating, and redeveloping the physical, social, and economic components of an area in the Frontenacs.

4.5.3 Objectives

It is the intent of this Plan for the County to work with the Townships to provide for the on-going maintenance, improvement, rehabilitation and upgrading of residential, commercial, recreational, and industrial areas in the region.

4.5.4 Policies

This Plan supports the development of Community Improvement Plans in all areas of the Frontenacs, whether they are focused on one community or village, or whether they cover a larger area, including an entire Township.
It shall be a policy of County Council to provide a financial investment for at least one CIP in each of the four Townships to help facilitate investment by both property owners and the respective municipality. To support community revitalization and economic development, Council may consider investments in additional CIPs.

County and Township Councils may collaborate with other public agencies such as the Community Futures Development Corporation (CFDC) to seek additional investment opportunities in a designated CIP area.

4.5.4.1 Special Policy – Regional Community Improvement Plans

There are a number of planning and sustainability issues that may be better addressed at a regional level to allow for greater participation in a CIP program and to deal with cross-boundary community improvement issues (e.g., trails, renewable energy projects, transportation corridors).

County Council shall seek to become a prescribed municipality for the purposes of Section 28 (2) of the *Planning Act* immediately following approval of this Plan.

4.6 Parks and Open Space

4.6.1 Introduction

Frontenac County contains a rich natural environment that is thriving. The Frontenacs strive to balance the protection of natural areas with opportunity for discovering the outdoors. The result is a healthy mix of managed forest, trails, farmland, wetlands and waterbodies. Within this system, the Frontenacs contain a large number of regional public parks and open space systems that allow both residents and visitors to enjoy the expansive natural setting.

Three Provincial Parks are present in the County: Bon Echo, Sharbot Lake, , and Frontenac Parks. All provide access to lakes and allow for many recreational activities. The County also contains a large area of Crown Land, mostly in the northern half of the region. Crown Land and the lakes within them are used for a variety of purposes, including logging, hunting, backpacking, canoeing/boating, and trail use. Conservation reserves and conservation areas throughout the County serve important roles for recreation and environmental protection.

North Frontenac Township also maintains almost 200 backcountry campsites and hiking trails on twelve lakes and they form another important part of public open space areas.

At the southern end of the Frontenacs the public have the opportunity to visit the 400 hectare (1,000 acre) Big Sandy Bay area on Wolfe Island, a crown land area which is managed by the Ministry of Natural Resources and Frontenac Islands Township.

Also, there are the lockstations along the portion of the Rideau Canal within the County that serve as passive, recreational, and cultural heritage open spaces for both land and boating visitors alike.

4.6.2 Policies

The County supports the continued operation and long term use of all regional park systems throughout the Frontenacs.

The County will coordinate with the Townships, Ontario Parks (MNR), and other agencies on the establishment of regionally significant open space networks and linkages across jurisdictional boundaries that will complement local parks planning.

The County will explore funding mechanisms to support regionally significant open space and parkland acquisitions.

The County recognizes the possible creation of a new regional park that is proposed to be created around Crotch Lake as part of the Algonquin Land Claim, and supports public participation and involvement in the development of such a park.

Section 5 – Housing and Social Services

The Housing and Social Services section contains policies that establish that Frontenac County is committed to providing a variety of housing types and social services to allow residents to enjoy a good quality of life. Services delivered include child-care, educational facilities and services, assisted living or long term care, employment services, affordable housing, transitional shelters, group homes, long term care and support services, and health facilities. The City of Kingston is responsible as the Service Manager for both the City and the County to make sure these services are available in the Frontenacs. Some of the social services are provided and funded directly by the Province or community agencies while others are provided through partnerships with the County. Volunteer groups also play an important role in the provision of social and health services within the community. The County will continue to partner with the Townships and various government and non-government agencies to deliver social services that are appropriate, effective and accessible.

The Municipal Housing Strategy (MHS) forms the basis for housing policy across the Frontenacs and in the City of Kingston as a result of its City/County approval. The MHS serves as the primary strategic plan to help guide and align local housing efforts, and is the foundation for the housing policies of this Plan.

5.1 Municipal Housing Strategy

5.1.1 Introduction

County Council and Kingston City Council adopted the Municipal Housing Strategy in 2011. The Strategy will act as a guide to create a ten year housing plan as required by Provincial legislation. It will help provide guidance for County Council to ensure that the citizens of the Frontenacs are housed in affordable, safe, sanitary, and adequate accommodation.

5.1.2 Policies

The Municipal Housing Strategy shall be considered the primary strategic plan to help guide and align local housing efforts across the County.

The County endorses the targets in the Municipal Housing Strategy for residential units to be added to the current housing stock over the next ten years and the goal of providing more affordable housing**.**

This Plan acknowledges that the Municipal Housing Strategy was updated in 2013 to include policies and strategies to reduce homelessness in both Kingston and Frontenac County. The County will work with the City as Service Manager to develop programs and projects to try to end homelessness in our region.
It is the intent of this Plan to encourage the use of surplus municipal land or facilities for the provision of housing. Each Township may consider adopting a ‘Housing First’ approach to coordinate surplus or disposal protocols for municipal lands and institutional agencies such as the local school boards.

The Municipal Housing Strategy will promote the periodic identification and monitoring of demographic changes and housing needs within the County to determine whether housing demands and needs are not or will not be met.

5.2 Affordable Housing

5.2.1 Introduction

Frontenac County contains many households where the annual income is below the Provincial average. This situation makes it challenging for people to find housing that is affordable within their budget. For the long term health of the community it is important that a wide variety of housing choices be made available.

5.2.2 Policies

The County and the Townships will work jointly to provide for affordable housing by enabling a wide range of housing types to meet the projected demographic and market requirements of existing and future residents of the County.

County Council will establish and monitor housing targets for affordable housing for low and moderate income households in the Frontenacs, with a focus on methods of providing housing for the low-income residents of the County. Where specific needs are identified, Council will work with the City of Kingston (service manager for all of Frontenac County and the City) and the Ministry of Municipal Affairs and Housing to meet identified needs.

The Townships will, where appropriate, promote intensification in settlement areas through their planning documents. Examples include: allowing for the conversion of single detached houses into multiple units and permitting land severances on large underutilized properties which will allow for new residential development on the vacant severed parcel.

The County and the Townships will work to ensure a minimum 10-year supply of residential land across the Frontenacs at all times.

County Council will encourage and facilitate the efforts of non-profit housing and co-operative housing to provide affordable housing.

County Council will work with other levels of government to ensure that adequate resources are permitted to public sector housing programs and initiatives.

County Council may participate in the provision of housing, both directly and indirectly, in accordance with the general policy and program directions established in the Official Plan and other specific direction as may be identified in the Municipal Housing Strategy as updated from time to time.

County Council may assess different forms of housing design which make housing more affordable, and may investigate alternative dwelling design standards that may contribute to more affordable housing.

Community Improvement Plans should consider initiatives to promote affordable housing projects in each Township.

5.3 Seniors Housing

5.3.1 Introduction

The Municipal Housing Strategy has indicated that one of the biggest challenges across Frontenac County over the next twenty years to be confronted is providing housing choices for seniors who wish to remain in their community. With the existing residents aging, and with the migration of seniors settling in the County after converting their cottages to full time residential use, this issue will become a priority. The goal is to look at ways and means of finding housing types that will allow seniors to stay close to their communities and families.

5.3.2 Policies

The County and the Townships may work jointly to provide opportunities for new development or redevelopment that is sustainable in a rural context and which encourages housing that will help address the evolving needs of an aging population.

County Council supports the principle of aging in place as a way to address seniors housing options while at the same time encouraging more sustainable settlement areas.

This plan encourages identifying affordable seniors housing projects at a variety of scales as an eligible community improvement activity in the creation of Community Improvement Plans.

Where practical, it is the intent of this Plan to encourage the expansion of municipal servicing to help support appropriate multi-residential development to accommodate a seniors housing project.

It is recognized that Zoning By-laws can be barriers to the development of housing for senior citizens if these types of dwellings are only allowed in certain areas of a community. Therefore it is the intent of this Plan that the County and Townships work together to create any necessary revisions to Zoning By-laws that will help facilitate the development of seniors housing on a consistent and inclusive basis across the Frontenacs.

5.4 Group Homes

5.4.1 Introduction

Group homes are generally defined as residences licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

5.4.2 Policies

A group home shall be licensed and/or approved for funding under provincial statutes and in compliance with municipal by-laws. (Note: as defined under Section 163 of the *Municipal Act*).

Group homes shall be permitted in the Township Official Plans in all designations that permit residential use.

Group homes may be subject to Site Plan Control by the local Townships to address such matters as ensuring that the site design is in keeping with the character of the area and that sufficient space is available to accommodate the needs of the residents.

5.5 Homes for the Aged (Long-Term Care Complexes)

5.5.1 Introduction

There are currently no public long-term care complexes located in Frontenac County. There are two large-scale privately owned facilities nearby in Northbrook and in Perth that are used in part by Frontenac County residents. There are other private small scale facilities scattered throughout the County.

The Frontenac County home for the aged – Fairmount – is located in the rural area of the City of Kingston and accommodates Frontenac County residents.

5.5.2 Policies

It is the intent of this Plan to recognize the value of long-term care complexes to residents of Frontenac County.

The predominant uses for these complexes shall include resident rooms and beds, resident care and nursing facilities, therapy facilities, kitchen and dining facilities, offices, meeting rooms, recreation facilities, resident places of assembly, pharmacies, and open space areas.

Complementary uses can include such facilities as residential dwelling units for the elderly, day care facilities, and parking lots.

This Plan recognizes Fairmount Home as the County owned and operated long term care home that provides care for residents of Frontenac County, the City of Kingston, and other communities.

5.6 Secondary Suites

5.6.1 Introduction

The provision of affordable housing in communities is now considered to be a provincial interest in the Ontario *Planning Act*. As a result, the provincial government now has changed legislation to facilitate the creation of second units in dwellings.

