Frontenac County Council Meeting
Wednesday, November 19, 2025 – 9:00 a.m.
County of Frontenac Administration Building,
2069 Battersea Road, Glenburnie, ON
Council will resolve into Closed Meeting
and will reconvene as regular Council at 9:30 a.m.
https://youtube.com/live/u1sY0B8V-Ec?feature=share

Agenda

Page

Call to Order

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for mother earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the County is committed to working with Indigenous peoples and all residents to pursue a united path of reconciliation.

Roll Call

Election of Warden and Deputy Warden

a) Election of Warden

b) Election of Deputy Warden

Declaration of Office of Warden and Deputy Warden

Warden's Inaugural Address

Closed Session

a) Move into closed session

Resolved That Council resolve itself into Committee of the Whole closed session as authorized under Section 239 of The Municipal Act, to consider:

1. Adoption of Closed Minutes of Meetings held October 15, 2025
2. Labour relations or employee negotiations - as it relates to

negotiation with CUPE 2290

b) Return to Council

Resolved That Council rise from Committee of the Whole closed session with/without reporting

Approval of Addendum

Disclosure of Pecuniary Interest and General Nature Thereof

Adoption of Minutes

10 - 17 a) Minutes of Meeting held October 15, 2025

Resolved That the minutes of the regular Council meeting held October 15, 2025 be adopted.
Minutes of Meeting held October 15, 2025

18 - 24 b) Minutes of the Committee of the Whole Budget Meetings held October 28 and 29, 2025

Resolved That the of the Committee of the Whole Budget Meetings held October 28 and 29, 2025.
Minutes of the Committee of the Whole Budget Meetings held October 28 and 29, 2025

Delegations and/or Presentations

a) Mr. Steve Leonard will address County Council regarding Prime Agricultural land.

Proclamations

Move into Committee of the Whole

a) **That** Council adjourn and meet as Committee of the Whole Council, with the Deputy Warden in the Chair.

Briefings

25 - 38 a) **Mr. Kevin Farrell**, Chief Administrative Officer, will provide Council with his monthly CAO briefing.
CAO Monthly Report

Unfinished Business

Consent Reports from the Chief Administrative Officer

Committee of Management of Fairmount Home

Recommend Reports from the Chief Administrative Officer

a) **Consultant Briefing:** Chris Vanderheyden, Director, Asset Management Advisory, PSD Citywide Inc. will brief the Committee of the Whole on the County of Frontenac's 2025 Asset Management Plan
[See Recommend Reports from the Chief Administrative Officer, clause b)]

39 - 133

b) **2025-087**
Corporate Services
Approval of 2025 Asset Management Plan

Recommendation:

Be It Resolved That the Council of the County of Frontenac receive the Approval of 2025 Asset Management Plan report for information.

And Further That the Clerk be authorized to bring forward a by-law later in the meeting to approve the Asset Management Plan 2025 attached to this report as Appendix A.
Approval of 2025 Asset Management Plan
Appendix A Corporate Services Frontenac County Asset Management Plan

134 - 148

c) **2025-084**
Planning and Economic Development
K&P Trail - Central Frontenac Request for Trailhead Funding to Support the Construction of an Accessible Washroom at the Sharbot Lake Beach

Recommendation:

At the call of Council.

K&P Trail - Central Frontenac Request for Trailhead Funding to Support the Construction of an Accessible Washroom at the Sharbot Lake Beach
Appendix A Request from the Township of Central Frontenac

149 - 151

d) **2025-085**
Corporate Services
2026 Frontenac-Howe Islander Ferry Fees and Fares Schedule

Recommendation:

Resolved That a by-law be introduced later in the meeting to adopt the 2026 Frontenac-Howe Islander Ferry Fees and Fares Schedule.
2026 Frontenac-Howe Islander Ferry Fees and Fares Schedule

152 - 153

e) **2025-088**
Corporate Services
2026 Draft Budget Revision

Recommendation:

Be it Resolved That the Council of the County of Frontenac receive the Corporate Services - 2026 Draft Budget Revision Report,

And Further That Council amend the budget to reflect the adjustments outlined in the report.

And Finally That the Council of the County of Frontenac pass a by-law later in the meeting approving the 2026 Budget.
2026 Draft Budget Revision

Information Reports from the Chief Administrative Officer

154 - 155

a) **2025-086**
Emergency and Transportation Services
Replacement of Furnace at Parham Base
Replacement of Furnace at Parham Base

Reports from Advisory Committees of County Council

156 - 163

a) **Staff Briefing:** Sonya Bolton, Manager of Community Planning, will brief County Council on the New Official Plan of the Township of South Frontenac Official Plan.
Staff Briefing: New Official Plan of the Township of South Frontenac Official Plan

164 - 680

b) **Report of the Planning and Economic Development Advisory Committee**

That the Report received from the Planning and Economic Development Advisory Committee be received and adopted**.**

Report of the Planning and Economic Development Advisory Committee

The Planning and Economic Development Advisory Committee reports and recommends as follows:

1. **2025-081**
Planning and Economic Development Advisory Committee
New Official Plan of the Township of South Frontenac (adopted May 20, 2025) – County Modifications

Be It Resolved That in accordance with Section 17(34) of the

Planning Act, R.S.O. Chapter P.13, The Corporation of the County of Frontenac hereby approves the Official Plan of the Township of South Frontenac, attached to Report 2025-081 as Attachment 1, as it was adopted on May 20, 2025, by Township By-Law Number 2025-041,(including Maps A through I and Appendices A through E) with the modifications listed in Attachment 2 to Report 2025-081.

2. 2025-083
Planning and Economic Development Advisory Committee
K&P TRAIL – 2025 Trail User Survey Results

Be It Resolved That the results of the 2025 K&P Trail User survey be considered as part of the upcoming review of the Frontenac K&P Trail Management Plan.

Planning and Economic Development Advisory Committee Report to Council
Planning and Economic Development Advisory Committee Minutes of Meeting held October 23, 2025
01 - Copy of PEDAC Report - SF New OP
02 - Attachment 1 - Final SF Official Plan (May 20, 2025)
03 - Attachment 2 - County Modifications SF OP
04 - Attachment 3 - Adopted SF OP (May 20 2025) - County Track Changes
05 - SF OP Map A Land Use Plan Feb 27 2025
06 - SF OP Map B Settlement Areas
07 - SF OP Map C Natural Heritage System
08 - SF OP Map D Mineral Aggregates and Mining
09 - SF OP Map E Water Resources
10 - SF OP Map F Road Classification
11 - SF OP Map G Wildfire Hazard Areas
12 - SF OP Map H Future Secondary Planning Areas
13 - SF OP Map I Township Cemeteries - Revised March 11, 2025
14 - SF OP Appendix A Watershed Boundary Map
15 - SF OP Appendix B Algonquin Land Claim
16 - SF OP Appendix C Rideau Canal Heritage River
17 - SF OP Appendix D Frontenac Arch Biosphere & Public Lands Map
18 - SF OP Appendix E Wooded Areas
K&P TRAIL - 2025 Trail User Survey Results

Return to Council

a) **That** Council revert from Committee of the Whole Council, to Council.

Adoption of the Report of the Committee of the Whole Council

a) **That** the report of the Committee of the Whole Council be adopted and that the necessary actions or by-laws be enacted.

Motions, Notice of Which has Been Given

Giving Notice of Motion

Communications

That Council consent to the following communications of interest to Council listed below be received and filed:

a) EOWC News Release - The EOWC Strengthens Ties with Federal Leaders During Parliament Hill Advocacy Day - October 23, 2025
[Distributed to Members of County Council October 24, 2025]

b) From Halton Region regarding a Resolution concerning Public Safety Requirements to Protect Our Communities
[Distributed to Members of County Council October 24, 2025]

c) From the Township of Harley regarding its support for to Extend the Deadline for Fire Certification under O.Reg 343/22
[Distributed to Members of County Council October 24, 2025]

d) From the Township of Hudson regarding its support for to Extend the Deadline for Fire Certification under O.Reg 343/22
[Distributed to Members of County Council October 24, 2025]

e) From the Township of Kerns regarding its support for to Extend the Deadline for Fire Certification under O.Reg 343/22
[Distributed to Members of County Council October 24, 2025]

f) From the City of Brampton regarding a Resolution on the Provincial Decision on Automated Speed Enforcement
[Distributed to Members of County Council October 24, 2025]

g) From the Kingston Frontenac Public Library providing its Meeting Minutes of September 24 2025
[Distributed to Members of County Council October 24, 2025]

h) From the Municipality of Shuniah regarding a Resolution concerning the NORDS Pilot Program
[Distributed to Members of County Council October 24, 2025]

i) From the Town of Cobalt regarding a Resolution of Support for the Township of Larder Lake Request for Extension of Certification Deadlines
[Distributed to Members of County Council October 24, 2025]

j) From the Township of McGarry regarding a Resolution concerning Aerial Spraying
[Distributed to Members of County Council October 24, 2025]

k) From the Township of McGarry regarding a Resolution concerning Firefighters Certification
[Distributed to Members of County Council October 24, 2025]

l) From the Township of Springwater regarding a Resolution concerning the Elect Respect Pledge
[Distributed to Members of County Council October 24, 2025]

m) From the Township of Stone Mills regarding a Resolution concerning Advocacy for Funding to Address Emerald Ash Borer Infestation
[Distributed to Members of County Council October 24, 2025]

n) From the Township of Tay Valley regarding a Resolution concerning Collaboration Action Sustainable Waste Management in Ontario
[Distributed to Members of County Council October 24, 2025]

o) From the Township of Zorra regarding a Resolution in support of the Elect Respect Pledge
[Distributed to Members of County Council October 24, 2025]

p) From Norfolk County regarding a Resolution of support for the Amendment of O'Reg. 391-21 regarding Blue Box recycling
[Distributed to Members of County Council October 31, 2025]

q) From the City of Cambridge regarding a Resolution concerning Rent Protection for Tenants
[Distributed to Members of County Council October 31, 2025]

r) From the Municipality of St. Charles regarding a Resolution concerning the Closure of Before and After School Programs
[Distributed to Members of County Council October 31, 2025]

s) From the Municipality of St. Charles regarding a Resolution to Stop the Spray Canada
[Distributed to Members of County Council October 31, 2025]

t) From the Regional Municipality of York regarding a Resolution concerning the Elect Respect Initiative
[Distributed to Members of County Council October 31, 2025]

u) From the Town of Bradford West Gwillimbury regarding a Resolution to Removing HSTGST from New Homes to Support Housing Affordability
[Distributed to Members of County Council October 31, 2025]

v) From the Town of East Gwillimbury regarding a Resolution concerning EG's Opposition to the Protect Ontario by Unleashing Our Economy Act, 2025
[Distributed to Members of County Council October 31, 2025]

w) From the Township of Assiginack regarding a Resolution in support of

the implementation of Mandatory Firefighter Certification
[Distributed to Members of County Council October 31, 2025]

x) From the Township of Moonbeam regarding a Resolution on the aerial spraying of the Gordon Cosens Forest
[Distributed to Members of County Council October 31, 2025]

y) From the County of Peterborough regarding a Resolution concerning Curbside Blue box Collection
[Distributed to Members of County Council November 7, 2025]

z) From the Municipality of South Huron regarding a Resolution in support of Removing HST-GST from New Homes to Support Housing Affordability
[Distributed to Members of County Council November 7, 2025]

aa) From the Municipality of South-West Oxford regarding a Resolution concerning Automated Speed Enforcement (ASE)
[Distributed to Members of County Council November 7, 2025]

Other Business

a) Appointment to the Kingston Frontenac Library Board
(due to the resignation of Deputy Warden Saunders)

That Councillor xxx be appointed to the Kingston Frontenac Public Library Board, whose appointment will end November 14, 2026;

And Further That By-law 2023-001, being a by-law to appoint Members of Council and Members of the Community to External Boards and Committees for the Term of Council, as amended, be further amended to reflect this appointment.

By-Laws – General By-laws and Confirmatory By-law

a) First and Second Reading

Resolved That leave be given the mover to introduce by-laws a) through f) that have been circulated to all Members of County Council and that by-laws a) through f) be read a first and second time.

b) Third Reading

Resolved That by-laws a) through f) be read a third time, signed, sealed and finally passed.

By-Laws

681 - 683

a) To establish a fees and fares schedule for the Frontenac-Howe Islander Ferry operation for the year 2026
[Proposed By-law No. 2025-038]
To establish a fees and fares schedule for the Frontenac-Howe

Islander Ferry operation for the year 2026

684 b) To amend By-law No. 2023-001 (appoint Members of Council and Members of the Community to External Boards and Committees for the Term of Council) regarding the Council appointment to the Kingston Frontenac Public Library
[Proposed By-law No. 2025-039]
To amend By-law No. 2023-001 (appoint Members of Council and Members of the Community to External Boards and Committees for the Term of Council) regarding the Council appointment to the Kingston Frontenac Public Library

685 c) To authorize the execution of an Agreement with the Canadian Union of Public Employees, Local 2290
[Proposed By-law No. 2025-040]
To authorize the execution of an Agreement with the Canadian Union of Public Employees, Local 2290

686 d) To adopt an Asset Management Plan for the County of Frontenac
[Proposed By-law No. 2025-041]
To adopt an Asset Management Plan for the County of Frontenac

687 e) To adopt the estimates for the sums required during the year 2026 for the purposes of the County of Frontenac
[Proposed By-law No. 2025-042]
To adopt the estimates for the sums required during the year 2026 for the purposes of the County of Frontenac

688 - 689 f) To confirm all actions and proceedings of County Council on November 19, 2025
[Proposed By-law No. 2025-043]
To confirm all actions and proceedings of County Council on November 19, 2025

Adjournment

FRONTENAC

Minutes of the Regular Meeting of Council
October 15, 2025

A regular meeting of the Council of the County of Frontenac was held in the Council Chamber of the County Administrative Office, 2069 Battersea Road, Glenburnie on Wednesday, October 15, 2025 at 9:00 am.

There was a "Closed Meeting" of the Committee of the Whole from 9:00 am to 9:27 a.m. with regular business commencing at 9:30 am.

Present:	Warden Gerry Lichty, Deputy Warden Bill Saunders, Councillors Fred Fowler, Nicki Gowdy, Judy Greenwood-Speers, Ray Leonard, and Ron Vandewal
Regrets:	Councillor Fran Smith
Also Present:	**County:** Richard Allen, Manager of Economic Development Jannette Amini, Manager of Legislative Services/Clerk Susan Brant, Administrator-Fairmount Home Kevin Farrell, Chief Administrative Officer Joe Gallivan, Director of Planning and Economic Development Alex Hammond, Executive Assistant to the CAO Jeremie Hurtubise, Deputy Chief of Performance Standards Barb McCulloch, Director of Human Resource Debbi Miller, Community Development Officer Matt Mills, Communications Officer Phil Piasetzki, Acting Treasurer

Call to Order

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for mother earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the County is committed to working with Indigenous peoples and all residents to pursue a united path of reconciliation.

Closed Session

a) Move into closed session

Motion #: 179-25 Moved By: Councillor Vandewal
Seconded By: Councillor Fowler

Resolved That Council resolve itself into Committee of the Whole closed session as authorized under Section 239 of The Municipal Act, to consider:

1. Adoption of Closed Minutes of Meetings held September 17, 2025
2. A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board - as it relates to the operation of the Howe Island Ferry

Carried

b) Return to Council

Motion #: 180-25 Moved By: Councillor Leonard
Seconded By: Deputy Warden Saunders

Resolved That Council rise from Committee of the Whole closed session without reporting.

Carried

Approval of Addendum

Disclosure of Pecuniary Interest and General Nature Thereof

There were none.

Adoption of Minutes

a) Minutes of Meeting held September 17, 2025

Motion #: 181-25 Moved By: Councillor Gowdy
Seconded By: Councillor Greenwood-Speers

Resolved That the minutes of the regular Council meeting held September 17, 2025 be adopted.

Carried

Delegations and/or Presentations

Proclamations

a) GIS Day
November 19, 2025

Motion #: 182-25 Moved By: Councillor Vandewal
Seconded By: Councillor Fowler

Whereas Geography Awareness Week is November 17 – 21, 2025;

And Whereas International Geographic Information System (GIS) Day is November 19, 2025;

And Whereas Geography Awareness Week promotes GIS and geographic literacy;

And Whereas GIS is an important part of geography awareness;

And Whereas the County of Frontenac is committed to expanding GIS awareness throughout the County in order to showcase real-world applications with GIS.

Now Therefore Be It Resolved That the Council of the County of Frontenac hereby proclaims November 19, 2025 as GIS Day in Frontenac County.

Carried

Move into Committee of the Whole

Motion #: 183-25 Moved By: Councillor Leonard
Seconded By: Councillor Gowdy

That Council adjourn and meet as Committee of the Whole Council, with the Deputy Warden in the Chair.

Carried

Briefings

a) **Dr. Piotr Oglaza,** Medical Officer of Health, South East Public Health (SEHU), presented to County Council, highlights of Public Health programs and services along with an overview of its draft 2026 budget

b) **Jayne Hartley,** Director, Housing and Social Services City of Kingston, provided County Council with a presentation of the draft Social Services and Housing budget.

c) **Ms. Laura Carter,** CEO/Chief Librarian, Kingston Frontenac Public Library, presented to County Council, highlights of the library programs and services along with an overview of the Library's draft 2026 budget.

d) **Anna Campbell** and **Payton Hunt** provided County Council with a presentation on Integrating Clinical Pathways Into Your BPSO Journey.

e) **Mr. Kevin Farrell,** Chief Administrative Officer, provided Council with his monthly CAO briefing.

Unfinished Business

Consent Reports from the Chief Administrative Officer

Committee of Management of Fairmount Home

Recommend Reports from the Chief Administrative Officer

a) **2025-079**
Emergency and Transportation Services
2026 Legislated Response Time Performance Plan

Motion #: 184-25 Moved By: Councillor Greenwood-Speers
Seconded By: Councillor Vandewal

Be it Resolved That the Council of the County of Frontenac receive the Emergency and Transportation Services –2026 Legislated Response Time Performance Plan report for information;

And Further That Council direct the Clerk to introduce a by-law later in the meeting adopting the 2026 Response Time Performance Plan.

Carried

b) **2025-080**
Planning and Economic Development
K&P Trail – Establish Dedicated Reserve

Motion #: 185-25 Moved By: Councillor Fowler
Seconded By: Councillor Leonard

Be It Resolved That the Council of the County of Frontenac authorize staff to establish a dedicated K&P Trail reserve fund;

And Further That Council allocates $350,000 from the strategic reserve to the K&P Trail reserve;

And Further That any surplus from the K&P trail operating budget in each year be directed to the K&P Trail reserve.

Carried

Information Reports from the Chief Administrative Officer

a) 2025-078
Emergency and Transportation Services
Information Report on Ministry of Health (MOH) Certification

Reports from Advisory Committees of County Council

a) Report of the Planning and Economic Development Advisory Committee

Motion #: 186-25 Moved By: Councillor Gowdy
Seconded By: Councillor Greenwood-Speers

Report of the Planning and Economic Development Advisory Committee

That the Report received from the Planning and Economic Development Advisory Committee be received and adopted**.**

Report of the Planning and Economic Development Advisory Committee

The Planning and Economic Development Advisory Committee reports and recommends as follows:

2025-077
Frontenac County Official Plan Update

Be It Resolved That the County Council endorse the work plan to update the existing County Official Plan, which will commence in the Fall of 2025;

And Further That the changes to the Plan take place through a series of amendments rather than a complete replacement of the Plan;

And Further That the updates to the Plan be done so that the existing approach of the Plan be continued, including the following parameters:

1. That the updates be prepared for a 'high level' planning document using a regional planning perspective, recognizing that detailed planning policies are in place with the four Township Official Plans;
2. That the Official Plan continue to use a watershed-based approach and act as a guide for dealing with cross-boundary and cross-jurisdictional planning issues; and
3. That the Official Plan be consistent with the Provincial Planning Statement (2024) while offering a solutions-oriented planning approach to deal with land use planning issues that are common in the Frontenac region.

And Further That Council authorize staff to draw up to a maximum of $6,000 from the Sustainability Reserve towards the preparation of the Official Plan update for any costs related to meetings and public consultation.

Carried

Return to Council

Motion #: 187-25 Moved By: Councillor Vandewal
Seconded By: Warden Lichty

That Council revert from Committee of the Whole Council, to Council.

Carried

Adoption of the Report of the Committee of the Whole Council

Motion #: 188-25 Moved By: Councillor Fowler
Seconded By: Councillor Leonard

That the report of the Committee of the Whole Council be adopted and that the necessary actions or by-laws be enacted.

Carried

Motions, Notice of Which has Been Given

Giving Notice of Motion

Communications

That Council consent to the following communications of interest to Council listed below be received and filed:

a) From Kevin Farrell, CAO providing Meeting Follow up Memo to Council from the September 17, 2025
[Distributed to Members of County Council September 19, 2025]

b) From the Municipality of Bluewater regarding a Resolution on the Closure of Before and After School Programs
[Distributed to Members of County Council September 19, 2025]

c) From the Town of Petrolia regarding a Resolution concerning Volunteer Firefighter training support
[Distributed to Members of County Council September 19, 2025]

d) From the Municipality of South Huron regarding a Resolution on the Closure of Before and After School Programs
[Distributed to Members of County Council September 19, 2025]

e) From the Municipality of St. Charles regarding a Resolution on the Natural Gas Expansion Project Cancellation
[Distributed to Members of County Council September 19, 2025]

f) From the Town of Petrolia regarding a Resolution supporting bail reform
[Distributed to Members of County Council September 19, 2025]

g) From the City of North Bay regarding a Resolution to Support Making NORDS Pilot Program Permanent and Expanding Program Eligibility
[Distributed to Members of County Council September 26, 2025]

h) From the Municipality of Assiginack regarding a Resolution to support that the NORDS Pilot Program become permanent
[Distributed to Members of County Council September 26, 2025]

i) From the Municipality of St. Charles regarding a Resolution of support for making the NORDs Pilot Program permanent
[Distributed to Members of County Council September 26, 2025]

j) From the Town of Aurora regarding a Resolution in support of the Elect Respect Campaign
[Distributed to Members of County Council September 26, 2025]

k) From the Township of Woolwich regarding a Resolution concerning Bill C-61 First Nations Clean Water Act
[Distributed to Members of County Council September 26, 2025]

l) From the Regional Municipality of Waterloo regarding a Resolution Amendments to Ontario Regulation 391-21 Blue Box Program
[Distributed to Members of County Council October 10, 2025]

m) From the Town of Englehart regarding a Resolution for Exemption to Proposed Mandatory Firefighter Certification Requirements
[Distributed to Members of County Council October 10, 2025]

n) From the Town of Smiths Falls regarding a Resolution of Support of H.E.R. Elect Respect Campaign
[Distributed to Members of County Council October 10, 2025]

o) From the Township of Stone Mills regarding a Resolution on Electoral Reform
[Distributed to Members of County Council October 10, 2025]

p) Invitation to Rural Frontenac Community Services AGM Oct 16, 2025
[Distributed to Members of County Council October 10, 2025]

Other Business

By-Laws – General By-laws and Confirmatory By-law

a) First and Second Reading

Motion #: 189-25 Moved By: Deputy Warden Saunders
Seconded By: Councillor Gowdy

Resolved That leave be given the mover to introduce by-laws a) and b) that have been circulated to all Members of County Council and that by-laws a) and b) be read a first and second time.

Carried

b) Third Reading

Motion #: 190-25 Moved By: Deputy Warden Saunders
Seconded By: Councillor Gowdy

Resolved That by-laws a) and b) be read a third time, signed, sealed and finally passed.

Carried

By-Laws

a) To adopt a 2026 Legislated Land Ambulance Response Time Performance Plan

[Proposed By-law No. 2025-036]

b) To confirm all actions and proceedings of County Council on October 15, 2025

[Proposed By-law No. 2025-037]

Adjournment

Motion #: 191-25 Moved By: Councillor Greenwood-Speers
Seconded By: Councillor Vandewal

That the meeting hereby adjourn at 11:51 a.m.

Carried

Gerry Lichty, Warden

Jannette Amini, Clerk

FRONTENAC

Minutes of the Committee of the Whole Council
October 28 and 29, 2025

A meeting of the Committee of the Whole Council of the County of Frontenac was held at the County Administration Building, 2069 Battersea Road, Glenburnie, on Tuesday, October 28, 2025 and was called to order at 9:00 a.m. The meeting reconvened on Wednesday, October 29, 2025 at 9:00 a.m.

Present:		Warden Gerry Lichty, Deputy Warden Bill Saunders, Councillors Fred Fowler, Nicki Gowdy, Judy Greenwood-Speers, Ray Leonard, Fran Smith and Ron Vandewal
Also Present:		**County:** Richard Allen, Manager of Economic Development Jannette Amini, Manager of Legislative Services/Clerk Sonya Bolton, Manager of Community Planning Susan Brant, Administrator, Fairmount Home Kristy Elderhorst, Manager of GIS Kevin Farrell, Chief Administrative Officer Joe Gallivan, Director of Planning and Economic Development Marc Goudie, Chief/Director of Emergency & Transportation Services Alexandra Hammond, Executive Assistant Jeremie Hurtubise, Deputy Chief of Logistics, Frontenac Paramedics Barb McCulloch, Director of Human Resources David Millard, Manager of FMIS Phil Piasetzki, Acting Treasurer Dean Popov, Deputy Chief of Operations, Frontenac Paramedics

Call to Order

Deputy Warden Saunders called the meeting to order at 9:00 a.m.

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for mother earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the County is committed to working with Indigenous peoples and all residents to pursue a united path of reconciliation.

Adoption of the Agenda

Moved By: Councillor Vandewal
Seconded By: Councillor Fowler

Resolved That the agenda as amended for the October 28 and 29, 2025 meeting of the Committee of the Whole be approved.

Carried as Amended
(See Motion to Amend below which was Carried)

Motion to Amend

Moved By: Councillor Smith
Seconded By: Councillor Gowdy

That the agenda be amended to withdraw the request by the Central Frontenac Washroom Committee in Report 2025-085, Grants to Others – Public Meeting Budget Comments and that the item be brought forward to the November Council meeting.

Carried

Disclosure of Pecuniary Interest and General Nature Thereof

There were none

Deputations and/or Presentations

Reports

2025-084
2026 Draft Budget – Business Plans and Project Proposals

Moved By: Councillor Vandewal
Seconded By: Councillor Smith

That Council approve the 2026-2030 Business Plans as presented;

And Further That Council include the following Project Proposals for inclusion in the 2026 Draft Budget deliberations:

Fairmount Home

- Responsive Behaviours Recreationist Full Time
- Registered Nurse Full Time (Increased RN Coverage on the Night Shift)

Frontenac Paramedic Services

- Additional 12- Hour/7-day per week Crew
- Increase ambulance fleet by 3 new vehicles

- Superintendent of Performance Standards – Training Full Time

Carried

Mr. Farrell welcomed everyone.

Mr. Piasetzki provided an overview of County services and their funding allocations and sources and, the 2026 Draft Budget, Budget Challenges, and the 2026 Budget Context containing the draft tax rate increases and responded to questions on same.

Frontenac Paramedics

Chief Goudie provided an overview of the Frontenac Paramedics 2026-2030 Business Plan and responded to questions on same, specifically around off load delays and having a County staff to take over at the hospital to get paramedics back on the road, noting that there is a dedicated nurse at the hospital but that is maxed out to the funding the Ministry provides as well as the issue that there is a lack of rooms to transfer patients to. Staff also provided the Committee of the Whole with statistics on staff turnover over the past several years. It was asked if there is a way for the County to have the province cover medical calls responded to by Fire Departments and can this be billed through Paramedic Services. Chief Goudie noted that we do have tiered response agreements in place with Fire Departments and we can look at what calls they would respond to. It was questioned if adding additional paramedic crews could remove the need for Fire to respond. There was also a discussion of if the addition of one new resource is sufficient and if we added another resource would this reduce the stress on Fire.

Deputy Chief Popov provided an overview of the Frontenac Paramedics Additional 12-Hour/7-day per week Crew project proposal and responded to questions on same.

Deputy Chief Popov provided an overview of the Frontenac Paramedics Increase ambulance fleet by 3 new vehicles project proposal and responded to questions on same. The Chief confirmed that this will address our most pressing needs but in future we will be more wholesome in our asks and how those come about.

Deputy Chief Hurtubise provided an overview of the Frontenac Paramedics Superintendent of Performance Standards – Training Full Time project proposal and responded to questions on same.

The Committee of the Whole recessed at 10:29 a.m.

The Committee of the Whole reconvened at 10:45 a.m.

Planning and Economic Development

Mr. Gallivan provided a high-level overview of the Planning and Economic Development Department.

Ms. Bolton provided an overview of the Planning Units 2026-2030 Business Plan and responded to questions on same.

Mr. Allen provided an overview of the Economic Development 2026-2030 Business Plan and responded to questions on same. In terms of if communal servicing will expedite large scale development, Mr. Gallivan confirmed this pointing to the County Official Plan that supports communal services and the Township of South Frontenac Official Plan is the first to not only support, but lay out where communal services will be located in the municipality.

Mr. Allen provided an overview of the K&P Trail 2026-2030 Business Plan and responded to questions on same. In terms of funding, the County currently receives $30,000 from the ATV clubs but no other clubs contribute. Given the number of access points to the trail, it would be very difficult to enforce a user pay system. It was asked if the County could look at a secure donation box somewhere along the trail and point out to users the cost of the trail. Mr. Allen noted that staff could work with the Finance department to look at this. It was also asked when these bike clubs organize an event, that it requires a fee to use the trail or ask them for a contribution. We could require a contribution for events hosted on the trail.

Information Services

Mr. Millard provided an overview of the Information Services 2026-2030 Business Plan and responded to questions on same.

The Committee of the Whole recessed at 12:02 p.m.

The Committee of the Whole reconvened at 12:30 p.m.

GIS

Ms. Elderhorst provided an overview of the GIS 2026-2030 Business Plan and responded to questions on same.

Finance

Mr. Piasetzki provided an overview of the Finance 2026-2030 Business Plan and responded to questions on same. To questions around options for self insurance, Mr. Piasetzki noted that this could be looked at if there are savings to be had.

Legislative Services

Ms. Amini provided an overview of the Legislative Services 2026-2030 Business Plan and responded to questions on same.

Human Resources

Ms. McCulloch provided an overview of the Human Resources 2026-2030 Business Plan and responded to questions raised. Suggestions were made around engaging the Library as a resource around immigration and reaching out to immigrants to come work here.

The Committee of the Whole recessed at 1:35 p.m.

The Committee of the Whole reconvened on Wednesday, October 29th at the County Administrative Building, and was called to order at 9:00 a.m.

Present:		Warden Fran Smith, Deputy Warden Ron Vandewal, Councillors Fred Fowler, Nicki Gowdy, Judy Greenwood-Speers, Ray Leonard, Gerry Lichty and Bill Saunders
Also Present:		**County:** Jannette Amini, Manager of Legislative Services/Clerk Susan Brant, Administrator, Fairmount Home Chelsea Cawker, Assistant Director of Care for Resident Services Kevin Farrell, Chief Administrative Officer Joe Gallivan, Director of Planning and Economic Development Marc Goudie, Chief/Director of Emergency & Transportation Services Alexandra Hammond, Executive Assistant Payton Hunt, Assistant Director of Care Barb McCulloch, Director of Human Resources (Virtual) Phil Piasetzki, Acting Treasurer Emily Shoniker, Director of Care

Fairmount Home

Ms. Brant provided an overview of Fairmount Homes 2026-2030 Business Plan and responded to questions on same. In terms of specialize care, we have a very limited option of denying an individual and can only deny if we do not have the equipment or the expertise to accept the individual. It was suggested that staff consider promoting Fairmount Home at the rural high schools to get more youth involved either through summer employment or volunteering. Mr. Farrell noted that the County continues to have conversations with the City of Kingston regarding bringing transit out to Fairmount Home. The City is looking more of an on-demand service as opposed to a regular bus route. It was questioned if the County could purchase its own bus to provide access to the Home.

Ms. Cawker provided an overview of Fairmount Homes Responsive Behaviours Recreationist Full Time project proposal and answered questions on same. In terms of if there are times in which these behaviours occur, Ms. Cawker noted that after lunch seems to be a tricky time. There are ebbs and flows into the evening but no set pattern. Some residents are sleeping in until 10 a.m. and then staying up late into the evening and this is a time when there are less activities going on. In terms of the question of if this is a model in other homes or if this is being created by Fairmount Home, Ms. Cawker noted that this is being created by our staff but there is another home that is working on trying to get more people up and active, however their team is much larger than ours. It has impacted the number of critical instances they experience.

Ms. Shoniker provided an overview of Fairmount Homes Registered Nurse Full Time (Increased RN Coverage on the Night Shift) project proposal and answered questions on same. Ms. Shoniker clarified that the last time a position was added was a few years

ago, with last years request being a Recreationist. Bill 14, which has passed its first reading, places liability on both the board and staff. Mr. Farrell also noted that this Bill is being addressed at the EOWC.

It was asked if we need to bring forward the Fairmount Home Redevelopment piece.

The Committee of the Whole recessed at 10:08 a.m.

The Committee of the Whole reconvened at 10:28 a.m.

Deliberations

The Committee first debated the grants to others and opted to only support the request from the Food Policy Council.

Councillor Greenwood-Speers brough forward a motion to increase the

Moved By: Councillor Greenwood-Speers
Seconded By: Warden Lichty

Be It Resolved That the Council expense accounts by increased to $5,000 for 2026 and increased annually by CPI.

Lost

Moved By: Councillor Greenwood-Speers
Seconded By: Councillor Fowler

Be It Resolved That the Remuneration of Expense By-law that provides remuneration for attendance at external Boards be amended to include Committees of those Boards.

Lost

2025-085
Corporate Services
Grants to Others – Public Meeting Budget Comments

Motion #: Moved By: Councillor Leonard
Seconded By: Councillor Fowler

That the Council of the County of Frontenac receive the Corporate Services – Grants to Others – Funding Requests from Outside Agencies/Member Municipalities report for information;

And Further That Council forward the funding requests from outside agencies/member municipalities for final budget consideration as follows:

Food Policy Council of KFL&A	$2,500
LodgePole Arts Alliance 2026 National Indigenous Presenters Gathering (annual request)	$0.00

Central Frontenac Heritage Society Railway Park caboose/mural project	$0.00

Carried

In terms of the request by the Central Frontenac Heritage Society Railway Park caboose/mural project it was noted that they are also coming to Township of Central Frontenac Council requesting $5,000. There was suggestions to reduce the amount from $10K to $5K and further to $2.5K, however these amounts were not supported. It was expressed that supporting this would open it up to all Townships to come to the County for funding for their township projects.

Communications

Motions, Notice of Which has Been Given

Other Business

Warden Lichty thanked the CAO, Senior Management and Staff for putting this together the 2026 Budget and presenting it to Council in a way that is easily understood. It was suggested that budget binders be available for members of Council, or that new councillors be given training on how to navigate the budget website.

Adjournment

Moved By: Warden Lichty
Seconded By: Councillor Vandewal

That the meeting hereby adjourn at 10:58 a.m.

Carried

Mr. Kevin Farrell , Chief Administrative Officer, will provide Council w...
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Administrative Report



November 19, 2025

Report 2025-11

FRONTENAC

Mr. Kevin Farrell , Chief Administrative Officer, will provide Council w...

CAO Schedule Highlights – November 2025

Welcomed new addition to our family!



- New Hire Orientation – November 17
- Newterra Kick Off Meeting – November 17
- Warden's Wine & Cheese – November 17
- County Council – November 19
- FMS Technical Support Meeting – November 19
- Old House Staff Meeting – November 20
- Monthly Home Review – November 25
- LEADS Training – November 26
- PEDAC Meeting – November 27

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Human Resources Update – Key Activity

Recruitment

- 352 postings as of November 11th
- Recruitment ongoing at Fairmount Home
- Temp Executive Assistant to CAO and Treasurer; Administrative Clerk, Frontenac Paramedics; Temp Deputy Treasurer

Labour Relations

- CUPE 2290 – invited back to the bargaining table and tentative agreement reached November 6th; CUPE members ratified on November 13th
- OPSEU 462 – Bargaining – awaiting next date
- Ongoing labour relations activity

Miscellaneous

- Challenging Your Bias training December 3rd
- Conflict Modes workshop – in house – 24 attendees
- Parklane Occupational Health tracking software implemented

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Frontenac Paramedics

- Trillium Gift of Life Network – Organ donation following MAiD.

- Deputy Chief Hurtubise has earned his Certified Health Executive designation through the Canadian College of Health Leaders. Congratulations!

- 9runrun event took place on October 11th. Won the Chief's Chilli Cook Off!

Trillium Gift of Life Network

CANADIAN COLLEGE OF HEALTH LEADERS
COLLÈGE CANADIEN DES LEADERS EN SANTÉ

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Babies of Frontenac Paramedics!

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Fairmount Home



- November 11th – Remembrance Day Ceremony.
- Special Thanks to the officer cadets from the Royal Military College of Canada.

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Page 31 of 289

Fairmount Home cont.

- On November 5 the 23-year-old transfer switch was successfully replaced.
- Starting at 4:00am / Concluding at 7:30pm.
- Special thanks to our Maintenance Lead Hand, Dave McShane



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Fairmount Home continued

- Successful in receiving 3 Year CARF Accreditation
- More details to come to Council in December.
- Congratulations and thank you to the entire Team for their efforts!



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Communications Update







Website Pageviews		
FrontenacCounty.ca		19,575
VisitFrontenac.ca		18,391
FrontenacMaps.ca		5,918
EngageFrontenac.ca		5,690
CivicWebPortal		1,705
Social Media Engagement		
County Facebook & Instagram		19,518
County X Twitter		135
County Youtube		734
County LinkedIn		591
FPS X Twitter		251
Visit Frontenac Facebook & Instagram		227
Fairmount Facebook		7,241
K&P Trail Facebook Group		512
H.I. Ferry X Twitter	18	
Total engagements in September		80,506
Change from September 2025		4.6%
Change from October 2024		30%

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Planning Services Update

Natural Heritage Study (NHS)

- Ten proposals were received in response to the RFP. Staff are reviewing the proposals and will be short-listing several firms for interviews at the end of November.