5.6.2 Policies

Township Official Plans may include policies to allow, where appropriate, the use of a second residential unit in a detached house, semi-detached house or rowhouse if no building or structure ancillary to the house contains a second residential unit; and further, to allow the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse if the house contains a single residential unit. This policy shall not apply to existing sleeping cabins or 'bunkies' located on waterfront properties.

5.7 Accessibility

5.7.1 Introduction

Frontenac County is committed to improve access and opportunities for persons with disabilities in accordance with the *Accessibility for Ontarians with Disabilities Act*.

5.7.2 Policies

As part of the commitment to improve accessibility in the Frontenacs, the County will:

a) Have regard to accessibility for persons with disabilities when considering draft plans of subdivision;
b) Establish a process to identify barriers and gaps in by-laws, policies, programs, practices, and services;
c) Continue to improve the level of accessibility of by-laws, policies, programs, practices, and services;
d) Actively encourage input from the community and the Accessibility Advisory Committee appointed by the Frontenac County Council in the design, development and operation of new, renovated, purchased or leased municipal services and facilities;
e) Improve accessibility to persons with disabilities to encourage their integration into the economic, political, social, cultural and educational mainstream; and
f) Provide resources and support to attain these objectives.

Section 6 – Heritage and Culture

The County of Frontenac is rich with history, heritage, and culture, and as such it is recognized as one of the key focus areas in *Directions for Our Future.* Heritage is a crucial part of what makes the Frontenacs a great place to live. It has the power to allow citizens to understand where we have come from and helps promote an appreciation of local identity and shared community.

In recognition of the non-renewable nature of cultural heritage resources, the County of Frontenac will encourage their conservation in a manner that respects their heritage value, ensures their viability for the future, and allows them to continue their contribution to the character, community pride, tourism attraction potential, economic development, and historical appreciation of the region.

6.1 General Policies

It is the intent of this Plan that the County's significant cultural heritage resources be identified, conserved and enhance whenever practical and that new development take place in a manner that respects the County's rich cultural heritage. The cultural heritage resources of the County generally include:

a) Built heritage resources;
b) Cultural heritage landscapes; and
c) Archaeological resources.

Township Official Plans are encouraged to include policies that are intended to implement this policy direction, including the requirement of a heritage impact assessment prior to development taking place on lands that contain or are adjacent to cultural heritage resources. A heritage impact assessment should generally outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures that are necessary to avoid or lessen the negative impact on the heritage resource.

The Townships are encouraged to establish Municipal Heritage Committees pursuant to the *Ontario Heritage Act*.

The Townships are encouraged to support the use of Community Improvement Plans under the *Planning Act* to help protect, promote and support cultural heritage resources, especially the adaptive re-use of old or heritage buildings.

6.2 Archaeological Resources

The County recognizes that there are archaeological resources of pre-contact and early historic habitation as well as areas of archaeological potential within the County that can be adversely affected by development or redevelopment.

The Townships and/or the County will require archaeological assessments and the preservation or excavation of significant of significant archaeological resources in accordance with Provincial requirements.

Designation:

The Townships are encouraged to utilize the Ontario Heritage Act to conserve, protect and enhance the cultural heritage resources in their municipality through the designation by by-law of individual properties, conservation heritage districts and cultural heritage landscapes.

Council shall encourage the conservation of cultural heritage resources by:

- conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;
- respecting the heritage designations and other heritage conservation efforts by area municipalities.

6.3 Algonquin Aboriginal Interests

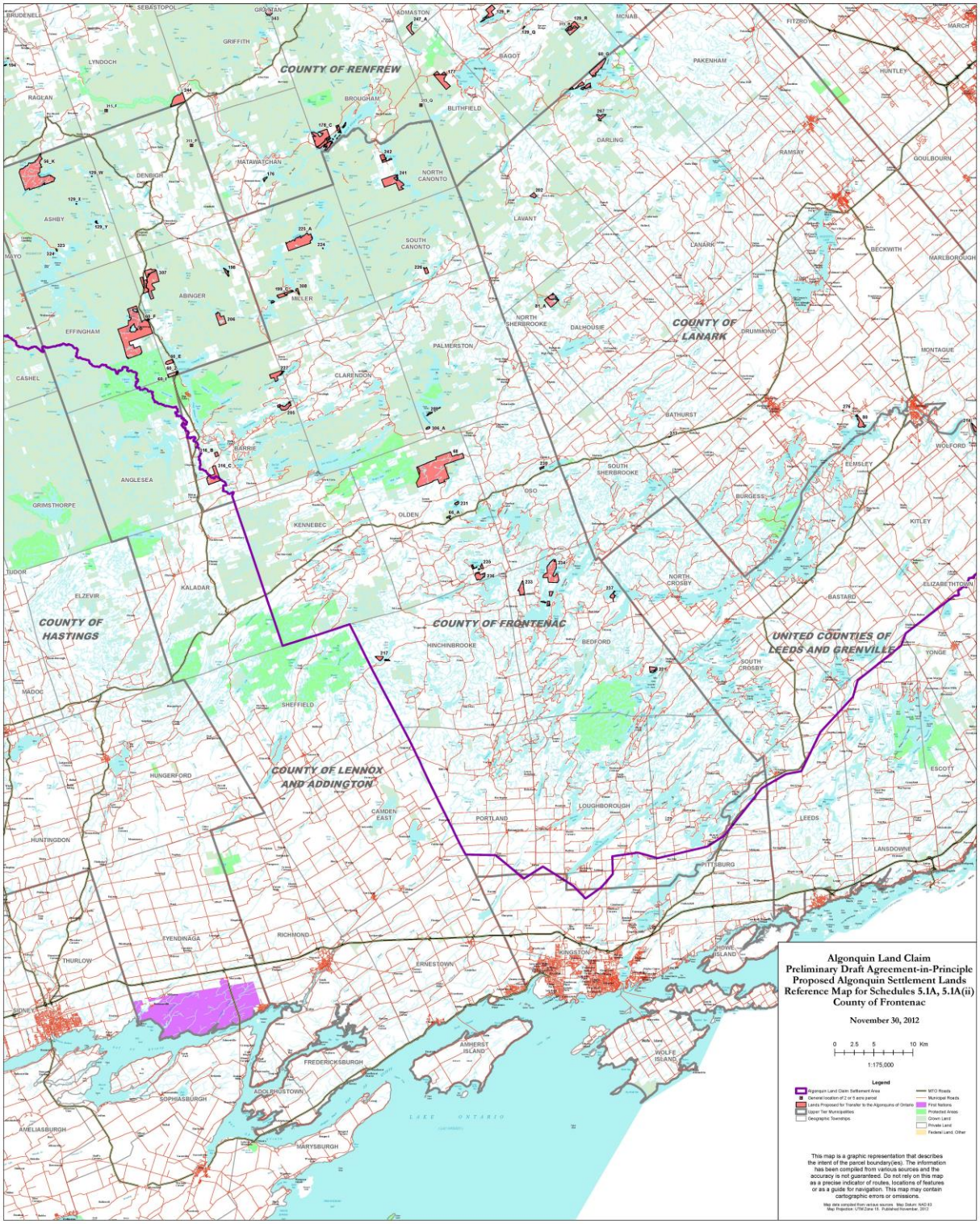
This Plan recognizes that lands within the boundaries of Frontenac County lie within the historic Algonquin Territory that is part of current Treaty Negotiations with the Federal and Provincial Crowns. Some lands within North Frontenac, Central Frontenac, and South Frontenac Townships are within the Algonquin land claim area. Figure 6 illustrates the general boundary of the land claim within the Frontenacs. As such, this Plan will respond to direction from the Federal and Provincial Crowns as to the progress of these negotiations and will incorporate any Official Plan requirements that arise from the Settlement Agreement. In the interim, the County will seek opportunities for mutually beneficial engagement with the Algonquins on matters that affect aboriginal history and culture.

6.3.1 Policies

The County of Frontenac and/or the Townships may consult with the Algonquins of Ontario with regard to land use planning affecting any of the following matters within the land claim area:

a) Protection of water quality and utilization of lakes and rivers including the Rideau Canal within the land claim area;
b) Any development that would have an impact on navigable waterways and their waterbeds;
c) Any archaeological studies related to proposed development where areas of Algonquin interest have been identified; and
d) Any Environmental Impact Studies related to proposed development where areas of Algonquin interest have been identified.

Figure 6
Algonquin Land Claim Territory



6.4 Rideau Canal UNESCO World Heritage Site

The Rideau Canal National Historic Site and UNESCO World Heritage Site, administered by Parks Canada, travels through the southeast portion of South Frontenac Township. The canal's value lies in a combination of the engineering and military achievement of the construction of the canal and the associated canal structures and buildings, the continuity and integrity of the lockstations, its continuous seasonal operation since 1832, and the unique historical environment, which together constitute a cultural heritage resource of national significance and outstanding universal value. Parks Canada's jurisdiction includes the bed of the canal up to the upper controlled water elevation and the lockstations.

In order to recognize and protect the cultural heritage resource significance of the Rideau Canal UNESCO World Heritage Site, the County has participated in an initiative, the Rideau Corridor Landscape Strategy, along with representatives from First Nations, federal and provincial agencies, municipalities, non-governmental organizations, property owners and others. A goal of the Strategy is to develop and recommend planning and management tools for municipalities and other jurisdictions that:

a) identify and protect the cultural heritage landscapes, Algonquin history, and built heritage resources of the waterway;
b) introduce design guidelines that can be implemented through the site plan control process, for new development along the waterway; and
c) identify measures to conserve the terrestrial and marine archaeological resources of the Rideau Canal.

Both this Plan and the South Frontenac Township Official Plan will recognize the policy directions coming out of this Strategy.

6.5 Frontenac Arch UNESCO Biosphere Reserve

The Frontenac Arch can be described as an ancient granite 'bridge' between the Canadian Shield and the Adirondack Mountains. Due to both its rich natural environment and its human history it was recognized in 2002 as a UNESCO World Biosphere Reserve.

The Frontenac Arch Biosphere lies on the Central Canadian portion of the Frontenac Arch. It covers approximately 2,700 sq km and covers part of both Frontenac County and the Leeds-Grenville County, including communities such as Brockville, Gananoque, Westport, Harrowsmith, Verona and Godfrey. Figure 7 illustrates the Biosphere area and its coverage within the Frontenacs.

It is the intent of this Plan to recognize the natural and historic value of the Frontenac Arch to our region and to promote its long term viability.


FIGURE #7 - Frontenac Arch Biosphere Reserve
OTTAWA
N
417
7
15
Rideau River
Township of
North Frontenac
Township of
Central Frontenac
Murphys Point
Provincial Park
FRONTENAC
ARCH BIOSPHERE
RESERVE
Brockville
Charleston Lake
Provincial Park
Township of
South Frontenac
38
401
155 m
Kingston
Township of
Frontenac Islands
33
JEFFERSON
Fort
Drum
Watertown
0 5 10 20
Kilometres

Section 7 – Environmental Sustainability

The County of Frontenac covers a large geographic area which is comprised of a rich natural environment that makes the region a unique place to live, work and play. This natural environment includes natural assets, natural sites, and natural attractions. The value of the natural environment for the County is more than just ecological health; it contributes to our economy and our society as well.

In addition to the Township Official Plans the following policy sections will apply:

- The Environmental Sustainability section sets out policies that are intended to help ensure that the environment that is so valued by residents in Frontenac County can be maintained and enhanced for future generations, and the health of humans and of the environment is protected.

- The Natural Environment section outlines the natural heritage system in the County and provides policies for protection of natural features in the Frontenacs.

- The Water Resources section includes policies recognizing the role of a watershed planning approach and of the importance of sourcewater protection plans in ensuring safe and plentiful drinking water.

- Hazard Lands Policies ensure that development is prohibited or strictly limited in areas that could have potential for natural hazards such as flooding and erosion.

7.1 Natural Environment

7.1.1 Introduction

The County of Frontenac natural heritage system is defined as an ecologically based delineation of nature and natural function – a system of connected, or to be connected, green and natural areas that provide ecological functions over a long period of time and enable movement of species. Natural heritage systems encompass or incorporate natural features, functions and linkages as component parts within them and across the landscape. A natural heritage system also supports natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems.

The natural heritage system illustrated on Appendices “1A”, “1B”, and “1C” use current standards and procedures such as the Natural Heritage Reference Manual (MNR 2010) and Provincial Policy Statement to identify natural features of interest, which include significant wetlands, significant coastal wetlands, fish habitat, significant woodlands, significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest.

Responsibility for the environment is shared among Federal and Provincial governments, the County, Townships, the Conservation Authorities (Quinte Conservation, Cataraqui Region Conservation Authority, Rideau Valley Conservation Authority, and Mississippi Valley Conservation) and private landowners. All have an important role in enhancing the natural environment within the County, and all have the responsibility to be good stewards. As a result, preserving a natural heritage system requires co-operation among agencies, private landholders and the wider community.

The natural heritage system, and the ecological functions it provides, contributes to maintaining the environmental health of the County of Frontenac. This Section of the Official Plan establishes a policy framework for a co-operative approach to the identification of the environmental features that comprise the natural heritage system. It also outlines how provincially and regionally significant features should be maintained, enhanced or, wherever feasible, restored and encourages the establishment of linkages among elements of the natural heritage system.

The natural heritage system is a layered approach to environmental protection comprised of features delineated on Appendices “1A”, “1B, and “1C”, and described in this section of the Official Plan. Each layer contains policies that provide appropriate protection to areas of environmental significance. Notably, the County of Frontenac’s natural heritage system includes natural linkages and biodiversity areas. Through linkages and biodiversity areas, we acknowledge that our system is not an isolated one. We are interconnected to the natural heritage beyond our boundaries and we value our local biosphere – the Frontenac Arch – as well as our global biosphere, Earth.

In this context it is important for Frontenac County to use a regional approach to ensure that significant natural heritage characteristics are protected for future generations.

7.1.2 Goal

The goal of the natural heritage system is to work with the Province, Townships, the Conservation Authorities and private landowners to maintain, enhance and restore a comprehensive natural heritage system within the County.

7.1.3 Objectives

To achieve the goal of maintaining and enhancing a comprehensive natural heritage system, this Official Plan will:

- Identify and describe the component environmental features of the natural heritage system;
- Incorporate policies addressing land use and environmental preservation, conservation, and management that conform to the Provincial Policy Statement;
- Illustrate the natural heritage system on Official Plan mapping at the regional scale;

- Provide a mechanism for the refinement of the natural heritage system at the site-specific level;
- Identify, describe, and incorporate polices addressing County of Frontenac-specific natural linkages and biodiversity areas; and,
- Encourage the Townships to refine the natural heritage system to include important local features and linkages, where appropriate.

7.1.4 Policies

7.1.4.1 Wetlands

Introduction

Wetlands are an important part of the County's biodiversity. They provide a wide variety of ecological, economic and social benefits for both humans and wildlife. Wetlands help reduce erosion, decrease flood damage, improve and maintain good water quality, provide important fish and wildlife habitat, ensure a stable, long-term supply of groundwater (by contributing to the recharge and discharge), provide recreation and tourism opportunities, limit greenhouse gas emissions (by acting as carbon sinks), and provide valuable economic products, such as timber, commercial baitfish, wild rice and natural medicines.

Council recognizes that the ecology of water systems contains a complex environment of plants, animals, and water which represents a highly valued resource in the Frontenacs, and that wetlands and riparian vegetation are part of the make-up of that ecology.

Policies

- The County of Frontenac recognizes the importance and value of wetlands in the County and supports their protection.
- Appendices "1A", "1B", and "1C" illustrate the County-wide natural heritage system, and generally identify provincially significant wetlands, coastal wetlands and other wetlands.
- The Township Official Plans shall identify and protect those wetlands where development and site alteration is prohibited, including provincially significant wetlands and coastal wetlands.If at any time during the duration of this Plan any additional provincially significant wetlands are identified in the County of Frontenac by the Ministry of Natural Resources, the policies in this Plan and the Township Official Plans related to significant wetlands shall apply and the appropriate schedules shall be updated to reflect the new provincially significant wetlands without amendment to the plan.
- The County of Frontenac encourages the Townships to adopt mechanisms (such as site plan control, consent or development agreements) that would minimize and control the removal of vegetation, and ensure the protection of naturally vegetated buffers adjacent to any provincially significant wetlands.

- Other wetlands have also been identified on the Natural Heritage mapping in Appendices “1A” and “1B” and may also be identified on the Land Use Schedules of the Township Official Plans. Impacts on these wetlands should be considered in the evaluation of development applications in or adjacent to them, and an Environmental Impact Study may be required if significant characteristics are observed and/or to demonstrate that appropriate alternatives have been assessed and negative impacts to the feature and its function have been prevented or minimized to the degree reasonably possible.

7.1.4.2 Significant Areas of Natural and Scientific Interest (ANSI)

Introduction

An ANSI is an area of land and water that contains natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. ANSIs are a critical complement to Provincial Parks and Conservation Reserves as they represent important natural features that are not found in protected areas.

Policies

- The County recognizes the importance and value of regionally and provincially significant ANSIs and supports their protection. Appendix “1A” generally identifies ANSIs within the County’s natural heritage system.
- The Township Official Plans shall identify and protect those regional or provincially significant ANSI’s where no development shall be permitted unless it can be demonstrated that there will be no negative impacts on the ANSI and its ecological function.

7.1.4.3 Significant Wildlife Habitat

Introduction

Wildlife habitat, as defined by the PPS, means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Wildlife habitats are important since they are areas where species concentrate at a vulnerable point in their annual or life cycle, and are areas which are important to both migratory and non-migratory species.

Policies

- The County of Frontenac recognizes the importance and value of wildlife and supports the protection of significant wildlife habitat
- Appendix “1A" may identify the location of known wildlife habitat. Development and/or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it can be demonstrated that there will be no negative impacts on the significant wildlife habitat and its ecological function through an Environmental Impact Study.

- Wildlife habitats occur throughout the County but may not be shown on Appendix “1A" because the exact habitat location needs to be refined at the local scale by site specific field work. If development or site alteration is planned in or adjacent to the natural heritage system, the proponent of the development may be required to document for consideration by the Township, whether there is potential for significant wildlife habitat to occur in the area and whether an Environmental Impact Study is required to identify significant wildlife habitat for consideration during Planning Act decisions.
- The Townships shall adopt appropriate development controls to protect significant wildlife habitat. If development or site alteration is planned near these sites, the Townships may contact the Ministry of Natural Resources for technical advice regarding the proposed development.
- Natural linkages shall be protected in order to maintain, restore and/or improve the diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems.
- Removal of vegetation shall be minimized in significant wildlife habitat areas.
- The County and Townships shall investigate ways to minimize and control the removal of vegetation for buildings, site alteration or accessory activities such as landscaping.

7.1.4.4 Fish Habitat

Introduction

Fish habitat, as defined by the Fisheries Act, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. The aquatic ecosystem is most often described as fish habitat since fish communities are important resources, and as such, have a long history of being used as indicators of aquatic ecosystem health. Aquatic habitat is an integral part of the watershed’s ecosystem as it provides feeding, breeding and rearing areas for resident and migratory fish and invertebrate species.

Policies

- The County of Frontenac recognizes the importance and value of the fisheries in the municipality and supports protection of their habitat.
- Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- Development and site alteration shall not be permitted within lands adjacent to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts to the features or functions of the habitat. Adjacent lands shall include lands contiguous to the fish habitat or areas where it is likely that development or site alteration would have a negative impact on fish habitat. The extent of adjacent lands shall be

defined in the Township Official Plans, based on approaches recommended by the Province or based on Township approaches which achieve the same objectives.

- The County encourages the use of best management practices, stewardship and habitat management that promotes healthy fish habitat and natural riparian areas.