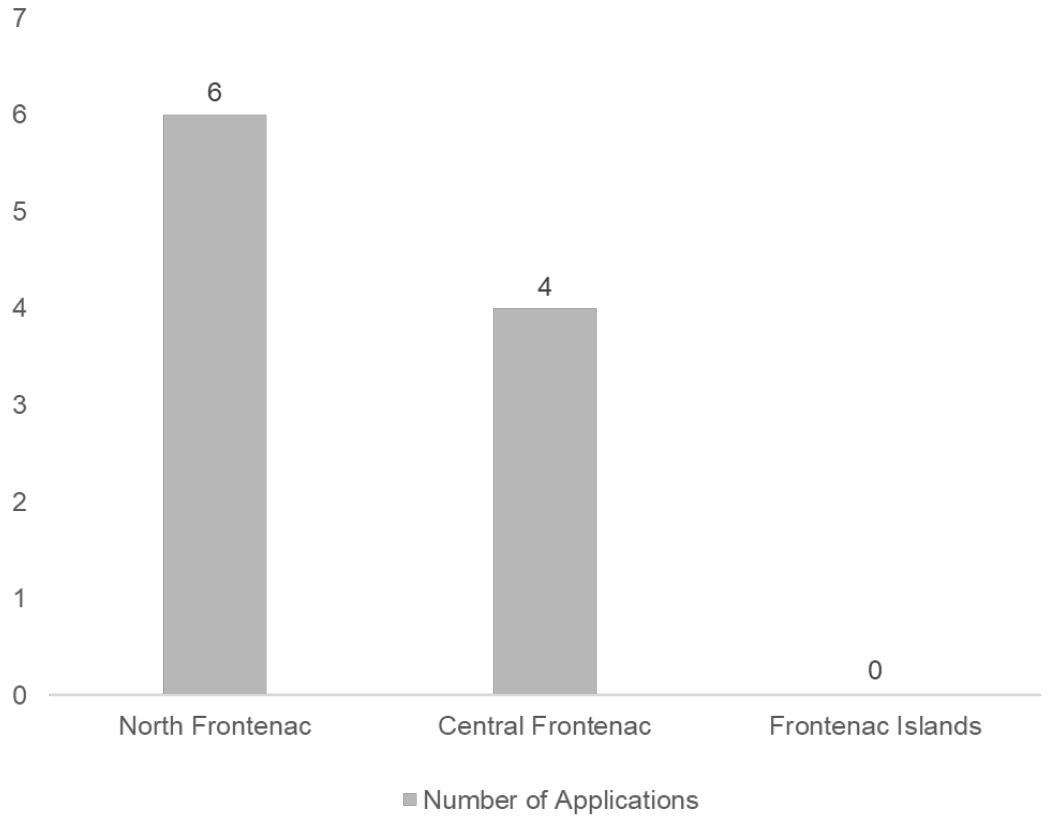


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Mr. Kevin Farrell , Chief Building Official, will provide Council w...

Planning Applications – October



- Applications throughout fall so far have remained steady.
- Approximately 40% of the applications received and processed continue to be consents that are approved through delegated authority to staff.

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Economic Development

Business Retreat: October 21, 2025
RKY Camp, Parham

- Attended by 51 people.
- Focused on creating memorable customer experiences.
- Presentations by local businesses and organizations that support local businesses.



Municipal Accommodation Tax Feasibility – Engagements

- In person Open Houses were hosted in Marysville, Verona, Plevna and Sharbot Lake on October 29 & 30.
- Virtual Open House took place on November 13.
- Survey was available for inputs from September 22 to November 16.



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K&P Trail

Antoine Creek Bridge Replacement – Substantially Completed



July 1, 2025



November 1, 2025

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Conservation Authority Consolidation

The Province of Ontario has announced the creation of the Ontario Provincial Conservation Agency (OPCA), intended to provide centralized leadership and oversight of the province's conservation authority system.



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Report 2025-087

Recommend Report to Council

To:	Warden and Members of County Council
From:	Kevin Farrell, Chief Administrative Officer
Prepared by:	Kathie Shaw, Senior Financial Analyst
Date of meeting:	November 19, 2025

Re: Corporate Services – Approval of 2025 Asset Management Plan

Recommendation

Be It Resolved That the Council of the County of Frontenac receive the Approval of 2025 Asset Management Plan report for information.

And Further That the Clerk be authorized to bring forward a by-law later in the meeting to approve the Asset Management Plan 2025 attached to this report as Appendix A.

Background

On December 27, 2017, under the Infrastructure for Jobs and Prosperity Act, 2015, the province enacted Ontario Regulation 588/17, Asset Management Planning for Municipal Infrastructure (O. Reg 588/17). The regulation set forth the following timelines:

- Strategic Asset Management Policy (July 1, 2019): Requires municipalities to outline commitments to best practices and continuous improvements.
- Asset Management Plan (originally July 1, 2021*): For “Core Assets”, include inventory of assets, current levels of service measured by standard metrics and the costs to maintain level of service. Core assets are defined as roads, bridges, stormwater, and wastewater assets.
- Asset Management Plan (originally July 1, 2023*): Extend requirements for core assets to all asset classes.

- Asset Management Plan (originally July 1, 2024*): Builds on first phases of the asset management plan and add proposed levels of services and lifecycle management and financial strategy to asset management plan.

*Deadlines were extended by one year from the original O. Reg. 588/17 dates following the COVID-19 pandemic.

County staff have worked closely with consultants from PSD Citywide Inc. in preparing the 2025 Asset Management Plan. While the goal was to meet the July 1, 2025, deadline, staffing challenges within the finance team have led to the delay.

Comment

The County of Frontenac took the first step towards compliance with O. Reg 588/17 by approving the Strategic Asset Management Policy in 2019 (Appendix B). The principles of being forward looking, transparent, consistent, and community-focused outlined in the policy guided the development of the asset management plan.

In 2024, the approval of the Asset Management Plan represented an important step to align the County's mission and goals to a formal plan to ensure that core municipal infrastructure assets are maintained and provided to the community in a reliable, sustainable manner.

The approval of the 2025 Asset Management Plan will allow the County of Frontenac to remain in line with provincial standards and regulations to enable the organization to take full advantage of available grant funding opportunities. This plan further refines the funding needs and levels of service required for future sustainability.

Strategic Priority Implications

Ensure efficient and responsible financial management of County resources.

Financial Implications

There are no financial implications directly associated with this report.

The 2024 AMP report identified an annual funding deficit of $2.96 million per year to fully fund all the capital assets that the County currently owns and operates. It was suggested that a 1.6% tax increase be phased in over 15 years to address this shortfall. This was incorporated in the 2026 budget (a 1% capital levy was incorporated in the 2025 budget).

The 2025 AMP identifies a full funding shortfall of $2.24 million per year. This represents 7.3% of the annual tax levy. The mandate included in O. Reg. 588/17 for the 2025 AMP is to determine options for the proposed levels of service with the impact on long term sustainability of the municipality.

Three scenarios have been presented for consideration:

- Scenario 1 – Current Funding
- Scenario 2 – Full Funding
- Scenario 3 – Strategic Funding, which is a compromise between Scenario 1 and 2. Scenario 3 has a funding increase of 5% for vehicles and 1.5% for all other assets (Buildings, Equipment, Land Improvements and the K&P Trail).

By choosing Scenario 3, the funding shortfall was reduced to $0.79 million per year or 6.2% of the annual Tax Levy. This is further reduced when accounting for the City of Kingston contributions for the Frontenac Paramedics and Fairmount Home capital assets. The County share of the increased funding is $0.33 million per year, approximately 2.6% of the total Levy of $12.8 million. To meet the current infrastructure deficit over 10 years the AMP recommends a 0.3% annual increase to the levy. However, it's important to note several limitations in the AMP. The report uses current replacement costs and does not account for inflationary growth. Additionally, the reported costs for Fairmount Home do not include any provision towards a new build or additional development.

The report recommends the following financial strategies to address the annual funding deficits.

Financial Strategies

Review the funding scenarios with consideration for sustainable funding for capital assets considering funding sources, levels of service, and lifecycle strategy. This involves:

- using risk frameworks and staff judgement to prioritize projects, particularly to aid in elimination of existing infrastructure backlogs.
- increasing existing and future infrastructure budgets by the applicable inflation index on an annual basis in addition to the deficit phase-in.

Additionally, staff recommend maintaining the 1.6% capital levy suggested in the 2024 AMP. This 1.6% dedicated levy increase over a 15-year phase-in period will help offset inflationary growth and strengthen reserve levels if a decision is made to pursue a new build or additional development at Fairmount, which would offset any potential borrowing costs.

Organizations, Departments and Individuals Consulted and/or Affected

Phil Piasetzki, Acting Treasurer
Alex Lemieux, Treasurer
Richard Allen, Manager of Economic Development
Marc Goudie, Paramedic Chief / Director, Frontenac Paramedics

Dean Popov, Deputy Chief of Operations, Frontenac Paramedics
Chris McBain, Superintendent Logistics, Frontenac Paramedics
Susan Brant, Administrator, Fairmount Home
Sara Saunders, Manager of Environmental Services, Fairmount Home
Dave McShane, Maintenance, Fairmount Home
Chris Vanderheyden, Director, Asset Management Advisory, PSD Citywide Inc.
Jasmine Shadd, Asset Management Advisor, PSD Citywide Inc.
Amrit Pannu, Financial Management Advisor, PSD Citywide Inc.

2025

FRONTENAC

COUNTY OF FRONTENAC • ONTARIO

Asset Management Plan

This Asset Management Program was prepared by:



Empowering your organization through advanced asset management, budgeting & GIS solutions

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Executive Summary

Introduction

Frontenac County's municipal infrastructure provides the foundation for the economic, social, and environmental health and growth of a community through the delivery of services. The goal of asset management is to balance delivering critical services in a cost-effective manner. This involves the development and implementation of asset management strategies and long-term financial planning.

This 2025 Asset Management Plan establishes new service level targets that align infrastructure performance and funding capacity, outlining the strategies and financial requirements to achieve them.

Key Findings

The overall replacement cost of the asset categories owned by Frontenac County totals $129.7 million; 81% of all assets analysed are in fair or better condition and assessed condition data was available for 80% of assets. For the remaining assets, assessed condition data was unavailable, and asset age was used to approximate condition – a data gap that persists in most municipalities. Generally, age misstates the true condition of assets, making assessments essential to accurate asset management planning, and a recurring recommendation.

The County has selected a Proposed Level of Service Scenario that sets new service level targets and applies 1.5% annual budget increases for the K&P Trail, Fairmount Home, Paramedic, and Administration assets, and 5% annual increases for Ambulance and Non-Ambulance Vehicles. This balanced approach strengthens financial sustainability while supporting key priorities such as timely ambulance replacements, reinvestment in aging infrastructure at Fairmount Home, and consistent funding for essential facilities, fleet, and staff training. These increases will be phased in over a 10-year period, aligning long-term financial planning with the County's new service objectives. In addition, an infrastructure backlog of $7.2 million remains, representing assets that have exceeded their estimated useful life. While not all require immediate replacement, targeted condition assessments will refine backlog estimates and help prioritize investments.

Recommendations

Risk frameworks and levels of service targets can then be used to prioritize projects and help select the right lifecycle intervention for the right asset at the right time – including replacement or full reconstruction. The County has

developed preliminary risk models which are integrated with its asset register. These models can produce risk matrices that classify assets based on their risk profiles.

Most municipalities in Ontario, and across Canada, continue to struggle with meeting infrastructure demands. This challenge was created over many decades and will take many years to overcome. To this end, several recommendations should be considered, including:

- Continuous and dedicated improvement to the County's infrastructure datasets, which form the foundation for all analysis, including financial projections and needs.
- Continuous refinements to the risk and lifecycle models as additional data becomes available. This will aid in prioritizing projects and creating more strategic long-term capital budgets.

The County has taken important steps in building its asset management program, including developing a more complete and accurate asset register – a substantial initiative. Continuous improvement to this inventory will be essential in maintaining momentum, supporting long-term financial planning, and delivering affordable service levels to the Frontenac County community.

Compliance

With the development of this AMP, Frontenac County has achieved compliance with July 1, 2025, requirements under O. Reg. 588/17. This includes requirements for proposed levels of service and inventory reporting for all asset categories.

About this Document

The Frontenac County Asset Management Plan was developed in accordance with Ontario Regulation 588/17 ("O. Reg 588/17"). It contains a comprehensive analysis of Frontenac County's infrastructure portfolio. This is a living document that should be updated regularly as additional asset and financial data becomes available.

Ontario Regulation 588/17

As part of the *Infrastructure for Jobs and Prosperity Act, 2015*, the Ontario government introduced Regulation 588/17 - Asset Management Planning for Municipal Infrastructure. Along with creating better performing organizations, more livable and sustainable communities, the regulation is a key, mandated driver of asset management planning and reporting. It places substantial emphasis on current and proposed levels of service and the lifecycle costs incurred in delivering them.

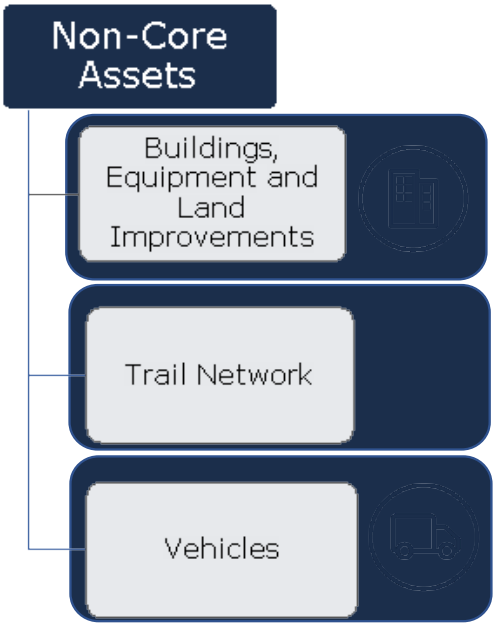
Table 1 Ontario Regulation 588/17 Requirements and Reporting Deadlines

Requirement	2019	2022	2024	2025
1. Asset Management Policy	●		●	
2. Asset Management Plans		●	●	●
State of infrastructure for core assets		●		
State of infrastructure for all assets			●	●
Current levels of service for core assets		●		
Current levels of service for all assets			●	
Proposed levels of service for all assets				●
Lifecycle costs associated with current levels of service		●	●	
Lifecycle costs associated with proposed levels of service				●
Growth impacts		●	●	●
Financial strategy				●

Scope

The scope of this document is to identify the current practices and strategies that are in place to manage public infrastructure and to make recommendations where they can be further refined. Through the implementation of sound asset management strategies, the County can ensure that public infrastructure is managed to support the sustainable delivery of municipal services.

The following asset categories are addressed in further sections:



Limitations and Constraints

The asset management program development required substantial effort by staff, it was developed based on best-available data, and is subject to the following broad limitations, constraints, and assumptions:

- The analysis is highly sensitive to several critical data fields, including an asset's estimated useful life, replacement cost, quantity, and in-service date. Inaccuracies or imprecisions in any of these fields can have substantial and cascading impacts on all reporting and analytics.
- User-defined and unit cost estimates, based typically on staff judgment, recent projects, or established through completion of technical studies, offer the most precise approximations of current replacement costs. When this isn't possible, historical costs incurred at the time of asset acquisition or construction can be inflated to present day. This approach, while sometimes necessary, can produce highly inaccurate estimates.
- In the absence of condition assessment data, age was used to estimate asset condition ratings. This approach can result in an over- or understatement of asset needs. As a result, financial requirements generated through this approach can differ from those produced by staff.
- The risk models are designed to support objective project prioritization and selection. However, in addition to the inherent limitations that all models face, they also require availability of important asset attribute data to ensure that asset risk ratings are valid, and assets are properly stratified within the risk matrix. Missing attribute data can misclassify assets.

These limitations have a direct impact on most of the analysis presented, including condition summaries, age profiles, long-term replacement and rehabilitation forecasts, and shorter term, 10-year forecasts that are generated from Citywide, the County's primary asset management system.

These challenges are quite common among municipalities and require long-term commitment and sustained effort by staff. As the County's asset management program evolves and advances, the quality of future AMPs and other core documents that support asset management will continue to increase.

An Overview of Asset Management

Municipalities are responsible for managing and maintaining a broad portfolio of infrastructure assets to deliver services to the community. The goal of asset management is to minimize the lifecycle costs of delivering infrastructure services, manage the associated risks; while maximizing the value and levels of service the community receives from the asset portfolio.

Lifecycle costs can span decades, requiring planning and foresight to ensure financial responsibility is spread equitably across generations. An asset management plan is critical to this planning, and an essential element of the broader asset management program. The industry-standard approach and sequence to developing a practical asset management program begins with a Strategic Plan, followed by an Asset Management Policy and an Asset Management Strategy, concluding with an Asset Management Plan (AMP).

This industry standard, defined by the Institute of Asset Management (IAM), emphasizes the alignment between the corporate strategic plan and various asset management documents. The strategic plan has a direct, and cascading impact on asset management planning and reporting.

Foundational Documents

In the municipal sector, 'asset management strategy' and 'asset management plan' are often used interchangeably. Other concepts such as 'asset management framework', 'asset management system', and 'strategic asset management plan' further add to the confusion; lack of consistency in the industry on the purpose and definition of these elements offers little clarity. To make a clear distinction between the policy, strategy, and the plan see the following sections for detailed descriptions of the document types.

Strategic Plan

The strategic plan has a direct, and cascading impact on asset management planning and reporting, making it a foundational element. At the beginning of each term of Council, Council holds strategic planning exercises and discussions to identify major initiatives and administrative improvements it wishes to achieve during its tenure. Staff then identify the scope, resources, timing & other logistical matters associated with proposed initiatives.

Asset Management Policy

An asset management policy represents a statement of the principles guiding the County's approach to asset management activities. It aligns with

the organization and provides clear direction to municipal staff on their roles and responsibilities.

Frontenac County adopted their asset management policy 2019-068 on June 19, 2019, in accordance with Ontario Regulation 588/17. The policy identifies the asset management vision is to proactively manage its assets to best serve the County's objectives, including:

- Provide a consistent framework for implementing asset management throughout the organization
- Provide transparency and accountability to its stakeholders with evidence based decision-making processes that align with strategic plans, budgets, service levels and risk management practices
- Prioritize the need for existing and future assets to effectively deliver services to the community and stakeholders
- Maintain prudent financial planning and decision-making
- Support sustainability and economic development

Asset Management Strategy

An asset management strategy outlines the translation of organizational objectives into asset management objectives and provides a strategic overview of the activities required to meet these objectives. It provides greater detail than the policy on how Frontenac County plans to achieve its asset management objectives through planned activities and decision-making criteria.

Asset Management Plan

The asset management plan is often identified as a key output within the strategy. The AMP has a sharp focus on the current state of the County's asset portfolio, and its approach to managing and funding individual service areas or asset groups. It is tactical in nature and provides a snapshot in time.

Key Technical Concepts

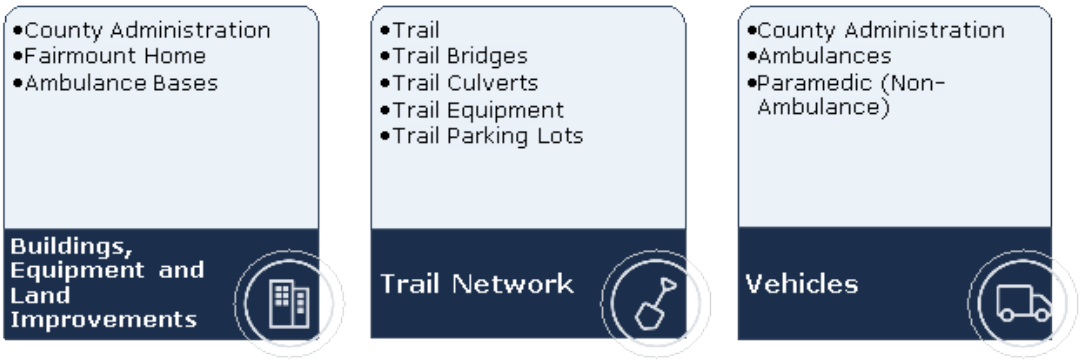
Effective asset management integrates several key components, including data management, lifecycle management, risk management, and levels of service. These concepts are applied throughout this asset management plan and are described below in greater detail.

Asset Hierarchy and Data Classification

Asset hierarchy illustrates the relationship between individual assets and their components, and a wider, more expansive network and system. How assets are grouped in a hierarchy structure can impact how data is

interpreted. Assets were structured to support meaningful, efficient reporting and analysis. Key category details are summarized at the asset segment level.

Figure 1 Asset Classifications



Replacement Costs

There are a range of methods to determine the replacement cost of an asset, and some are more accurate and reliable than others. The two methodologies are:

- User-Defined Cost and Cost/Unit: Based on costs provided by municipal staff which could include average costs from recent contracts; data from engineering reports and assessments; staff estimates based on knowledge and experience
- Cost Inflation/CPI Tables: Historical cost of the asset is inflated based on Consumer Price Index or Non-Residential Building Construction Price Index

User-defined costs based on reliable sources are a reasonably accurate and reliable way to determine asset replacement costs. Cost inflation is typically used in the absence of reliable replacement cost data. It is a reliable method for recently purchased and/or constructed assets where the total cost is reflective of the actual costs that the County incurred. As assets age, and new products and technologies become available, cost inflation becomes a less reliable method.

Estimated Useful Life and Service Life Remaining

The estimated useful life (EUL) of an asset is the period over which the County expects the asset to be available for use and remain in service before requiring replacement or disposal. The EUL for each asset was assigned according to the knowledge and expertise of municipal staff and supplemented by existing industry standards when necessary.

By using an asset's in-service date and its EUL, the County can determine the service life remaining (SLR) for each asset. Using condition data and the asset's SLR, the County can more accurately forecast when it will require replacement. The SLR is calculated as follows:

Figure 2: Service Life Remaining Calculation



Asset Condition

An incomplete or limited understanding of asset condition can mislead long-term planning and decision-making. Accurate and reliable condition data helps to prevent premature and costly rehabilitation or replacement and ensures that lifecycle activities occur at the right time to maximize asset value and useful life.

A condition assessment rating system provides a standardized descriptive framework that allows comparative benchmarking across the County's asset portfolio. The table below outlines the condition rating system used to determine asset condition. This rating system is aligned with the Canadian Core Public Infrastructure Survey which is used to develop the Canadian Infrastructure Report Card.

Figure 3 Standard Condition Rating Scale

Condition	Description	Criteria	Service Life Remaining (%)
Very Good	Fit for the future	Well maintained, good condition, new or recently rehabilitated	80-100
Good	Adequate for now	Acceptable, generally approaching mid-stage of expected service life	60-80
Fair	Requires attention	Signs of deterioration, some elements exhibit significant deficiencies	40-60
Poor	Increasing potential of affecting service	Approaching end of service life, condition below standard, large portion of system exhibits significant deterioration	20-40
Very Poor	Unfit for sustained service	Near or beyond expected service life, widespread signs of advanced deterioration, some assets may be unusable	0-20

The analysis is based on assessed condition data (only as available). In the absence of assessed condition data, asset age is used as a proxy to determine asset condition. Appendix F: Condition Assessment Guidelines

includes additional information on the role of asset condition data and provides basic guidelines for the development of a condition assessment program.

Lifecycle Management Strategies

The condition or performance of most assets will deteriorate over time. This process is affected by a range of factors including an asset's characteristics, location, utilization, maintenance history and environment. Asset deterioration has a negative effect on the ability of an asset to fulfill its intended function, and may be characterized by increased cost, risk and even service disruption.

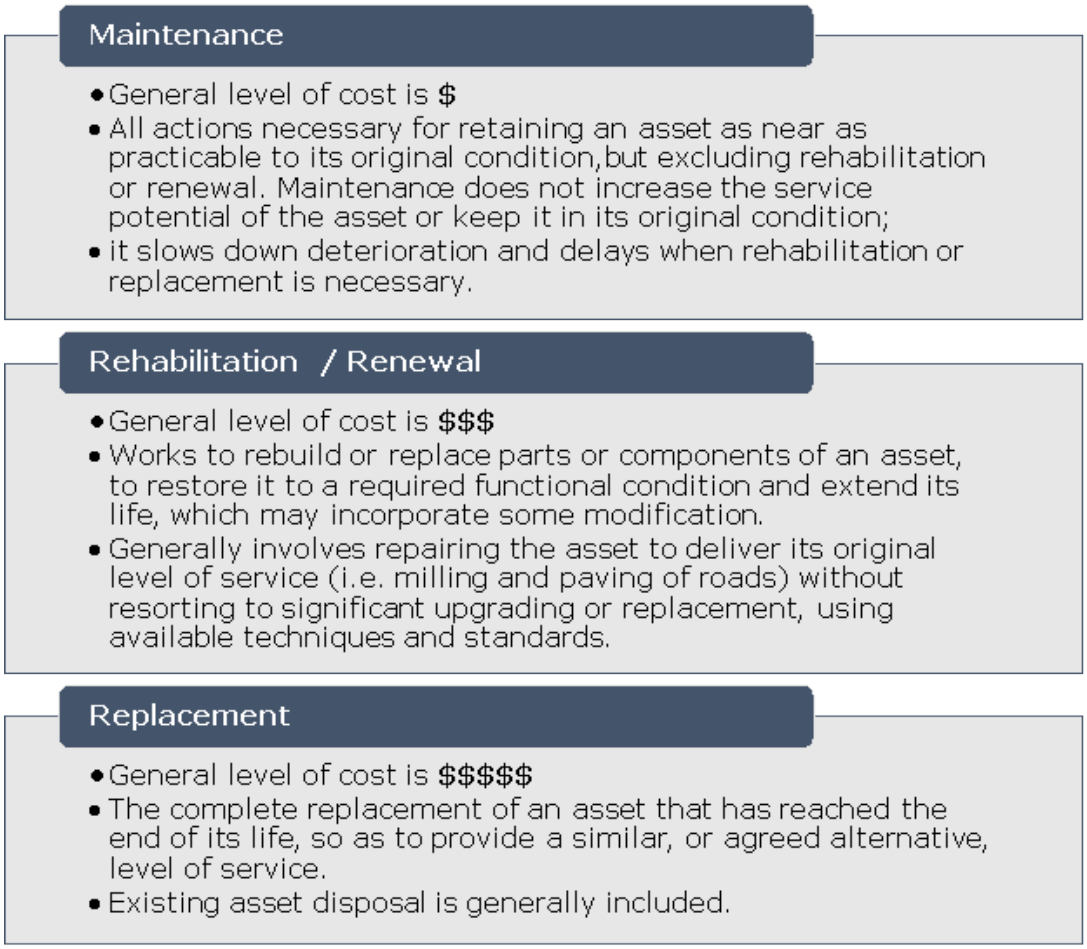
To ensure that municipal assets are performing as expected and meeting the needs of customers, it is important to establish a lifecycle management strategy to proactively manage asset deterioration. There are several field intervention activities that are available to extend the life of an asset. These activities can be generally placed into one of three categories: maintenance, rehabilitation, and replacement. The following table provides a description of each type of activity and the general difference in cost.

Depending on initial lifecycle management strategies, asset performance can be sustained through a combination of maintenance and rehabilitation, but at some point, replacement is required. Understanding what effect these activities will have on the lifecycle of an asset, and their cost, will enable staff to make better recommendations.

The Figure below provides a description of each type of activity, the general difference in cost, and typical risks associated with each.

The County's approach to lifecycle management is described within each asset category. Developing and implementing a proactive lifecycle strategy will help staff to determine which activities to perform on an asset and when they should be performed to maximize useful life at the lowest total cost of ownership.

Figure 4 Lifecyle Management Typical Interventions



Risk Management Strategies

Municipalities generally take a 'worst-first' approach to infrastructure spending. Rather than prioritizing assets based on their importance to service delivery, assets in the worst condition are fixed first, regardless of their criticality. However, not all assets are created equal. Some are more important than others, and their failure or disrepair poses more risk to the community. For example, a road with a high volume of traffic that provides access to critical services poses a higher risk than a low volume rural road. These high-value assets should receive funding before others.

By identifying the various impacts of asset failure and the likelihood that it will fail, risk management strategies can identify critical assets, and determine where maintenance efforts, and spending, should be focused.

A high-level evaluation of asset risk and criticality was performed. Each asset has been assigned a probability of failure score and consequence of failure score based on available asset data. These risk scores can be used to prioritize maintenance, rehabilitation, and replacement strategies for critical assets.

Risk is a product of two variables: the probability that an asset will fail, and the resulting consequences of that failure event. It can be a qualitative measurement, (low, medium, high) or quantitative measurement (1-5), that can be used to rank assets and projects, identify appropriate lifecycle strategies, optimize short- and long-term budgets, minimize service disruptions, and maintain public health and safety.

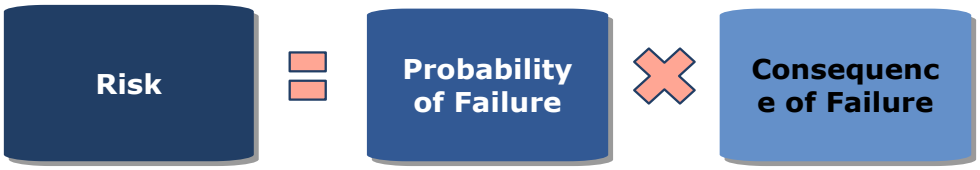


Figure 5 Risk Equation

Probability of Failure

Several factors can help decision-makers estimate the probability or likelihood of an asset's failure, including its condition, age, previous performance history, and exposure to extreme weather events, such as flooding and ice jams—both a growing concern for municipalities in Canada.

Consequence of Failure

Estimating criticality also requires identifying the types of consequences that the organization and community may face from an asset's failure, and the magnitude of those consequences. Consequences of asset failure will vary across the infrastructure portfolio; the failure of some assets may result primarily in high direct financial cost but may pose limited risk to the community. Other assets may have a relatively minor financial value, but any downtime may pose significant health and safety hazards to residents. See for definitions and the developed risk models.

Levels of Service

A level of service (LOS) is a measure of the services that Frontenac County is providing to the community and the nature and quality of that service. Within each asset category, technical metrics and qualitative descriptions that measure both technical and community levels of service have been established and measured as data is available.

At this stage, three strategic levels of service are measured for every asset category, and they are:

- Financial – this is the full funding reinvestment rate compared to the actual current reinvestment rate.
- Performance – this is the condition breakdown for the asset category.
- Risk – this is the risk profile for the asset category.

Only those LOS that are required under O. Reg for core asset categories are included in addition to the strategic LOS.

Community Levels of Service

Community LOS are a simple, plain language description or measure of the service that the community receives. For core asset categories, the Province through O. Reg. 588/17, has provided qualitative descriptions that are required. For non-core asset categories, the County must determine the qualitative descriptions that will be used. The community LOS can be found in the Levels of Service subsection within each core asset category section.

Technical Levels of Service

Technical LOS are a measure of key technical attributes of the service being provided to the community. These include mostly quantitative measures and tend to reflect the impact of the County's asset management strategies on the physical condition of assets or the quality/capacity of the services they provide.

For core asset categories, the Province through O. Reg. 588/17, has provided technical metrics that are required. For non-core asset categories, the County must determine the technical metrics that will be used. The metrics can be found in the LOS subsection within each core asset category.

Current and Proposed Levels of Service

Current LOS are the past performance metrics of an asset category up until present day. In contrast, Proposed LOS looks toward the municipality's goal for asset performance by a defined future date.

It is important to note that O. Reg 588/17 does not dictate which proposed LOS metrics municipality's need to strive for. A proposed LOS will be very specific to each community's resident desires, political goals, and financial capacity. This can range from increasing service levels and costs, to maintaining or even reducing current performance in order to mitigate future cost increases. Regardless of the proposed LOS chosen, O. Reg 588/17 requires municipalities to demonstrate the achievability of their selected metrics.

Climate Change

Climate change can cause severe impacts on human and natural systems around the world. The effects of climate change include increasing temperatures, higher levels of precipitation, droughts, and extreme weather events. In 2019, Canada's Changing Climate Report (CCCR 2019) was released by Environment and Climate Change Canada (ECCC).

The report revealed that between 1948 and 2016, the average temperature increase across Canada was 1.7°C; moreover, during this period, Northern Canada experienced a 2.3°C increase. The temperature increase in Canada has doubled that of the global average. If emissions are not significantly reduced, the temperature could increase by 6.3°C in Canada by the year 2100 compared to 2005 levels. Observed precipitation changes in Canada include an increase of approximately 20% between 1948 and 2012.

By the late 21st century, the projected increase could reach an additional 24%. During the summer months, some regions in Southern Canada are expected to experience periods of drought at a higher rate. Extreme weather events and climate conditions are more common across Canada. Recorded events include droughts, flooding, cold extremes, warm extremes, wildfires, and record minimum arctic sea ice extent.

The changing climate poses a significant risk to the Canadian economy, society, environment, and infrastructure. Physical infrastructure is vulnerable to damage and increased wear when exposed to these extreme events and climate variabilities. Canadian municipalities are faced with the responsibility to protect their local economy, citizens, environment, and physical assets.

Integration Climate Change and Asset Management

Asset management practices aim to deliver sustainable service delivery - the delivery of services to residents today without compromising the services and well-being of future residents. Climate change threatens sustainable service delivery by reducing the useful life of an asset and increasing the risk of asset failure. Desired levels of service can be more difficult to achieve because of climate change impacts such as flooding, high heat, drought, and more frequent and intense storms.

To achieve the sustainable delivery of services, climate change considerations should be incorporated into asset management practices. The integration of asset management and climate change adaptation observes industry best practices and enables the development of a holistic approach to risk management.

Reinvestment Rate

As assets age and deteriorate, they require additional investment to maintain a state of good repair. The reinvestment of capital funds, through asset renewal or replacement, is necessary to sustain an adequate level of service. The reinvestment rate is a measurement of available or required funding relative to the total replacement cost. By comparing the actual vs. full funding reinvestment rate the County can determine the extent of any existing funding gap.

Portfolio Overview

Community Profile

Frontenac County is an upper tier municipality located along Lake Ontario, southwest of Ottawa. The County is comprised of the townships of North Frontenac, Central Frontenac, South Frontenac, and the Frontenac Islands. The City of Kingston resides within the borders of the Frontenac census division but is not included in the County.

The County has incredible access to natural areas through the nearby provincial park and the Frontenac K&P Trail. This offers tourists and locals the opportunity to fish, bike ride, canoe, and explore. In addition, the County boasts one of the best stargazing locations in the province at the Dark Sky Preserve.

Frontenac County is located near Ottawa, Montreal, and Toronto, allowing local businesses access and exposure to these large markets and opportunities that they offer. The County has full time staff dedicated to continued economic development including one on one business consultations. The County places particular emphasis on supporting brand fortitude, supporting business profitability, and growing the artisan beverage and food sector.

The County has experienced continued growth over the last 15 years. Around 22% of the population is above the age of 65, this is around 4% higher than for Ontario as a whole.

The County generates a total revenue of $12,827,970 million from taxes and has an annual capital budget of $2.6 million as of 2023. The County's infrastructure priorities include maintaining County facilities, K&P Trail, machinery, equipment, and vehicles.

Table 2 Frontenac County & Ontario Census Information

Census Characteristic	Frontenac County	Ontario
Population 2021	29,255	14,223,942
Population Change 2016-2021	+9.8%	+5.8%
Total Private Dwellings	80,226	5,929,250
Population Density	43.4/km^2	15.9/km^2
Land Area	3,725 km^2	892,411.76 km^2

State of the Infrastructure

The following summarizes the state of infrastructure across all asset categories and assesses the County's capacity to meet capital replacement needs relative to the reinvestment rate required under a full funding scenario, while maintaining existing levels of service across the asset portfolio.

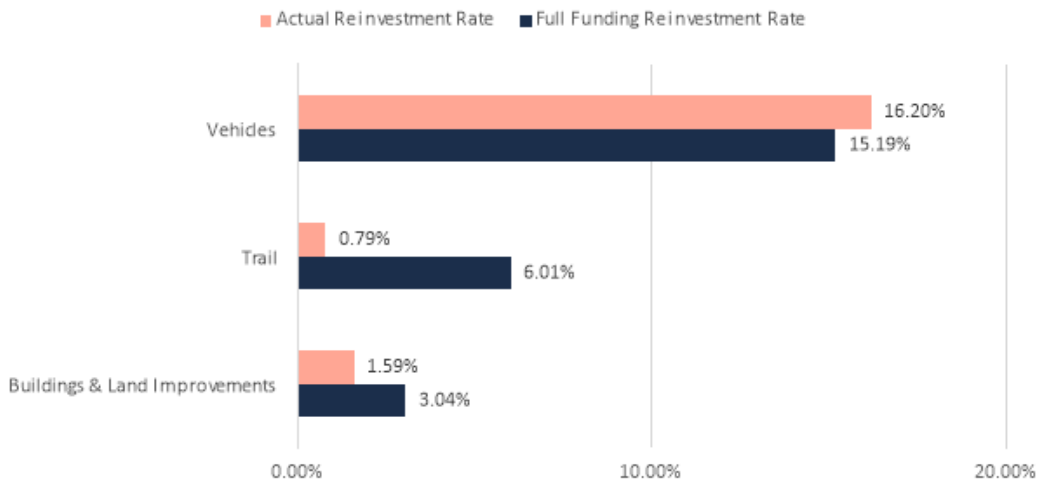
Table 3 Frontenac County State of the Infrastructure Summary

Asset Category	Replacement Cost	Asset Condition	Financial Capacity	
Buildings, Equipment and Land Improvements	$112,165,106	Fair (52%)	Annual Requirement:	$3,408,535
			Funding Available:	$1,779,136
			Annual Deficit:	**$1,629,399**
Trail	$12,671,033	Good (73%)	Annual Requirement:	$761,465
			Funding Available:	$100,000
			Annual Deficit:	**$661,465**
Vehicles	$4,830,298	Fair (42%)	Annual Requirement:	$733,924
			Funding Available:	$782,330
			Annual Surplus:	**($48,406)**
Overall	$129,666,437	Fair (54%)	Annual Requirement:	$4,903,925
			Funding Available:	$2,661,466
			Annual Deficit:	**$2,242,479**

Reinvestment Rate

The graph below depicts funding gaps or surpluses by comparing full funding vs actual reinvestment rate. To meet the long-term replacement needs, the County should be allocating approximately $4.9 million annually, for a full funding reinvestment rate of 3.78%. Actual annual spending on infrastructure totals approximately $2.66 million, for an actual reinvestment rate of 2.1%.