7.1.4.4.1 Lake Trout Lakes

Preamble

Lake trout lakes are rare. While only about one percent of Ontario's lakes (i.e. approximately 2,300) are designated by policy and managed by the Ministry of Natural Resources for lake trout, this resource represents 20-25% of all lake trout lakes in the world. The lake trout is an important fishery resource in Ontario and Frontenac County and is a preferred species among many anglers.

The lake trout is the only major, indigenous sport fish in Ontario that is adapted to "oligotrophic" lakes (i.e. lakes with low levels of nutrients, high dissolved oxygen levels and typically deep areas with very cold water). The lake trout's slow growth, late maturity, low reproductive potential and slow replacement rate make it a unique species in the province. As a top predator, the lake trout is an important part of the province's natural heritage and an excellent indicator of the health of these fragile aquatic ecosystems.

Approximately 5% of the province's lake trout populations have already become extinct. Lake trout and lake trout lakes are particularly vulnerable to the impacts of human activities including harvesting, increased phosphorus inputs from cottage septic systems and other sources of nutrient enrichment, acidification, species introductions, and habitat destruction. Development on lake trout lakes may result in habitat degradation, diminished lake trout populations and a lower quality fishing experience.

The Frontenacs, therefore, have a great responsibility to manage them wisely. The lake trout is particularly vulnerable to the impacts of human activities and is an indicator of the health of aquatic ecosystems. Special protection is required for these lakes and their lake trout populations.

Policies

- Generally, the creation of new lots, through the severance consent process or by plan of subdivision will not be permitted within 300 metres of a lake trout lake that is classified as "at capacity". Structural development may be permitted on existing lots of record and under strict conditions where a proponent can demonstrate

that there will be no impacts on lake water quality. This may require consultation with the Ministry of the Environment and the Ministry of Natural Resources. Exceptions to allow lot creation are as follows:

- to separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake; or
- where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or
- where all new tile fields are set back at least 300 metres from the shoreline of lakes; or
- where drainage from the tile fields would flow at least 300 metres to the lake. This must be supported by a report prepared by a qualified professional that is a licensed member of the Association of Professional Geoscientists of Ontario or a licensed member of the Professional Engineers of Ontario who is qualified to practice geoscience; or
- where a site-specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on-site, to the satisfaction of the Ministry of the Environment.

- Designated at-capacity lakes are identified on Appendix “1B” and listed in Appendix “2” and shall be included in Township Official Plans.
- In consultation with the Ministry of Environment, the County will review and revise the list of at-capacity lake trout lakes in Appendix “2” annually.
- The Townships are encouraged to identify the moderately sensitive at-capacity lake trout lakes in their Official Plans with policies addressing development around these lakes to ensure their long-term sustainability.

7.1.4.5 Endangered and Threatened Species

Preamble

Endangered and Threatened species, as defined by the PPS, means a species that is listed or categorized as an “Endangered or Threatened Species” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time; Saving Endangered and Threatened species is important for their sake, and for ours since humans are dependent on the earth’s diversity of species for our own survival. The existing habitat sites of any endangered or threatened species in the County are not identified in this Plan or in Township Official Plans in order to protect endangered or threatened flora or fauna.

Policies

- The County of Frontenac recognizes the importance and value of the endangered and threatened species in the County and supports their protection.
- Significant habitat of endangered or threatened species is approved by the Province or the Federal government. This habitat is necessary for the maintenance, survival and/or recovery of naturally occurring or reintroduced populations of endangered or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. Mapping of the habitat of these species are not shown on Appendix “1C” in order to protect such species and their habitat, or because the exact location and habitat needs to be refined by site specific field work.
- The County and the Townships will work with the Ministry of Natural Resources to develop a mutually acceptable protocol for sharing available and threatened species habitat information, and how best to apply this information to the large amount of undisturbed lands within the County.
- No new development or site alteration shall be permitted within the habitat of endangered or threatened species, except in accordance with provincial and federal requirements. Development and site alteration shall not be permitted on the lands adjacent to habitat of endangered or threatened species, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.
- New development proposals shall require an appropriate level of site assessment to identify potential presence or absence of endangered or threatened species and their potential habitats as determined by the Ministry of Natural Resources.
- Where potential habitat is identified, a more detailed site assessment may be required by an Environmental Impact Study to provide information on current habitat conditions, to address any applicable permit requirements under the Endangered Species Act (as appropriate), and to delineate significant habitat for approval by Ministry of Natural Resources.
- If development or site alteration is planned near these sites, the Township should contact Ministry of Natural Resources for technical advice regarding the proposed development.

7.1.4.6 Significant Woodlands

Preamble

Woodlands, as defined by the PPS, means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon,

provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands are important for their aesthetic value, economic value, as species habitat, to minimize erosion, to mitigate greenhouse gases (as a carbon sink), and as providing animal species with corridors for movement.

Policies

- The County recognizes the importance and value of woodlands and supports the protection of significant woodlands. These woodlands have value in the County, both natural and human. Examples include maintaining and/or improving the air quality, preventing soil erosion, helping to retain water and recharge ground water, producing economic value (firewood, maple syrup, lumber), providing recreational opportunities, and contributing to the overall beauty of the Frontenacs.
- Appendix "1C" identifies all woodlands within the County, but does not identify any significant woodland.
- Development and/or site alteration in or adjacent to significant woodlands that may be identified in the majority of South Frontenac and all of Frontenac Islands (i.e., within MNR Ecoregion 6E of the PPS) shall not be permitted unless it can be demonstrated that there will be no negative impacts on the significant woodland and its ecological function.
- When new significant woodlands are identified, consideration and protection of the areas shall be assessed prior to approving new land use planning applications.

7.1.4.7 Significant Valleylands

Preamble

Valleylands, as defined by the PPS, means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Valleylands are often defining landscape features essential to the character of an area, help buffer waterbodies from the effects of human settlement, provide linkages to the rest of the watershed, and provide important corridors allowing the dispersion of plants and movement of animals. Significant valleylands may be identified in the southern part of the County (i.e., within MNR Ecoregion 6E of the PPS).

Policies

- The County recognizes the importance and value of valleylands and supports the protection of significant valleylands.
- Significant valleylands are not shown on the Natural Heritage System mapping and can be identified in consultation with the Townships and/

or the local Conservation Authority based on local factors and conditions.

- The Township Official Plans shall contain policies that ensure that development and site alteration shall not be permitted in significant valleylands and its adjacent lands unless it has been determined, via an Environmental Impact Study, that there will be no negative impacts on the natural features or their ecological functions.
- The Township Official Plans shall contain policies that ensure that when new significant valleylands are identified, consideration and protection of the areas shall be assessed prior to approving new land use planning applications.

7.1.4.8 Linkages and Biodiversity Areas

Preamble

The County of Frontenac's natural heritage system as mapped in Appendices "1A", "1B", and "1C" includes natural linkages and biodiversity areas. Through linkages and biodiversity areas, we acknowledge that our system is not an isolated one. We are interconnected to the natural heritage beyond our boundaries and we value our local biosphere – the Frontenac Arch – as well as our global biosphere, Earth.

7.1.4.8.1 Linkages

Preamble

The County of Frontenac is home to wildlife that traverses eastern Ontario and by identifying linkages; the County is able to support the valuable wildlife that contributes to the County's high quality natural environment. The County has undertaken a geographic information systems (GIS) analysis to determine regional scale linkages.

Policies

- Linkages mapped in this plan on Appendix "1A" are intended to promote regional connectivity in the natural heritage system and the County of Frontenac encourages municipalities to establish and maintain linkages by incorporating them into their Official Plans.
- Where appropriate, the Townships are encouraged to add local linkages which facilitate greater connections between natural features of the natural heritage system.
- Linkage mapping has been completed at a regional scale, and the boundaries are intended to be refined at the site level. When development is proposed within a linkage, this plan encourages that linkages be incorporated into the development, retained in its natural state and an Environmental Impact Study be completed to document management recommendations for the protection of the linkage.

- Linkages may be considered as priority areas for ecological stewardship projects, re-naturalization projects, or environmental land acquisition projects, or as potential lands for conservation easements granted to the municipality by the property owner.
- Existing development and activities within linkages may continue.

7.1.4.8.2 Biodiversity Areas (Overlay)

Preamble

The County of Frontenac benefits from having a large undeveloped area that is rich in natural heritage and contains a wide range of species, habitats and ecosystems. Biodiversity Areas protect species, habitat and ecosystems that are representative of the County's natural heritage system. Protecting biodiversity is a way to promote stewardship and ensure that impacts to the environment through challenges such as climate change are mitigated. The County has undertaken a geographic information systems (GIS) analysis to determine specific areas for the protection of biodiversity.

Policies

- Biodiversity areas are identified on Appendix "1A".
- Biodiversity areas may receive priority consideration for the creation of new conservation areas, conservation easements, or new ecological stewardship programs;
- Notwithstanding the policies of the underlying land use designation, lands within Biodiversity Areas may be:
  - Discouraged from lot severance or subdivision unless immediately abutting existing development;
  - Discouraged from the creation of new buildings unless on an existing previously undeveloped lot; and,
  - If developed, encouraged to develop by minimizing changes to topography and vegetation, and by using materials and a built form that integrates well with a natural area.

7.1.4.9 Mineral Aggregate Operations

Policies

- New mineral aggregate operations may be permitted in the natural heritage system where the policies of this plan and the Township Official Plans allow and:
  - progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction;
  - the assessment of the natural features and restoration plan taking into account the natural heritage system will be incorporated into

the Natural Environment Report required under the *Aggregate Resources Act.*

7.1.4.10 Environmental Impact Study

Preamble

An Environmental Impact Study is an important tool used during the development review process which helps delineate, characterize, analyze, and plan for the protection and conservation of the natural heritage system and its components.

Policies

- Where the policies in this Plan provide for the preparation of an Environmental Impact Study EIS), it is understood that, on the basis of consultation with the appropriate review agency, the EIS may be scoped or eliminated in those instances where the potential impact of development is reduced or is non-existent. Where County Council is the planning approval authority, it shall require an impact assessment for development and site alteration proposed in designated natural heritage features and adjacent lands. An Environmental Impact Study shall be prepared to support land use planning applications and prior to the approval of the proposed development or site alteration. Depending on the type of planning application and the approval authority, the County, Townships and/or the Conservation Authorities will co-ordinate the requirements for the preparation of an Environmental Impact Study which shall be undertaken in accordance with the Natural Heritage Reference Manual and any other applicable guidelines.
- The potential scope required for the preparation of an EIS is listed in APPENDIX “3”.

7.1.4.11 Land Uses and Zoning

Policies

The County of Frontenac encourages the Townships to identify appropriate land uses and other performance standards in their Zoning By-laws that provide for protection of the features identified in the natural heritage system and which are compliant with the PPS.

7.1.4.12 Stewardship Planning

Introduction

One of the key factors that make Frontenac County such a unique place is that it is largely undeveloped, especially when compared to other parts of Ontario. The PPS has been designed to cover all development across Ontario; in the case of natural heritage it is focused on protecting ‘rarity’ in landscapes to deal primarily with urban growth in the Toronto / Golden Horseshoe area. This perspective does not apply to the Frontenacs, which

are rich in natural resources. In this case, a stewardship plan may provide the most suitable perspective on dealing with our ecosystem.

Policies

The County supports the development of a regional stewardship plan in order to provide a broad perspective on protecting ecosystems and managing landscapes.

This Plan recognizes that connectivity of landscapes and ecosystems is important for the long term resilience of the natural environment in the Frontenacs.

7.1.4.13 Lake Management Plans

Introduction

A Lake Management Plan (LMP) is an approach by a lake association to identify and protect the physical and environmental values of a lake or river system. A LMP can result in a long range vision for the lake community that can be implemented through stewardship direction and potential land use policies. County Council endorses the development of LMPs by lake associations, particularly those lakes that may be experiencing development pressure.

Policies

- Lake Management Plans may include a number of components, including:
    - A lake capacity assessment to help determine the carrying capacity for development and for opportunities to improve water quality;
    - An inventory of existing and proposed development by type, and characteristics of sewage and water services;
    - A shoreline capacity assessment to help determine lands which are suitable for development based on such features as slope, vegetation cover, and depth of overburden;
    - A fish habitat assessment;
    - The nature of public access and the use of the lake for aquatic and boating activities;
    - Road access to the lake or river for shoreline development;
    - Shoreline management practices that can provide direction for appropriate conservation or retention of natural features;
    - Identification of special attributes of the lake;
    - Public education; and
    - An implementation and monitoring program.

- Township Official Plans may include policies that identify Lake Management Plans that have been completed, recognizing that the primary use of these plans is for stewardship purposes.

7.2 Water Resources

7.2.1 Source Protection Plans

This Plan is based on a watershed planning approach. In this context, Source Protection Plans are key planning documents that help to protect drinking water supplies from potential contamination by limiting certain uses and activities within sensitive areas. The County supports the development of Source Protection Plans for each major watershed in the Frontenacs, including the Quinte Source Protection Plan, Cataraqui Source Protection Plan, and the Mississippi-Rideau Source Protection Plan. The Townships shall include relevant Source Protection Plan policies and standards in their Official Plans and Zoning By-laws as part of the implementation of source protection plans.

The protection, conservation and careful management of groundwater resources is necessary to meet both the present and future needs of residents and the natural environment. As groundwater and aquifer contamination is extremely difficult and costly to rectify, prevention of contamination is the best strategy.

Policies

- The County shall:
    - Support and participate in initiatives that implement the *Clean Water Act*, as necessary and appropriate;
    - Assure that groundwater quality and quantity will not be negatively impacted by development;
    - Contribute and promote a culture of conservation among all public, private, community groups and local citizens and aim to reduce water use in all sectors;
    - Establish sector-specific targets for water use reductions;
    - Contribute and show leadership by considering water conservation and efficiency within its municipal culture, decision making, and operations.

7.3 Hazard Lands

7.3.1 Introduction

The County of Frontenac's long-term prosperity, environmental health and social well-being partly depends on reducing the potential for public cost or risk to Frontenac residents from natural or human-made hazards. Development should be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.

7.3.2 Natural Hazards Policies

7.3.2.1
Development shall generally be directed to areas outside of:

- hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
- hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
- hazardous sites.

7.3.2.2
Development and site alteration shall not be permitted within:

- the dynamic beach hazard;
- defined portions of the flooding hazard along the St. Lawrence River
- areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard;
- a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.
- Despite the above policies in Section 7.3.2.2, development and site alteration may be permitted where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

7.3.2.3
Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

- an institutional use including hospitals, long-term care homes, pre-schools, school nurseries, day cares and schools
- an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations
- uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

7.3.2.4
Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate

floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.

7.3.2.5
Further to policy 7.3.2.4, and except as prohibited in policies 7.3.2.2 and 7.3.2.3, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- new hazards are not created and existing hazards are not aggravated; and
- no adverse environmental impacts will result.

7.3.3 Human-Made Hazards

Development on, abutting or adjacent to lands affected by mine hazards*;* oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations *or* petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.

Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

Section 8 – Implementation

The intent of the Implementation section is to provide guidance when interpreting and implementing the policies of this Plan. This section includes policies relating to boundary interpretation, Official Plan amendments, subdivision and condominium applications, public participation, complete application requirements, land use compatibility, and development charges. These policies are intended to give direction to proponents when considering projects requiring approval by County Council, and to provide clarity to staff and Council when processing and evaluating development proposals.

8.1 Interpretation of Land Use Boundaries

It is intended that the boundaries of the land use designations shown on Schedule "A" be considered as approximate except where bounded by major roads, railways, water bodies, legal lot lines or other geographical features. Therefore, amendments to this Plan will not be required in order to make minor adjustments to the land use boundaries provided the general intent of the policies of this Plan is preserved.

8.2 Amendments to the Plan

Amendments to this Plan shall be considered in accordance with related policies elsewhere in this Plan, the Provincial Policy Statement, the *Planning Act,* and with general land use planning principles. Amendments shall only be considered when they are justified and when the required supportive information is provided as stated in the policy sector proposed for revision.

Proposed amendments to this Plan shall be accompanied by sufficient information to allow County Council to fully understand and consider the following:

1. the relationship to and impact of the proposed change on the goals, objectives and policies expressed in this Plan;
2. the need for the proposed change and the benefit to the County;
3. the effect of the proposed change on the need for public services and facilities;
4. the physical suitability of the land for the proposed use and the effect of the proposal on the natural environment; and
5. compliance with the Provincial Policy Statement and other applicable policy and legislation

Applications to amend this Plan will not be considered complete until the information and materials required under the *Planning Act* and *Ontario Regulation 543/06*, along with any other information and materials identified by the County have been provided. The County may request the Minister to amend *Ontario Regulation 525/97* to be exempt from ministerial approval of future amendments to the County Plan.

8.3 Amendments to the Township Official Plans

Amendments to Township Official Plans shall be considered in accordance with the Provincial Policy Statement, the policies in the County Official Plan, related policies elsewhere in the applicable Township plan, the *Planning Act,* and with general land use planning principles. Amendments shall only be considered when they are justified and when the required supportive information is provided.

Nothing in this Plan shall prevent the Townships from adopting more restrictive policies or standards than those outlined in this Plan, provided such policies are consistent with the general intent of this Plan.

8.4 Public Participation

Council shall consult with the public for amendments to and reviews of the Plan. The consultation process shall include the provision of adequate information in a timely manner, as well as opportunities for members of the public, review agencies, and other stakeholders to discuss this information with County staff and to present views to County Council and to Township Councils.

When considering planning applications that are specific to one Township, the County will generally request that the Township hold any public meetings on the County's behalf.

Under exceptional circumstances, Council may forego the requirement for a public meeting when refusing an amendment to its Official Plan.

8.5 Zoning By-laws

The preparation and amendments to Township Zoning By-laws shall be the responsibility of each Township Council. Each Zoning By-law shall reflect the policies established in the Township Official Plan.

8.6 Subdivision and Condominium Approvals and Agreements

The County of Frontenac is the approval authority for plans of subdivision and plans of condominium in the County under Ontario Regulation 477/00. This can include subdivisions for development in settlement areas, rural residential, commercial, and business park/industrial.

Council may delegate all or any part of the approvals process by By-law to a committee of Council or to staff.

Township Official Plans shall contain policies to guide the review of plans of subdivisions and plans of condominium.

Applications for plans of subdivision and condominium will not be considered complete until the information and materials required under the *Planning Act* and Regulation 544/06, along with any other information and materials identified by the County have been provided.

8.7 Planning Applications – Consultation and Complete Application Requirements

In situations where County Council acts as the planning approval authority, the County shall request additional information and material that it needs when considering development proposals or *Planning Act* applications. Such information may include but is not limited to any of the following:

- Hydrogeological and Terrain Analysis Report
- Water Supply Assessment
- Groundwater Impact Study
- Surface Water Impact Study
- Storm Water Management Report/Master Drainage Plan
- Environmental Impact Study/Statement
- Environmental Site Audit/Assessment
- Flood Plain Management/Slope Stability Report
- Lake Capacity Study
- Boat Capacity Study
- Transportation/Traffic Impact Study
- Municipal Servicing Capacity Reports
- Servicing Options Report
- Archaeological Resource Study
- Cultural Heritage Impact Statement
- Natural Heritage Evaluation
- Aggregate study
- Noise/Dust/Vibration Study
- Agricultural Soils Assessment Study
- Minimum Distance Separation calculation
- Market Study
- Planning Rationale
- Official Plan Amendment or Zoning By-law
- Concept Plan showing ultimate use of land
- Previous Land Use Inventory
- Financial Impact Report
- Any other studies required by the County which are not reflected in the above list
- Any other studies identified in the Township Official Plans

8.8 Development Charges

The County and any of the Townships may pass Development Charges By-laws in accordance with the *Development Charges Act, 1997*. Council may request that the City of Kingston collect development charges for applicable services provided by the County within the City's boundaries.