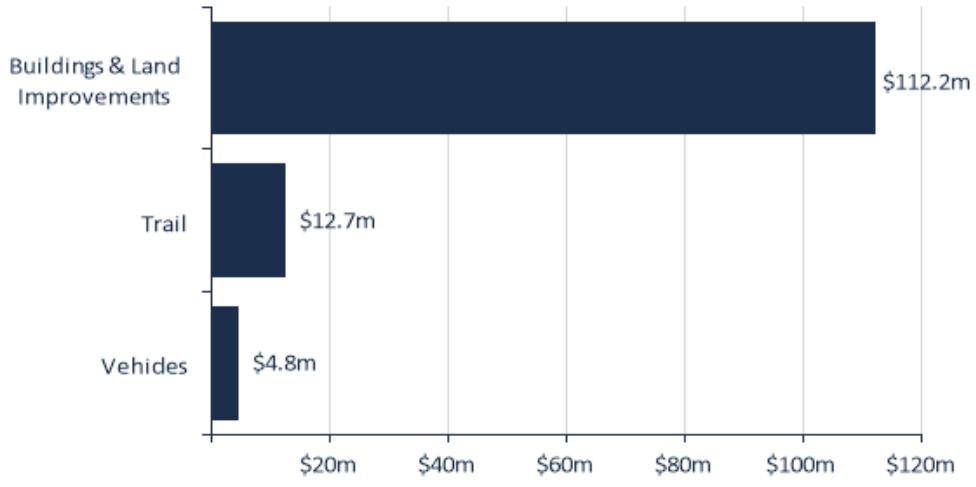
Figure 6 Full Funding vs Actual Reinvestment Rates



Replacement Cost

The asset categories have a total replacement cost of $129.7 million based on available inventory data. This total was determined based on a combination of user-defined costs and historical cost inflation. This estimate reflects replacement of historical assets with similar, not necessarily identical, assets available for procurement today.

Figure 7: Portfolio Replacement Value

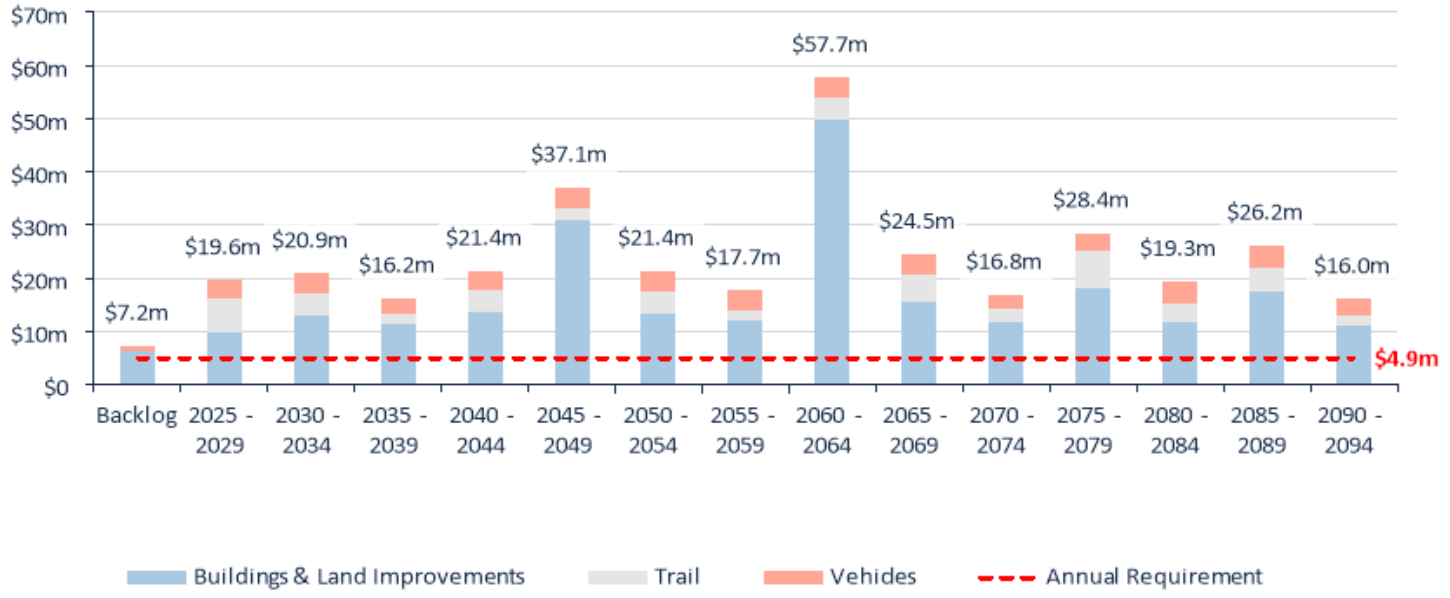


Forecasted Capital Requirements

Aging assets require maintenance, rehabilitation, and replacement. Figure 8 below illustrates the cyclical short-, medium- and long-term infrastructure replacement requirements for all asset categories analyzed. On average, $4.9 million is required each year to remain current with capital replacement needs for Frontenac County's asset portfolio (red dotted line represents the annual requirement trend).

Although actual spending may fluctuate substantially from year to year, this figure is a useful benchmark for annual capital expenditure targets (or allocations to reserves) to ensure projects are not deferred and replacement needs are met as they arise. This figure relies on age and available condition data. Based on the current replacement cost of the portfolio, estimated at $129.7 million, this represents an annual reinvestment rate of 3.78% under.

Figure 8 Forecasted Capital Requirements



The chart also illustrates a backlog of $7.2 million, comprising assets that remain in service beyond their estimated useful life. It is unlikely that all such assets are in a state of disrepair, requiring immediate replacements or major renewals. This makes targeted and consistent condition assessments integral.

Risk frameworks, proactive lifecycle strategies, and levels of service targets can then be used to prioritize projects, continuously refine estimates for both backlogs and ongoing capital needs and help select the right treatment for each asset.

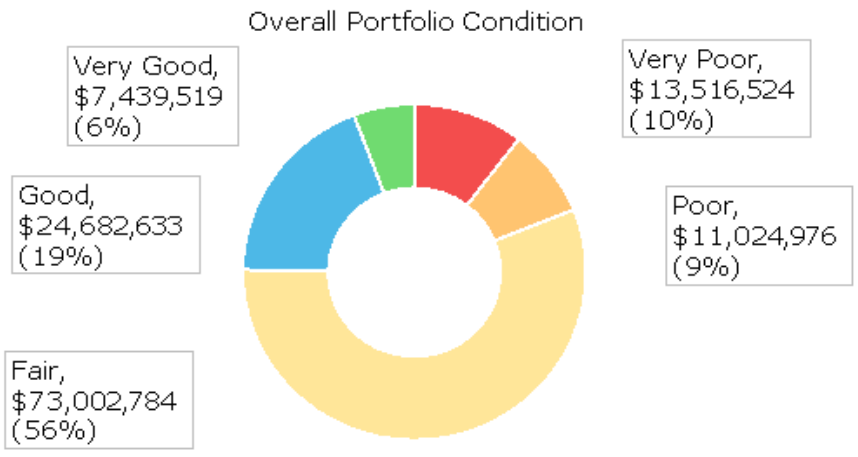
Condition of Asset Portfolio

The current condition of the assets is central to all asset management planning. Collectively, 81% of assets in Frontenac County are in fair or better condition. This estimate relies on both age-based and field condition data.

Assessed condition data is available for 80% of assets; for the remaining portfolio, age is used as an approximation of condition. Assessed condition data is invaluable in asset management planning as it reflects the true condition of the asset and its ability to perform its functions. The table below identifies the source of condition data.

Table 4 Assessed Condition Data Sources

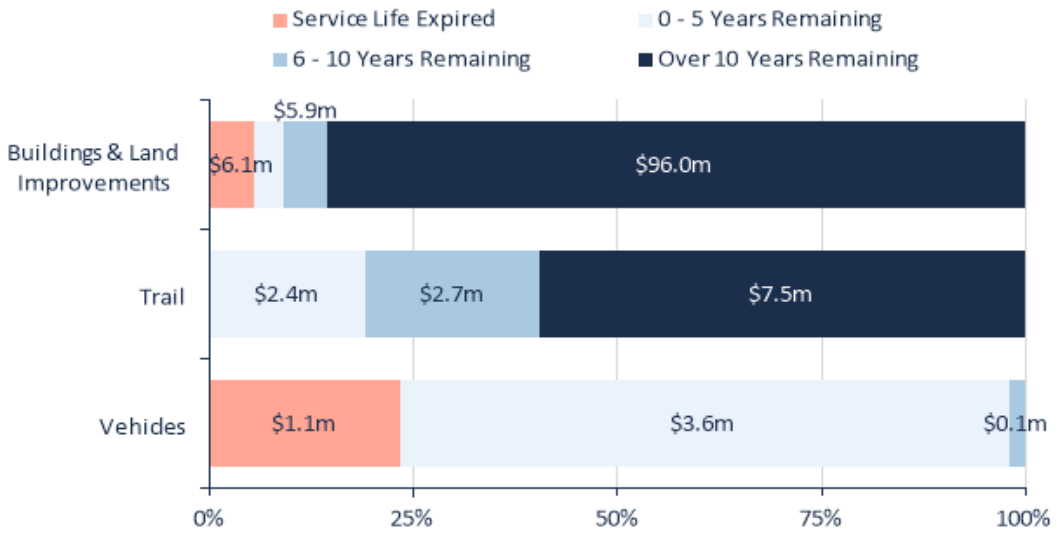
Asset Category	Assets with Assessed Condition	Source of Condition Data
Buildings and Land Improvements	86%	2022 & 2023 ABSI Inc.
Trails	52%	2020 & 2022 OSIM
Vehicles & Equipment	0%	No Condition Data Available



Service Life Remaining

Based on asset age, available assessed condition data and estimated useful life, 20% of the County's assets will require rehabilitation / replacement within the next 10 years. Details of the capital requirements identified in each asset section.

Figure 9 Service Life Remaining - All Assets



Risk & Criticality

Frontenac County has noted key trends, challenges, and risks to service delivery that they are currently facing:

Growth

Frontenac County is experiencing higher than projected growth, and it is expected to continue. Population and employment growth will increase the demand on municipal services and potentially decrease the lifecycle of certain assets. As the population continues to grow, the County must prioritize expanding its capacity to serve a larger population.

Funding

Major capital rehabilitation projects (bridges and culverts in particular) are entirely dependent on the availability of grant funding opportunities. When grants are not available, projects may be deferred.

Aging Infrastructure

Historically, lifecycle management strategies have been reactive. Focusing on replacing poor condition assets at the end of their life expectancy but playing catch up on deferred lifecycle activities is an

ongoing issue.

The over all risk breakdown for Frontenac County's asset inventory is portrayed in the figure below.

Figure 10 Overall Asset Risk Breakdown

1 - 4 Very Low	5 - 7 Low	8 - 9 Moderate	10 - 14 High	15 - 25 Very High
$17,565,636 (14%)	$13,484,208 (10%)	$21,135,047 (16%)	$65,027,161 (50%)	$12,454,385 (10%)

Reviewing the list of very high-risk assets to evaluate how best to mitigate the level of risk the County is experiencing will help advance Frontenac County's asset management program.

Frontenac County Climate Profile

Frontenac County is located in Eastern Ontario where the St. Lawrence meets Lake Ontario. The County is expected to experience notable effects of climate change which include higher average annual temperatures, an increase in total annual precipitation, and an increase in the frequency and severity of extreme events. According to Climatedata.ca – a collaboration supported by Environment and Climate Change Canada (ECCC) – the County may experience the following trends:

Higher Average Annual Temperature:

- Between the years 1971 and 2000 the annual average temperature was 5.9 ºC
- Under a high emissions scenario, the annual average temperatures are projected to increase by 2.7ºC by the year 2050 and over 6.5 ºC by the end of the century.

Increase in Total Annual Precipitation:

- Under a high emissions scenario, the County is projected to experience a 12% increase in precipitation by the year 2050 and a 17% increase by the end of the century.

Increase in Frequency of Extreme Weather Events:

- It is expected that the frequency and severity of extreme weather events will change.
- In some areas, extreme weather events will occur with greater frequency and severity than others, especially those on or near the many bodies of water in the area.

Growth

The demand for infrastructure and services will change over time based on a combination of internal and external factors. Understanding the key drivers of growth and demand will allow the County to plan for new infrastructure more effectively, and the upgrade or disposal of existing infrastructure. Increases or decreases in demand can affect what assets are needed and what level of service meets the needs of the community.

Frontenac County 2023-2026 Strategic Plan

The 2023-2026 strategic plan for Frontenac County has indicated "Develop a Regional Approach to Overcome Infrastructure Issues and Maximize Infrastructure Development Opportunities" as a strategic goal moving forward. This strategic goal is intermingled with another indicating "Contribute to the Progress of Sustainable Economic Growth and Prosperity Throughout the County". With these two goals together, the County has communicated the readiness and desire to grow sustainably and manage assets efficiently through this process. The commitment to growth will be completed in a matter that maintains or enhances the natural environment and assets of the County.

Frontenac County Population Housing and Employment Projections (2016-2046)

The goal of the projections was to communicate the long-term growth and the drivers for such growth. The report indicated that the Counties population will increase over the next 30 years with an annual growth rate of 0.7%. This would mean a population of 33,200 by 2046. Within this population, the study identified that the aging population is higher than the provincial average. With a projected 35% of the population being older than 65, there will be challenges in employment, housing, and healthcare within the area. The aging population will also lead to a decrease in the yearly annual growth rate as the average home occupancy is inversely correlated with the size of the aging community.

Approximately 80% of the growth expected for the County will be within the Township of South Frontenac. This large bias is due to its proximity to the City of Kingston. The plan indicates that growth will not only be achieved through an increase of permanent residents and that seasonal housing will grow as well, empowered by the population and economic activity of the City of Kingston.

Table 5 Frontenac County Populations Projections

Historic & Projected Figures	2006	2016	2026	2036	2046

Population	27,520	27,290	29,600	31,800	33,200
Population Over 65	14%	21%	27%	31%	35%

Frontenac County 2024 Long-Range Financial Plan

The County's 2024 Long-Range Financial Plan further supports these efforts by providing a comprehensive 10-year forecast that guides capital investment, operating budgets, and reserve funding. It outlines strategies to address inflationary pressures, evolving service expectations, legislative changes, and risks such as climate change. Frontenac is fostering financial sustainability and infrastructure resilience, enabling it to maintain quality service delivery alongside community growth.

Impact of Growth on Lifecycle Activities

Frontenac County's forecasted growth will have a significant influence on its infrastructure portfolio and long-term service delivery. With an expected annual population growth rate of 0.7% leading to approximately 33,200 residents by 2046, and with 35% of the population projected to be over the age of 65, the County will need to adapt lifecycle planning to reflect both an aging demographic and a concentration of growth in South Frontenac. These demographic and spatial trends will shape infrastructure demand and lifecycle responsibilities across multiple asset categories:

- **Transportation**: Growth centered in South Frontenac will lead to increased usage of regional road systems. This is anticipated to elevate the need for resurfacing, bridge rehabilitation, and intersection improvements to maintain safe and reliable connections.
- **Housing and Seniors' Services**: With 35% of residents projected to be seniors by 2046, growth-related infrastructure will need to prioritize accessibility, specialized housing forms, and supportive transportation services. The aging demographic will accelerate adaptation of facilities and may shorten rehabilitation intervals for assets such as long-term care facilities, social housing units, and transit-supportive infrastructure.
- **Seasonal and Recreational Infrastructure**: Growth in seasonal housing and tourism-oriented activity will increase demand on recreational assets and trails. These assets experience accelerated wear due to seasonal peaks in use, necessitating more frequent inspection, maintenance, and eventual replacement scheduling.
- **Social and Health Services**: With the aging population, there will be heightened demand for paramedic services, community health facilities, and age-friendly public amenities. This will expand the

County's obligations in lifecycle management of ambulance fleet assets and healthcare-related facilities. Strategic replacement schedules and adequacy of reserves will be necessary to maintain service responsiveness.

- **Asset Management and Financial Planning**: The 2024 Long-Range Financial Plan emphasizes inflationary pressures, climate risks, and service-level expectations as key considerations. As the County's infrastructure profile evolves, it will be vital to incorporate growth-related assets into lifecycle forecasting and integrate them with existing assets in condition assessments, risk evaluations, and renewal planning. Multi-year funding strategies, reserve strengthening, and alignment of capital planning with realistic growth rates will ensure sustainability.

Levels of Service

The County's mission to deliver effective, efficient, and sustainable services to citizens requires that all ongoing initiatives across the organization be aligned toward this goal. This alignment ensures that the level of service provided by both existing and planned assets properly supports the County's mission and objectives. To achieve this, the County must:

- Prioritize both current and future asset needs to ensure the effective delivery of services to the community and stakeholders
- Uphold sound financial planning and informed decision-making

The County has utilized the Strategic Asset Management Policy as a guide in developing proposed levels of service.

Current Levels of Service

Frontenac County has defined its current levels of service for each infrastructure category by breaking them down into three service attributes: Accessible & Reliable, Affordable, and Safe & Regulatory. Each attribute is described as follows:

Accessible & Reliable – Focuses on the condition of assets and their reliability, emphasizing availability and consistency of services for users.

Affordable – Concentrates on maintaining long-term financial sustainability, measured through risk and cost parameters to ensure services remain financially responsible.

Safe & Regulatory – Ensures compliance with safety standards and regulations, incorporating condition assessments and other relevant reliability measures for each asset category.

Based on an analysis of each asset category the current level of service is provided in each asset section.

Proposed Levels of Service

Through a comprehensive assessment proposed levels of service for the County have been developed. To ensure long-term sustainability and overall achievability the following were utilized / developed as part of the analysis.

Stakeholder Engagement – Regularly engage with stakeholders to gather feedback and communicate changes transparently.

Data-Driven Decision Making – Use data analytics to inform decision-making processes and identify areas for improvement.

Flexibility and Adaptability – Design the methodology to be flexible, allowing for adjustments based on evolving priorities.

Continuous Improvement – Establish a process for continuous review and improvement of the LOS methodology itself.

Scenario 1: Current Capital Reinvestment Rate

Purpose: This scenario evaluates the current condition of the County's infrastructure based on existing capital reinvestment levels. It assesses how the infrastructure is performing under current funding allocations and examines whether present investment levels are sufficient to maintain service standards over time.

Key Focus: Maintaining existing annual capital investment levels and assessing their impact on the long-term condition and sustainability of the infrastructure.

Outcome: This scenario provides a baseline for understanding the effectiveness of current funding levels. It highlights whether the existing reinvestment rate is adequate to sustain asset condition and service delivery or if it may lead to gradual decline over time.

Scenario 2: Full Funding

Purpose: This scenario explores an idealized situation with no financial constraints on capital investment. It models the level of investment required to achieve full funding and maintain ideal condition and performance across all assets categories.

Key Focus: Determining the investment level required to fully address all identified infrastructure needs without budget limitations.

Outcome: This scenario identifies the total funding necessary to achieve the best possible state of infrastructure. It serves as a benchmark for comparing the gap between the ideal funding requirements and actual investment levels.

Scenario 3: Strategic Funding

Purpose: This scenario evaluates the impact of modest funding increases across specific asset categories, including a 1.5% annual increase to the Fairmount Home, Paramedic, and Administration funding envelopes, and a 5% annual increase to the Ambulance and Non-Ambulance Vehicle budgets. The goal is to determine whether these incremental increases improve infrastructure condition and sustainability compared to the current reinvestment rate.

Key Focus: Assessing how Strategic Funding in funding affect asset condition, lifecycle performance, and long-term service delivery outcomes.

Outcome: This scenario provides insights into the effectiveness of incremental budget adjustments, helping determine whether moderate increases can significantly improve infrastructure performance and reduce long-term funding gaps.

Results

Scenario 1: Current Capital Reinvestment Rate - this scenario utilizes the current capital reinvestment within each asset category. Existing annual investment levels were modeled and resulting asset conditions were projected accordingly.

The table below summarizes the results of each asset category and overall.

Table 6: Scenario 1 Results

Asset Category	Service Area	Current Average Condition	Projected Average Condition	Funding Required
Buildings, Equipment and Land Improvements	Ambulance Bases	Fair (53%)	Fair (41%)	$336,381
	County Administration	Fair (43%)	Fair (40%)	$656,907
	Fairmount Home	Fair (52%)	Poor (32%)	$785,848
K&P Trail	All Service Areas	Fair (53%)	Poor (32%)	$100,000
Vehicles	Ambulances	Poor (39%)	Fair (53%)	$667,724
	Paramedic (non-	Poor (31%)	Fair (41%)	$114,606

	ambulance)			
	Overall	**Fair (51%)**	**Poor (34%)**	**$2,661,466**

Scenario 2: Full Funding - this scenario assumes unlimited capital reinvestment within each asset category. Asset condition is modeled without any constraints on the annual capital funding available.

The table below summarizes the results of each asset category and overall.

Table 7: Scenario 2 Results

Asset Category	Service Area	Current Average Condition	Projected Average Condition	Funding Required
Buildings, Equipment and Land Improvements	Ambulance Bases	Fair (53%)	Fair (47%)	$860,386
	County Administration	Fair (43%)	Fair (40%)	$328,016
	Fairmount Home	Fair (52%)	Poor (37%)	$2,220,133
K&P Trail	All Service Areas	Fair (53%)	Fair (53%)	$761,465
Vehicles	Ambulances	Poor (39%)	Fair (54%)	$589,739
	Paramedic (non-ambulance)	Poor (31%)	Good (60%)	$144,185
	Overall	**Fair (51%)**	**Fair (41%)**	**$4,903,924**

Scenario 3: Strategic Funding - this scenario utilizes modest funding increases across asset categories over 10 years, with a 1.5% annual increase applied to the K&P Trail, Fairmount Home, Paramedic, and Administration budgets, and a 5% annual increase applied to the Ambulance and Non-Ambulance Vehicle budgets. The resulting infrastructure condition was determined based on these adjusted annual funding levels.

The table below summarizes the results of each asset category and overall.

Table 8: Scenario 3 Results

Asset Category	Service Area	Current Average Condition	Projected Average Condition	Funding Required
Buildings, Equipment and Land Improvements	Ambulance Bases	Fair (53%)	Fair (42%)	$390,384
	County Administration	Fair (43%)	Fair (40%)	$762,367
	Fairmount Home	Fair (52%)	Poor (33%)	$912,009
K&P Trail	All Service Areas	Fair (53%)	Poor (33%)	$116,054

Vehicles	Ambulances	Poor (39%)	Fair (54%)	$1,087,652
	Paramedic (non-ambulance)	Poor (31%)	Fair (50%)	$186,681
	Overall	**Fair (51%)**	**Poor (35%)**	**$3,455,147**

Stakeholder Engagement

Staff workshops were conducted in the winter of 2024 and 2025 to gather insights on operational challenges, infrastructure priorities, and service delivery needs across the County. Key challenges identified by staff included delays in ambulance replacements, limited indoor parking for ambulances resulting in vehicle idling issues outdoors and subsequent premature engine wear, aging facilities at Fairmount Home and paramedic stations, and increasing operational demands due to shifting service requirements and staffing constraints. Staff emphasized the need for phased infrastructure upgrades, targeted funding increases, and improved maintenance and lifecycle planning to sustain service levels and support long-term operational efficiency.

Proposed Levels of Service Summary

While all three scenarios were considered, the Strategic Funding Scenario has been identified as the most appropriate and sustainable approach for the County. This scenario applies a 1.5% annual increase to the K&P Trail, Fairmount Home, Paramedic, and Administration funding envelopes, and a 5% annual increase to the Ambulance and Non-Ambulance Vehicle budgets. It is reflected in the financial strategy and 10-year capital replacement forecasts, balancing financial responsibility with the urgent need to address critical asset and service-level challenges identified across multiple departments.

The following outlines initiatives that reflect how the County will prioritize proactive management, optimize asset performance, and ensure long-term financial sustainability alongside the proposed budget increases:

1. Paramedic Services

The County's Paramedic Services division faces significant operational and capital challenges related to ambulance replacement cycles, and facility conditions. To sustain service levels, several maintenance and lifecycle initiatives will be advanced:

- Proactive Fleet Planning

- Due to 18–24-month delivery delays, the County will adopt a forward-looking strategy and explore simultaneous procurement for multiple years (2026–2027). This will help avoid vehicle shortages and maintain response readiness.

- Optimized Asset Utilization
  - A spare ambulance program will be developed to reduce service interruptions during maintenance or unplanned downtime.
- Lifecycle and Fleet Sustainability
  - Fleet management will shift focus from extending vehicle life to reducing downtime through a balanced approach considering vehicle age, mileage, engine hours, and budget. Wear reduction will be supported by indoor housing, idle-time management, and supervisory coaching on anti-idle system use. A cost-benefit analysis of idling reduction and remounting is planned to inform future planning.
- Facility Maintenance and Space Planning
  - Paramedic Stations 02 (Woodbine Road) and 03 (Highway 15), owned by the City of Kingston, along with the County-owned Parham Base, require upgrades or replacement to meet operational and Ministry standards. Interim solutions such as heated coverall structures will be considered to protect vehicles and reduce idling-related wear until permanent facilities are constructed.
- Governance and Accountability
  - The 2025 AMP will introduce measurable service targets for ambulance replacement cycles, and facility readiness, supported by annual Council reviews to monitor progress and funding adequacy.

Together, these actions will help balance short-term operational risks with long-term sustainability, ensuring that maintenance and lifecycle strategies align with service delivery expectations.

2. K&P Trail

The K&P Trail network is expanding while facing ongoing maintenance and volunteer capacity challenges. To preserve user experience and asset quality

as the system grows, the County will focus on building a more structured and data-informed maintenance program:

- Formalized Maintenance Oversight
  - The County will explore establishing a centralized maintenance framework, supported by a GIS-based reporting and work order system, to improve accountability and record-keeping.
- Lifecycle Forecasting
  - Maintenance costs currently average $2,200/km per year; this will be refined using historical cost and usage data to forecast future lifecycle needs and funding requirements.
- Proactive Condition Monitoring
  - Volunteer and contractor inspection data will be standardized to enable consistent reporting and prioritization of repairs, particularly for bridges and high-use segments.
- Grant Optimization
  - Ongoing grant applications and partnerships will be used to supplement capital reserves for rehabilitation and expansion projects.
- Long-Term Asset Planning
  - The AMP will integrate the Trail Management Plan update (2026–2027) and 2025 User Survey results to align financial forecasts with projected growth to 90 km of network length.

These efforts will transition trail maintenance from reactive to proactive management, ensuring long-term sustainability and improved safety and user experience.

3. Fairmount Home

Fairmount Home continues to provide adequate service levels despite aging infrastructure and operational pressures. To sustain service levels and manage risk, the County will focus on targeted maintenance and phased capital renewal:

- Phased Infrastructure Renewal
  - The County will implement a staged replacement plan for plumbing, roofing, and structural systems, prioritizing high-risk

components such as corroded piping and deteriorating roof sections.

- Critical System Redundancy
  - Backup plans for essential systems, including the generator and wells, will be developed to ensure operational continuity during emergencies.
- Cost Management
  - Short-term cost-saving measures (extending the life of existing systems, using PEX instead of copper piping, and targeted roof repairs) will allow reallocation of funds to higher-priority replacements.
- Performance Monitoring
  - Annual assessments of facility condition and risk will inform ongoing updates to the capital forecast, ensuring the facility remains safe and compliant.
- Water and Plumbing Systems
  - A 10-year phased replacement plan will address corrosion issues caused by hard water, with short-term toilet replacements and long-term piping upgrades.
- Lifecycle Tracking
  - Regular inspections and capital planning updates will support more predictable long-term funding requirements.

This approach will help maintain resident care quality while addressing critical infrastructure needs in a financially responsible manner

Across all service areas, the County's maintenance and lifecycle planning approach emphasizes proactive management, data-driven forecasting, and strategic investment. The goal is to sustain service levels through smarter asset utilization, timely interventions, and closer alignment between operational and financial priorities. By integrating lifecycle strategies into annual budgeting, the County aims to strengthen infrastructure resilience, reduce long-term costs, and ensure that incremental funding delivers measurable results.

While committed to this approach, the County recognizes the need for flexibility to address emerging priorities. Capital funding increases will be assessed on a case-by-case basis where feasible and justified. The County

will continue to balance infrastructure needs with affordability while pursuing external funding opportunities.

The Strategic Funding Scenario provides a balanced, forward-looking framework that supports the County's asset management goals, addresses key infrastructure challenges, and reinforces long-term financial sustainability.

Financial Strategy

Financial Strategy Overview

Each year, the County of Frontenac makes important investments in its infrastructure's maintenance, renewal, rehabilitation, and replacement to ensure assets remain in a state of good repair. However, spending needs typically exceed fiscal capacity. In fact, most municipalities continue to struggle with annual infrastructure deficits. Achieving the proposed levels of service for infrastructure programs will take many years and should be phased-in gradually to reduce burden on the community.

This plan identifies the financial requirements necessary to meet the identified proposed levels of service. These requirements are based on the financial requirements for existing assets as of December 31, 2023. However, the required funding is based on meeting the proposed levels of service, with consideration for any additional financial impacts from economic and population growth. The financial plan considers and accounts for traditional and non-traditional sources of municipal funding.

The annual funding typically available is determined by averaging historical capital expenditures on infrastructure, inclusive of any allocations to reserves for capital purposes. For Frontenac County, 2023 reserve allocations were used to project available funding.

Only reliable and predictable sources of capital funding are used to benchmark funds that may be available on any given year. The funding sources include:

- Revenue from taxation allocated to capital reserves.
- Revenue from the City of Kingston allocated to capital reserves.
- The Ontario Community Infrastructure Fund (OCIF)

The County of Frontenac also receives funding from the Canada Community Building Fund (CCBF), while considered sustainable, it is generally transferred to the Townships within the County. Although provincial and federal infrastructure programs can change with evolving policy, OCIF is considered permanent and predictable.

Annual Capital Requirements

The annual requirements represent the amount the County should allocate annually to each asset category to meet replacement needs as they arise, prevent infrastructure backlogs, and achieve long-term sustainability. For most asset categories the annual requirement has been calculated based on a "replacement only" scenario, in which capital costs are only incurred at the construction and replacement of each asset.

Table 9 outlines the total average annual capital requirements for existing assets in each asset category. With a total replacement value of $129.7 million, the estimated annual investment needed to maintain current service levels under a full funding scenario is approximately $4.9 million. Under the proposed levels of service, this requirement is reduced to $3.5 million.

The table also illustrates the system-generated, equivalent full funding ('target') reinvestment rate (TRR) of each category, calculated by dividing the annual capital requirements by the total replacement cost. The cumulative full funding reinvestment for these categories is estimated at 3.78%.

Table 9 Average Annual Capital Requirements

Asset Category	Replacement Cost	Annual Capital Requirements (Full Funding)	Full Funding Reinvestment Rate
Buildings	$112,165,106	$3,408,535	3.04%
Trails	$12,671,033	$761,465	6.01%
Vehicles	$4,830,298	$733,924	15.19%
Total	**$129,666,437**	**$4,903,925**	**3.78%**

Although there is no industry standard guide on target annual investment in infrastructure, the TRRs above provide a useful benchmark for organizations. In 2016, the Canadian Infrastructure Report Card (CIRC) produced an assessment of the health of municipal infrastructure as reported by cities and communities across Canada. The CIRC remains a joint project produced by several organizations, including the Federation of Canadian Municipalities (FCM), the Canadian Society of Civil Engineers (CSCE), the Canadian Network of Asset Managers (CNAM), and the Canadian Public Works Association (CPWA).

The 2016 version of the report card also contained recommended reinvestment rates that can also serve as benchmarks for municipalities. The CIRC suggest that, if increased, these reinvestment rates can "stop the deterioration of municipal infrastructure." The report card contains both a range for reinvestment rates that outlines the lower and upper recommended levels, as well as current municipal averages.

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Table 10: Current Funding Position vs Required Funding

Closing the Gap

Eliminating annual infrastructure funding shortfalls is a difficult and long-term endeavor for municipalities. Achieving recommended funding levels to support the proposed levels of service, while maintaining affordability for residents, will require time and deliberate financial planning.

This section outlines how Frontenac County can gradually work toward closing the annual capital funding shortfall using its own-source revenues, such as property taxes. This approach avoids the use of additional debt for existing assets and supports the County's goal of sustainably increasing investment to maintain service delivery at the chosen targets. By phasing in additional funding as financial capacity allows, Frontenac County can begin to align infrastructure spending with service level expectations and the priorities identified through community and stakeholder engagement.

Table 11: Current Funding Allocation by Asset Category and Source

Asset Category	Current Available Funding	City Share	County Share
Ambulance Bases	$336,381	$265,741	$70,640
County Administration	$656,907	-	$656,907
Fairmount Home	$785,848	$534,377	$251,471
Trails (All Segments)	$100,000	-	$100,000
Ambulances	$667,724	$527,502	$140,222
Non-ambulance	$114,606	-	$114,606
Total	**$2,661,466**	**$1,327,620**	**$1,333,846**

As shown in the above chart, the County and City share funding responsibilities for several service areas, including Paramedic Services (Ambulance Bases and Ambulances) and Fairmount Home, while the County

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independently funds areas such as Administration, Trails, and Non-Ambulance assets. This collaborative approach ensures that each partner contributes proportionally to sustaining service levels and addressing long-term capital needs.

The following chart illustrates the average annual investment required under Scenario 3, which represents the preferred funding approach to achieving the proposed levels of service. This scenario identifies the total investment needed across all relevant asset categories, as well as the proportional funding responsibilities of the City of Kingston, Frontenac County, and anticipated grant contributions.

Table 12: Average Annual Investment by Asset Category and Funding Source

Asset Category	Average Annual Investment Required (Scenario 3)	City of Kingston	Grants	Frontenac County
Ambulance Bases	$390,384	$308,403		$81,981
County Administration	$762,367	-		$762,367
Fairmount Home	$912,009	$620,166		$291,843
Trails (All Segments)	$116,054	-	$100,000	$116,054
Ambulances	$1,087,652	$859,245		$228,407
Non-ambulance	$186,681	-		$186,681
Total	**$3,455,147**	**$1,787,814**	**$100,000**	**$1,667,333**

Under this scenario, the combined average annual investment required is $3.46 million, with the City contributing approximately $1.79 million, the County contributing $1.67 million, and $0.10 million expected from external grants.

Based on Scenario 3, the total average annual investment required to meet the County's proposed levels of service is $3.45 million, compared to $2.7 million currently available, resulting in an annual shortfall of approximately $793,681.

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Table 13: Net New Funding Required Under Scenario 3 by Funding Source

Funding Requirements	Total	City Share	County Share
Scenario 3 Required Funding	$3,455,147	$1,787,814	$1,667,333
Current Available Funding	$2,661,466	$1,327,620	$1,333,846
Difference (Net New Funding Required)	**$793,681**	**$460,195**	**$333,487**

Of this, the County's share of the shortfall is approximately $333,487, while the City of Kingston's share is approximately $460,195. Thus, the County will need to increase tax revenues over time by 333,487 in order to close the annual infrastructure deficit.

Funding Requirements Tax Revenues

In 2024, Frontenac County had annual tax revenues of $12,828,356. As illustrated in the following table, without consideration of any other sources of revenue or cost containment strategies, achieving the target levels of service would require a 2.6% tax change over time.

To achieve this increase, several scenarios have been developed using phase-in periods ranging from five to twenty years. Shorter phase-in periods may place too high a burden on taxpayers, whereas a phase-in period beyond 20 years may see a continued deterioration of infrastructure, leading to larger backlogs.

Table 14 Phasing in Annual Tax Increases

	Phase-in Period (Frontenac County)			
	5 Years	**10 Years**	**15 Years**	**20 Years**
Infrastructure Deficit:	**$333,487**	**$333,487**	**$333,487**	**$333,487**
Tax Increase Required	2.6%	2.6%	2.6%	2.6%
Annually:	**0.6%**	**0.3%**	**0.2%**	**0.2%**

To address its own portion of the deficit, the County would need to implement a 0.3% annual property tax increase over the next 10 years to fund the proposed levels of service. Similarly, the City's contribution would need to rise by an average of $46,020 per year (approximately 3.5% annually) over the same period to meet the required funding level for shared services (Paramedic and Fairmount Home).

Financial Strategy Recommendations

Considering all the above information, we recommend the 10-year option to achieve the proposed levels of service:

a) Increasing tax revenues by 0.3% each year for the next 10 years to gradually implement the funding strategy outlined in the selected scenario for the service areas covered in this section of the AMP.
b) Increasing the City of Kingston's contribution by $46,020 per year (approximately 3.5% annually) and ensuring funds are collected over the next 10 years to meet the required funding level for shared services (Paramedics and Fairmount Home).
c) Allocating the current OCIF revenue as outlined previously.
d) Increasing existing and future infrastructure budgets by the applicable inflation index on an annual basis in addition to the deficit phase-in.
e) Leveraging additional, non-sustainable revenue sources such as one-time grants, surpluses, and reserves, as supplementary funding to advance asset management goals.

Notes:

1. As in the past, periodic senior government infrastructure funding will most likely be available during the phase-in period. By Provincial AMP rules, this periodic funding cannot be incorporated into an AMP unless there are firm commitments in place. We have included OCIF formula-based funding, if applicable, since this funding is a multi-year commitment[2].
2. We realize that raising tax revenues by the amounts recommended above for infrastructure purposes will be very difficult to do. However, considering a longer phase-in window may have even greater consequences in terms of infrastructure failure.

Although this option achieves the proposed levels of service, the recommendations do require prioritizing capital projects to fit the resulting annual funding available. Current data shows a pent-up investment demand of $6.1m for Buildings, Equipment and Land Improvements and $1.1m for Vehicles.

[2] The County should take advantage of all available grant funding programs and transfers from other levels of government. While OCIF has historically been considered a sustainable source of funding, the program is currently undergoing review by the provincial government. Depending on the outcome of this review, there may be changes that impact its availability.

Recommendations and Key Considerations

Financial Strategies

Review the feasibility of adopting the funding required to meet the proposed levels of service for the asset categories analyzed. This involves:

- implementing a 0.3% annual tax increase over a 10-year phase-in period and allocating the full increase in revenue towards capital funding
- increasing the City of Kingston's contribution by $46,020 per year (approximately 3.5% annually) and ensuring funds are collected over the next 10 years to meet the required funding level for shared services.
- using risk frameworks and staff judgement to prioritize projects, particularly to aid in elimination of existing infrastructure backlogs
- increasing existing and future infrastructure budgets by the applicable inflation index on an annual basis in addition to the deficit phase-in.
- Continue to apply for project specific grant funding to supplement sustainable funding sources.

NOTE: Although difficult to capture inflation costs, supply chain issues, and fluctuations in commodity prices will also influence capital expenditures.