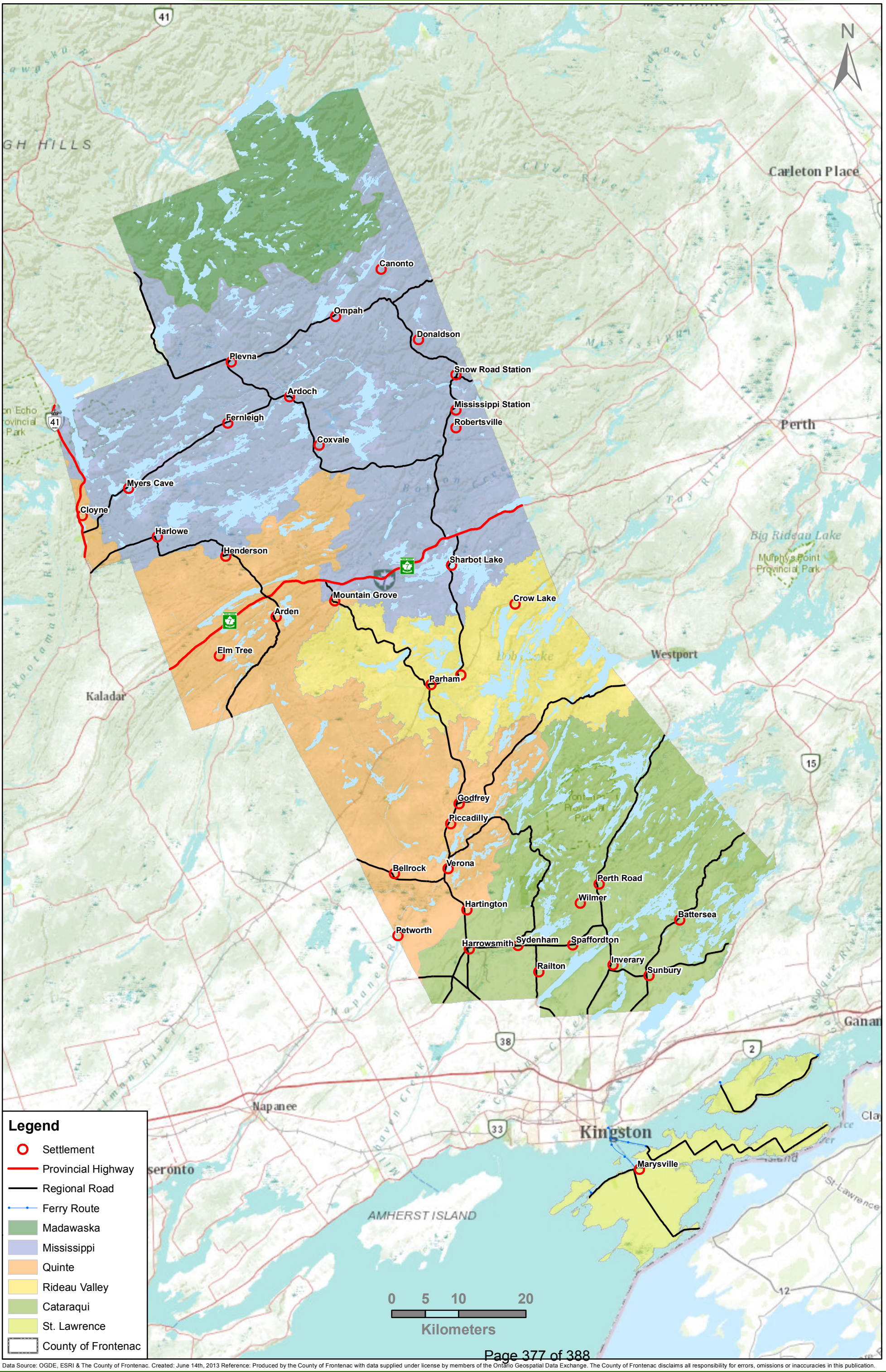
8.9 Land Use Compatibility

Land use conflicts should be avoided as much as possible. Policies in Official Plans, setbacks in Zoning By-laws, and strategic design and layout of development applications can reduce the potential for conflicts by providing adequate mitigation measures to address issues before they arise.

Township Official Plans shall contain provisions addressing impacts such as noise, dust, contamination, odour, and other impacts that may result from a change in land use or proposed development.

Township Official Plans shall contain policies and guidance for setbacks for sensitive uses from features such as rail lines, mining and aggregate operations, and heavy industrial operations.

SCHEDULE "A" - LAND USE



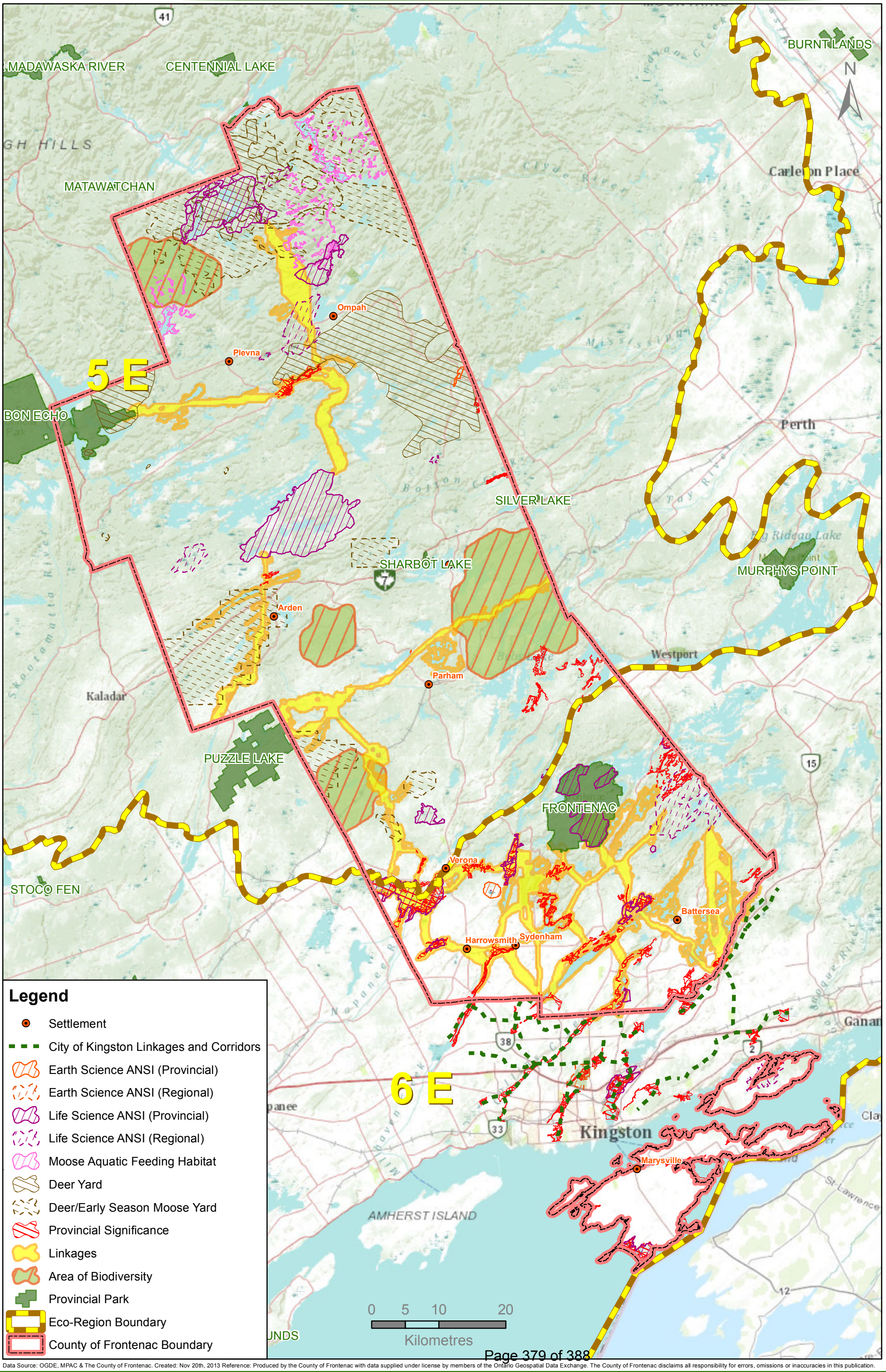
Legend

- Settlement
- Provincial Highway
- Regional Road
- Ferry Route
- Madawaska
- Mississippi
- Quinte
- Rideau Valley
- Cataraqui
- St. Lawrence
- County of Frontenac