Asset Data

1. Continuously review, refine, and calibrate lifecycle and risk profiles to better reflect actual practices and improve capital projections. In particular:
   - the timing of various lifecycle events, the triggers for treatment, anticipated impacts of each treatment, and costs.
   - the various attributes used to estimate the likelihood and consequence of asset failures, and their respective weightings.
2. Asset management planning is highly sensitive to replacement costs. Periodically update replacement costs based on recent projects, invoices, or estimates, as well as condition assessments, or any other technical reports and studies. Material and labour costs can fluctuate due to local, regional, and broader market trends, and substantially so during major world events. Accurately estimating the replacement cost of like-for-like assets can be challenging. Ideally, several recent projects over multiple years should be used for this estimate. Staff judgement and historical

data can help attenuate extreme and temporary fluctuations in cost estimates and keep them realistic.

3. Like replacement costs, an asset's established serviceable life can have dramatic impacts on all projections and analyses, including long-range forecasting and financial recommendations. Periodically reviewing and updating these values to better reflect in-field performance and staff judgement is recommended.

Risk and Levels of Service

1. Risk models and matrices can play an important role in identifying high-value assets, and developing an action plan which may include repair, rehabilitation, replacement, or further evaluation through updated condition assessments. As a result, project selection and the development of multi-year capital plans can become more strategic and objective. Initial models have been built into Citywide for all asset groups. As the data evolves and new attribute information is obtained, these models should also be refined and updated.
2. Available data on current performance should be centralized and tracked to support any calibration of service levels for long-term tracking of O. Reg. 588's requirements on proposed levels of service.
3. Staff should monitor evolving local, regional, and environmental trends to identify factors that may shape the demand and delivery of infrastructure programs. These can include population growth, and the nature of population growth; climate change and extreme weather events; and economic conditions and the local tax base. This data can also be used to revise service level targets.

Appendix A: Buildings, Equipment and Land Improvements

State of the Infrastructure

Frontenac County owns and maintains buildings, equipment and land improvements that provide key services to the community. These include:

- Long-term care, Fairmount Home (FMT)
- Paramedic services, Ambulance Bases (FP)
- County administration (Admin)

The following summarizes the state of the infrastructure for Buildings, Equipment and Land Improvements:

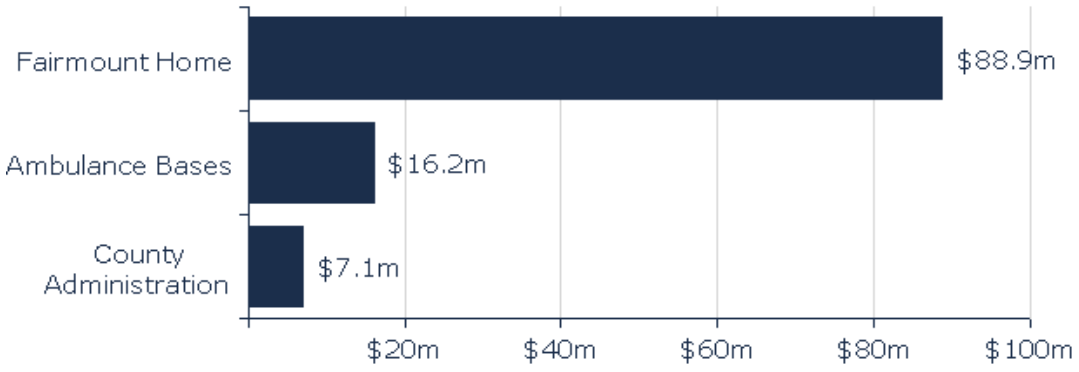
Table 15 Buildings, Equipment and Land Improvements State of Infrastructure Summary

Replacement Cost	Condition	Financial Capacity	
$112.2 million	Fair (52%)	Annual Requirement:	$3,408,535
		Funding Available:	$1,779,136
		Annual Deficit:	**$1,629,399**

Inventory & Valuation

The graph below displays the total replacement cost of each asset segment in Frontenac County's buildings, equipment and land improvements inventory. As the County has had a complete componentization of their buildings inventory Frontenac County is able to track the replacement/lifecycle needs more accurately.

Figure 11 Buildings, Equipment and Land Improvements Replacement Cost

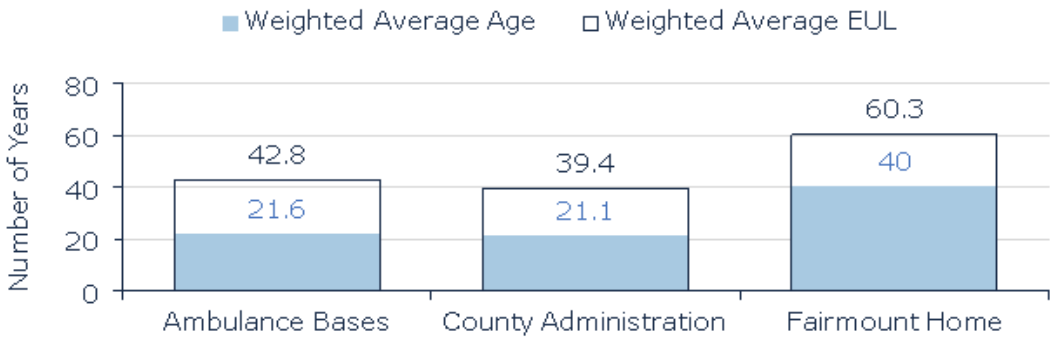


Each asset's replacement cost should be reviewed periodically to determine whether adjustments are needed to represent capital requirements more accurately.

Asset Condition & Age

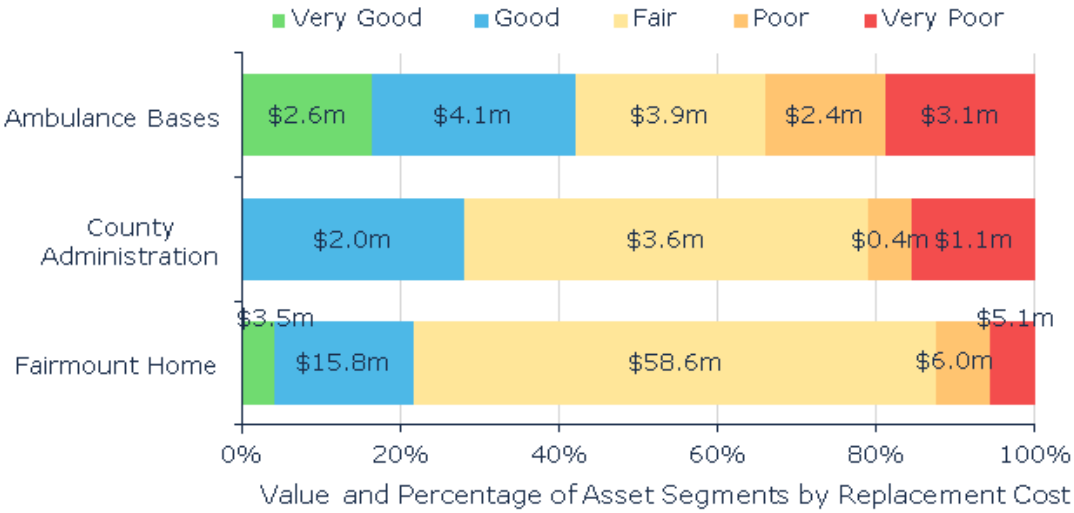
The graph below identifies the average age, and the estimated useful life for each asset segment. The values are weighted based on replacement cost.

Figure 12 Buildings, Equipment, and Land Improvements Average Age vs Average EUL



These assets are componentized which helps to add accuracy to the projections. The graph below visually illustrates the average condition for each asset segment from very good to very poor.

Figure 13 Buildings, Equipment and Land Improvements Condition Breakdown



To ensure that the municipal buildings, equipment and land improvements continue to provide an acceptable level of service, the County should monitor the average condition of all assets. If the average condition

declines, staff should re-evaluate their lifecycle management strategy to determine what combination of maintenance, rehabilitation and replacement activities is required to increase the overall condition of the buildings.

Each asset's estimated useful life should also be reviewed to determine whether adjustments need to be made to better align with the observed service life. It is important to note that a complete interior renovation of the Administration Building was completed in 2024; however, the inventory and condition data used for this analysis are from 2023, so the improvements from that renovation are not reflected in the current condition charts.

Current Approach to Condition Assessment

Accurate and reliable condition data allow staff to determine the remaining service life of assets and identify the most cost-effective approach to managing them. Currently, the County performs assessments on a five-year cycle. The last assessment was completed in 2023 for all Fairmount home buildings, and some ambulance bases were assessed in 2024. The assessments used a 1-5 rating scale, from very poor to very good, and following the Uniformat II industry standard. Buildings are repaired as needed based on deficiencies identified by outside experts, staff, or residents.

Lifecycle Management Strategy

To ensure that municipal assets are performing as expected and meeting the needs of customers, it is important to establish a lifecycle management strategy to proactively manage asset deterioration. The following table outlines the County's current lifecycle management strategy.

Figure 14 Buildings, Equipment and Land Improvements Current Lifecycle Strategy

Maintenance / Rehabilitation / Replacement

- Maintenance of buildings is outlined as activities from the BCI assessment and assigned to each asset in the inventory
- Other maintenance actions are triggered by inspections identifying safety, or structural issues
- Typical rehabilitation strategies of buildings include roof, HVAC, window and door replacements.
- Full replacements is considered generally when the asset has deteriorated significantly, and maintenance and rehabilitation is no longer cost-effective.
- Full replacement is also considered when the service level required exceeds what is possible from the physical asset.

Forecasted Capital Requirements

The annual capital requirement represents the average amount per year that Frontenac County should allocate towards funding rehabilitation and replacement needs. The following graph identifies capital requirements over the next 70 years. This projection is used as it ensures that every asset has gone through one full iteration of replacement. The forecasted requirements are aggregated into 5-year bins, and the trend line represents the average annual capital requirements at $3.4 million.

Figure 15 Buildings, Equipment and Land Improvements Forecasted Capital Replacement Requirements

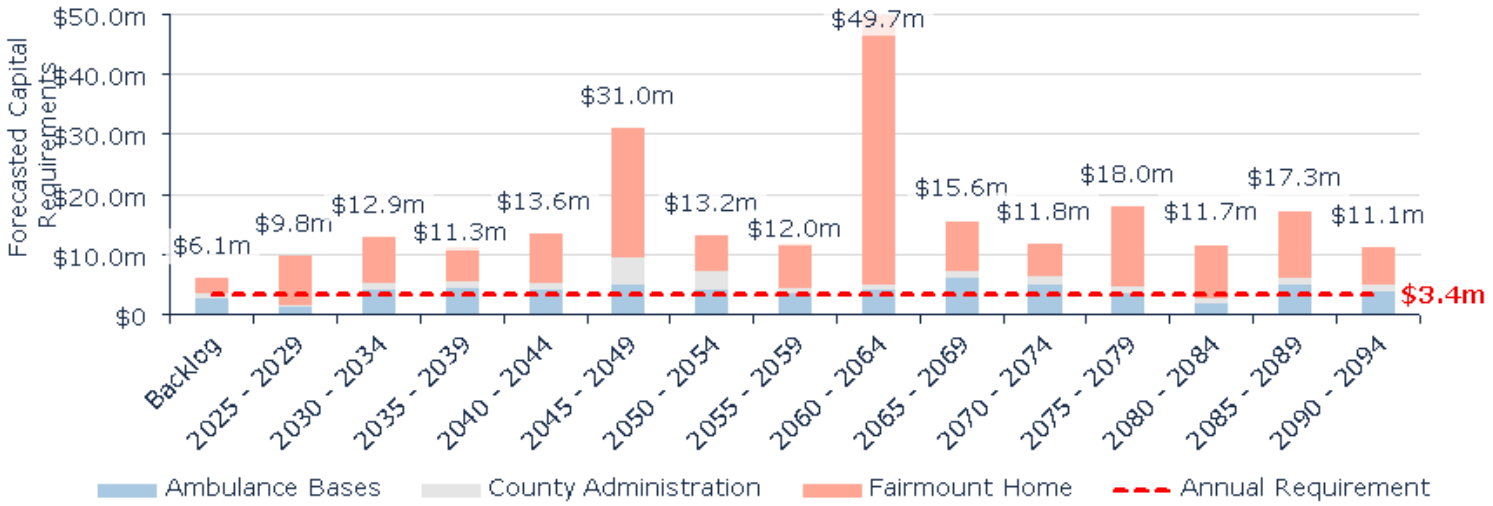


Table 16 below summarizes the projected cost of lifecycle activities (capital activities only) that may need to be undertaken over the next 10 years to support current levels of service.

Table 16 Buildings, Equipment and Land Improvements System-Generated 10-Year Capital Costs

Segment	Backlog	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Ambulance Bases	$2.6m	$445k	$229k	$272k	$197k	$310k	$351k	$1.7m	$1.1m	$373k	$667k
County Administration	$1.0m	$29k	$27k	$70k	$42k	-	$839k	$322k	$70k	-	$19k
Fairmount Home	$2.4m	$2.6m	$3.0m	$547k	$899k	$1.2m	$1.2m	$1.1m	$208k	$1.8m	$3.2m

These projections are generated in Citywide and rely on the data available in the asset register, which was limited to asset age, replacement cost, and useful life. Note that the Administration Building underwent a complete interior renovation in 2024; some of the lifecycle activities shown in the chart for this building may have already been addressed through that renovation and are therefore not required.

Risk & Criticality

The risk matrix provides a visual representation of the relationship between the probability of failure and the consequence of failure for the assets within this asset category based on available inventory data. See Appendix E: Risk Rating Criteria for the criteria used to determine the risk rating for all asset categories.

This is a high-level model that has been developed based on information currently available and should be reviewed and adjusted to reflect an evolving understanding of both the probability and consequences of asset failure.

The identification of critical assets allows the County to determine risk mitigation strategies and treatment options. Risk mitigation may include asset-specific lifecycle strategies, condition assessment strategies, or simply the need to collect better asset data.

Figure 16 Buildings, Equipment and Land Improvements Risk Matrix

1 - 4 Very Low $11,393,843 (10%)	5 - 7 Low $10,750,191 (10%)	8 - 9 Moderate $17,749,448 (16%)	10 - 14 High $60,697,238 (54%)	15 - 25 Very High $11,574,385 (10%)

Levels of Service

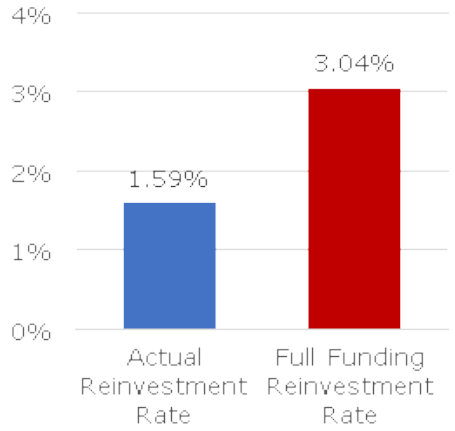
The framework created by the County for levels of service is a valuable tool for assessing and managing the performance of their assets and/or services provided by their assets. Proposed levels of service for the County have been developed through engagement with County staff.

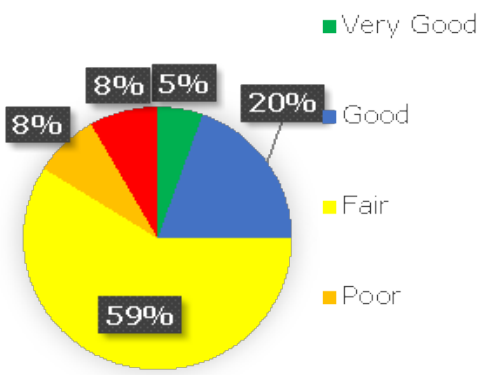
Current Levels of Service

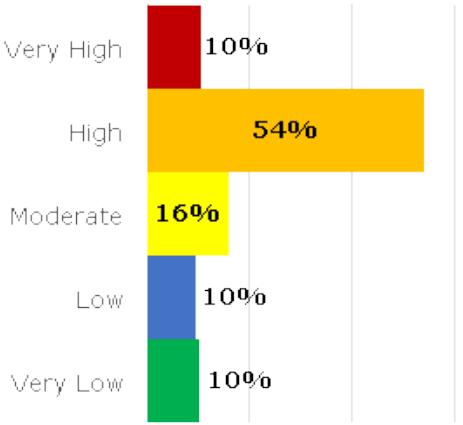
The following tables outline the County's metrics for assessing the current level of service for the buildings, equipment and land improvements. These reflect the County's broader, strategic service goals and provide a way to track how cost, performance (average condition), and risk are trending year-over-year.

Figure 17 Buildings, Equipment and Land Improvements Strategic Levels of Service

Full Funding vs Actual Reinvestment Rate	Performance (Average Condition)	Risk Breakdown







Community Levels of Service

The following table outlines the qualitative descriptions that determine the community levels of service provided by buildings, equipment and land improvements.

Table 17 Ontario Regulation 588/17 Buildings, Equipment and Land Improvements Community Levels of Service

Service Attribute	Qualitative Description	Current LOS
Accessible & Reliable	Description of monthly and annual facilities inspection process	FMT: Annual inspection of Sprinkler System, Extinguishers, Bed Entrapment, Ceiling Lift Track Load Bearing, Septic System, FIT Testing Machines; semi-annual testing of the Fire Suppression system; bi-annual load testing of generators.
Safe & Regulatory	Description of the current condition of municipal facilities and the plans that are in place to maintain or improve the provided level of service	A Building Condition Assessment (BCA) was received in 2024. This report outlines repairs, maintenance and capital works forecast yearly to 2048 based on the current condition of the County-owned buildings assessed. On average, the assets are in fair condition. However, some assets are in very poor condition such as the Parham EMS base.

Technical Levels of Service

The following table outlines the quantitative metrics that determine the technical level of service provided by County buildings, equipment and land improvements.

Table 18 Ontario Regulation 588/17 Buildings, Equipment and Land Improvements Technical Levels of Service

Service Attribute	Technical Metric	Current LOS	
Accessible & Reliable	# of annual work orders issued through Ameresco Asset Work Order System	683	
Affordable	O&M Annual Maintenance Costs	Admin	$10,278
		FMT	$321,369
		FP	$207,450
	Annual capital reinvestment rate	1.6%	
Safe & Regulatory	% of facilities that are in fair or better condition	84	
	% of facilities that are in poor or very poor condition	16	

Proposed Levels of Service

The scenarios that were used to analyse the County's inventory are based on the data available in the asset management system which outlines estimated useful life and condition as well as replacement costs which all the results are based on.

Scenario 1: Current Capital Reinvestment Rate - this scenario utilizes the current capital reinvestment within each asset category. The current annual investment was held, and the condition was determined.

Scenario 2: Full Funding - this scenario assumes unlimited capital reinvestment within each asset category. Asset condition is modeled without any constraints on the annual capital funding available.

Scenario 3: Strategic Funding - this scenario utilizes modest funding increases across asset categories, with a 1.5% annual increase applied to the K&P Trail, Fairmount Home, Paramedic, and Administration budgets, and a 5% annual increase applied to the Ambulance and Non-Ambulance Vehicle budgets. The resulting infrastructure condition was determined based on these adjusted annual funding levels.

The table below outlines the results for each scenario for Buildings, Equipment and Land Improvements:

Scenarios	Replacement Cost	Average ondition	Annual Capital Reinvestment
Scenario 1 – Current Capital einvestment	$112,165,106	Poor (34%)	$1,779,136
Scenario 2 – Full Funding	$112,165,106	Poor (38%)	$3,408,535
Scenario 3 – Strategic Funding	$112,165,106	Poor (35%)	$2,064,760

The following figure illustrates the projected condition of each asset segment under each of the three investment level scenarios:

Figure 18 Scenario Comparison: Ambulance Base Conditions

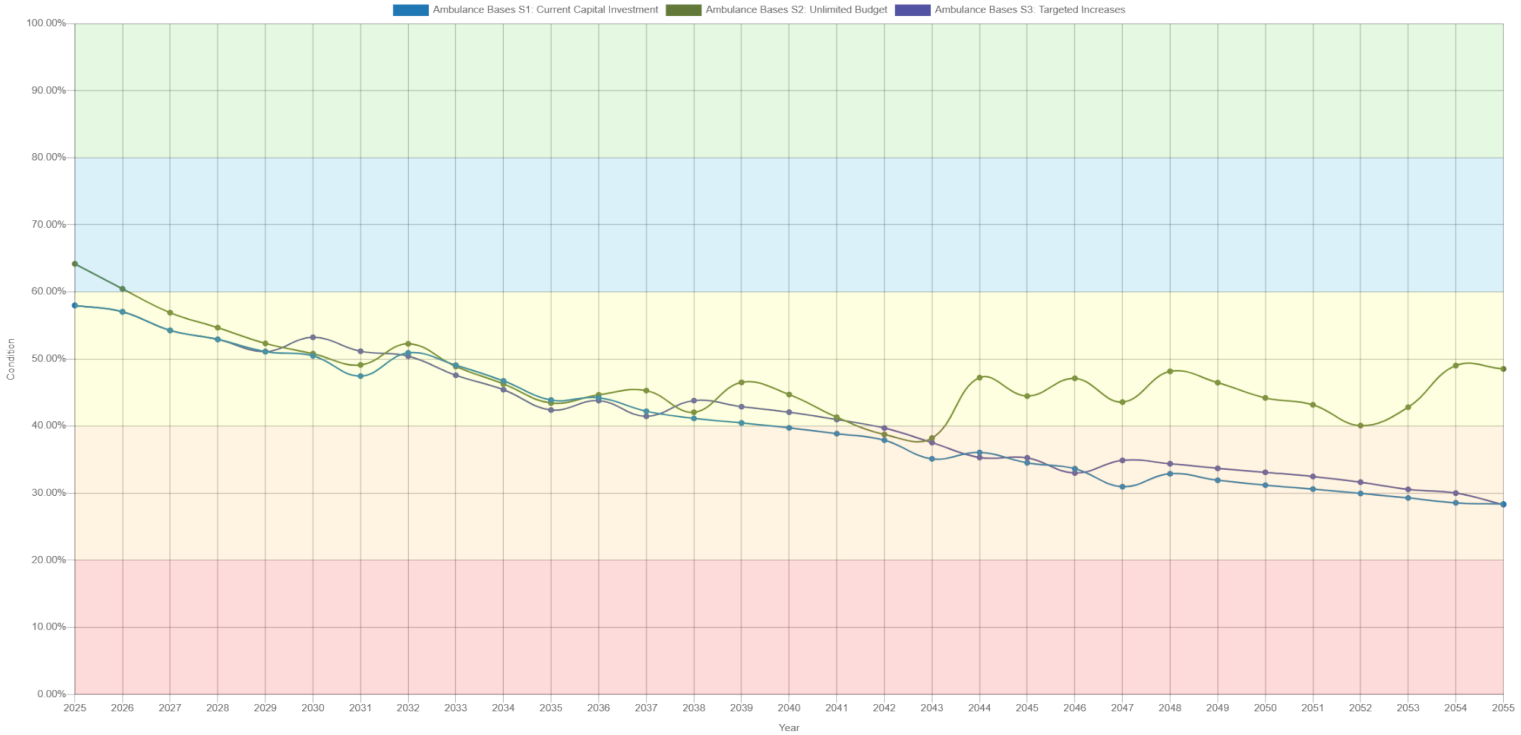


Figure 19 Scenario Comparison: County Admin Conditions

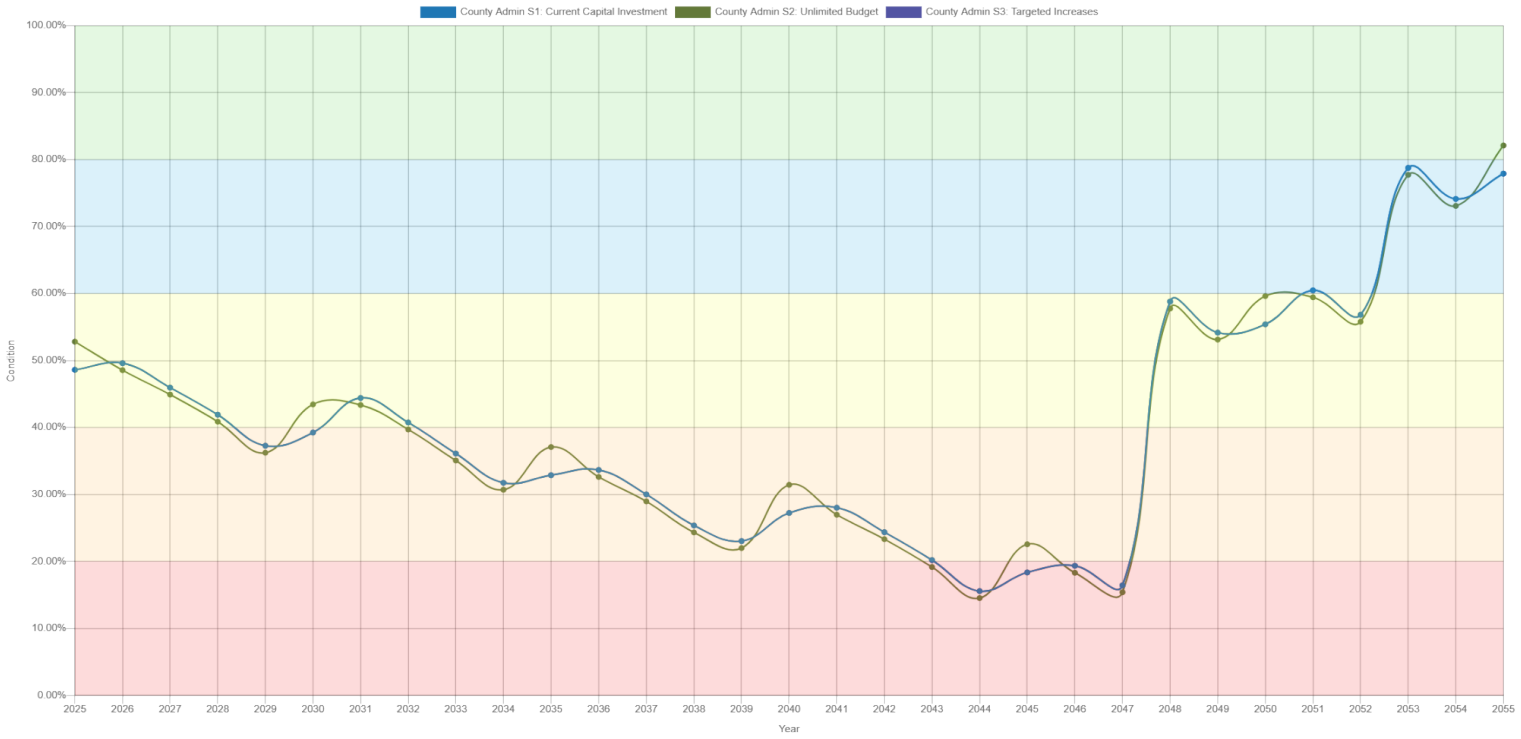
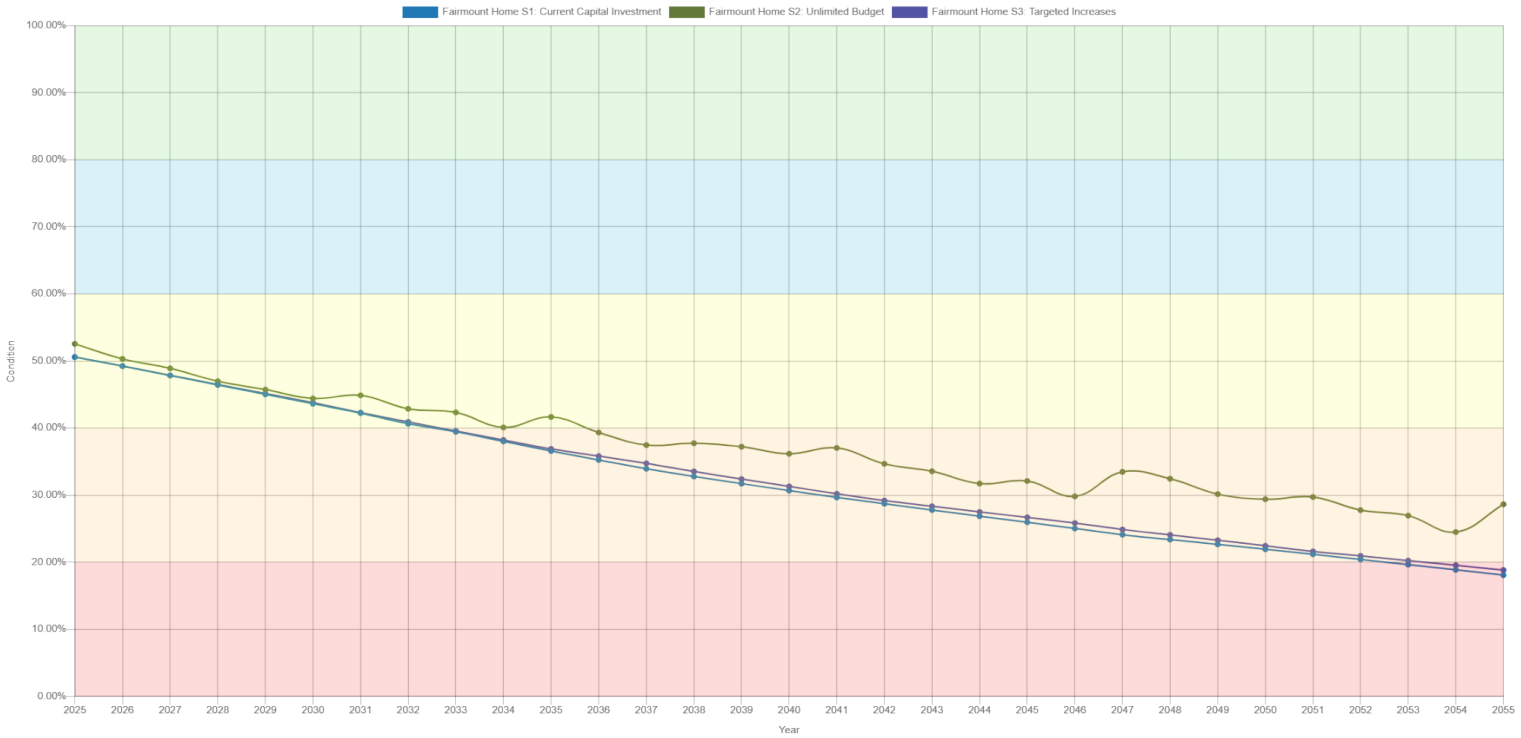


Figure 20 Scenario Comparison: Fairmount Home Conditions



Appendix B: Vehicles

State of the Infrastructure

Vehicles allow staff to efficiently deliver municipal services and personnel. County vehicles are used to support several service areas, including:

- Paramedic services, Ambulances
- County administration
- Non-ambulance paramedic services

The following summarizes the state of the infrastructure for Vehicles:

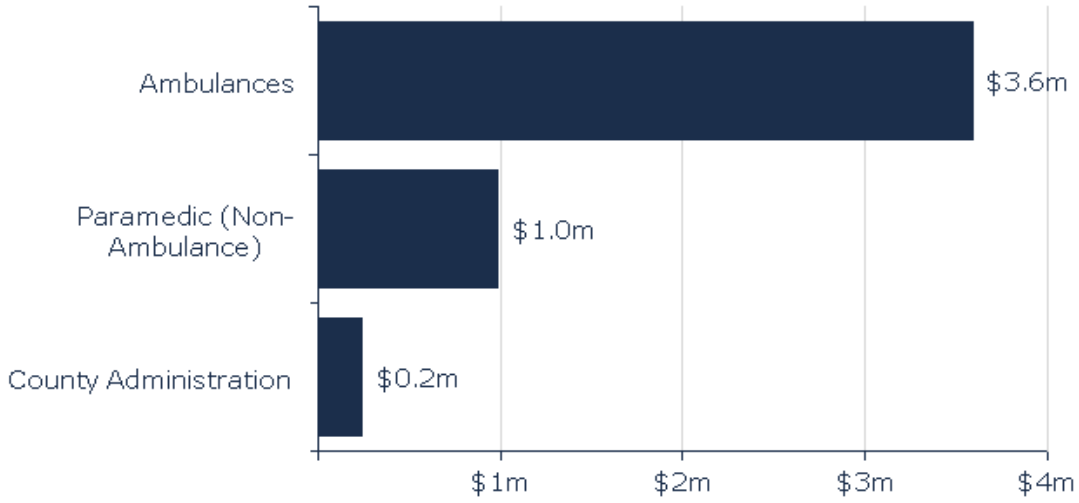
Table 19 Vehicles State of Infrastructure Summary

Replacement Cost	Condition	Financial Capacity	
$4.83 million	Fair (42%)	Annual Requirement:	$733,924
		Funding Available:	$782,330
		Annual Surplus:	**($48,406)**

Inventory & Valuation

The graph below displays the total replacement cost of each asset segment in the vehicle inventory.

Figure 21 Vehicle Replacement Costs

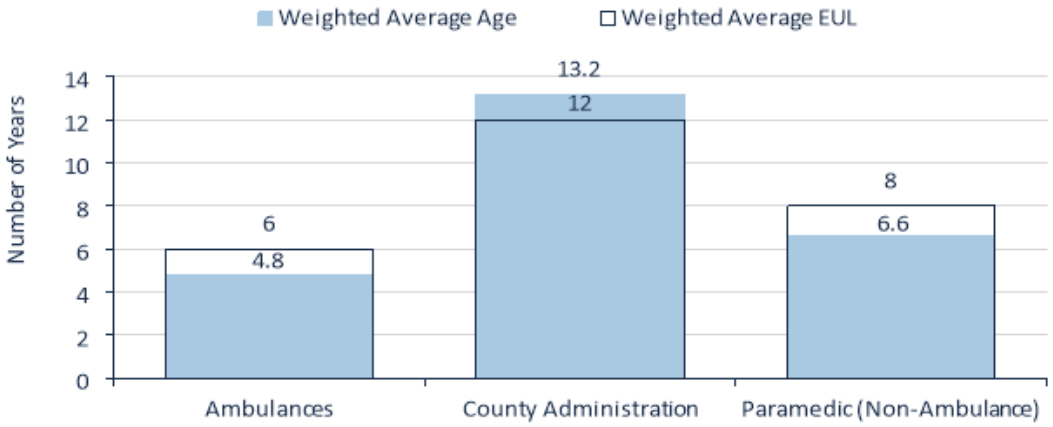


Each asset's replacement cost should be reviewed periodically to determine whether adjustments are needed to represent capital requirements more accurately.

Asset Condition & Age

The graph below identifies the average age and the estimated useful life for each asset segment. The values are weighted based on replacement cost.

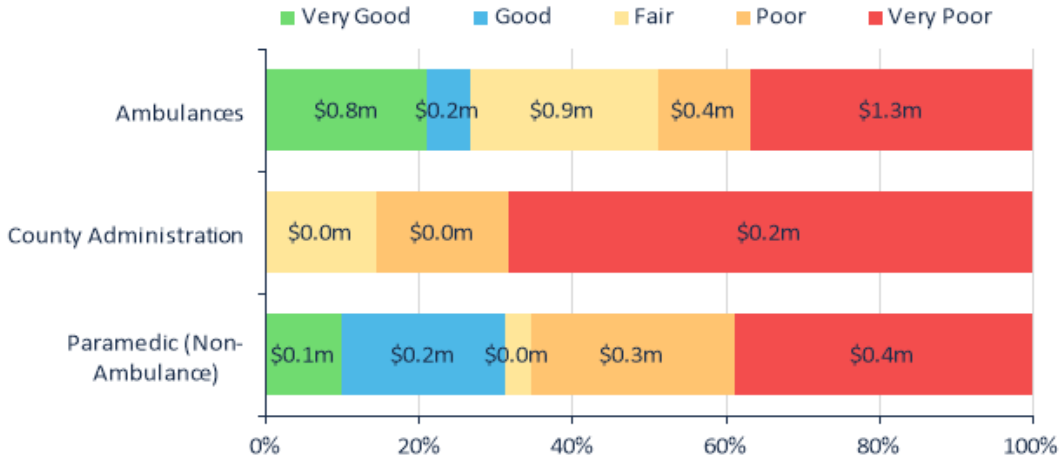
Figure 22 Vehicles Average Age vs Average EUL



Each asset's estimated useful life should also be reviewed periodically to determine whether adjustments need to be made to better align with the observed length of service life for each asset type.

The graph below visually illustrates the average condition for each asset segment on a very good to very poor scale.

Figure 23 Vehicles Condition Breakdown



To ensure that the County's vehicles continue to provide an acceptable level of service, the County should monitor the average condition of all assets. If the average condition declines, staff should re-evaluate their lifecycle management strategy to determine what combination of maintenance, rehabilitation and replacement activities is required to increase the overall condition of the vehicles.

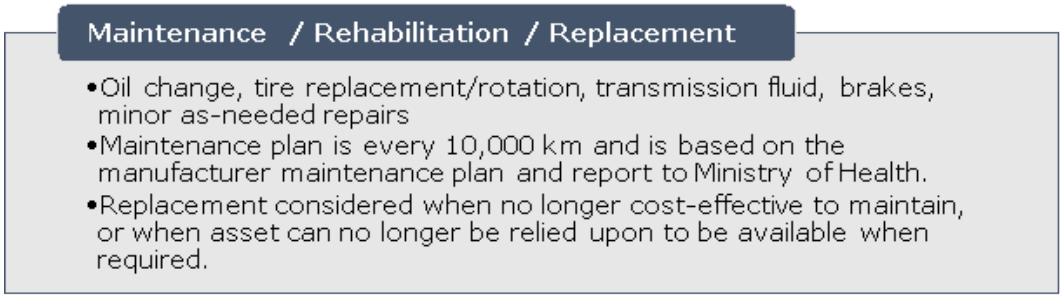
Current Approach to Condition Assessment

Accurate and reliable condition data allows staff to determine the remaining service life of assets and identify the most cost-effective approach to managing assets. An example of the County's current approach is staff complete regular visual inspections of vehicles to ensure they are in state of adequate repair prior to operation.

Lifecycle Management Strategy

The condition or performance of assets will deteriorate over time. To ensure vehicles are performing as expected, it is important to establish a lifecycle management strategy to proactively manage asset deterioration.

Figure 24 Vehicles Current Lifecycle Strategy



Forecasted Capital Requirements

The annual capital requirement represents the average amount per year that the County should allocate towards funding rehabilitation and replacement needs. The following graph identifies capital requirements over the next 15 years. This projection is used as it ensures that every asset has gone through one full iteration of replacement. The forecasted requirements are aggregated into 5-year bins, and the trend line represents the average annual capital requirements at $734 thousand.

Figure 25 Vehicle Forecasted Capital Replacement Requirements

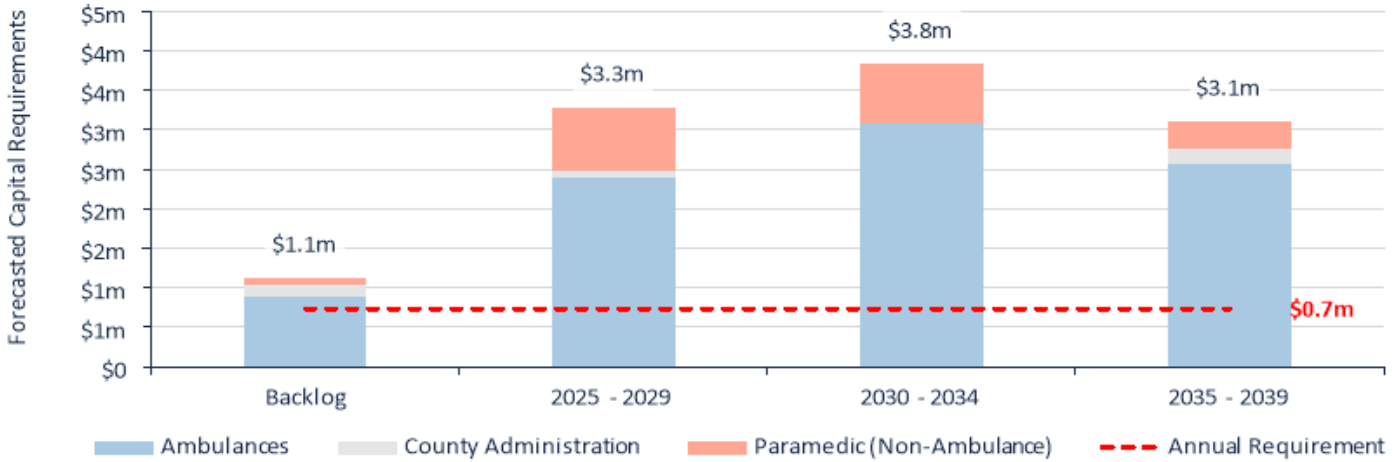


Table 20 below summarizes the projected cost of lifecycle activities (capital replacement only) that may need to be undertaken over the next 10 years to support current levels of service. These projections are generated in Citywide and rely on the data available in the asset register.

Table 20 Vehicles System-Generated 10-Year Capital Costs

Segment	Backlog	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Ambulances	$880k	$360k	$360k	$620k	$220k	$842k	$440k	$1.2m	$220k	$440k	$833k
County Administration	$166k	-	-	$42k	$35k	-	-	-	-	-	-
Paramedic (non-ambulance)	$84k	$302k	$263k	$33k	-	$211k	-	$98k	-	$386k	$263k

As no assessed condition data was available for the vehicles, only age was used to determine forthcoming replacement needs. These projections can be different from actual capital forecasts. Consistent data updates, especially condition, will improve the alignment between the system-generated expenditure requirements, and the County's capital expenditure forecasts.

Risk & Criticality

The risk matrix provides a visual representation of the relationship between the probability of failure and the consequence of failure for the assets within this asset category based on available inventory data. See Appendix E: Risk Rating Criteria for the criteria used to determine the risk rating for all asset categories.

This is a high-level model that has been developed based on information currently available and should be reviewed and adjusted to reflect an evolving understanding of both the probability and consequences of asset failure.

The identification of critical assets allows the County to determine appropriate risk mitigation strategies and treatment options. Risk mitigation may include asset-specific lifecycle strategies, condition assessment strategies, or simply the need to collect better asset data.

Figure 26 Vehicles Risk Matrix

1 - 4 **Very Low** $1,375,544 (28%)	5 - 7 **Low** $126,000 (3%)	8 - 9 **Moderate** $1,462,831 (30%)	10 - 14 **High** $985,923 (20%)	15 - 25 **Very High** $880,000 (18%)

Levels of Service

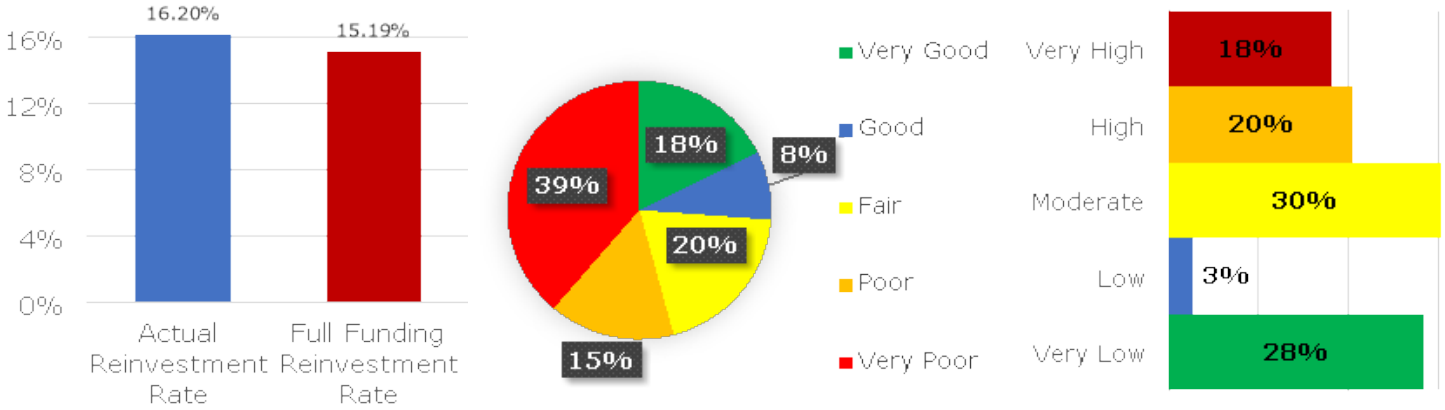
The framework created by the County for levels of service is a valuable tool for assessing and managing the performance of their assets and/or services provided by their assets. Proposed levels of service for the County have been developed through engagement with County staff.

Current Levels of Service

The following tables outline the County's metrics for assessing the current level of service for vehicles. These reflect the County's broader, strategic service goals and provide a way to track how cost, performance (average condition), and risk are trending year-over-year.

Figure 27 Vehicles Strategic Levels of Service

Full Funding vs Actual Reinvestment Rate	Performance (Average Condition)	Risk Breakdown



Community Levels of Service

The following table outlines the qualitative descriptions that determine the community levels of service provided by vehicles.

Table 21 Ontario Regulation 588/17 Vehicles Community Levels of Service

Service Attribute	Qualitative Description	Current LOS
Accessible & Reliable	Description of the Fleet Management and Safety Program	There is a Frontenac Paramedics policy as well as MOH requirements (a policy must be in place for maintenance)
Safe & Regulatory	Description of the current condition of municipal vehicles and the plans that are in place to maintain or improve the provided level of service	Currently ambulances are remounted after 6 years, with the remounts being in service for another 5 years; Emergency Response Vehicles are 6 years other paramedic vehicles 5-10 6 years depending on its purpose, County admin vehicles are replaced every 10 years as required. Future plans will be assisted by the AMP analysis. E.g. minimize downtimes by monitoring idle time & the impact on vehicle replacement schedules.

Technical Levels of Service

The following table outlines the quantitative metrics that determine the technical level of service provided by County vehicles.

Table 22 Ontario Regulation 588/17 Vehicles Technical Levels of Service

Service Attribute	Technical Metric	Current LOS
Accessible & Reliable	% of vehicles that meet maintenance and inspection requirements	100%
	Average Annual KM Driven by Paramedic Ambulances	24,574
	# of motor vehicle at-fault accidents involving municipal vehicles	6
Affordable	Annual capital reinvestment rate	16.2%
Safe & Regulatory	% of vehicles that are in fair or better condition	46%
	% of vehicles that are in poor or very poor condition	54%

Proposed Levels of Service

The scenarios that were used to analyse the County's inventory are based on the data available in the asset management system which outlines estimated useful life and condition as well as replacement costs which all the results are based on.

Scenario 1: Current Capital Reinvestment Rate - this scenario utilizes the current capital reinvestment within each asset category. The current annual investment was held, and the condition was determined.

Scenario 2: Full Funding - this scenario assumes unlimited capital reinvestment within each asset category. Asset condition is modeled without any constraints on the annual capital funding available.

Scenario 3: Strategic Funding - this scenario utilizes modest funding increases across asset categories, with a 1.5% annual increase applied to the K&P Trail, Fairmount Home, Paramedic, and Administration budgets, and a 5% annual increase applied to the Ambulance and Non-Ambulance Vehicle budgets. The resulting infrastructure condition was determined based on these adjusted annual funding levels.

The table below outlines the results for each scenario for Vehicles:

Scenarios	Replacement Cost	Average ondition	Annual Capital Reinvestment
Scenario 1 – Current Capital einvestment	$4,830,298	Fair (49%)	$782,330
Scenario 2 – Full Funding	$4,830,298	Fair (56%)	$733,924
Scenario 3 – Strategic Funding	$4,830,298	Fair (53%)	$1,274,333

The following figure illustrates the projected condition of each asset segment under each of the three investment level scenarios:

Figure 28 Scenario Comparison: Ambulances Conditions

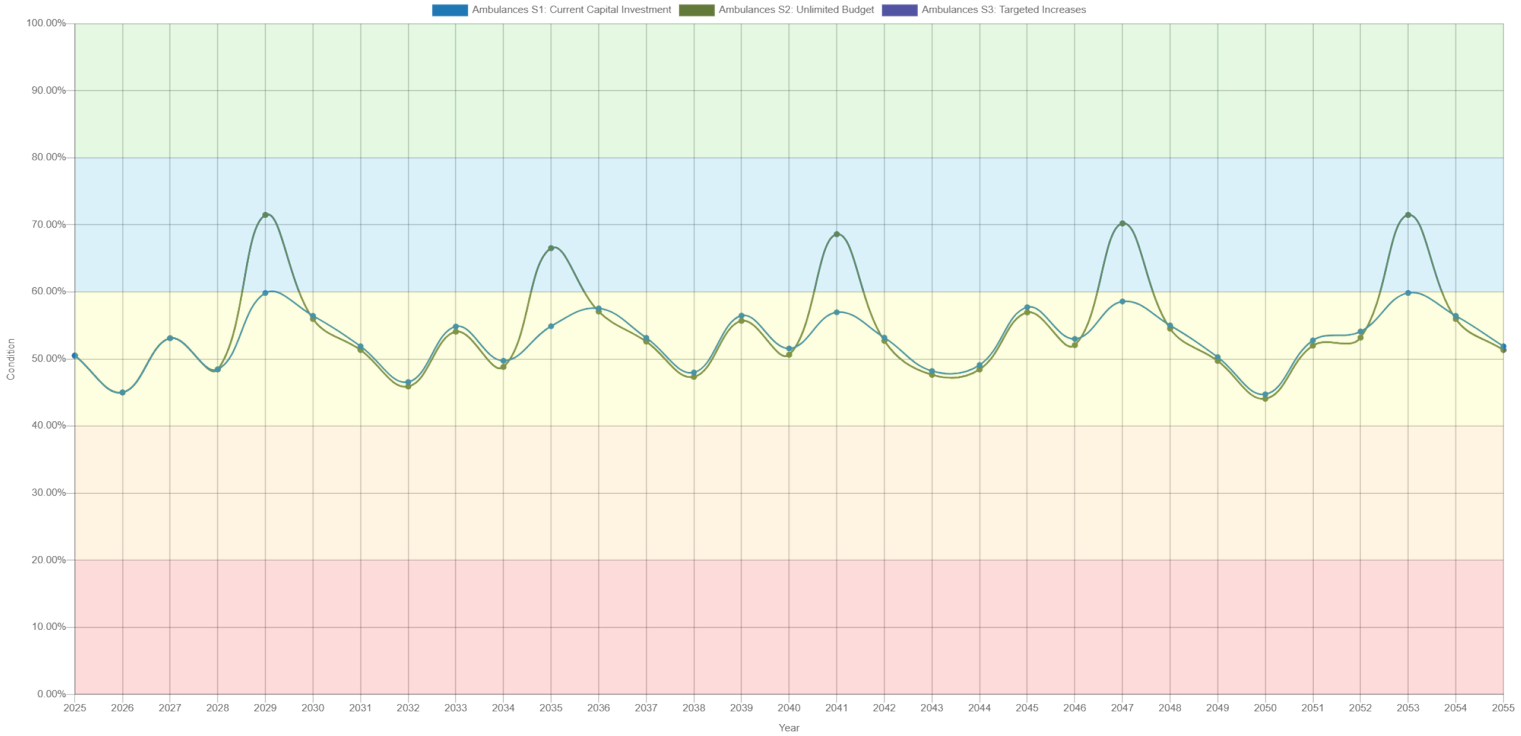
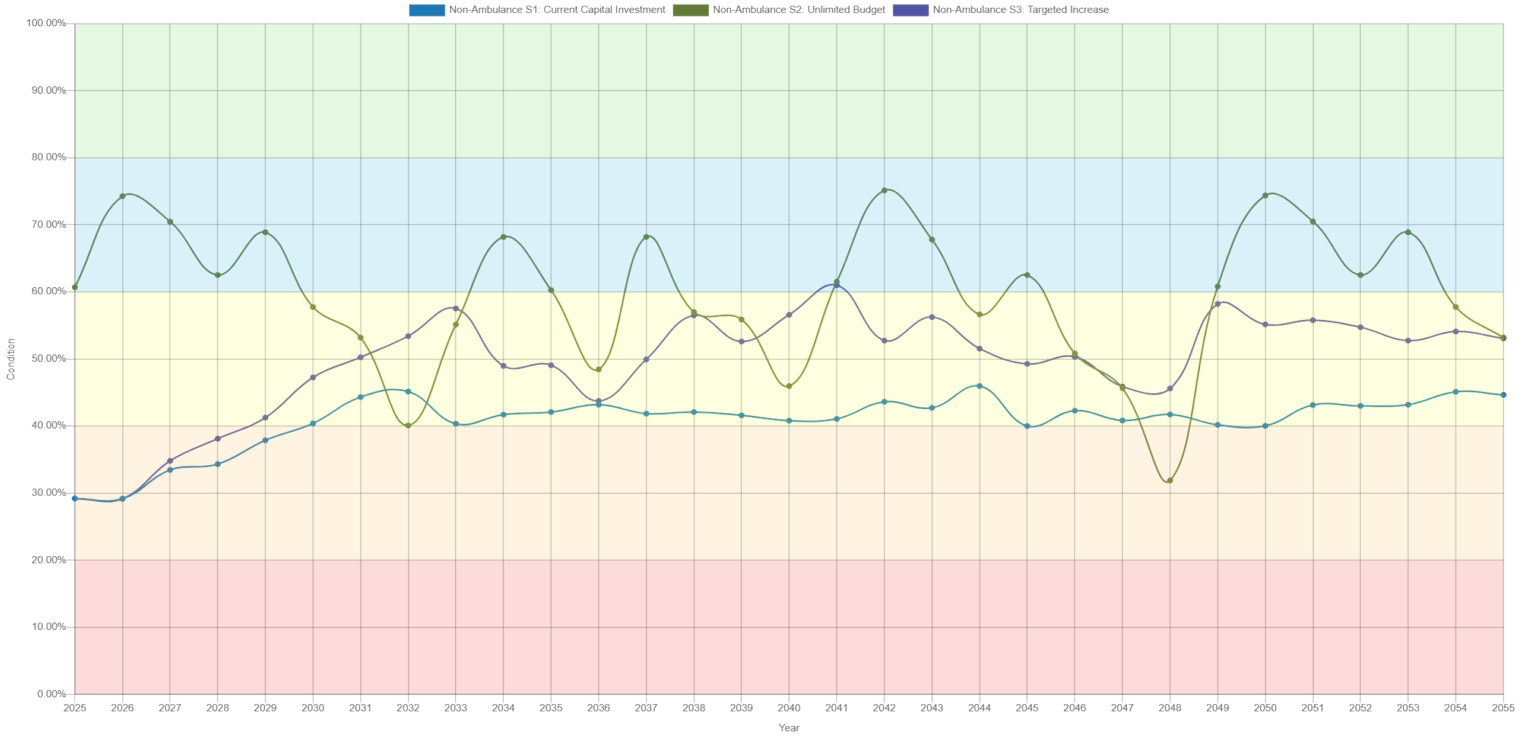


Figure 29 Scenario Comparison: Paramedic (Non-Ambulance) Conditions



Appendix C: Trail Network

State of the Infrastructure

Frontenac County owns several asset types that compliment the K&P Trail network. These include:

- The trail itself
- Bridges and culverts
- Equipment and signage
- Parking areas

The following summarizes the state of the infrastructure for K&P Trail:

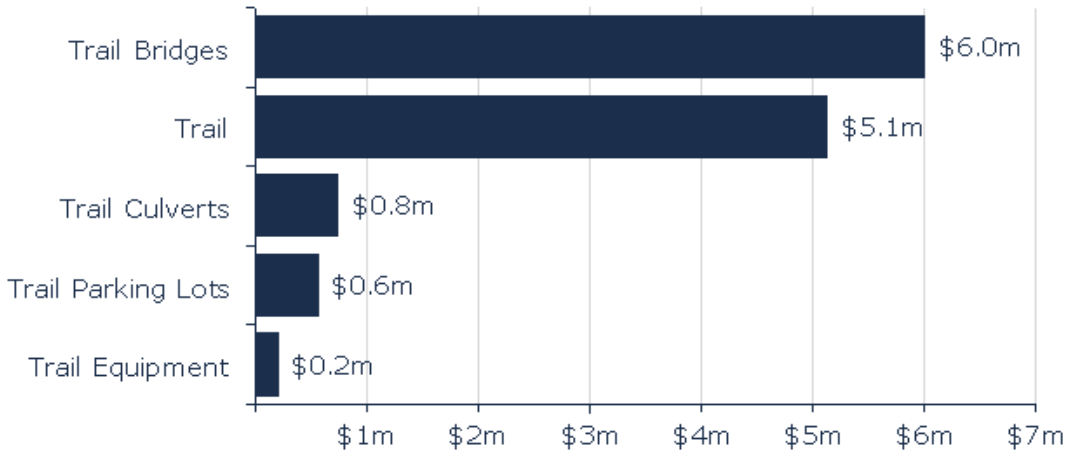
Table 23 K&P Trails State of Infrastructure Summary

Replacement Cost	Condition	Financial Capacity	
$12.67 million	Good (73%)	Annual Requirement:	$761,465
		Funding Available:	$100,000
		Annual Deficit:	**$661,465**

Inventory & Valuation

K&P Trail asset category has a replacement value of $12.67 million.

Figure 30 K&P Trails Replacement Costs

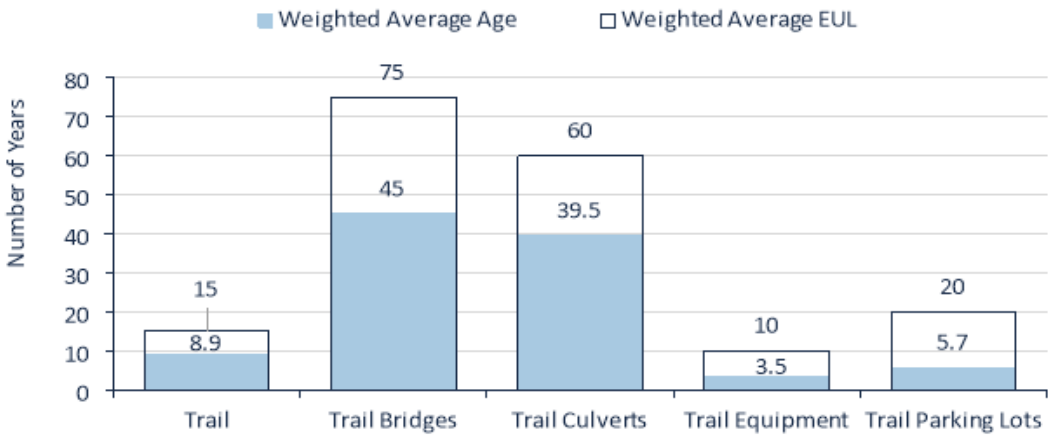


Each asset's replacement cost should be reviewed periodically to determine whether adjustments are needed to represent capital requirements more accurately.

Asset Condition & Age

The graph below identifies the average age, and the estimated useful life for each asset segment. The values are weighted based on replacement cost.

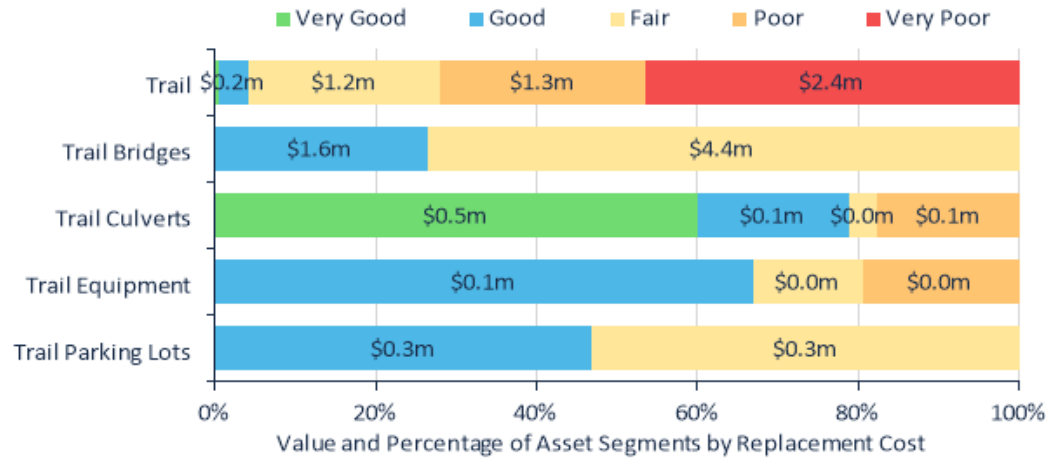
Figure 31 K&P Trail Average Age vs Average EUL



Each asset's estimated useful life should also be reviewed periodically to determine whether adjustments need to be made to better align with the observed length of service life for each asset type.

The graph below visually illustrates the average condition for each asset segment on a very good to very poor scale.

Figure 32 K&P Trail Condition Breakdown



To ensure that the County's K&P trail continues to provide an acceptable level of service, Frontenac County should monitor the average condition of all assets. Staff should re-evaluate their lifecycle management strategy to

determine what combination of maintenance, rehabilitation and replacement activities is required to maintain or increase asset service longevity.

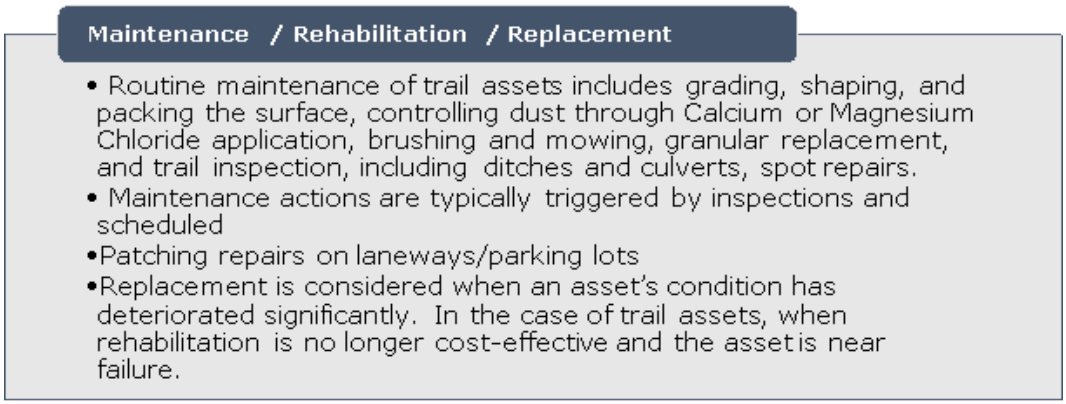
Current Approach to Condition Assessment

Accurate and reliable condition data enable staff to determine the remaining service life of assets and identify the most cost-effective management strategies. The current approach is like that used for buildings, where many trail assets are assessed on a five-year cycle. However, structural bridges and culverts are inspected every two years in accordance with OSIM (Ontario Structure Inspection Manual) requirements. Each asset is assigned a condition rating on a scale from 1 to 5, ranging from unacceptable to good. Most assessments are conducted by external contractors.

Lifecycle Management Strategy

To ensure that municipal assets are performing as expected and meeting the needs of residents, it is important to establish a lifecycle management strategy to proactively manage asset deterioration. The following figure outlines the current lifecycle management strategy.

Figure 33 K&P Trail Current Lifecycle Strategy



Forecasted Capital Requirements

The annual capital requirement represents the average amount per year that should be allocate towards funding rehabilitation and replacement needs. The following graph identifies capital requirements over the next 65 years. This projection is used as it ensures that every asset has gone through one full iteration of replacement. The forecasted requirements are aggregated into 5-year bins, and the trend line represents the average annual capital requirements at $761 thousand.

Figure 34 K&P Trail Network Forecasted Capital Replacement Requirements

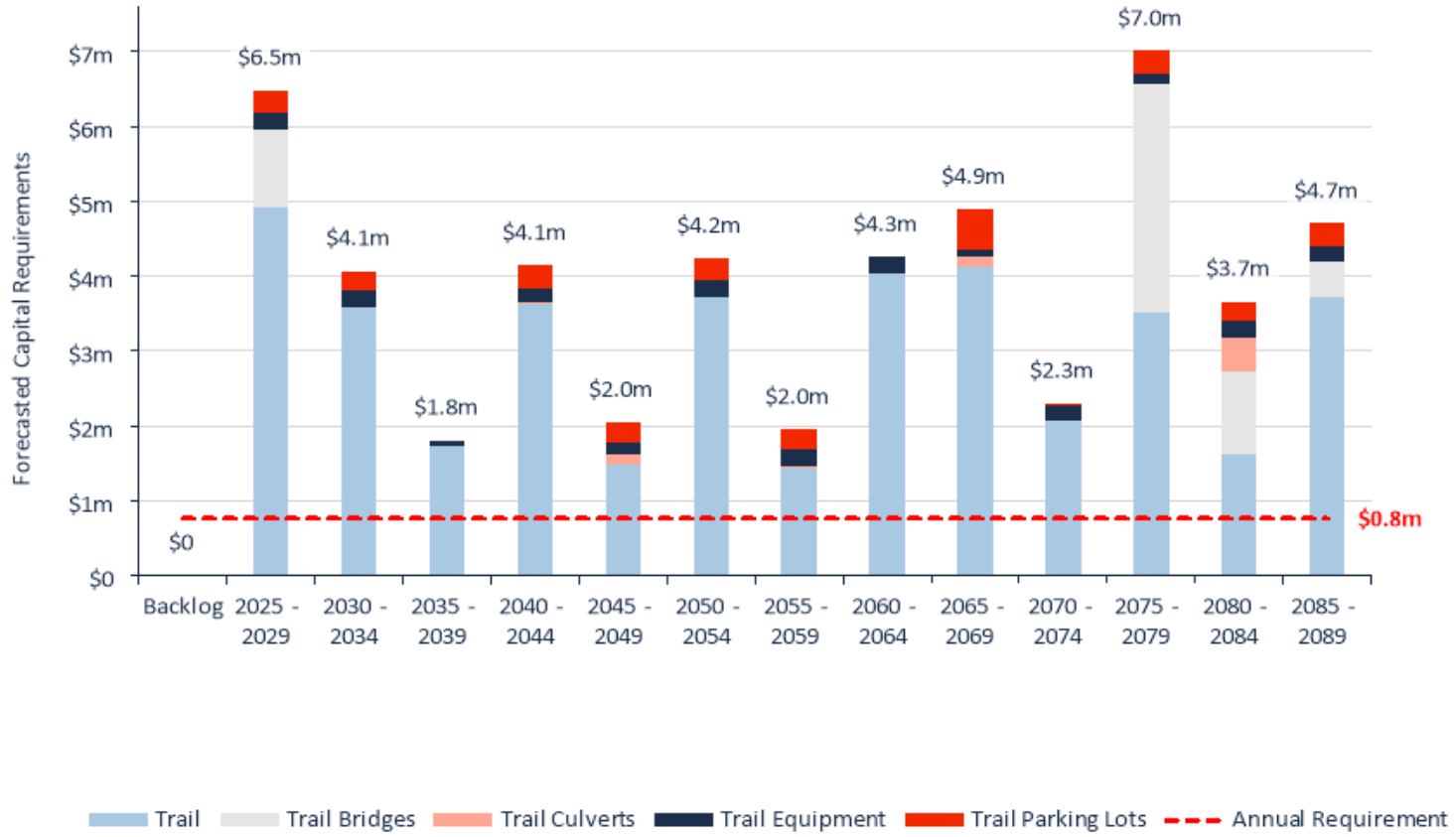


Table 24 below summarizes the projected cost of lifecycle activities (capital replacement only) that may need to be undertaken over the next 10 years to support current levels of service. These projections are generated in Citywide and rely on the data available in the asset register.

Table 24 K&P Trail Network System-Generated 10-Year Capital Costs

Segment	Backlog	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Trail	$0	$3.4m	$126k	$203k	$343k	$872k	$195k	-	$25k	$2.4m	$988k
Trail Bridges	$0	-	-	$1.1m	-	-	-	-	-	-	-
Trail Culverts	$0	-	-	-	-	-	-	-	-	-	-
Trail Equipment	$0	-	$42k	$29k	$145k	-	-	-	$42k	$29k	$145k
Trail Parking Lots	$0	-	-	-	-	$302k	-	-	-	$13k	$253k

A staff assessment from 2020 for culverts and 2022 for bridges on the trail were used to determine forthcoming replacement needs. These projections can be different from actual capital forecasts. Consistent data updates, especially condition, will improve the alignment between the system-generated expenditure requirements, and the County's capital expenditure forecasts

Risk & Criticality

The risk matrix provides a visual representation of the relationship between the probability of failure and the consequence of failure for the assets within this asset category based on available inventory data. See Appendix E: Risk Rating Criteria for the criteria used to determine the risk rating for all asset categories.

Figure 35 K&P Trail Network Risk Matrix

1 - 4 Very Low	5 - 7 Low	8 - 9 Moderate	10 - 14 High	15 - 25 Very High
$4,796,249 (38%)	$2,608,017 (21%)	$1,922,768 (15%)	$3,344,000 (26%)	- (0%)

This is a high-level model that has been developed based on information currently available and should be reviewed and adjusted to reflect an evolving understanding of both the probability and consequences of asset failure.

The identification of critical assets allows the County to determine risk mitigation strategies and treatment options. Risk mitigation may include asset-specific lifecycle strategies, condition assessment strategies, or simply the need to collect better asset data.

Levels of Service

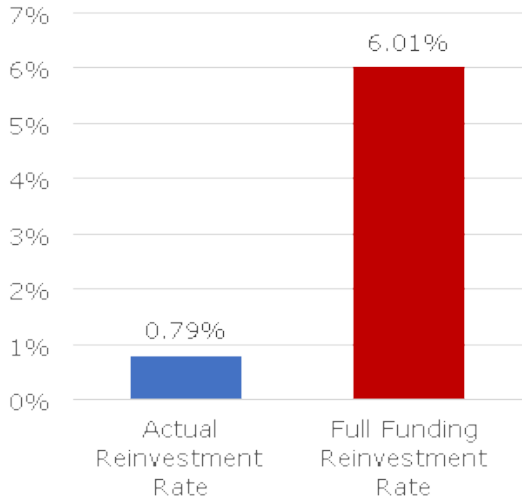
The framework created by the County for levels of service is a valuable tool for assessing and managing the performance of their assets and/or services provided by their assets. Proposed levels of service for the County have been developed through engagement with County staff.

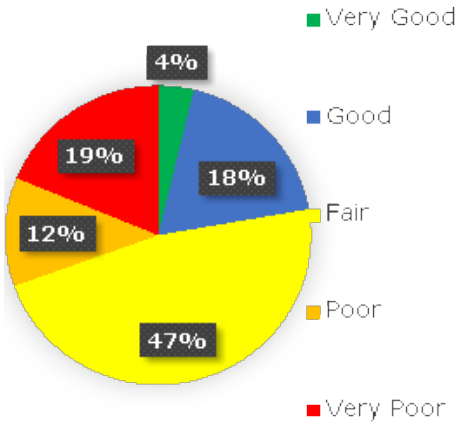
Current Levels of Service

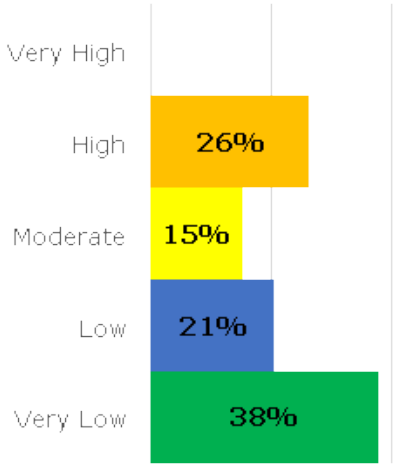
The following tables outline the County's metrics for assessing the current level of service for the trail network. These reflect the County's broader, strategic service goals and provide a way to track how cost, performance (average condition), and risk are trending year-over-year.

Figure 36 K&P Trail Network Strategic Levels of Service

Full Funding vs Actual Reinvestment Rate	Performance (Average Condition)	Risk Breakdown







Community Levels of Service

The following table outlines the qualitative descriptions that determine the community levels of service provided by the K&P Trail network.

Table 25 Ontario Regulation 588/17 K&P Trail Network Community Levels of Service

Service Attribute	Qualitative Description	Current LOS
Accessible & Reliable	Description, which may include maps, of trails and the proximity to the surrounding community	As illustrated in Figure 37, the trail runs from the County's south boundary with the City of Kingston, through South, Central, and North Frontenac Townships. While still under development, it will eventually reach 90 kilometres in length to meet the boundary with the County of Lanark to the north.
Safe & Regulatory	Description of the trails inspection process and timelines for inspections	Monthly inspections of the trail network, including legislated OSIM bridge inspections every two years; proactive planned annual maintenance for the entire length of the trail.

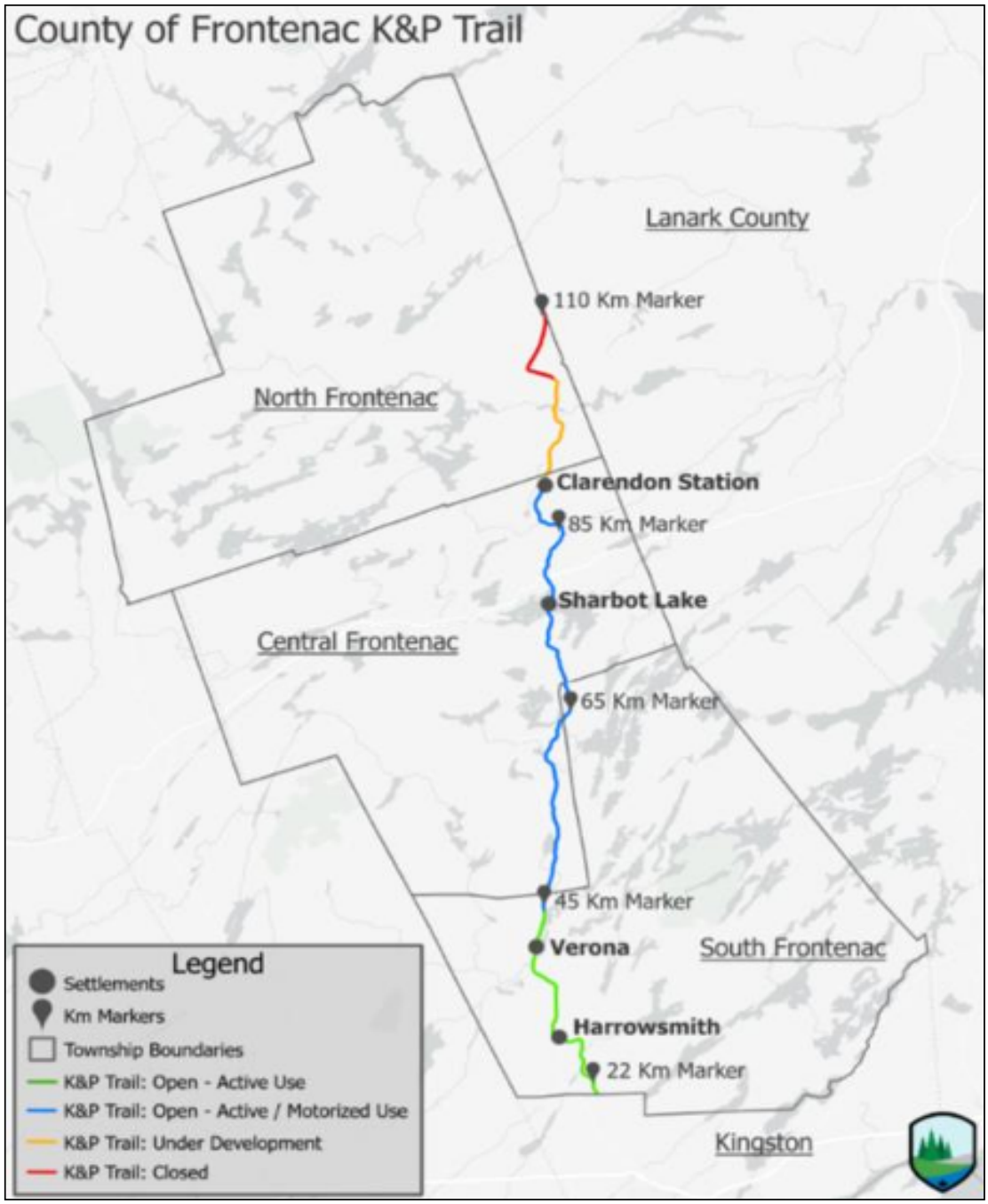
Technical Levels of Service

The following table outlines the quantitative metrics that determine the technical level of service provided by the K&P Trail network.

Table 26 Ontario Regulation 588/17 K&P Trail Network Technical Levels of Service

Service Attribute	Technical Metric	Current LOS
Sustainable	Annual use tracked through trail counters	144,384
	Km of trail network	73
Accessible & Reliable	Trail Network Inspection Target (1x per month)	12
	Number of Hazards Reported during inspections	32
Affordable	O&M cost for the trail network per km	$2,200
	Annual capital reinvestment rate	0.8%
Safe & Regulatory	% of trail assets that are in good or very good condition	69%
	% of trail assets that are in poor or very poor condition	31%

Figure 37 K&P Trail Map



Proposed Levels of Service

The scenarios that were used to analyse the County's inventory are based on the data available in the asset management system which outlines estimated useful life and condition as well as replacement costs which all the results are based on.

Scenario 1: Current Capital Reinvestment Rate - this scenario utilizes the current capital reinvestment within each asset category. The current annual investment was held, and the condition was determined.