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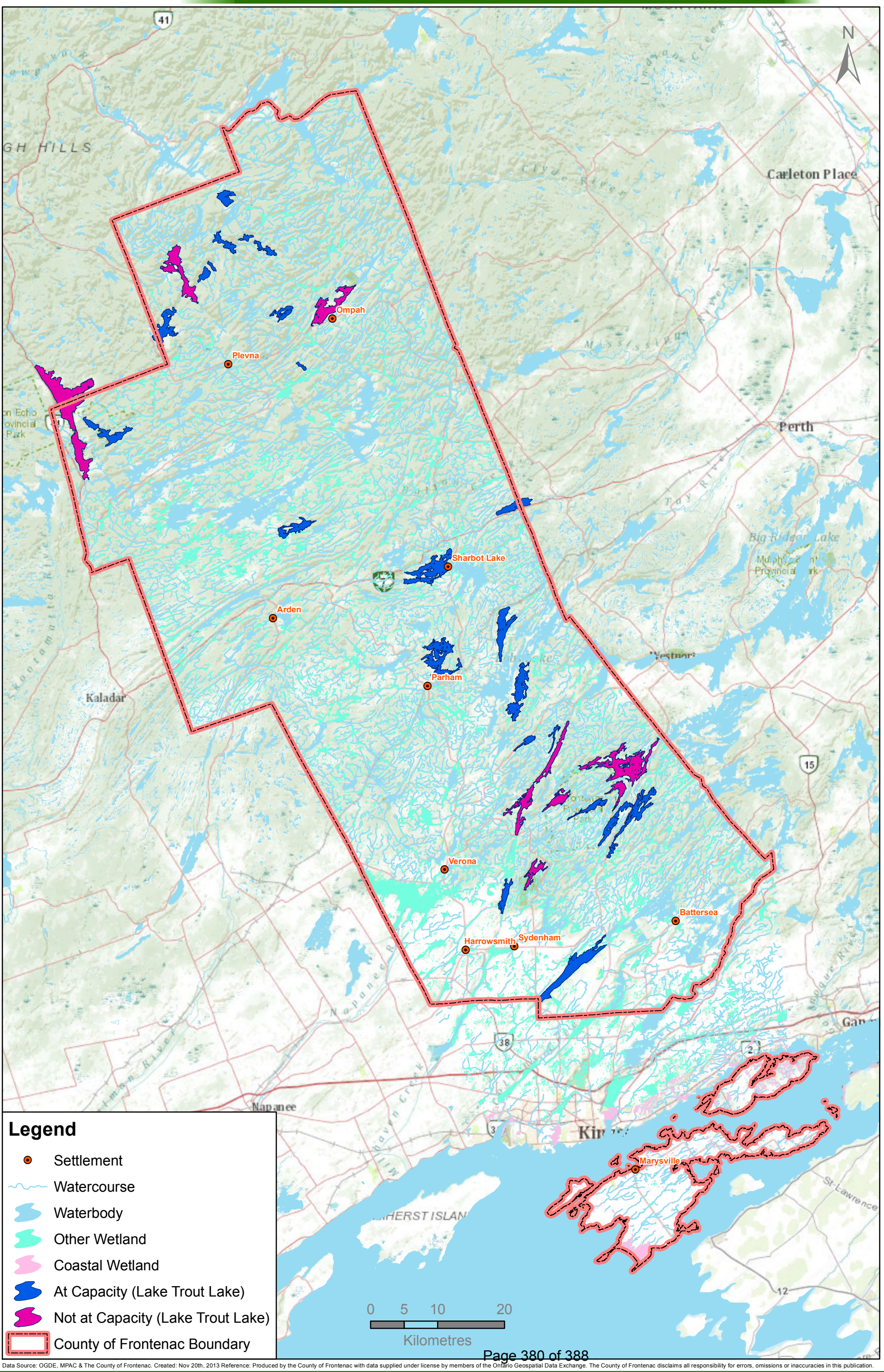
APPENDICES

APPENDIX "1A" - NATURAL HERITAGE SYSTEM



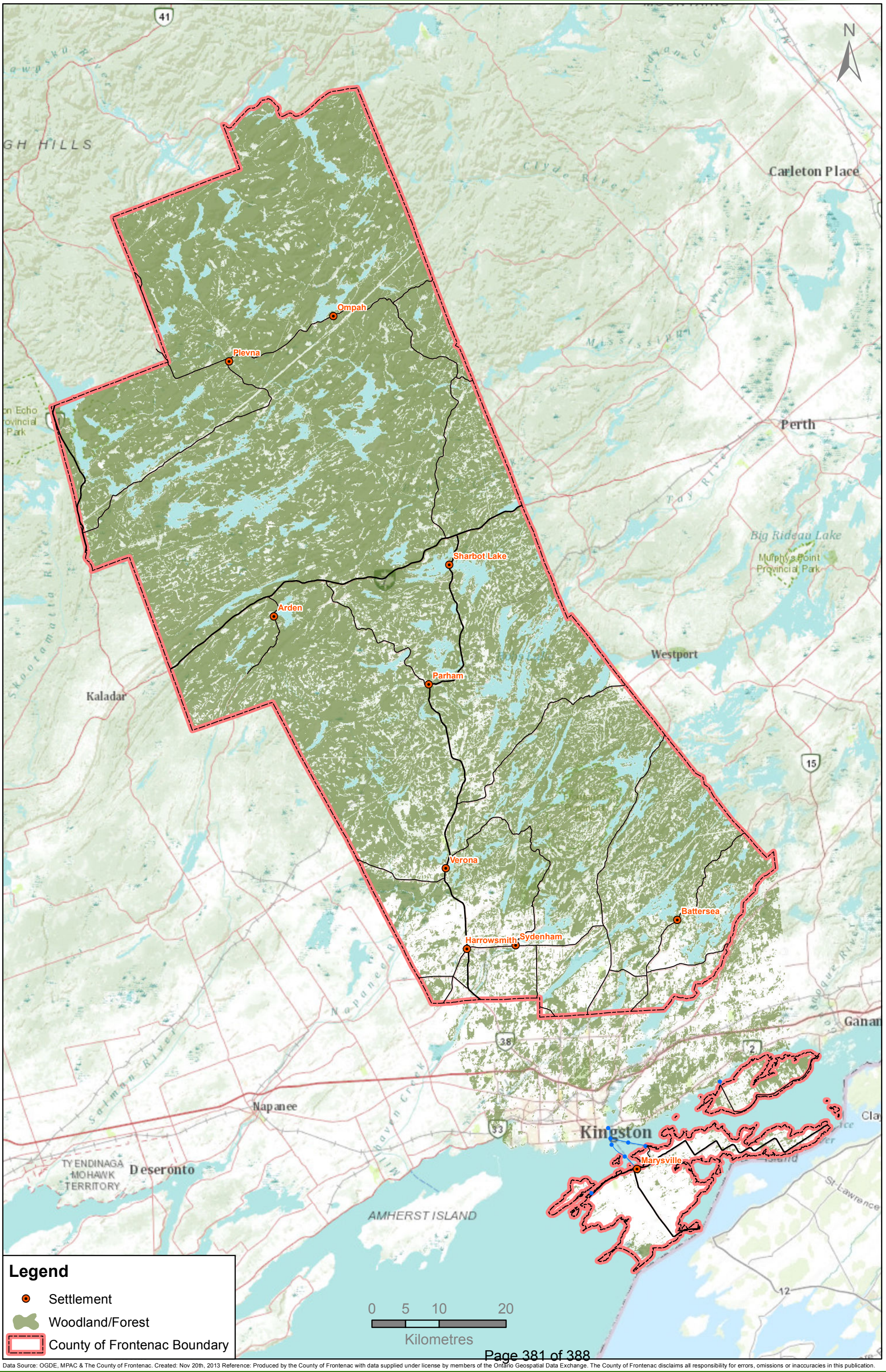
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APPENDIX "1B" - NATURAL HERITAGE SYSTEM



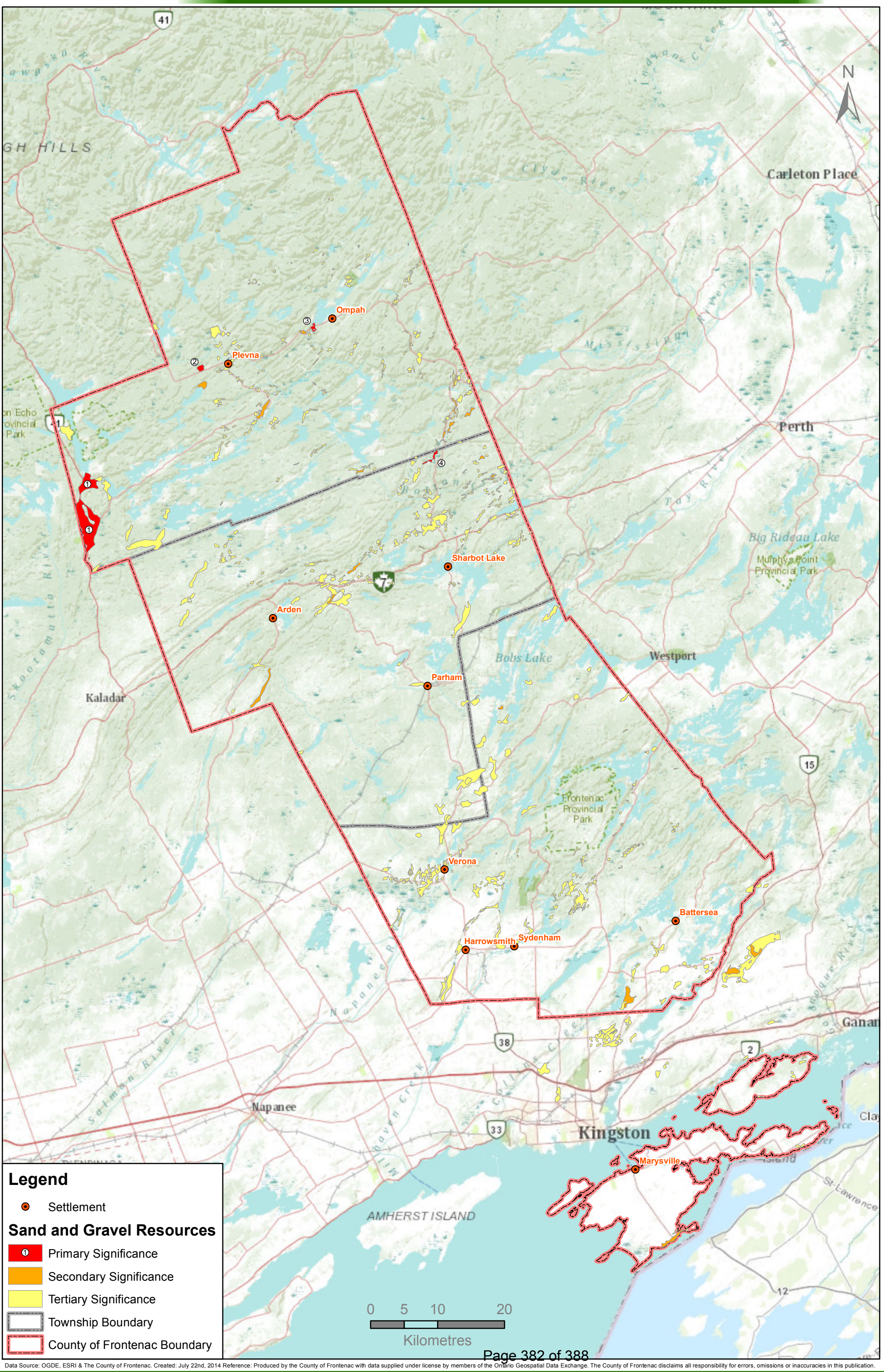
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APPENDIX "1C" - NATURAL HERITAGE SYSTEM