Scenario 2: Full Funding - this scenario assumes unlimited capital reinvestment within each asset category. Asset condition is modeled without any constraints on the annual capital funding available.

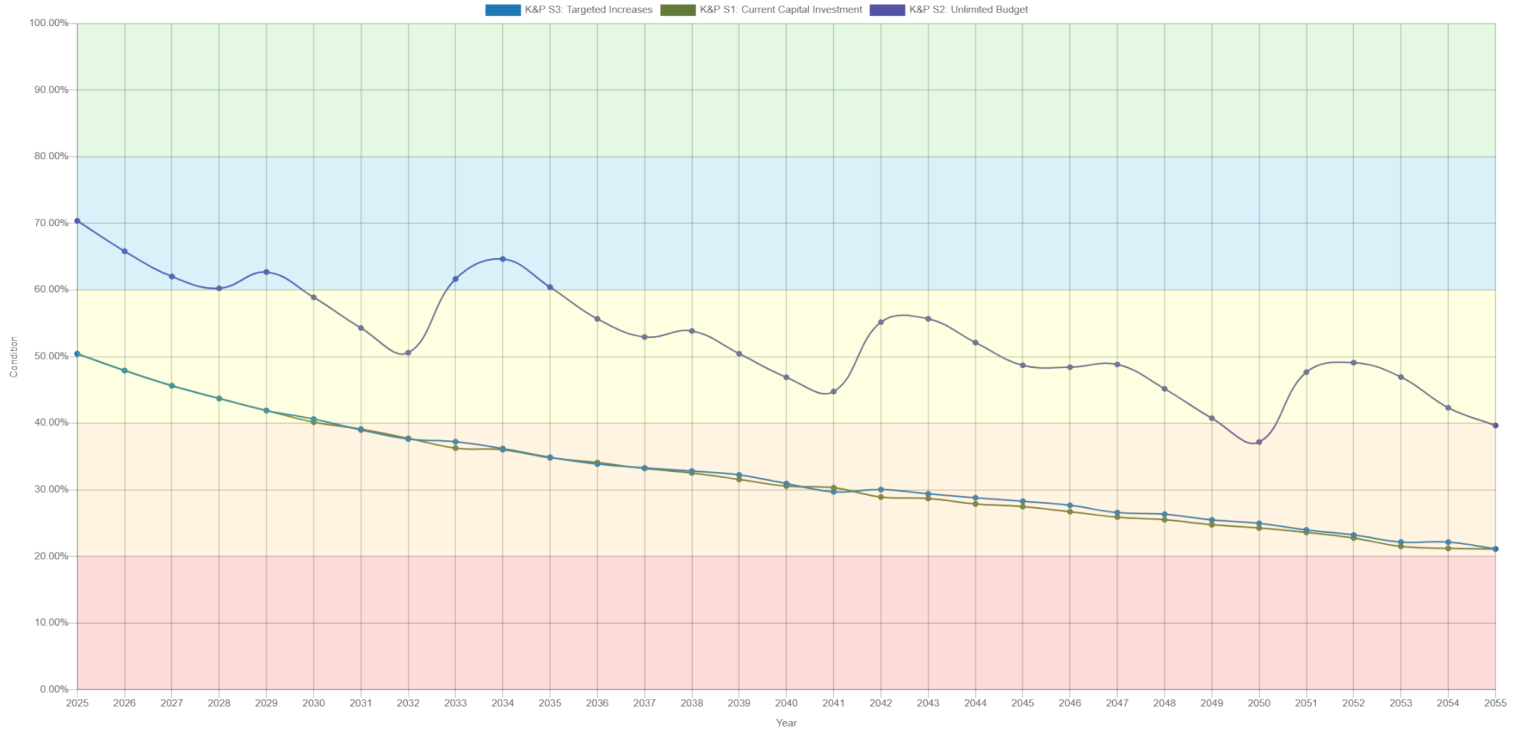
Scenario 3: Strategic Funding - this scenario utilizes modest funding increases across asset categories, with a 1.5% annual increase applied to the K&P Trail, Fairmount Home, Paramedic, and Administration budgets, and a 5% annual increase applied to the Ambulance and Non-Ambulance Vehicle budgets. The resulting infrastructure condition was determined based on these adjusted annual funding levels.

The table below outlines the results for each scenario for Buildings, Equipment and Land Improvements:

Scenarios	Replacement Cost	Average ondition	Annual Capital Reinvestment
Scenario 1 – Current Capital einvestment	$12,671,033	Poor (32%)	$100,000
Scenario 2 – Full Funding	$12,671,033	Fair (53%)	$761,465
Scenario 3 – Strategic Funding	$12,671,033	Poor (33%)	$116,054

The following figure illustrates the projected condition of each asset segment under each of the three investment level scenarios:

Figure 38 Scenario Comparison: K&P Trail Conditions



Appendix D: Proposed LOS 10-Year Capital Requirements

The table below outlines the capital cost requirements for recommended lifecycle activities, as determined through the County's asset management software. These projections are based on annual budgets starting at current funding levels, with a gradual increase over a 10-year period to achieve the recommended funding for all assets. This strategy follows Scenario 3 and includes a rollover budget to carry forward unspent funds for future use. For further details, please refer to the Financial Strategy.

Table 27 System-Generated 10-Year Capital Requirements - All Asset Categories

Asset Category	Asset Segment	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Buildings	Ambulance Bases	$335k	$335k	$72k	$280k	$209k	$863k	$275k	$467k	$164k	$265k
	County Administration	$647k	$398k	$70k	$42k	-	$467k	$693k	$70k	-	$19k
	Fairmount Home	$786k	$797k	$807k	$822k	$835k	$847k	$860k	$872k	$882k	$898k
Trail Network	All Segments	$70k	$95k	$102k	$119k	$84k	$145k	$61k	$67k	$209k	$118k
Vehicles	Ambulances	$440k	$440k	$880k	$440k	$1.4m	-	$440k	$440k	$880k	$421k
	County Administration	$104k	$62k	-	$42k	-	-	$35k	-	-	-
	Paramedic (Non-	-	$42k	$148k	$87k	$120k	$159k	$102k	$147k	$187k	$42k

Ambulance)										
	TOTAL	**$2.4 m**	**$2.2 m**	**$2.1 m**	**$1.8 m**	**$2.6 m**	**$2.5 m**	**$2.5 m**	**$2.1 m**	**$2.3 m**

Appendix E: Risk Rating Criteria

Risk Definitions

Risk	Integrating a risk management framework into your asset management program requires the translation of risk potential into a quantifiable format. This will allow you to compare and analyze individual assets across your entire asset portfolio. Asset risk is typically defined using the following formula: **Risk = Probability of Failure (POF) x Consequence of Failure (COF)**
Probability of Failure (POF)	The probability of failure relates to the likelihood that an asset will fail at a given time. The current physical condition and service life remaining are two commonly used risk parameters in determining this likelihood.
POF - Structural	The likelihood of asset failure due to aspects of an asset such as load carrying capacity, condition, or breaks
POF - Functional	The likelihood of asset failure due to its performance
POF - Range	1 - Rare 2 - Unlikely 3 - Possible 4 - Likely 5 - Almost Certain
Consequences of Failure (COF)	The consequence of failure describes the overall effect that an asset's failure will have on an organization's asset management goals. Consequences of failure can range from non-eventful to impactful: a small diameter water main break in a subdivision may cause several rate payers to be without water service for a short time. However, a larger trunk water main may break outside a hospital, leading to significantly higher consequences.
COF - Economic	The monetary consequences of asset failure for the organization and its customers
COF - Social	The consequences of asset failure on the social dimensions of the community
COF - Environmental	The consequence of asset failure on an asset's surrounding environment
COF - Operational	The consequence of asset failure on the Town's day-to-day operations
COF - Health & safety	The consequence of asset failure on the health and well-being of the community

COF - Strategic	The consequence of asset failure on strategic planning
COF - Range	1 - Insignificant 2 - Minor 3 - Moderate 4 - Major 5 - Severe

Risk Frameworks

Buildings, Equipment and Land Improvements

Table 28 Buildings, Equipment and Land Improvements Risk Frameworks

Asset Category	Asset Segment	Risk Criteria	Criteria	Weighting (%)	Sub-Criteria	Weighting (%)	Value/Range	Score
Buildings		COF	Economic	100%	Replacement Cost	100%	$0 - $50k $50k - $100k $100k - $500k $500k – $1.5m >$1.5m	1 - Insignificant 2 - Minor 3 - Moderate 4 - Major 5 - Severe
		POF	Performance	100%	Assessed Condition	99%	>4.1 3.1 – 4.1 2.1 - 3.1 1.1 – 2.1 0 – 1.1	1 - Rare 2 - Unlikely 3 - Possible 4 - Likely 5 - Almost Certain
			Performance		Service Life Remaining (years)	1%	>20 15 – 20 10 – 15 5 – 10 0 - 5	1 - Rare 2 - Unlikely 3 - Possible 4 - Likely 5 - Almost Certain

Bridges

Table 29 Bridges Risk Frameworks

Asset Category	Asset Segment	Risk Criteria	Criteria	Weighting (%)	Sub-Criteria	Weighting (%)	Value/Range	Score
Bridges		COF	Economic	100%	Replacement Cost	100%	$0 - $50k $50k - $100k $100k - $500k $500k – $1.5m >$1.5m	1 - Insignificant 2 - Minor 3 - Moderate 4 - Major 5 - Severe
		POF	Condition	100%	Assessed Condition	100%	>90 75 - 90 55 - 75 40 - 55 0 – 40	1 - Rare 2 - Unlikely 3 - Possible 4 - Likely 5 - Almost Certain

Culverts

Asset Category	Asset Segment	Risk Criteria	Criteria	Weighting (%)	Sub-Criteria	Weighting (%)	Value/Range	Score

Culverts	COF	Economic	100%	Replacement Cost	100%	$0 - $50k $50k - $100k $100k - $500k $500k – $1.5m >$1.5m	1 - Insignificant 2 - Minor 3 - Moderate 4 - Major 5 - Severe
	POF	Condition	100%	Assessed Condition	100%	>4 3 - 4 2 - 3 1 – 2 0 – 1	1 - Rare 2 - Unlikely 3 - Possible 4 - Likely 5 - Almost Certain

Table 30: Culverts Risk Frameworks

Vehicles, Machinery & Equipment

Table 31 Machinery & Equipment, Trails, and Vehicles Risk Frameworks

Asset Category	Asset Segment	Risk Criteria	Criteria	Weighting (%)	Sub-Criteria	Weighting (%)	Value/Range	Score
Machinery & Equipment, Vehicles, Trails		COF	Economic	100%	Replacement Cost	100%	$0 - $50k $50k - $100k $100k - $250k $250k – $500k >$500k	1 - Insignificant 2 - Minor 3 - Moderate 4 - Major 5 - Severe
		POF	Condition	100%	Assessed & Age Based Condition	100%	>80 60 - 80 40 - 60 20 - 40 0 – 20	1 - Rare 2 - Unlikely 3 - Possible 4 - Likely 5 - Almost Certain

Appendix F: Condition Assessment Guidelines

The foundation of good asset management practice is accurate and reliable data on the current condition of infrastructure. Assessing the condition of an asset at a single point in time allows staff to have a better understanding of the probability of asset failure due to deteriorating condition.

Condition data is vital to the development of data-driven asset management strategies. Without accurate and reliable asset data, there may be little confidence in asset management decision-making which can lead to premature asset failure, service disruption and suboptimal investment strategies. To prevent these outcomes, the County's condition assessment strategy should outline several key considerations, including:

- The role of asset condition data in decision-making
- Guidelines for the collection of asset condition data
- A schedule for how regularly asset condition data should be collected

Role of Asset Condition Data

The goal of collecting asset condition data is to ensure that data is available to inform maintenance and renewal programs required to meet the desired level of service. Accurate and reliable condition data allows municipal staff to determine the remaining service life of assets, and identify the most cost-effective approach to deterioration, whether it involves extending the life of the asset through remedial efforts or determining that replacement is required to avoid asset failure.

In addition to the optimization of lifecycle management strategies, asset condition data also impacts the County's risk management and financial strategies. Assessed condition is a key variable in the determination of an asset's probability of failure. With a strong understanding of the probability of failure across the entire asset portfolio, the County can develop strategies to mitigate both the probability and consequences of asset failure and service disruption. Furthermore, with condition-based determinations of future capital expenditures, the County can develop long-term financial strategies with higher accuracy and reliability.

Guidelines for Condition Assessment

Whether completed by external consultants or internal staff, condition assessments should be completed in a structured and repeatable fashion, according to consistent and objective assessment criteria. Without proper guidelines for the completion of condition assessments there can be little

confidence in the validity of condition data and asset management strategies based on this data.

Condition assessments must include a quantitative or qualitative assessment of the current condition of the asset, collected according to specified condition rating criteria, in a format that can be used for asset management decision-making. As a result, it is important that staff adequately define the condition rating criteria that should be used and the assets that require a discrete condition rating. When engaging with external consultants to complete condition assessments, it is critical that these details are communicated as part of the contractual terms of the project.

There are many options available to the County to complete condition assessments. In some cases, external consultants may need to be engaged to complete detailed technical assessments of infrastructure. In other cases, internal staff may have sufficient expertise or training to complete condition assessments.

Developing a Condition Assessment Schedule

Condition assessments and general data collection can be both time-consuming and resource intensive. It is not necessarily an effective strategy to collect assessed condition data across the entire asset inventory. Instead, the County should prioritize the collection of assessed condition data based on the anticipated value of this data in decision-making. The International Infrastructure Management Manual (IIMM) identifies four key criteria to consider when making this determination:

- Relevance: every data item must have a direct influence on the output that is required
- Appropriateness: the volume of data and the frequency of updating should align with the stage in the assets life and the service being provided
- Reliability: the data should be sufficiently accurate, have sufficient spatial coverage and be appropriately complete and current
- Affordability: the data should be affordable to collect and maintain

Report 2025-084

Recommend Report to Council

To:	Warden and Members of County Council
From:	Kevin Farrell, Chief Administrative Officer
Prepared by:	Richard Allen, Manager of Economic Development
Date of meeting:	November 19, 2025
Re:	**K&P Trail – Central Frontenac Request for Trailhead Funding to Support the Construction of an Accessible Washroom in Sharbot Lake**

Recommendation

At the call of Council

Background

On May 3, 2024, the County received a request from the Township of Central Frontenac for $100,000 to support the installation of an accessible washroom at Sharbot Lake Beach. This request specifies the County's established vision to invest up to a maximum of $100,000 in each township to create trailheads associated with the K&P Trail, and the Township would like the County to direct the trailhead investment in Central Frontenac to be directed towards this project.

At the regular meeting of Council held July 17, 2024, staff brought forward Report 2024-080 K&P Trail – Central Frontenac Request for Trailhead Funding to Support the Construction of an Accessible Washroom at the Sharbot Lake Beach for Council's consideration of the request which outlined the five key principles for trail development to guide budget decisions and capital planning for the Frontenac K&P Trail, one of which includes trailheads: Develop four access points, one in each township, with a maximum county investment of $100,000. The report also noted that while Council adopted the Vision and Principles for K&P Trail Development in 2018 which included the above

noted reference to a maximum investment of $100,000 per trailhead, no funding commitment had been made through the budgetary process.

As a result, Council passed the following resolution, being Recommend Reports from the Chief Administrative Officer, clause f):

Recommend Reports from the Chief Administrative Officer

f) 2024-080
K&P Trail
Central Frontenac Request for Trailhead Funding to support the construction of an accessible washroom at the Sharbot Lake Beach

Motion #: 130-24 Moved By: Councillor Greenwood-Speers
Seconded By: Councillor Gowdy

Be It Resolved That the Council of the County of Frontenac acknowledge the request from the Township of Central Frontenac for Trailhead funding to support the construction of an accessible washroom at the Sharbot Lake Beach;

And Further That staff be directed to develop criteria for establishing trailheads and for considering funding requests for the development of trailheads;

And Further That the draft trailhead criteria and funding mechanisms be reviewed by the Planning and Economic Development Advisory Committee.

Carried

As per Council's direction, staff developed draft trailhead criteria which was presented to the Planning and Economic Development Advisory Committee at its meeting on September 4, 2024 through Report 2024-085 Establishing Criteria for Trailheads on the K&P Trail. The report identified both Primary and Secondary Criteria for trailheads, as well as Criteria for Trailhead Partnership Funding. As a result, the Committee passed the following resolution, which was subsequently approved by County Council at its regular meeting held September 18, 2024, being Reports from Advisory Committees of County Council, clause a):

Reports from Advisory Committees of County Council

a) **Report of the Planning and Economic Development Advisory Committee**

Motion #: 146-24 Moved By: Councillor Gowdy
Seconded By: Councillor Greenwood-Speers

Report of the Planning and Economic Development Advisory Committee

That the Report received from the Planning and Economic Development Advisory Committee be received and adopted**.**

Report of the Planning and Economic Development Advisory Committee

The Planning and Economic Development Advisory Committee reports and recommends as follows:

3. **2024-085**
   Establishing Criteria for Trailheads on the K&P Trail

   Be It Resolved That the K&P Trail Management Plan, Section 5.2.1 be amended to include the following:

   Primary Criteria

   - Located in or near a settlement area.
   - Parking capacity for approximately 30 vehicles and trailers on a hard-packed, well-defined surface. Adjustments to the parking capacity may be made to accommodate site-specific constraints or to reflect anticipated usage patterns, ensuring that the design aligns with the unique needs and conditions of each location.
   - Accessible parking spaces and appropriate access to the K&P Trail in accordance with the Design of Public Spaces Regulation.
   - Direct access to the K&P Trail (or a dedicated path connecting the trailhead to the K&P Trail).
   - Trail map and informational signage.
   - Identifying signage and directional signage from nearest high-volume roadway and around trailhead site to assist visitors in finding parking and other amenities.

   Secondary Criteria

   - Lighting
   - Paved Surface
   - Toilets
   - Trash and Recycling
   - Picnic Areas or Benches
   - Drinking Water
   - Bike Racks
   - Charging Infrastructure

Criteria for Trailhead Partnership Funding

Proposed trailheads should meet the primary criteria for infrastructure and amenities, while any proposals centered around additional amenities or secondary criteria should be accompanied by a clear plan for addressing the primary requirements and a memorandum of understanding (MOU) shall be entered into outlining the roles and responsibilities of each party which must be approved by County Council.

Carried

As per Council's direction regarding the development of a funding mechanism to support the establishment of trailheads, at its regular meeting held October 15, 2025, staff brought forward Report 2025-080 K&P Trail Establish Dedicated Reserve which presented Council with the opportunity to allocate funds to a dedicated K&P Trail Reserve that could support Bridge and Capital Repairs and Replacement, Trailhead Development, Emergency Repairs and Amenities and Destination Development. It also laid out mechanisms for allocating additional funds to this reserve through any surpluses from the K&P Trail operating budget. As a result, Council passed the following motion, being Recommend Reports from the Chief Administrative Officer, clause b):

Recommend Reports from the Chief Administrative Officer

b) 2025-080
Planning and Economic Development
K&P Trail – Establish Dedicated Reserve

Motion #: 185-25 Moved By: Councillor Fowler
Seconded By: Councillor Leonard

Be It Resolved That the Council of the County of Frontenac authorize staff to establish a dedicated K&P Trail reserve fund;

And Further That Council allocates $350,000 from the strategic reserve to the K&P Trail reserve;

And Further That any surplus from the K&P trail operating budget in each year be directed to the K&P Trail reserve.

Carried

Comment

At the Public Meeting portion of the September 17, 2025 Council meeting, where members of the public were invited to provide input or submit funding requests from the County as part of the 2026 budget, a submission and presentation was made by Duncan

McGregor, Chair, Central Frontenac Washroom Committee, requesting that funds be allocated in the 2026 budget to support the construction of a year-round washroom at the Central Frontenac Trailhead. At the time, it was not realized by County staff that the Central Frontenac Washroom Committee was an advisory committee of the Township of Central Frontenac. The Clerk received confirmation by the CAO of the Township of Central Frontenac on October 23 clarifying that the washroom committee is a committee of Council which was established in 2022. Through a motion of the Committee of the Whole during the budget deliberations held October 28 and 29, the request was withdrawn, and the matter was to be brought forward to the November Council meeting. The presentation however, from the Central Frontenac Washroom Committee, was intended to show how the washroom that the project directly supports benefits trail users, residents, and visitors by improving accessibility, enhancing user safety and comfort, and strengthening Sharbot Lake's position as a recreational and tourism hub along the Trans Canada Trail along with how it met both the primary and secondary criteria for trailheads.

Submission Review

As described above, the County has established criteria for establishing trailheads on the Frontenac K&P Trail. These criteria were established to ensure consistency in trailhead infrastructure to support trail visitor needs and expectations when arriving to a location to start their trail adventure. The criteria were also established to ensure that if County Council were to provide funds to a partner organization to establish a trailhead, that transparency and accountability for use of those funds would be in place.

The Central Frontenac Washroom Committee's Trailhead Funding submission consists of the following:

- Submission Summary – 3 pages
- Applicant Trailhead Criteria Review
- Letter of Support from Frontenac ATV Club
- Site Layout Diagram of proposed trailhead

Detailed plans for the washroom facility were not included in the submission, however, they are publicly available as part of staff report 135-2025 on the Township of Central Frontenac's document portal.

Primary Criteria

Primary criteria are elements that must be accounted for when planning for a Trailhead. These elements are deemed as essential to most trailhead developments, and clear planning or rationale behind the placement of these elements must be in place before proceeding with a development.

Located in or near a settlement area

When Trailheads are located close to or in a community, there are spin-off economic benefits enjoyed by local shops, restaurants and accommodations from visitors to the trail who have been brought to that community for their trail experience.

The proposed trailhead area would be a linear park area travelling approximately 725 m along the trail corridor shared by the K&P Trail and the Tay Havelock Trail through the village of Sharbot Lake, well within the settlement area established for commercial and residential uses as identified in Schedule A1 of the Official Plan for the Township of Central Frontenac.

The proposed washroom facility is located at the southern edge of the linear park, adjacent to the Sharbot Lake Beach and park area. The trail in this area travels parallel to Elizabeth St, the street that hosts the central commerce area with a grocery store, pharmacy, bank, and post office. In addition, there is a café and a restaurant located on Road 38, approximately 200 m from the southern end of the trailhead area.

Parking

Typically, trailhead consist of parking areas for trail visitors to arrive to the trail and start their experience. As the K&P Trail welcomes cyclists, ATV riders, Snowmobilers, Equestrians and other trail users, there should be adequate parking for vehicles and trailers to allow for ease of access.

The Central Frontenac Washroom Committee has identified that there are “approximately 138 parking spaces within walking distance of the proposed washroom location.” The committee has identified 75 of these spaces as “Trailer-Friendly.”

A desktop review of Sharbot Lake using information available on Frontenac Maps shows that there are approximately 10 parking spaces located adjacent to the Sharbot Lake Beach and directly beside the proposed washroom structure. On Medical Centre Road, over which trail users travel through the village past the Sharbot Lake Beach, there are approximately 26 parking spaces available for public use. These 36 spaces would be shared between trail users and visitors to the beach.

To the south of Sharbot Lake Beach and approximately 135 m from the proposed washroom are 30 additional parking spaces available in front of the Sharbot Lake Medical Center, however these are regularly in use by staff and clients.

There are approximately 50 parking spaces located near the Government Dock, at the central area of the proposed trailhead, approximately 350 m north of the proposed washroom. These parking spaces are not clearly marked but are well used by visitors to the trail and lake in all seasons. There are often vehicles with boat trailers parked in this area.

An additional 16 marked spaces are located 50 m north of the Government dock area located adjacent to the Railway Heritage Park display. These spaces are likely the only dedicated trail access spaces of all parking areas described.

Location	Number of Spaces
Sharbot Lake Beach	10
Medical Centre Road	26
Medical Centre Parking	30
Government Dock	50
Railway Heritage Park	16

There are no signs indicating limitations on long term parking anywhere in the village, so potentially a trail user can make use of any of these parking areas to embark on a multi-day trip using the K&P or Tay-Havelock Trails. There are also no signs directing prospective trail users from Road 38 and the village to parking areas for trail access.

Accessible Parking

The Design of Public Spaces regulation of the Accessibility for Ontarians with Disabilities Act outlines requirements for accessible parking as required by obligated organizations.

The submission indicates that accessible parking is part of the site layout, however, it did not include specifics of where that parking is located and if it has appropriate access to the trail.

A review of section 80.36 of the DOPS regulation indicates that, at a minimum, 1 accessible parking space would be required at Sharbot Lake Beach, and 4% of the total number of parking spaces available in other identified locations at the trailhead should be designated and designed for accessibility.

Trail map and informational signage

Trailhead signage “sets the tone” for the trail users’ experience and provides them with the information needed to have a safe and enjoyable experience. Page 14 of the Eastern Ontario Rail Trail Loop Market Readiness Assessment describes critical elements and useful information for Trailhead signage. These elements include:

- Length of trail
- Trail locator/map
- Activities allowed (iconography is preferred for it to be universal)
- Seasonal information (particularly if there are changes in use or condition or use)
- Safety & contingency information
- Warnings related to wildlife, poisonous plants, etc.
- Trail organization & contact information

The submission from the Washroom Committee indicates that the Washroom will also serve as an informational hub for the trailhead, including a wall display and area for maps or brochures. The submission does not show where this area will be and how large. The submission also indicates there will be funds available for wayfinding signs but does not describe their placement or general use.

The proposed washroom display likely will provide sufficient trail information for persons accessing the K&P Trail from parking at or adjacent to the Sharbot Lake Beach. However, the bulk of flexible and dedicated parking in the trailhead is located at the northern end, in the Government Dock and Railway Heritage Park area where the K&P and Tay Havelock Trails diverge. The submission does not include any description of signage in this area, including a potential trail map or listing of available services.

Appendix A of the Eastern Ontario Rail Trail Loop Market Readiness Assessment provides an evaluation of trailhead location in Sharbot Lake by trails consultant Jane McCulloch of Terminus Consulting. Ms. McCulloch recommends that the trailhead be established near the Government Dock area to reduce conflict with visitors to the beach. The trailhead area proposed in this submission includes both the beach and the government dock area. Given the size of the proposed trailhead, it is recommended that additional signage be placed at or near the Government dock to assist trail visitors with navigating the village, the local trail system and the trailhead itself. It is recommended that a signage plan and budget demonstrating appropriate resources for sign installation be established to ensure this criterion will be met prior to provision of funding.

Identifying signage and directional signage from nearest high-volume roadway and around trailhead site to assist visitors in finding parking and other amenities

This type of signage would be placed on main roads and at entrances to trailheads to help a visitor find their way from main roads to the trailheads using directional signage and identification signage to let them know they have arrived at their destination.

The submission from the Central Frontenac Washroom Committee states that The Central Frontenac Economic Development Committee has allocated funds for directional signage from Highway 7 as well as from Road 38 5km South of the proposed washroom.

These signs are now in place and are located 2.9 km to the north of the trailhead and 5.8 km to the south respectively. There are no signs in place nor prospective signs in the submission that would provide guidance of when to leave Road 38 to access the trailhead, prospectively at Elizabeth St or at Medical Centre Road. The submission also does not describe if there will be signs to show prospective trail users where to park upon arriving to the Government Dock or Beach locations.

Secondary Criteria

Secondary criteria are elements that are beneficial to trailheads and visitors in addition to the primary criteria but may not be possible or feasible due to cost, location, or amount of use at that location.

Lighting

Lighting should be considered for trailhead locations to improve safety to trail visitors who may be starting or finishing a trail visit in darkness, particularly in the winter. The lighting assists with loading and unloading of equipment and helps to establish a feeling of safety with other visitors to the trailhead.

The submission from the Central Frontenac Washroom Committee states that “the building will be illuminated at night as well as most of the parking space in the area.” It is not clear if lighting will extend throughout the Trailhead to include the Government Dock area.

Paved Surface

The submission from the Central Frontenac Washroom Committee states that “All parking spaces within the direct vicinity of the washroom as well as the access to the trail will be paved.” This statement implies that the parking adjacent to the Sharbot Lake beach will be paved to improve direct accessibility to the new washroom.

With the exception of the Government dock area and the Sharbot Lake beach, all other parking areas described in the submission are paved.

Toilets

Trailheads are excellent places to provide washrooms for trail users who may have spent a long time on the trail without access to a suitable option. In addition, someone who is starting or finishing a visit to the trail may have just finished a long drive or is about to make a long drive back to their place of residence.

The submission from the Central Frontenac Washroom Committee states that there will be three fully accessible, year-round washrooms at the trailhead. This would provide a facility seven days per week, 365 days of the year for trail visitors who walk, cycle, ATV or snowmobile.

Trash and Recycling

Trailheads are places where trips start and finish and often can accumulate litter or discarded trash from a trail visit. By having places for trash and recycling to be placed by visitors to the trail, it will be easier for the County to keep the trailheads clean and litter free.

The submission from the Central Frontenac Washroom Committee states that trash and recycling containers are located along this portion of the trail in several locations, and

that the proposed washroom itself will also have containers located directly at the facility. It is difficult to confirm due to seasonality and operational changes, but a review of the proposed trailhead area using Google Streetview with images from 2024 did not reveal any obvious trash receptacles outside of the Sharbot Lake Beach.

Picnic Areas or Benches

Trailheads are often places where trail users might stop for a rest or to eat some food before, after or during a visit to the trail. It is a best practice to make these locations appealing places to stop and rest and offering appropriate infrastructure to do so, such as benches or picnic tables.

The submission from the Central Frontenac Washroom Committee states that there are already approximately 20 picnic tables and benches located near the proposed washroom facility. Using Google Streetview, County staff were able to discover several picnic tables and benches located at the northern end of the proposed trailhead where the Railway Heritage Park is located.

Drinking Water

Trail users who are travelling long distances often are challenged with securing safe sources of clean drinking water. Providing this amenity at a trailhead is a courtesy but also ensures safety of trail users from dehydration or use of contaminated water sources.

The submission from the Central Frontenac Washroom Committee states that a drinking fountain/water bottle refill station is included in the plans. The plans were not included with the submission, so it is not possible to confirm this.

Bike Racks

Bike racks are an important criterion for trailheads, especially if exploration of nearby shops and stores is desired. Bicycles are a means of transportation on the trail and also can be worth several thousands of dollars. Having secure parking for visitors with bicycles enables them to feel comfortable exploring the nearby community by foot.

The submission from the Central Frontenac Washroom Committee states that bike racks are planned at the site as well as that a nearby bike repair station will be relocated. As plans and drawings were not provided with the submission, the future location of the bike racks and bike repair station cannot be confirmed.

Charging Infrastructure

Charging infrastructure for electric vehicles is a consideration for supporting visitors to the trail, ensuring that their vehicles can be charged during a visit to the K&P Trail. The criteria also considers charging infrastructure for electric bicycles or devices used by trail users to navigate and document their trip such as GPS, phones, cameras, and so forth.

The submission states that included in the plans is an upgraded electrical system as well as the underground infrastructure to install EV Chargers in the future. This cannot be confirmed, as the plans were not provided with the submission.

Accessibility for Ontarians with Disabilities Act

The project was taken to the Joint Frontenac Accessibility Advisory Committee on November 4, 2025, in order to meet the Townships compliance requirements under section 29(5) of the Accessibility for Ontarians with Disabilities Act that requires that Council shall seek advice from the committee on the accessibility for persons with disabilities to a building, structure or premises, or part of a building, structure or premises,

(a) that the council purchases, constructs or significantly renovates;

From an accessibility perspective, the washroom is located at a lower grade, requiring persons to travel on the roadway (Matthew St) which is somewhat steeper than expected on the K&P and is integrated into traffic to/from the beach. Given that construction has already begun on this washroom facility limits the opportunities to integrate or consider access from the road / trail.

Although the washroom facility itself has been presented to the Joint Accessibility Advisory Committee for public comment, the redevelopment of the proposed trailhead area should be reviewed through the lens of the AODA, specifically the Design of Public Spaces Standard that sets out mandatory requirements for:

1. Technical Requirements for Recreational Trails (Section 80.10)
2. Technical Requirements Common to Recreational Trails and Beach Access Routes (Sections 80.11 - 8.13)
3. Outdoor Public Eating Areas (Sections 80.16 to 80.17)
4. Exterior Paths of Travel (Sections 80.21 to 80.31)
5. Accessible Parking (Sections80.32 to 80.39)

Budget

The Township of Central Frontenac has requested $100,000 from the County of Frontenac to support the construction of a 4-season washroom facility at the proposed Sharbot Lake Trailhead.

A budget for the project was not included as part of the submission for funding. According to Staff Report 135-2025 at the Township of Central Frontenac, the construction of the washroom contract was awarded to Norwood & Co. for $362,625.

Construction of the washroom has begun, and a photo of the washroom foundation was taken on October 30, 2025, and it has been included below.

If approved, the County will have made its maximum possible contribution to the trailhead in Sharbot Lake as per the vision and goals stated in the Frontenac K&P Trail Management Plan and the County will have contributed approximately one quarter of the costs of this project. The washroom will be owned and maintained by the Township of Central Frontenac.



Strategic Priorities

Priority 2: Contribute to the Progress of Sustainable Economic Growth and Prosperity Throughout the County

- Work with Townships to improve and sustain the villages and hamlets across the region.

Priority 4: Maximize Administrative Leadership within the County Administration

- Ensure efficient and responsible financial management of County resources.
- Ensure transparency and accountability of the governance of the County of Frontenac (Council and its Committees).
- Ensure community engagement remains a continued priority and to develop dynamic solutions to improve citizen awareness/involvement in County of Frontenac activities and to promote collaboration with member municipalities.

Financial Implications

As noted above, at its regular meeting held October 15, 2025, Council authorized staff to establish a dedicated K&P Trail reserve fund and allocated $350,000 from the strategic reserve to the K&P Trail reserve. One of the uses of the reserve is the investment of $100,000 in each Township to create trailheads associated with the K&P Trail. If the request is approved, the balance of this reserve will be $250,000.

Summary

Staff recommend that should Council approve the allocation of funds, that direction be given to staff to work with Central Frontenac to ensure a detailed plan is in place to address all of the primary trailhead requirements and that a memorandum of understanding (MOU) be entered into outlining the roles and responsibilities of each party.

Organizations, Departments and Individuals Consulted and/or Affected

Joe Gallivan, Director of Planning and Economic Development
Jannette Amini, Manager of Legislative Services/Clerk
Phil Piasetzki, Acting Treasurer
Township of Central Frontenac

Township of
Central Frontenac
1084 Elizabeth Street, P.O. Box 89, Sharbot Lake, ON K0H 2P0
Tel: 613-279-2935 or 1-800-300-6851, Fax: 613-279-2422
www.centralfrontenac.com

May 3, 2024

Via: Email

Jannette Amini
Manager of Legislative Services/Clerk
County of Frontenac
2069 Battersea Road
Glenburnie, ON K0H 1S0

Dear Jannette,

Re: **Funding for Trail Head Building**

I understand the County of Frontenac approved a K&P Trail Management Plan in 2021 which commits up to $100,000 from the County to support the development of appropriate trail heads and related infrastructure in each municipality.

I am requesting that this letter along with the following resolution, which is coming before our council on May 14, 2024 be placed on the County Agenda for May 15, 2024.

Whereas the County of Frontenac approved a K&P trail management plan in 2021;

And Whereas the approved plan commits up to $100,000 from the County to support the development of appropriate Trail Heads and related infrastructure in each municipality;

And Whereas the Township has designated the Sharbot Lake Beach & Park as the primary site for a Trail Head in Central Frontenac;

And Whereas the first phase of the development will include a public washroom owned and operated by the Township for use by trail users;

And Whereas the anticipated construction cost for the building is $301,500.00 including local fundraising.

Now Therefore the Township of Central Frontenac request that the County designate up to $100,000 for the project to help support the local share required to construct the facility and that such funds be released by the County as expenses are incurred.

Council is in full support of this project to build a 4-season accessible public washroom and as such your efforts to bring this forward to County Council on May 15, 2024 is much appreciated.

Township of
Central Frontenac
1084 Elizabeth Street, P.O. Box 89, Sharbot Lake, ON K0H 2P0
Tel: 613-279-2935 or 1-800-300-6851, Fax: 613-279-2422
www.centralfrontenac.com

Sincerely,

Cathy MacMunn
Chief Administrative Officer & Clerk

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Report 2025-085

Recommend Report to Council

To:	Warden and Members of County Council
From:	Kevin Farrell, Chief Administrative Officer
Prepared by:	Phil Piasetzki, Acting Treasurer
Date of meeting:	November 19, 2025

Re: Corporate Services – 2026 Frontenac-Howe Islander Ferry Fees and Fares Schedule

Recommendation

Resolved That a by-law be introduced later in the meeting to adopt the 2026 Frontenac-Howe Islander Ferry Fees and Fares Schedule.

Background

The County of Frontenac establishes its fees and fares schedule for the Frontenac-Howe Islander Ferry operation annually. The ferry links the west end of Howe Island with the mainland at Kingston.

The County has in past discussions indicated that the operation of the ferry should not be a financial burden to the County. The current agreement has the Ministry of Transportation covering 80% of eligible costs to operate the ferry, with the remaining 20% municipal share coming from Howe Island. Within this framework, there are a number of ways to realize the municipal funding required to operate the ferry through different fee and fare scenarios.

The agreement between the County of Frontenac and the Ministry of Transportation allows for a ferry revenue reserve to be maintained up to 5% of the current operating expenditures.

A structure for fees and fares was instated beginning in 2005 which standardized the rates charged for both the Township Ferry and the Frontenac-Howe Islander Ferry and created a common revenue account.

Comment

Consistent with previous years, the 2026 pass is proposed to provide access to both the County and the Township ferries. The common fee structure for the Township and the County ferries is proposed to continue.

2026 Fees and Fares

Staff propose that fees should only be collected when vehicles are coming on to Howe Island from either ferry.

The County and the Township will continue to make available temporary passes to provide for short term requirements, which can be arranged at the Frontenac-Howe Islander Ferry office or the Township of Frontenac Islands' municipal office on Howe Island.

It is proposed that no changes to the prices of annual passes or tickets occur in 2026. The fee structure in place is projected to satisfy Howe Island's revenue requirements to offset their share of operating expenses.

The 2026 fees are as follows:

Annual pass for a single vehicle	$300.00
**One additional annual pass for a single vehicle in same name	$100.00
*Discounted annual pass for a single vehicle (65+)	$270.00
Discounted additional annual pass for a single vehicle in the same name (65+)	$90.00
Trailer pass (Island resident who has purchased a vehicle pass)	$300.00
Two-way trip for a single vehicle	$10.00
Two-way trip for single vehicle with trailer in tow	$20.00
Additional charges for annual pass holder with trailer in tow	$8.00
Two-way trip for any heavy vehicle	$20.00
Replacement fee per annual pass (Charged for every replacement)	$25.00
Book of 10 discounted tickets per pass holder (Friends and Family)	$75.00
Cyclist	$2.00

Definitions

Single Vehicle

Single vehicle will include a car, motorcycle, van, SUV, or pickup truck.

Heavy Vehicle

Any vehicle greater than 6,000 kgs and/or 7 metres (23 feet).

* These discounted fees apply to applicants who can show documentation indicating they are 65 years of age or older during 2026.

** A second pass for $100.00 will only be available if the second vehicle involved is registered to:

- The same individual who purchased the first full-price 2026 annual pass;
- An individual who is married to or is in a common-law relationship with the full-price 2026 annual pass purchaser;
- The dependent child of a full-price 2026 annual pass purchaser or the full-price pass purchaser's married or common-law spouse who is under the age of 18;
- The dependent child of a full-price 2026 annual pass purchaser or the full-price pass purchaser's married or common-law spouse who is over the age of 18, only if the dependent child has both the same permanent address as the full-price 2026 annual pass purchaser and is attending school full-time.

Documentation must be provided that satisfies the staff person issuing the passes. A third pass at a reduced rate is not available.

- Township of Frontenac Islands vehicles and vehicles which, through previous notification, the Township of Frontenac Islands identifies as undertaking Township business are exempted.

A memorandum of understanding addressing the details of this arrangement has been executed to address the sharing of revenues between the County and the Township.

The Council of the Township of Frontenac Islands has considered and passed a by-law supporting this schedule of fees and fares at its meeting on November 10, 2025.

Financial Implications

Under its agreement with the Ministry of Transportation, the County can reserve up to 5% of operating expense in a reserve to mitigate ferry revenue fluctuations. As of the end of 2023, the County held a reserve balance of $0. The proposed fee structure in this report is projected to be sufficient to meet Howe Island's revenue needs to cover its portion of operating expenses for 2026.

Organizations, Departments and Individuals Consulted and/or Affected

Vanessa Latimer, CAO/Clerk, Township of Frontenac Islands
Jesse Collins, Treasurer, Township of Frontenac Islands

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Report 2025-088

Recommend Report to Council

To: Warden and Members of County Council

From: Kevin Farrell, Chief Administrative Officer

Prepared by: Phil Piasetzki, Director of Corporate Services/ Treasurer

Date of meeting: November 19, 2025

Re: Corporate Services - 2026 Draft Budget Revision

Recommendation

Be it Resolved That the Council of the County of Frontenac receive the Corporate Services - 2026 Draft Budget Revision Report,

And Further That Council amend the budget to reflect the adjustments outlined in the report.

And Finally That the Council of the County of Frontenac pass a by-law later in the meeting approving the 2026 Budget.

Background

The Committee of the Whole considered the budget during meetings on October 28th and October 29th, 2025. The adjustments below reflect the changes in direction provided by the Committee of the Whole following the meeting.

Comment

This report brings to Council's attention, the directed budget amendments and information received after budget deliberations and the budget implications.

Financial Implications

After adjusting the $2,500 for the Food Policy Council, the proposed levy increase for the County for 2026 has been increased from the 4.84% presented in the 2026 draft budget to 4.86%. These proposed adjustments would bring the total County Levy for 2026 to $14,188,565.

To maintain the service delivery as recommended by the Committee of the Whole at the budget deliberations, the following adjustments are proposed:

- **Add $2,500 External Transfer to Food Policy Council –** This represents a 0.02% increase to the levy.
- **Add five capital projects –** Five (5) capital projects were presented for the 2026 draft budget.

Project	County Levy Cost
Frontenac Paramedics – 12-Hour Crew	172,593
Frontenac Paramedics – Additional Ambulances (3)	48,314
Frontenac Paramedics – Superintendent of Performance Standards	35,795
Fairmount Home - Recreationist	32,980
Fairmount Home - Registered Nurse	71,567

2027 Implications

Some of the service level enhancements proposed may result in additional levy increases above inflation beyond 2026. The chart below highlights estimated increases to the 2027 annual levy relating to service level enhancements that have either been previously agreed upon or have been proposed in the 2026 draft budget.

County Levy	Est. 2027 Amount ($)	Est. 2027 Amount (%)
Additional Ambulances – 70% balance due on delivery	$112,733	0.79%
1.6% Capital Levy (Year 3 of 15)	$227,017	1.60%
Estimated Total Phased-In Commitments, 2027	**$339,750**	**2.39%**

Organizations, Departments and Individuals Consulted and/or Affected

Senior Leadership and Management Team

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Report 2025-086

Information Report to Council

To:	Warden and Members of County Council
From:	Kevin Farrell, Chief Administrative Officer
Prepared by:	Marc Goudie, Paramedic Chief/Director Emergency and Transportation Services
Date of meeting:	November 19, 2025
Re:	**Emergency and Transportation Services – Replacement of Furnace for Parham Base**

Recommendation

This report is for information purposes only.

Background

The furnace in Parham's Paramedic Base is no longer operational, and with colder weather arriving requires immediate replacement. Under the County's Procurement Policy, it authorizes the emergency purchases of goods or services between $5,000 and $50,000 with the CAO's approval.

The Procurement Policy defines an emergency as "an urgent situation involving a real or perceived threat to public health, safety or security and includes threats to financial and property interests**,** or that presents a risk of negative cost impacts to the County".

The criteria are as follows:

Emergency Purchases

5.16 Where, in the opinion of the Authorized Person, an Emergency exists requiring the immediate procurement of Goods and/or Services, he or she may authorize the Purchase of the required Goods and/or Services by the most expedient and economical means subject to the following:

(i) any Authorized Person may authorize Emergency Purchases having Total Acquisition Costs of $5,000 or less;

(ii) for Emergency Purchases having a Total Acquisition Cost greater than $5,000 and less than $50,000, Department Heads who are Authorized Persons require the written approval of the CAO to authorize the Emergency Purchase; and

(iii) for Emergency Purchases having a Total Acquisition Cost greater than $50,000, only the County Warden may authorize such a Purchase.

As part of the process, the CAO notified the Warden and gave authorization for the Frontenac Paramedics to move ahead with the replacement of the furnace.

Comment

The furnace in Parham was slated to be replaced in 2026 and was identified as a capital project with a budget of $20,000. Our Vender of Record who will be completing this work has quoted $12,000 + applicable taxes for this project.

The new furnace will use propane rather than oil, which is currently used. This should have a positive financial implication moving forward as the cost of heating with propane is anticipated to be less than heating with oil.

Financial Implications

The costs for this project will come from the 2026 Land Ambulance Equipment Replacement Reserves.

Organizations, Departments and Individuals Consulted and/or affected.

Kathie Shaw, Senior Financial Analyst, Corporate Services

Phil Piasetzki, Acting Treasurer, Corporate Services

Dean Popov, Deputy Chief of Operations, Frontenac Paramedics

Frontenac County Council

New Official Plan of the Township of South Frontenac

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Official Plan Process

- Started in 2019
- Delays due to the pandemic and staff changes
- Extensive public engagement, including First Nations and indigenous communities
- County planning staff involvement throughout
- Adopted by Township Council on May 20, 2025

Proposed County Modifications

- To ensure consistency with the Provincial Planning Statement (PPS) and compliance with the County Official Plan
- Address minor changes requested by the Ministry of Environment, Conservation, and Parks after adoption by the Township
- Modifications endorsed by Township Council on October 21 and County PEDAC on October 23

Prime Agricultural Areas

- Agricultural systems approach – soils classification, large parcels, lack of adjacent sensitive uses, existing agricultural activity
- Lot creation is very limited – provincial direction, not discretionary
- Concerns about soils classification by a landowner require them to conduct their own soils survey and apply for an amendment

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Servicing – Water & Wastewater

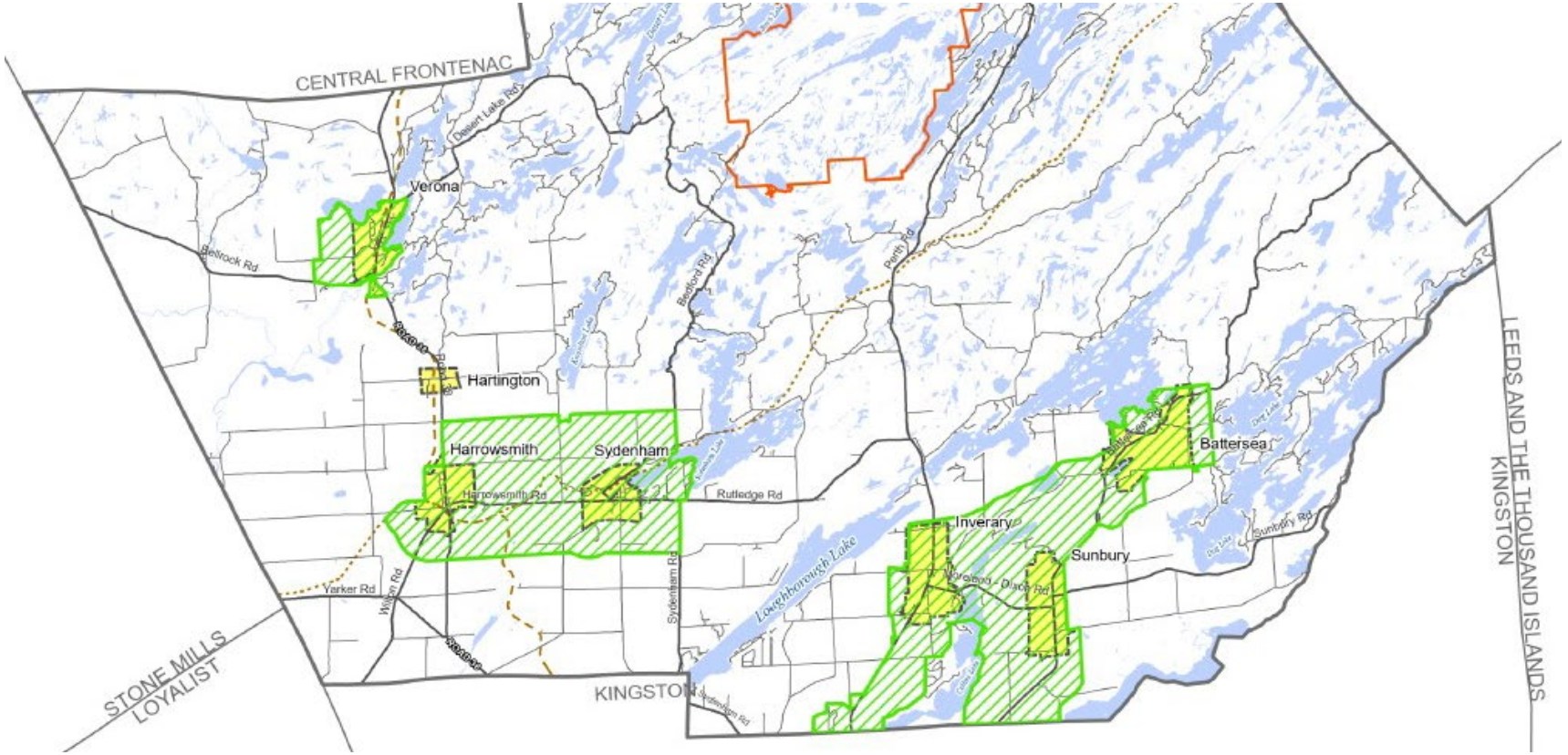
- New Official Plan includes policies for decentralized (communal) water and wastewater servicing – a first in the province
- Outlines where decentralized services are required vs optional
- Will have a direct and meaningful impact on how South Frontenac will grow in the future

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Growth Management

- Province requires the majority of growth to be directed to Settlement Areas (Hamlets)
- Decentralized services allows for higher densities and new housing forms/options
- Growth to be studied further through the use of Future Secondary Planning Areas

Future Secondary Planning Areas (Map H Excerpt)



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Questions?

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Committee Report

To: Warden and Council Members of the County of Frontenac

From: Jannette Amini, Manager of Legislative Services/Clerk

Date of meeting: November 19, 2025

Re: Planning and Economic Development Advisory Committee – Report to Council

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The Planning and Economic Development Advisory Committee reports and recommends as follows:

1. 2025-081
Planning and Economic Development Advisory Committee
New Official Plan of the Township of South Frontenac (adopted May 20, 2025) – County Modifications

Be It Resolved That in accordance with Section 17(34) of the *Planning Act, R.S.O. Chapter P.13*, The Corporation of the County of Frontenac hereby approves the Official Plan of the Township of South Frontenac, attached to Report 2025-081 as Attachment 1, as it was adopted on May 20, 2025, by Township By-Law Number 2025-041,(including Maps A through I and Appendices A through E) with the modifications listed in Attachment 2 to Report 2025-081.

2. 2025-083
Planning and Economic Development Advisory Committee
K&P TRAIL – 2025 Trail User Survey Results

Be It Resolved That the results of the 2025 K&P Trail User survey be considered as part of the upcoming review of the Frontenac K&P Trail Management Plan.

Minutes of the Planning and Economic Development Advisory Committee Meeting
October 23, 2025
[Note: Minutes are not Verbatim, please refer to full video at https://youtube.com/live/jnNIyTMYtyc?feature=share]

A meeting of the Planning and Economic Development Advisory Committee was held in the Council Chamber at the County Administrative Office, 2069 Battersea Road, Glenburnie on Thursday, October 23, 2025 and was called to order at 10:00 AM

Present:
Councillor Judy Greenwood-Speers, Chair
Councillor Ron Vandewal, Vice Chair
Councillor Fred Fowler
Councillor Fran Smith
Leona Fleischmann

Regrets:
Mike Hage
Phil Leonard
Jim McIntosh

Staff Present:
Jannette Amini, Manager of Legislative Services/Clerk
Sonya Bolton, Manager of Community Planning
Kevin Farrell, Chief Administrative Officer
Joe Gallivan, Director of Planning and Economic Development
Richard Allen, Manager of Economic Development

1. Call to Order

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for mother earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the County is committed to working with Indigenous peoples and all residents to pursue a united path of reconciliation.

2. Adoption of the Agenda

Moved By: Councillor Smith
Seconded By: Councillor Vandewal

That the agenda for the October 23, 2025 meeting of the Planning and Economic Development Advisory Committee be adopted.

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

There were none.

4. Adoption of Minutes

a) Minutes of Meeting held September 25, 2025

Moved By: Councillor Leonard
Seconded By: Ms. Fleischmann

That the minutes of the Planning and Economic Development Advisory Committee meeting held September 25, 2025 be adopted.

Carried

5. Deputations and/or Presentations

a) **Mr. Steve Leonard** addressed the Planning and Economic Development Advisory Committee regarding the Township of South Frontenac Official Plan, a copy of which was attached to the agenda. He is asking that the zoning related to his property be left as is.

6. Briefings

7. Reports to the Planning Advisory Committee

a) **Staff Briefing:** Ms. Sonya Bolton provided the Planning and Economic Development Advisory Committee a briefing on the Township of South Frontenac Official Plan and responded to questions on same. A copy of the presentation is attached to the record in the Clerk's Office.

a) 2025-081
Planning and Economic Development Advisory Committee
New Official Plan of the Township of South Frontenac (adopted May 20, 2025) – County Modifications

Moved By: Councillor Smith
Seconded By: Councillor Vandewal

Be It Resolved That the County of Frontenac Planning and Economic Development Advisory Committee recommends to County Council:

> **That** in accordance with Section 17(34) of the *Planning Act, R.S.O. Chapter P.13*, The Corporation of the County of Frontenac hereby approves the Official Plan of the Township of South Frontenac, attached to Report 2025-081 as Attachment 1, as it was adopted on May 20, 2025, by Township By-Law Number 2025-041,(including Maps A through I and Appendices A through E) with the modifications listed in Attachment 2 to Report 2025-081.

Carried

b) 2025-082
Planning and Economic Development Advisory Committee
K&P TRAIL – Draft Bench Dedication Policy

This report was for information and was intended to continue soliciting feedback from the Committee members on the draft bench dedication policy

The issue of renewal fees was discussed with some pointing to the fact that renewal options create staff work, and others noting that benches themselves have a life cycle so renewal options would work.

In terms of questions around vandalism, it was noted that the Township of South Frontenac has not experience much of that. Regarding options for material, using a composite may last longer, however heats up in the summer.

It was asked if advertisement on benches might be an option as a form of revenue generation, given there is a lack of knowledge about what is available along the trail and advertising would fix this. Some expressed that the trail is intended to be a natural environment and allowing advertising distracts from that.

Mr. Allen noted that this policy is specific to dedication of events. The County does have a signage program for local business where they can have signs as well as advertising in our trail maps.

It was noted that there should be a plan of where amenities, including benches, are mapped out as to where they are needed along the trail and could be sponsored by businesses as a revenue source. Mr. Allen stated that staff can gather public input from both the public and the business community.

c) 2025-083
Planning and Economic Development Advisory Committee
K&P TRAIL – 2025 Trail User Survey Results

Moved By: Councillor Leonard
Seconded By: Ms. Fleischmann

That the County of Frontenac Planning and Economic Development Advisory Committee receive the 2025 K&P Trail User Survey Results; and

Further That the results of the 2025 K&P Trail User survey be considered as part of the upcoming review of the Frontenac K&P Trail Management Plan.

Carried

8. Communications

9. Other Business

10. Next Meeting

a) The next meeting of the Planning and Economic Development Advisory Committee is scheduled for Thursday, November 27, 2025 at 10:00 a.m. at the County Administration Building.

11. Adjournment

Moved By: Councillor Vandewal
Seconded By: Councillor Smith

That the meeting hereby adjourn at 10:53 a.m.

Carried

Report 2025-081

Planning and Economic Development Advisory Committee
Recommendation Report

To:	Planning and Economic Development Advisory Committee
From:	Kevin Farrell, Chief Administrative Officer
Prepared by:	Sonya Bolton, Manager of Community Planning
Date of meeting:	October 23, 2025
Re:	**New Official Plan of the Township of South Frontenac (adopted May 20, 2025) – County Modifications**

Recommendation

Be It Resolved That the County of Frontenac Planning and Economic Development Advisory Committee recommends to County Council:

> **That** in accordance with Section 17(34) of the *Planning Act, R.S.O. Chapter P.13*, The Corporation of the County of Frontenac hereby approves the Official Plan of the Township of South Frontenac, attached to Report 2025-081 as Attachment 1, as it was adopted on May 20, 2025, by Township By-Law Number 2025-041, with the modifications listed in Attachment 2 to Report 2025-081.

Background

An Official Plan is a planning tool used to guide and manage land use within a municipality. The current South Frontenac Official Plan was adopted in 2000 and approved in 2003. There are several updates that have occurred to the *Planning Act* and Provincial Planning Statement (2024), as well as a new County Official Plan (2016), over the life of the current South Frontenac Official Plan.

The *Planning Act* requires municipalities to review Official Plans every 10 years and to ensure that the Official Plan has regard for matters of provincial interest and is consistent with provincial policy statements.

The Township's Official Plan Review was formally initiated on August 6, 2019, with a Special Meeting of Council, in accordance with Section 26(3) of the Planning Act, to

solicit public input on the issues that should be addressed through the Official Plan Review.

In addition to the statutory notice requirements for an open house and public meeting, the Township held numerous public engagement events over the course of several years as part of the development of the Plan, including the publication of several drafts of the Official Plan document. The following is a list of key engagement events and project milestones:

- A series of in-person visioning workshops, as well as an on-line survey, occurred during the Fall of 2019. These sessions were well attended and provided great public input to provide a basis for the preparation of a new Official Plan.
- The Official Plan project was put on hold during the height of the COVID-19 pandemic, until means of virtual consultation were put in place.
- Dillon Consulting was engaged in March 2021 to assist Township staff with the preparation of the new Official Plan.
- In May 2021, Dillon Consulting met with Council and senior staff to gain input on the Road Map and Engagement Strategy that was endorsed by Council for the new Official Plan in June 2021. This document included an Indigenous Engagement Strategy.
- In August 2021, a series of policy direction brochures were released, and three virtual policy direction workshops were delivered to engaged participants. An on-line survey was also available for the public to share comments on the policy direction information sheets that were posted on Engage South Frontenac in August/September 2021. This information, along with the results of the 2019 public engagement, was used to prepare a Policy Directions report for Township Council in November 2021. This report was endorsed by Township Council in December 2021.
- The first draft of the Official Plan was presented to Township Council in May 2022 and posted on Engage South Frontenac. The draft was circulated to the public, indigenous communities, and technical review agencies.
- A second draft was presented to Township Council in January 2023.
- Two well attended in-person public meetings were held in Spring 2023.
- A Statutory Public meeting was held in May 2023. Notice was provided to the public and external agencies.
- A report on Settlement Areas and Communal Servicing was presented to Council in October 2023.
- A public meeting was held to discuss communal servicing policies in Summer 2024.

- The third draft of the Official Plan was posted to Engage South Frontenac and circulated in Summer 2024. Comments were received on the third draft until December 2024.

- The final Official Plan document that was submitted to the County of Frontenac was adopted by the Township on May 20, 2025. A copy of the adopted document has been included with this report as Attachment 1.

All background materials and reports considered by Township Council up to the date of adoption are available on the Engage South Frontenac website at: South Frontenac Official Plan Review. Copies of all the maps and appendices associated with the Official Plan are available at the same link under the section Key Documents and Background Information, Adopted Official Plan.

Comment

Proposed Modifications

County planning staff have completed the review of the adopted Official Plan and have a series of minor modifications that are proposed for the document. These modifications are for clarification purposes, to ensure that the document is consistent with the Provincial Planning Statement (PPS) and complies with the County Official Plan, and to address comments received from the Ministry of Environment, Conservation and Parks (MECP) after the Plan was adopted by the Township. The comments from MECP were also minor in nature, requesting clarification on several policies related to waterfront development and natural heritage policies.

A copy of the draft modifications to the Official Plan has been included as Attachment 2 to this report, and a copy of the adopted document showing the modifications using track changes has been included as Attachment 3.

A copy of the proposed modifications will be presented to South Frontenac Township Council on October 21, 2025, for their endorsement. County planning staff will provide the Planning and Economic Development Advisory Committee (PEDAC) with an update on the outcome of the Township Council meeting at the PEDAC meeting scheduled for October 23, 2025. Any resolution passed by Township Council will be provided to County Council as part of the approval package for the Official Plan.

Public Notice

During the process of creating the new Official Plan, the Township of South Frontenac complied with the public notice requirements of the *Planning Act*. The Notice of Adoption of the Official Plan was received by the County of Frontenac on May 22, 2025. The Notice of Decision of County Council about the Official Plan of the Township of South Frontenac will be issued by the County in accordance with the requirements of the *Planning Act*.

Technical Agencies

Circulation of notices and draft documents to technical agencies was completed by the Township of South Frontenac. There is no additional technical circulation that the

County is required to do, except for the circulation of the Notice of Decision once County Council has made a decision on the document.

Despite the circulation and outreach done by the Township, there were some additional comments sent to the County by staff at MECP on May 28, 2025, approximately one week after the Plan was adopted by the Township. The comments from MECP were minor in nature, requesting clarification on several policies related to waterfront development and natural heritage policies, so County planning staff reviewed them and included some additional policy wording to address the issues as part of the draft modifications outlined in Attachment 2 to this report.

Public Comments

Similar to the technical agencies, public engagement was done by the Township of South Frontenac, and as outlined in the Background section above, there were several opportunities for public input over the course of several years. There are no requirements for the County to hold any additional public meetings regarding the South Frontenac Official Plan.

Since receiving the Notice of Adoption from the Township, the County has received one message from a member of the public requesting to be a delegation to the County's PEDAC and outlining their disagreement with the redesignation of certain lands in the Township from Rural to Prime Agricultural Area. The issue of agricultural land will be addressed in the Planning Analysis section below.

Policy Review

County planning staff have reviewed the adopted Official Plan against the policies of the Provincial Planning Statement, 2024 (PPS) and the County of Frontenac Official Plan.

The PPS provides direction on matters of Provincial interest related to land use planning and development. The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. Under Section 3 of the *Planning Act*, all municipal decisions regarding planning applications "shall be consistent with" applicable provincial policy. The policies of the PPS cover the following issues:

- Building Homes, Sustaining Strong and Competitive Communities – Promotes the building of strong and competitive communities, including an appropriate range and mix of housing options and densities, and includes policies about the efficient use of land, resources, infrastructure and public service facilities.
- Infrastructure and Facilities – Aims to ensure that infrastructure and public service facilities are planned and delivered in ways that are efficient, sustainable, and aligned with land use. It seeks to make sure that development is supported by the right services (water, sewers, waste management, etc.) in ways that minimize cost, maximize existing assets, and enhance resiliency, health and public safety.
- Wise Use and Management of Resources – Contains policies that encourage the protection of natural heritage, water, agricultural land, mineral and aggregate resources, and cultural heritage and archaeological resources for their economic, environmental and social benefits.

- Protecting Public Health and Safety – Contains policies intended to reduce the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

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

County planning staff are of the opinion that with the modifications listed in Attachment 2 to this report, the adopted South Frontenac Official Plan is consistent with the PPS and conforms to the policies of the County of Frontenac Official Plan.

The key policies of these documents and main policy issues associated with the new Township Official Plan are addressed in the Planning Analysis section below by theme.

Planning Analysis

Growth Management

The PPS states that Settlement Areas, including rural settlement areas, shall be the focus of growth and development (Sections 2.3.1.1 and 2.5.2), and it sets out criteria for identifying new or expanded Settlement Area boundaries (Section 2.3.2).

The County Official Plan requires local official plans to designate Settlement Areas and their boundaries and encourages efficient development patterns and mixed uses (Section 3.2.2.1). The County Official Plan also requires an amendment to the local official plan for Settlement Area boundary expansions and outlines the need to ensure that new development does not negatively impact groundwater resources (Section 3.2.2.2).

The South Frontenac Official Plan identifies a total of seven Settlement Areas on Maps A and B. These include the existing Hamlets of Inverary, Sydenham, Verona, Harrowsmith, Hartington, Battersea, and Sunbury. These areas are planned for future growth, along with the Future Secondary Planning Areas identified on Map H.

Future Secondary Planning Areas generally extend one kilometre from settlement area boundaries, and they include lands between Settlement Areas along connecting roads to capture potential future expansion areas and Employment Areas. They exclude lands in the Prime Agricultural Area designation and Provincially Significant Wetlands, as they are not available for development. Two of the Future Secondary Planning Areas extend south along Perth Road and Battersea Road toward Glenburnie and the boundary with the City of Kingston.

It is the intention of the Township to initiate and lead future groundwater studies in these areas, to identify locations with suitable water quantity and quality to support development on municipal communal/decentralized services. The secondary planning process will be used to guide the appropriate development of Settlement Areas,

ensuring that servicing, transportation options, housing options and densities, and other commercial and community service facilities are included.

Natural Heritage

Natural heritage refers to the network of natural features and areas that support biodiversity, ecological functions, and overall environmental health within a community. It is a key component of long-term land use planning, ensuring that growth and development occur in a way that protects and sustains the natural environment.

Under Section 4.1 of the PPS, municipalities are required to identify and protect natural heritage systems and features as part of achieving a healthy, sustainable community. The natural heritage system includes:

- Significant wetlands, woodlands, and valleylands;
- Significant wildlife habitat and habitat of endangered and threatened species;
- Fish habitat and watercourses;
- Areas of natural and scientific interest (ANSIs); and,
- Linkages and ecological corridors that connect natural areas

Section 7 of the County Official Plan outlines all policies related to environmental sustainability, including policies related to the natural heritage system (Section 7.1.4) and the protection of water resources (Section 7.2)

The South Frontenac Official Plan includes policies related to natural heritage that intend to:

- Identify, conserve, and enhance natural heritage features and ecological functions.
- Maintain connectivity between natural areas to support species movement and ecosystem resilience.
- Manage land use change by requiring environmental impact studies (EIS) or other natural heritage evaluations before development occurs near sensitive areas.

The Plan looks to direct growth to appropriate locations while ensuring that ecological values are sustained. The natural heritage policies in the Plan work in tandem with other policies to guide waterfront development and protect water resources, including at-capacity lakes.

Prime Agricultural Areas

Section 4.3 of the PPS provides policies related to agriculture, including the following:

- Planning authorities must now use an agricultural system approach to maintain a geographically continuous agricultural land base and support the long-term economic prosperity and productive capacity of the agri-food network.

- Prime Agricultural Areas (prioritizing Canada Land Inventory Soil Classes 1-3) must be designated and protected for long-term agricultural use.
- Additional residential units are permitted in Prime Agricultural Areas, provided certain conditions are met.
- Lot creation is discouraged in Prime Agricultural Areas and is only permitted under specific conditions (e.g. surplus residence from farm consolidation, or agriculture-related uses or infrastructure). Certain criteria may also be required to be met (e.g. size, servicing, no new dwellings on remnant farmland).
- If non-agricultural uses are proposed (or expansion of such) in or near agricultural lands and when impacts can't be avoided, then an agricultural impact assessment is required (or equivalent analysis) based on provincial guidance. This is meant to ensure any adverse effects on the surrounding agricultural system are minimized and mitigated.

Section 2.1.1 of the County Official Plan includes policies that note the importance of protecting and fostering agriculture across the County, requires the protection of prime agricultural land for agricultural purposes, requires local official plans to identify and protect Prime Agricultural Areas, and provides other policy guidance regarding agricultural land that is to be addressed in local official plans.

The identification of Prime Agricultural Areas by the Township for the new Official Plan was undertaken with regard to the agricultural system approach outlined above. The key component was the presence of Class 1, 2, or 3 soils as noted by the Canada Land Inventory, and then it also considered large tracts of land without incompatible or sensitive uses on adjacent properties, such as non-farm residential uses, as well as the presence of existing agricultural activity and related operations.

As noted above, the existing policy framework, especially the PPS, does not allow for residential severances in Prime Agricultural Areas except under very specific circumstances, and the protection of the land for agricultural uses is paramount. Some on-farm diversified uses and agriculture related uses are permitted, provided they avoid the best soils and/or are in proximity to a cluster of existing buildings.

The current Official Plan, which is more than 20 years old, does not have a Prime Agricultural Area designation. Given the direction from the province, the Township and the County have no alternative other than to include it in the new Official Plan. Staff recognize that this change may impact some people who may no longer be able to use or subdivide their land as they may have originally intended; however, as prime agricultural land is a provincial priority, no changes have been made by County planning staff to the Prime Agricultural Area designation in the Plan and adopted by Township Council. As noted above, the County has received one piece of correspondence from a resident that does not agree with the re-designation of certain lands in the Township from Rural to Prime Agricultural Area.

It is beyond the scope of the creation of the Official Plan, and the resources of the municipality, to test the soils of all land that is going to be designated Prime Agricultural Area. However, if an affected landowner believes that their soil classification is incorrect and the new designation should not apply, they can have an independent soil survey

done by a qualified professional and apply to the Township to amend the designation on their property.

Rural Lands

Section 2.6 of the PPS includes a wide range of permitted uses for rural lands, promotes development that can be sustained by rural service levels, and notes that development shall be appropriate to the infrastructure which is planned or available. The PPS requires municipalities to support a diversified rural economy by protecting agriculture and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. As noted in Section 2.5.2 of the PPS, rural settlement areas shall be the focus of growth and development in Rural Areas.

The County Official Plan (Section 3.3) identifies rural lands as being all lands outside of Settlement Areas and that are not natural heritage areas, resource lands such as aggregates or minerals, or waste disposal sites. A variety of land uses are permitted, including residential development and rural-related commercial, industrial, recreational, and institutional development, provided it is appropriately located.

In the South Frontenac Official Plan, lands designated as Rural are characterized by a rural landscape that reinforces the historical relationship between Settlement Areas and the surrounding farms and the rural and seasonal communities to which the Settlement Areas provide basic services. The policies of the new Plan provide direction to a variety of permitted lands uses, including agricultural, residential, commercial, and industrial uses.

Employment Area

The 2024 PPS updated both the definition and management of Employment Areas to better align with recent changes to provincial legislation. Employment Areas are now specifically designated for clusters of business-oriented uses (manufacturing, warehousing, goods movement, etc.), and exclude standalone office, retail, and institutional uses unless they are ancillary to the main employment function. Section 2.8 of the PPS requires municipalities to periodically review whether lands currently designated as Employment Areas continue to meet their intended function and to maintain compatibility with surrounding uses (especially “sensitive uses”) by using transitions, minimizing and mitigating adverse effects. Planning authorities may remove or “convert” lands out of Employment Area designation at any time (not just via comprehensive reviews), but only if several criteria are met: that the land is not needed long-term, that public infrastructure is available, that conversions won’t undermine the viability of nearby employment uses. Also, the PPS adds a buffer-like policy: for lands within 300 metres of an employment area, new development must avoid—or if that’s not possible, then minimize and mitigate—impacts on the long-term economic viability of the employment area.

Section 2.2 of the County Official Plan includes policies related to built resources, specifically business parks in Section 2.2.3. This policy section recognizes that the County currently has a very small industrial base, with most industries making up small pockets of uses in the agricultural, rural, and hamlet areas. This section includes policies

about collaboration with partner townships on the creation of future business parks, and the issues to consider as part of the location and development of a business park.

The Employment Area section in the South Frontenac Official Plan addresses the required policies noted above. Lands that meet the newer, strict provincial definition of Employment Area do not currently exist in the County. One formal Employment Area has been identified on Map B of the South Frontenac Official Plan, but the Plan also includes policies that support a variety of other business uses throughout the rest of the Township, to recognize the nature of local rural business development.

Minerals and Aggregates

The PPS requires the long-term protection of minerals, petroleum, and mineral aggregate resources (Section 4.4 and 4.5). This includes not only active extraction sites but also known deposits of resources that must be protected for long-term use.

Section 2.1.2 of the County Official Plan requires local official plans to identify both mineral and aggregate deposits and operations.

The new South Frontenac Official Plan includes policies that are consistent with the PPS and comply with the County's policies regarding mineral and aggregate resource protection. Map D of the Plan identifies both operations and deposits, and the associated policies of the plan address permitted uses in these areas, the need for rehabilitation when extraction is complete, and also includes policies related to temporary uses, such as wayside pits and quarries and portable asphalt plants.

Natural and Human-Made Hazards

Section 5 of the PPS and Section 7.3 of the County Official Plan require that development be directed away from lands subject to natural or human-made hazards in cases where there's an unacceptable risk to health, safety, or property, and avoid making existing hazards worse. It obliges planning authorities—working with conservation authorities where applicable—to identify hazardous lands and hazardous sites (for example, flood-prone areas, erosion zones, dynamic beaches, waste disposal site, etc.) and manage development in accordance with provincial guidelines. The goal is to prevent or reduce exposure to hazards rather than react after damage or risk has materialized.

The natural and human made hazards section of the new South Frontenac Official Plan is consistent with the PPS and complies with the policies of the County Official Plan.

Cultural Heritage

Section 4.6 of the PPS requires that protected heritage properties (which may include built heritage resources or cultural heritage landscapes) be conserved, and that development or site alteration on lands containing archaeological resources or areas of archaeological potential be disallowed unless the resources are conserved. It also mandates that development and alteration on lands adjacent to protected heritage properties must ensure the heritage attributes of the protected property are conserved. The section encourages planning authorities to adopt proactive strategies—such as

archaeological management plans and strategic measures for conserving significant built heritage and landscapes. Furthermore, early engagement with Indigenous communities is required so their interests are considered in identifying, protecting, and managing archaeologically and culturally important resources.

Section 6 of the County Official Plan emphasizes conserving the County's cultural heritage through protection of built heritage resources, archaeological sites, and heritage landscapes, with special attention to the Rideau Canal and the interests of Indigenous communities. It requires that development respect and conserve heritage attributes, with archaeological assessments where potential exists, and that design guidelines and heritage impact studies guide new development in sensitive areas—particularly along the Rideau Canal, a UNESCO World Heritage Site. The Plan also recognizes the historic and ongoing relationship with the Algonquins of Ontario, requiring consultation where development may affect archaeological resources, waterways, or areas of cultural significance.

The cultural heritage section of the new South Frontenac Official Plan is consistent with the PPS and complies with the policies of the County Official Plan. It recognizes the importance of built heritage resources, archaeology, and the Rideau Canal.

The Township is to be commended for the consultation and outreach that it did with First Nations and Indigenous communities as part of the development of the new Official Plan. This is reflected in policies not only in the section on cultural heritage, but also in other policies in the Plan that address the interests of Indigenous communities and how the Township will engage with them.

Infrastructure

Section 3 of the PPS aims to ensure that infrastructure and public service facilities are planned and delivered in ways that are efficient, sustainable, and aligned with land use. It seeks to make sure that development is supported by the right services (water, sewage/wastewater, transportation options, waste management, energy supply, public spaces, etc.) in ways that minimize cost, maximize existing assets, and enhance resiliency, health and public safety.

Section 3.6 of the PPS specifically addresses water and sewage services and provides the following hierarchy for servicing:

1. Municipal sewage services and municipal water services are the preferred form of servicing for Settlement Areas to support protection of the environment and minimize potential risks to human health and safety. These systems include both traditional centralized servicing systems and decentralized (communal) servicing systems.

2. Where municipal sewage services and municipal water services are not available, planned or feasible, private communal services are the preferred form of servicing.

3. Where neither municipal sewage services and municipal water services nor private communal services are available, planned or feasible, individual on-site

sewage and water services may be used, provided the site conditions are suitable for the long-term provision of such services with no negative impacts.

The County Official Plan addresses Transportation (Section 4.1), Servicing (Section 4.2), and Waste Management (Section 4.3). The transportation policies look at a regional hierarchy of roads, including private roads, public and active transportation, including the K&P Trail, and ferry services (which do not apply to South Frontenac).

In the County Official Plan, policies regarding decentralized/communal services for water and wastewater were incorporated by amendment in 2023 in recognition of the new public utility, Frontenac Municipal Services, that has been formed by the County and their four partner townships to own and manage these systems (Section 4.2.1.4.2). The servicing policies of the County Official Plan are consistent with the PPS, require communal servicing for new development in Settlement Areas and business parks, and provides direction to what the communal servicing policies of the local official plans must address.

All the infrastructure policies in the new South Frontenac Official Plan are consistent with the PPS and comply with the County Official Plan, including the provision of a road classification hierarchy and a hierarchy of policies to address water and wastewater servicing. The policies regarding decentralized municipal services (i.e., communal services that will be owned by the public utility) are completely new and the first of their kind in the province.