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APPENDIX "1D" - SAND AND GRAVEL RESOURCES



Legend

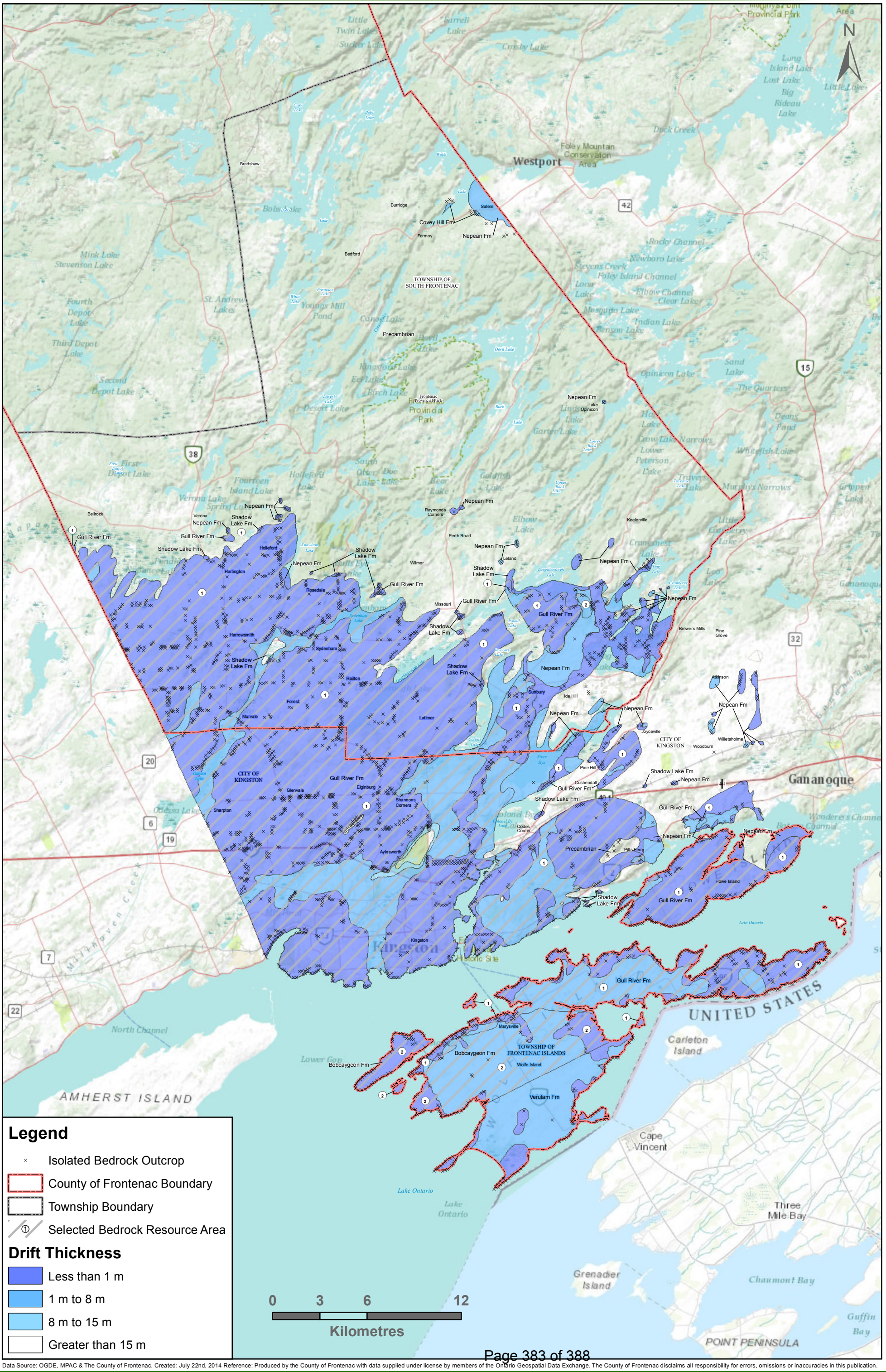
- Settlement

Sand and Gravel Resources

- Primary Significance
- Secondary Significance
- Tertiary Significance
- Township Boundary
- County of Frontenac Boundary

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APPENDIX "1E" - BEDROCK RESOURCES



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APPENDIX “2”

DESIGNATED ‘AT CAPACITY’ LAKE TROUT LAKES

- Shabomeka (Buck) Lake, Kishkebus (Dyers) Lake, Little Green Lake, Buckshot (Indian) Lake, Lucky Lake, Mosque (Mosquito) Lake, Big Ohlmann (Rock) Lake, Mackie Lake, Reid (Boundary) Lake, Round Schooner Lake, Camp (Little Mackie) Lake, Big Salmon Lake, Bobs (Green Bay) Lake, Buck Lake (South Frontenac), Crow Lake (Central/South Frontenac), Devil Lake, Eagle Lake, Garter Lake (near Potspoon Lake), Hungry Lake (Central Frontenac), Knowlton Lake, Loughborough (West Basin) Lake, Potspoon Lake, Sharbot (West Basin) Lake, and Silver Lake.

“NOT AT CAPACITY” LAKE TROUT LAKES

- Big Clear Lake (South Frontenac), Birch Lake, Brule Lake, Canoe Lake, Desert Lake, Gould Lake, Mazinaw Lake, and Palmerston Lake.

APPENDIX "3" – ENVIRONMENTAL IMPACT STUDY REQUIREMENTS

- The County, in consultation with the Province, the Townships and the Conservation Authorities may require the completion of a single comprehensive Environmental Impact Study where:
    - development or site alteration is proposed on multiple adjacent properties containing elements of the natural heritage system;
    - a comprehensive community planning process is being undertaken;
    - environmental studies are required to support the proposed expansion of the Township Urban Area or settlement boundary; or,
    - as deemed required by the County of Frontenac, where the County is the approval authority.
- An Environmental Impact Study is intended to provide for an assessment of the potential impact of a proposed development or site alteration on a particular natural heritage feature and shall be used to determine whether the proposed development, redevelopment or site alteration should or should not be permitted. The Environmental Impact Study will be undertaken by the proponent of the development and/or site alteration.
- The components of the Environmental Impact Study shall be tailored to the scale of development and may range from a simplified assessment (scoped assessment) to a full assessment. The County may consult with the conservation authority having jurisdiction and the Ministry of Natural Resources in determining information requirements and the type and content of an Environmental Impact Study. The following is intended to provide an initial guideline on the potential scope of an Environmental Impact Study:
    - a description (including a map) of the study area and landscape context (including natural features and areas, and ecological functions);
    - a description of the development proposal;
    - date of field visits;
    - identification of the natural features
    - species lists of flora and fauna recorded for the site;
    - assessment of the potential impacts of the proposed development on natural features or areas and on their ecological functions for which they have been identified;
    - identification of alternatives and avoidance measures implemented to reduce impacts;
    - identification of mitigation, monitoring and contingency requirements;
    - quantification of residual impacts (those that cannot be mitigated) if any;

    - recommendations on how to implement mitigation measures; and,
    - conclusion(s) on the environmental impact(s).
- The County of Frontenac may prepare a comprehensive guideline for the preparation of an Environmental Impact Study which further implements this plan's Environmental Impact Study policies.
- The Environmental Impact Study must be undertaken by a qualified professional to the satisfaction of the appropriate agency / approval authority.

BY-LAW NO. 2014-0048

OF

THE CORPORATION OF THE COUNTY OF FRONTENAC

being a by-law to confirm all actions and proceedings of County Council on October 29, 2014

WHEREAS Section 8 of the *Municipal Act, S.O. 2001, c.25* and amendments thereto provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act* or any other *Act*; and;

WHEREAS Subsection 2 of Section 11 of the *Municipal Act, S.O. 2001, c.25* and amendments thereto provides that a lower-tier municipality and an upper-tier municipality may pass by-laws respecting matters within the spheres of jurisdiction described in the Table to Subsection 2 subject to certain provisions, and;

WHEREAS Section 5 of the *Municipal Act, S.O. 2001, c. 25* and amendments thereto provides that a municipal power, including a municipality's capacity, rights, powers and privileges under Section 8 shall be exercised by its council and by by-law unless the municipality is specifically authorized to do otherwise; and;

WHEREAS the Council of the County of Frontenac deems it expedient to confirm its actions and proceedings;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the County of Frontenac hereby enacts as follows:

1. **THAT** all actions and proceedings of the Council of the County of Frontenac taken at its special meeting held on October 29, 2014 be confirmed as actions for which the municipality has the capacity, rights, powers and privileges of a natural person.

2. **THAT** all actions and proceedings of the Council of the County of Frontenac taken at its special meeting held on October 29, 2014 be confirmed as being matters within the spheres of jurisdiction described in Subsection 2 of Section 11 of the *Municipal Act, S.O. 2001, c.25* and amendments thereto.

3. **THAT** all actions and proceedings of the Council of the Corporation of the County of Frontenac taken at its special meeting held on October 29, 2014 except those taken by by-law and those required by by-law to be done by resolution are hereby sanctioned, ratified and confirmed as though set out within and forming part of this by-law.

4. **THAT** this by-law shall come into force and take effect as of the final passing thereof.

Read a First and Second Time this 29th day of October 2014.

Read a Third Time and Finally Passed, Signed and Sealed this 29th day of October 2014.

The Corporation of the County of Frontenac

Denis Doyle, Warden

Jannette Amini, Clerk