Conclusion

County planning staff are of the opinion that with the modifications listed in Attachment 2 to this report, the adopted Official Plan (Attachment 1) of the Township of South Frontenac meets all the requirements of the *Planning Act*, is consistent with the Provincial Planning Statement, and conforms to the policies of the County of Frontenac Official Plan. County planning staff are recommending that PEDAC recommend to County Council that the new Official Plan of the Township of South Frontenac be approved.

Financial Implications

The adopted Official Plan of the Township of South Frontenac was a Township-initiated project that was required to be undertaken to comply with provincial regulations and policies and to ensure conformity to the County Official Plan. The County of Frontenac is the approval authority for all Official Plans and Official Plan Amendments adopted by the lower tier townships. Other than staff time associated with participating in the process and reviewing the final document, there are no financial implications for the County of Frontenac associated with this report.

Organizations, Departments and Individuals Consulted and/or Affected.

Township of South Frontenac
County of Frontenac, Planning and Economic Development Department

Attachments:

Attachment 1 – New Official Plan of the Township of South Frontenac, adopted by By-Law Number 2025-041 on May 20, 2025

Attachment 2 – County of Frontenac Modifications to the Adopted Official Plan of the Township of South Frontenac

Attachment 3 – New Official Plan of the Township of South Frontenac, adopted by By-Law Number 2025-041 on May 20, 2025, with County modifications shown with track changes

Township of South Frontenac Official Plan

Our Community Our Vision Our Official Plan

Adopted by South Frontenac Township Council on May 20, 2025

Approved by County of Frontenac Council on <DATE>

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1 Shaping the Future of South Frontenac

1.1 Land Acknowledgement

The Township of South Frontenac acknowledges that it sits on the traditional unceded territory of the Algonquin, Anishinaabe and Haudenosaunee peoples, and its lands are entirely within the boundaries of this territory. In acknowledging this traditional territory, we recognize its long history. We recognize that planning has been happening on these lands by Indigenous People, long before its settlement by Europeans. This recognition must also be clearly and overtly connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our community and work with other communities to create meaningful planning processes amongst Indigenous People and our municipality.

1.2 The Purpose of the Official Plan

The Township of South Frontenac (the Township) is a community that is natural, vibrant, and growing – a progressive rural leader. It is located in eastern Ontario just north of Kingston and Lake Ontario. In 2021, the Township was home to over 20,000 residents and preparing to become home to more as we continue to grow. With over 75 lakes and plenty of natural areas to explore, the Township is pleased to support an outdoor lifestyle that encourages residents and visitors alike to enjoy all that the Township has to offer.

The Township's Official Plan (the Plan) was prepared in accordance with the *Planning Act*, which provides municipalities with a set of requirements to follow when preparing an Official Plan.

The prior Official Plan for the Township was approved in 2003. Between 2003 and the adoption of this Plan, there were several updates to the *Planning Act* and the Provincial

Planning Statement, as well as implementation of the County of Frontenac Official Plan (2016). The Township is required to have an Official Plan that is in conformity with these documents. As such, in 2020, the Township began the process to develop a new Official Plan to direct growth and development in the Township for the next generation and beyond.

The Plan is consistent with the policies in the 2024 Provincial Planning Statement such as efficient use of land, provision of housing, and environmental protection. This Plan also conforms to the upper-tier County of Frontenac Official Plan (2016, as amended). It incorporates policies from the applicable Source Water Protection plans that helps protect drinking water from overuse and pollution. As the legislative and planning policy framework is updated, the Official Plan will be amended to remain consistent with the legislative and planning policy in Ontario and Frontenac County. The Official Plan will also be reviewed and may be updated from time to time to ensure it stays current with the evolving needs of the South Frontenac community.

This Official Plan is an expression of the Township's Vision for the future development of the community. This Plan is a living document that provides policy guidance to and a land use vision for the Township as it grows and develops. It establishes the policies for development and conservation, such as, where development may occur and at what scale, guidelines for how our natural lands should be preserved, what activities may be supported on them, and the measures to protect our rich agricultural areas.

1.3 How to Read this Plan

The Official Plan consists of written policy, maps and figures. The Plan is organized by themes, including broad based planning principles and strategic policy approaches, specific land use policies, resource and utility policies, and implementation tools.

The components of the Plan that will be used to guide decision-making (i.e., the "official parts" of the Plan) are **Sections 1** to **13**, **Maps A** to **I**, and **Figure 1**. Maps and figures are officially part of the Plan and are used to assist with interpretation of the policies of this Plan. If there are any discrepancies between a policy and a figure, then the policy shall prevail. The appendices are not officially part of the Plan. They provide additional context but are provided for reference purposes only.

The following are the recommended steps to read and interpret this Plan when undertaking changes to a property or a new development:

- **Step 1:** Identify the land use designation(s) applicable to the property on **Map A** as applicable.
- **Step 2:** Read the relevant policy for general development in **Section 3** of the Plan.
- **Step 3:** Read the relevant policy for the land use designation(s) in **Section 4** of the Plan
- **Step 4:** Identify if any other considerations on **Maps B** to **G** are applicable to the property, and read the policies in **Sections 5, 6** and/or **7** related to those elements from the maps.
- **Step 5:** Check all other sections of this Plan for policies that may be relevant to the property or proposed development.
- **Step 6:** Check the appendices for any additional technical details that may be relevant to the property or proposed development.

This Plan must be interpreted in its entirety and the relevant policies, maps, and figures applied to each situation. All of the relevant policies, maps, and figures are to be cross-referenced with each other whether this cross-referencing is stated in the Plan or not. Efforts have been made to differentiate between policy statements versus land use policy direction, with the former providing overall guidance and the latter being applicable to all applications for development.

i) It is intended that the boundaries of the land use designations shown on **Map A** be considered as approximate except where bounded by major roads, railways, waterbodies, or other geographical features. Therefore, amendments to this Plan will not be required in order to make minor adjustments to the land use boundaries and roads provided the general intent of the policies of this Plan is preserved.

ii) Where lists of permitted uses are provided in designations and policies, such lists reflect the possible range of compatible uses to be considered. These lists have intentionally been generalized, unless otherwise specified in this Plan, leaving a more detailed listing of permitted uses to be determined by the implementing by-law. Accordingly, more specific uses not shown in such lists, but considered by the Township to be similar in nature to the listed uses of this Plan, may be appropriately accommodated within the subject designation through the implementing by-law without the need for an Official Plan Amendment, provided they maintain the intent of this Plan.

iii) It is intended that all numerical figures and quantities contained in the Plan be considered in the metric form. Amendments will not be required for any reasonable variation from these figures and quantities provided such variations meet the intent of this Plan and are reflected in the implementing by-law.

iv) Any significant change from the policies contained herein will require an amendment to the Official Plan and implementing by-law. If a change is major, particularly if it will cause changes in the way in which an area is developing, then the Official Plan should be reviewed in whole.

v) Where any Act or portion of an Act is referred to in this Plan, such references will be interpreted to include any subsequent legislation that may replace the specified Act and guidelines, and guidance documents.

vi) This Plan utilizes words or terms defined in the 2024 Provincial Planning Statement as well as other definitions. These definitions shall apply in the interpretation of the policies of this Plan and their application to development proposals and planning applications. Where any doubt exists with respect to the intended meaning of any word or phrase used in this Plan, the 2024 Provincial Planning Statement, or any subsequent Provincial Planning Statement issued under Section 3 of the *Planning Act*, shall be used as a guide to interpretation.

vii) It is intended that buildings, structures and uses that are normally incidental and accessory to a permitted use listed in this Plan will also be allowed even though not specifically stated in the land use policies. Examples of permitted uses for the designations are intended to indicate the possible range of uses considered appropriate and not to be interpreted as a finite list unless otherwise stated. All permitted uses in the implementing by-law shall be in conformity with the intent and policies of this Plan.

1.4 Transition Policies

The following transition policies shall apply to applications made under the 2003 Township of South Frontenac Official Plan:

- The 2003 Township of South Frontenac Official Plan, as amended, will apply to decisions on *Planning Act* applications submitted and deemed complete prior to County approval of this Plan.
- Any Official Plan Amendments to the 2003 Official Plan that have cleared appeals prior to County approval of this Plan will be incorporated into this Plan by the Township.

1.5 What We Value: Our Vision, Goals, and Guiding Principles

Collectively, Council, Township staff, and members of the community developed a set of values on which this Plan is built. These values inform the Plan's Vision, Goals, and Guiding Principles. Together, these serve as a reminder of what the Township strives to become and how we plan to progress towards a future that serves existing and future residents.

1.5.1 Vision for the Official Plan

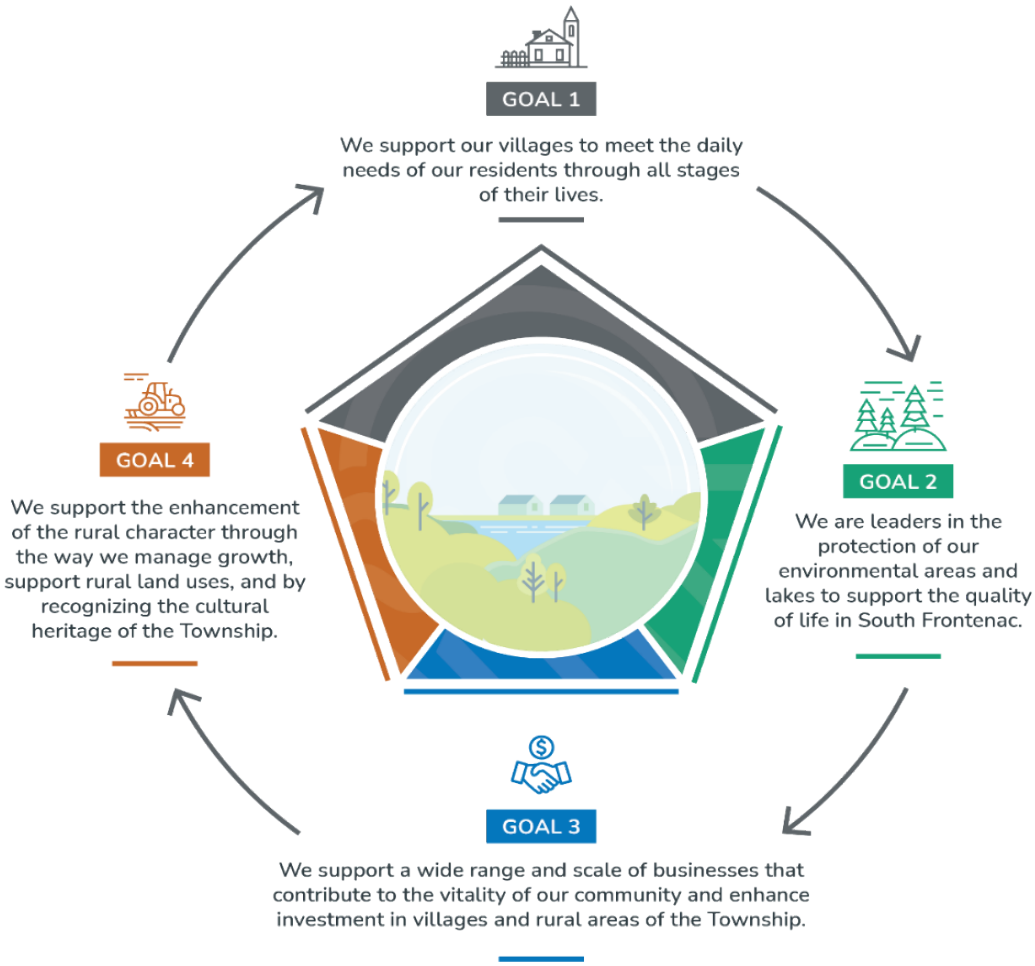
The vision for the South Frontenac Official Plan was developed through extensive consultation and is intended to guide the land use policies and decision-making processes set out in this Plan. The vision statement is set out below:

South Frontenac is a progressive, forward-looking municipality that balances facilitating growth that meets the needs of all our residents with environmental leadership in the protection of our outstanding natural assets to enhance the exceptional lifestyle, rural character, and economic opportunities offered by the Township.

1.5.2 Goals for the Official Plan

The vision for the Official Plan is supported by the goals established by Council at the onset of the development of the Plan. Together, the vision and goals of the Plan will work to ensure that the Township is environmentally and economically vibrant, supportive of residents of all ages, and preserves the rural character of the Township. The four goals for the Plan are as follows:

- **Goal 1**: We support our villages to meet the daily needs of our residents through all stages of their lives.
- **Goal 2**: We are leaders in the protection of our environmental areas and lakes to support the quality of life in South Frontenac.
- **Goal 3**: We support a wide range and scale of businesses that contribute to the vitality of our community and enhance investment in villages and rural areas of the Township.
- **Goal 4**: We support the enhancement of the rural character through the way we manage growth, support rural land uses, and by recognizing the cultural heritage of the Township.


GOAL 1
We support our villages to meet the daily needs of our residents through all stages of their lives.
GOAL 2
We are leaders in the protection of our environmental areas and lakes to support the quality of life in South Frontenac.
GOAL 3
We support a wide range and scale of businesses that contribute to the vitality of our community and enhance investment in villages and rural areas of the Township.
GOAL 4
We support the enhancement of the rural character through the way we manage growth, support rural land uses, and by recognizing the cultural heritage of the Township.

1.5.3 Guiding Principles

The following five guiding principles have been established to ensure the development and implementation of the plan is inclusive, equitable, and accessible to the public:

Guiding Principle 1

- Be open-minded in consideration of potential solutions which may meet the unique needs of the community

Guiding Principle 2

- Adopt a sustainability lens, which considers the social, environmental, and economic impacts of decisions.

Guiding Principle 3

- Consider the impacts of climate change on the future of our community and do our part to mitigate, adapt, and increase our resilience to those impacts.

Guiding Principle 4

- Work with, understand, and integrate First Nations' interests in the future of South Frontenac.

Guiding Principle 5

- Be equitable and transparent, inviting input from community members frequently and in meaningful ways.

1.6 Building Relationships with Indigenous Communities

South Frontenac is committed to continue fostering a strong partnership with Aboriginal Rights Holders to better reflect their values and knowledge of the South Frontenac landscape as a means to guide and inform its planning and development, which includes the use and disposition of unceded land (lands formerly known as Crown land that was held by the Federal or Provincial governments) within the Township.

1.6.1 Historical Background

The Township of South Frontenac sits within the traditional territories of the Algonquin, Anishinaabe, and Haudenosaunee Peoples and is closely connected by waterways to the territory of the Mohawks of the Bay of Quinte. These shared lands provided the required sustenance for survival and were where these nations would hunt, fish, live and gather for many centuries before the arrival of Europeans. While these nations are very different in customary ways, they were often able to come together in a nation-to-nation relationship based on mutual trust and respect to steward these lands and maintain healthy ecosystems for generations to come.

While the Township recognizes the Algonquin, Anishinaabe, and Haudenosaunee nations as sovereign nations that play a key role in land-use decisions that impact their Aboriginal Rights and interests, we also recognize the importance of building relationships with neighboring First Nations in order to move towards a more sustainable and equitable future. Our future includes a strong relationship, where we work together to protect our environmental areas, waters and lakes, and where neighboring nations are able to be self-determined within their traditional territory.

With this in mind, the Township aimed to consult with surrounding First Nations communities and Métis Nation of Ontario to include their planning perspectives with the Official Plan update. Our approach was to learn first-hand, the rights, interests, challenges and opportunities of First Nations and Metis communities, while also formulating an understanding of how they wish to experience these within their traditional territories. Our outreach included Algonquins of Ontario, Mohawks of the Bay

of Quinte, Alderville First Nation, and Metis Nation of Ontario. We believe that early engagement is key in providing Indigenous communities with the opportunity to share their history, values, planning perspectives, and rights and interests in their traditional territory. This approach has enabled the Township to gain a better understanding of the impacts that development decisions have on Aboriginal rights and interests, and the commitment required to better work together for a sustainable future.

1.6.2 Rights and Interests

This Plan acknowledges that Aboriginal and treaty rights are recognized and affirmed in Section 35(1) of the *Constitution Act 1982* and are also the foundation to the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), which the Federal and Provincial governments are still working to implement. The Township of South Frontenac understands that respecting Aboriginal and Treaty rights are a way of living together and to support the right to *self-determination* and Free, Prior and Informed Consent (FPIC) in section 32.2 of UNDRIP. As such, this Plan will respond to our role in the Truth and Reconciliation Calls to Action and will seek opportunities to support the health, wellness, *self-determination*, and safety of Indigenous Peoples in matters that affect Aboriginal rights and interests within the boundaries of the Township of South Frontenac. The Township will engage with Aboriginal rights holders with regard to land use planning affecting any of the following matters within the land claim area (see **Section 8.1 "Engaging with Aboriginal Interests"** and **Appendix B**):

- Protection of water quality and utilization of lakes and rivers;
- Any development that would have an impact on navigable waterways and their waterbeds;
- Any archaeological studies and/or environmental impact study related to proposed development where areas of Algonquin interest have been identified; and/or,
- Indigenous women and girls' safety and protection.

This Plan will further seek to support the following in regard to relationship building with Aboriginal and Treaty rights holders:

- Economic reconciliation by engaging on opportunities that may be of interest to First Nation communities;

- Capacity building and participation in land use decision making processes; and,
- Indigenous connection to the land.

1.6.2.1 Algonquin Rights and Interests

This Plan recognizes that lands within the boundaries of the Township lie within the historic Algonquin Territory that is part of the Treaty Negotiations with the Federal and Provincial governments. An Agreement-in-Principle (AIP) was signed by the Federal and Provincial governments and the Algonquin Nation in October 2016. As such, this Plan will respond to direction from the Federal and Provincial governments and the Algonquins towards the implementation of the AIP. The Township will seek opportunities for mutually beneficial engagement with the Algonquins on matters that affect Aboriginal history and culture.

The Algonquins of Ontario shared the following statements and positions:

- **Partnership Approach:** The Algonquins of Ontario support the Township's intent to develop a partnership approach with First Nations and Indigenous Communities including the use of Crown land within the Township.
- **Stewardship:** The Algonquins of Ontario support the Township efforts to preserve and provide for wise stewardship of plants, animals, and ecological systems.
- **Economic Development:** The Algonquins of Ontario support the intention of the Township to coordinate economic development planning and projects with First Nation Communities and will participate fully in the development of protocols for consultation on these matters.
- **Forestry:** The Algonquins of Ontario recognize the importance of the forest resources in the Township and share the intent to support forest stewardship techniques.
- **Waterfront:** The Algonquins of Ontario agree that any new development must be considered in the light of its impact on the environmental quality of any lake or river, and support a cautious approach to development.
- **Water:** Water in all its forms is considered by the Algonquins to be the lifeblood of Mother Earth.

- **Natural Features:** The Algonquins of Ontario support the provisions of this Plan with regard to the protection of wetlands, wildlife habitat, fish habitat, and endangered and threatened species.
- **Trails:** The Algonquins of Ontario support the development of a recreational trail system throughout the Township.

1.6.2.2 Mohawks of the Bay of Quinte Rights and Interests

The Mohawks of the Bay of Quinte (Tyendinaga Mohawk Territory) maintain an allied relationship to the British Crown. As part of their role in the American Revolution, the Mohawks of the Bay of Quinte negotiated treaty 3.5 of the Simcoe Deed for 92,700 acres on the Bay of Quinte. These lands were chosen because it is the birthplace of Peacemaker and has significant meaning to the Mohawks. Today, less than 19,000 acres remain for the future growth and development of the Mohawks of the Bay of Quinte.

This Plan recognizes the shared water tributaries within the boundaries of the Township extend into the Bay of Quinte and into Lake Ontario that are the traditional territory of the Mohawks of the Bay of Quinte (Tyendinaga Mohawk Territory). The Township shall commit to maintaining clean water practices so as to not impact the Bay of Quinte and Lake Ontario.

The Mohawks of the Bay of Quinte shared the following statements and positions:

- **Protection of Aboriginal and Treaty Rights, environment, culture and future generations:** The Mohawks of the Bay of Quinte recognize that land use planning and development decisions that happen upstream can have an impact on environment, culture and hunting, fishing and gathering rights that take place downstream.
- **Health of the environment:** The Mohawks of the Bay of Quinte support the Township in promoting the health of wildlife, aquatic life, plant life, and water quality and quantity.
- **Safety of Indigenous Peoples:** The Mohawks of the Bay of Quinte recognize that there is a need to increase development in the area in order to accommodate growth but require the safety of Indigenous Peoples as it pertains

to Missing and Murdered Indigenous Women and LGBTQ2S community remain a priority.

- **Archeology:** The Mohawks of the Bay of Quinte support the attempt of the Township to build strong policies and better capacity to better support participation in archeological processes.
- **Early Notification:** The Mohawks of the Bay of Quinte support the approach of the Township to provide early notification of engagement and consultation on matters that may impact their Aboriginal and Treaty rights.

1.6.3 Relationship Building and Accommodating Needs

The Township acknowledges that we are part of a larger watershed and that there are implications from projects that may impact water resources, fisheries, natural heritage lands and way of life downstream. Therefore, the Township shall continue to commit to ongoing relationship building efforts and develop approaches to accommodate the needs of First Nations communities to better facilitate meaningful participation and reinforce the interconnected relationships from a values-based perspective. The Township will focus efforts and resources in collaboration with First Nations communities that will support the following:

- **Communication**: The Township understands that communication is key to building any relationship and is committed to working together with First Nations communities to formulate new ways of bringing governing bodies together to better navigate interest areas, involvement in projects and decision-making. The development of a two-way communication process is required to build respectful and understanding relationships.
- **Partnership:** The Township will encourage a council-to-council relationship to better chart a path forward that is based on mutual trust and respect. The Township will seek to restructure current committees and processes to better accommodate Indigenous planning perspectives and decision-making processes as they relate to the land.
- **Education and Awareness:** The Township will continue to build staff and governance capacity and knowledge of Indigenous rights and issues as it

pertains to land use planning approaches and how they are reflected in policy practices.

- **Indigenous Capacity Building:** The Township acknowledges the challenges that First Nations communities face with limited capacity and resources. As such, the Township is committed to supporting First Nations communities to better participate in archeological and environmental monitoring activities, consultation processes, and partnership involvement.

2 Growth and Prosperity

This section establishes policies to guide the orderly development of the Township to achieve healthy, liveable and safe communities, where people can live, work, shop and access services conveniently nearby.

2.1 How We Will Grow

The intent of the policies in this section is to guide where future development will occur within the Township, and to guide the expansion and development of the Township's infrastructure needs in a way that is environmentally and economically sustainable. Consideration of servicing options beyond private individual on-site sewage and water services, such as communal sewage and water services, provides an opportunity for the Township to support population and employment targets.

In terms of land use structure, the Township consists of Rural Lands, Prime Agricultural Areas, Employment Areas, Settlement Areas, and Environmental Protection Areas. The land use structure is identified on **Map A**. **Map B** delineates the Settlement Area boundaries and identifies designated Employment Areas.

The permanent population in the Township of South Frontenac is anticipated to reach approximately 22,160 by mid-2034 and by 23,280 mid-2039 resulting in an increase of approximately 1,500 and 2,620 persons, respectively. In addition to this growth, it is forecast the Township's seasonal population will grow to approximately 11,200 by mid-2034 and 11,400 by mid-2039, resulting in an increase of 440 and 650 persons, respectively. In total, the combined permanent and seasonal population in the Township is expected to reach approximately 34,700 by mid-2039.

Total employment for the Township (excluding remote work such as work at home) is anticipated to reach approximately 1,620 jobs by mid-2034 and 1,730 by mid-2039. This represents an employment increase of 150 jobs for the 10-year forecast period and 260 jobs for the longer-term forecast period. A substantial percentage of jobs are expected to be home-based businesses, including home industries and home occupations.

More information on the forecasted population and employment changes can be found in the 2024 Development Charges Background Study – Township of South Frontenac (Watson & Associates, May 16, 2024).

i) A majority of the new growth will be directed to existing Settlement Areas where it can be supported by appropriate services, in particular where communal sewage and water services could support compact development and healthy, liveable and safe communities.

ii) Settlement Areas shall be the focus areas for growth, forecasted to accommodate approximately 75% of employment growth and approximately 50% of residential growth.

iii) The southern portion of the Township, particularly in and around the Settlement Areas and north-south arterial roads, faces development pressures due to its proximity to Kingston, Highway 401, and employment opportunities. Future Secondary Planning Areas on **Map H** identify where further study is needed to confirm that these areas can accommodate anticipated future growth that fulfills the vision and goals of this Plan.

iv) Policies related to Future Secondary Plan Areas can be found in **Section 10**.

v) The Rural Lands is forecast to accommodate approximately 20% of the Township's employment growth and 46% of the Township's permanent and seasonal population growth.

vi) Development in Settlement Areas should be pedestrian-oriented, conducive to cycling and other forms of active transportation, and connected to a network of active transportation options.

vii) Highway commercial uses that meet the needs of the travelling public, as well as employment uses, should be directed toward Settlement Areas and Future Secondary Planning Areas that are located along arterial roads.

viii) Development shall consider storm water management, environmental impact, and compatibility with surrounding uses.

ix) The upgrading and provision of internet connectivity in the community will be promoted to support growth and development.

x) Prime Agricultural Areas and Rural Lands on **Map A** will generally be conserved to support value added agricultural production.

xi) Residential and non-residential development outside of the Settlement Areas may be permitted, in accordance with this Plan.

2.2 Where We Live

The intent of the policies in this section is to guide residential areas and housing options in the Township. The Township recognizes the importance of having a full range of housing options for residents, as the availability of diverse housing options is essential to the welfare of the community.

i) The Township supports the development of housing that serves the needs of all residents.

ii) The Township will ensure there is an adequate supply of land for residential development to meet the growth projections in the Official Plan.

iii) A variety of housing options shall be provided to meet the needs of present and future residents, subject to the limitations imposed by servicing and environmental considerations.

iv) The Township supports the provision of a range and mix of housing options, beyond the traditional single-detached dwelling, to meet a range of affordability and lifecycle needs through the policy framework and the implementing by-law. For example, boarding houses, congregate living facilities, townhomes, apartment buildings, and *additional residential units.*

v) The Township will encourage a portion of new residential development, including rental housing, to be affordable.

vi) The Township supports opportunities for the development of housing that is affordable for low- and moderate-income households and is committed to the continued progress toward contributing to the achievement of the County's overall target of 35% of all new housing units to be affordable to low and moderate income households. Accordingly, when evaluating proposals, the Township will require applicants to demonstrate how their proposal contributes to the achievement of this target as part of a development application where more than 6 residential units are proposed.

vii) The Township recognizes that access to affordable housing is a human right and provisions for affordable housing in the market are an investment that benefits the

greater community. The Township of South Frontenac will not support discrimination and intolerance against proponents or occupants of affordable housing proposals.

viii) The Township will adapt its infrastructure and service delivery to support the development of age-friendly communities that promote active aging and a high quality of life among residents at all stages of life.

ix) The Township recognizes the importance of and the need for additional needs housing such as long-term care homes, supportive housing establishments, hospices, group homes, and dementia villages, by permitting these uses in residential designated and zoned lands, where appropriate, and in locations with existing or planned infrastructure, amenities and support services.

x) The implementing by-law will permit a variety of housing options and establish standards related to residential units, such as setbacks, density, and building and lot requirements.

xi) Residential developments that offer innovative design features (e.g. *flex housing*), construction techniques (e.g. *modular homes*), or tenure arrangements (e.g. *co-housing*), which are consistent with the objectives of the Plan, and which broaden the range of housing alternatives available to the Township's residents, including affordable housing, shall be encouraged.

2.3 Where We Work

The intent of the policies in this section is to support the economic growth of the Township to enhance and protect the Township's long term fiscal position through increased non-residential tax assessment by attracting new employment opportunities.

i) The Township supports employment growth in all sectors of the economy.

ii) The Township may prepare an Employment Lands Strategy to ensure an adequate supply of designated, serviced, and marketable land to support current and future employment growth, attract businesses, and maintain economic competitiveness.

iii) The Township will maintain a minimum five-year supply of lands designated Employment Areas with a range of parcel configuration, zoning, and location to accommodate a variety of employment types.

iv) The Township supports the clustering of light industrial and commercial uses within Settlement Areas and locally appropriate rural areas to capitalize on investments in new infrastructure (e.g., internet access and road networks) and sewage and water services.

v) The Township recognizes the value of home-based businesses, including home occupations and home industries to the economic prosperity of the community and will provide support and guidance for them through appropriate policy and by-laws.

vi) On lands designated Prime Agricultural Area and Rural Land, the Township promotes diversification of the economic base and employment opportunities through goods and services, including value-added products, agri-tourism uses, agriculture-related uses, and on-farm diversified uses.

vii) The Township values the role that mineral aggregate resources play in local economic activity and encourages their sustainable development (i.e., site rehabilitation when the resource is depleted) and mitigation of impacts from noise, vibration, dust, and traffic. The Township will work with the County and the local business community to support and strengthen economic clusters by connecting with employers and establishing and strengthening partnerships in the business community.

2.4 Where We Play

The intent of the policies in this section is to support recreation and tourism. This Plan provides policies to ensure the Township's recreational features and functions are protected so that they can continue to be enjoyed by residents and guests. The Official Plan maps show the many lakes and waterbodies that provide recreational opportunities for Township residents and visitors. The Rideau Canal National Historic Site and World Heritage Site is shown on the map in **Appendix C**. The Frontenac Arch Biosphere Region, Frontenac Provincial Park, municipal parks, conservation areas, the K&P Trail, the Cataraqui Trail, boat launches, and water access points are shown on the map in **Appendix D**.

Council shall seek to foster the growth of the Township as a recreational and vacation hub for the mutual benefit of both residents and visitors to the area. In particular, Council shall endeavour to do the following:

a) Continue to recognize the link of the natural environment to the tourism economy, emphasizing the need to protect natural areas, features, and functions as a means to ensure the tourism sector remains viable;

b) Ensure the preservation, promotion, and revitalization of cultural heritage as a tourism resource;

c) Promote the maintenance, expansion, and upgrade of existing tourist destination-oriented uses and encourage the establishment of additional high-quality attractions, facilities, accommodations, services, events, and other tourism supportive uses;

d) Encourage the development of year-round tourism opportunities;

e) Encourage and work with government bodies, boards, commissions, committees, business organizations, private investors, and non-profit groups and associations with an interest in tourism in South Frontenac, to expand, and market the Township as a vacation and recreation destination.

f) Encourage and support the development of linkages for all modes of transportation, including walking, cycling, and passive boating, between recreational trails, settlement areas, community gardens, grocery stores, local markets, tourist attractions, points of interest and areas of scenic or environmental interest, both within and outside the Township;

g) Support tourism, recreational, heritage, community improvement and economic development studies and programs;

h) Encourage tourism initiatives such as seasonal festivals and sporting and cultural events that build upon the history of the area;

i) Encourage local businesses to form business to business networks;

j) Recognize that tourism and recreational interests, particularly when oriented to enjoyment of open space and natural resource areas, may be enhanced through local and regional collaboration.

k) The Township will co-ordinate and partner with neighbouring municipalities and other levels of government to protect the function and long-term development potential of regional open space and travel networks, such as the K&P Trail, the Cataraqui Trail, the Rideau Canal, and the Rideau Heritage Route.

l) The Township supports efforts to conserve the biodiversity of the Frontenac Arch Biosphere Region and will work to guide development in such a way that the ecological features and functions for which the area is recognized are protected and enhanced.

m) The Township will work with partner agencies such as Conservation Authorities, Kingston Frontenac Lennox and Addington Land Trust, Nature Conservancy of Canada, Queen's University, and other similar agencies to support the acquisition of lands for conservation and public education purposes.

n) The Township recognizes that Frontenac Provincial Park conservation reserves and other protected areas attract visitors from all over Ontario and internationally to enjoy the ecological diversity, wilderness and scenic lakes and Canadian Shield that provide an amazing quality of life in South Frontenac. The Township will ensure development minimizes negative impacts on these areas.

o) The Township shall support the long-term implementation of the Recreation, Parks and Leisure Master Plan by ensuring adequate parkland, recreational facilities and amenities are provided with new developments, particularly in and near Settlement Areas, and that any new parks are connected by pedestrian trails or pathways to existing parks, trails and amenities.

p) The Township will continue to maintain and enhance public access to waterfronts and provide opportunities for public recreation.

q) The Township supports access to, and enhancement of, boat launches as a means of both public recreation and as a contributor to local economic activity.

r) The Township shall seek opportunities to acquire parkland through dedication and enhance parkland through cash-in-lieu of parkland as conditions of development.

s) The Township supports the development and maintenance of trails (e.g., K&P, Rideau and Cataraqui Trails), parks, and open spaces.

2.5 Age-Inclusive Planning

The Township will apply an age-inclusive perspective in planning to ensure a high quality of life for persons of all ages and abilities. The Township recognizes the need to support active aging for all residents by promoting the development of healthy, liveable and safe communities that encourage and support people to age in place. In support of age-inclusive planning, the Township will:

a) Promote the development of communities featuring a range of affordable and barrier-free accessible housing options that are well integrated with transportation options and community amenities and services.

b) Support development of a well-connected network of active transportation facilities to increase the range of healthy and accessible transportation and recreation options available to persons of all ages and abilities.

c) Promote the use of universal design features in housing and accessibility features in the built environment to create safe, inclusive, and barrier-free spaces that enhance the mobility and independence of persons of all ages and abilities.

d) Work collaboratively with the County of Frontenac in implementing the regional Age Friendly Planning Study (2017) to create walkable communities with good access to community services, amenities, and green spaces to promote healthy, independent, and active aging.

e) Identify areas using Community Improvement Plans to encourage improvements in the built environment and/or supporting services to encourage universal accessibility.

f) Apply an age-inclusive planning lens when considering both public and private development applications.

2.6 Climate Change

In South Frontenac, climate change is predicted to be characterized by more frequent and severe wet weather events, flooding, tornadoes; higher air temperatures; warmer

water temperatures; stronger winds; more surface runoff; more evaporation and less infiltration.

Climate change can impact:

- our sources of drinking water,
- our economy,
- our natural environment,
- our public infrastructure, and
- public health.

The Township needs to respond to climate change impacts to reduce economic costs and potential environmental, social and health risks through actions that:

- Mitigate climate change such as actions that reduce greenhouse gas emissions that cause climate change.
- Adapt to climate change such as actions that prepare for changes occurring, or are likely to occur, in the future.

Policies within this Plan provide a foundation toward addressing climate change and realizing the ecological benefits provided by nature.

a) The Township will support development and management practices which address climate change mitigation, including, but not limited to:
    i) Improving opportunities for active transportation and reducing dependency on motor-vehicle transportation;
    ii) Seeking opportunities for partnering with neighbouring municipalities to extend public transit options into the Township;
    iii) Reducing the quantity and improving quality of stormwater runoff;
    iv) Increasing the proportion of permeable surfaces to reduce flood risk;
    v) Flood plain protection including factors of safety and/or lower flood frequency thresholds;
    vi) Promoting appropriate forms of mixed-use development to provide employment and shopping opportunities close to residences;

vii) Encouraging servicing options that can facilitate more compact and contiguous development within Settlement Areas, including infilling and redevelopment, in appropriate locations;
viii) Encouraging the application of energy conservation measures in the rehabilitation and upgrading of existing buildings;
ix) Actively protecting the quality and quantity of local water resources through development practices that contribute to natural system resilience and facilitate restoration;
x) Actively protecting natural heritage features and functions, as well as preserving and enhancing fish and wildlife habitat;
xi) Encouraging community agriculture, such as community gardens; and,
xii) Managing forest resources and trees in a manner that enhances their quality, quantity, and sustainability over time.

b) Development should include building and design features that can mitigate and/or adapt to climate change such as the following:

i) Protection of natural heritage features and areas, shoreline and riparian buffers, and preservation of trees particularly in Settlement Areas, rural subdivisions, and waterfront areas;
ii) Tree preservation, tree planting, landscaping, and innovative green spaces to reduce energy use through shading and sheltering to protect buildings and infrastructure from the effects of excessive wind and sun;
iii) Greater use of permeable surfaces for areas such as parking lots and sidewalks;
iv) Development of multi-use paths to promote active transportation and pedestrian access systems to reduce overall vehicular movements;
v) Use of street, lot and building orientation with optimum exposures to maximize passive solar energy gain and minimize heat loss;
vi) Incorporation of energy conserving principles into building design;
vii) Installation of electric vehicle charging stations where appropriate;
viii) Installation of water conservation fixtures in new development, including supporting recycling and the reuse of grey water in accordance with the provisions of the Ontario Building Code; and
ix) Implementation of energy efficient building practices.

c) The Township will seek to develop and implement a Climate Change Action Plan with climate change mitigation and adaption strategies specific to operations, assets, and infrastructure. A plan should include the undertaking of energy conservation measures, including the use of energy efficient building materials, designs, and appliances in municipal buildings and facilities to reduce energy consumption and greenhouse gas emissions.

3 General Land Use Policies

The policies in this section apply to all development in the Township, where they are relevant, in addition to the policies for specific land use designations.

3.1 General

i) Development shall be compatible with the existing surroundings and shall include mitigation measures to address any adverse effects or negative impacts of the development.

ii) Buildings, facilities, and infrastructure are encouraged to be developed using sustainable methods and materials.

iii) Climate change impacts should be considered in the design and construction of development, the creation or expansion of infrastructure, and the planning of improvements and enhancements to public spaces.

iv) Development will be encouraged to be built to exceed the minimum standards for sustainability and energy efficiency.

v) All development shall consider the issues of stormwater management/lot grading and drainage, environmental impact, and compatibility with surrounding uses. The scale of development will dictate the level of detail required for technical studies, drawings, etc.

vi) Low-impact development approaches to storm water management shall be encouraged. These approaches seek to manage rain and other precipitation as close as possible to where it falls and encourages infiltration of surface water into the ground to recharge groundwater aquifers in order to mitigate the impacts of increased runoff and storm water pollution.

vii) Protection and enhancement of tree coverage and vegetation will be promoted for all development. The maintenance of as much as possible of the natural vegetation between the development and any waterbody, other land use, as well as any existing public roads/private roads, will be required. Developers shall be required to remove as little of the vegetation as possible for the roads, building sites and servicing facilities, and specific provisions relating to protection of vegetation may be incorporated into subdivision, condominium, site plan, and development agreements.

viii) Transportation impacts will be scoped and assessed for all development including issues of traffic generation, vehicular and pedestrian movement, access, and parking.

ix) Environmental remediation of brownfield sites will be encouraged so that they can be redeveloped.

x) New development is encouraged to incorporate universal design beyond the minimum requirements of the Accessibility for Ontarians with Disabilities Act and the Ontario Building Code. The Township shall consider accessibility as part of Age-Inclusive community planning.

3.2 Additional Residential Units

i) *Additional residential units*, also known as accessory apartments, basement apartments, and in-law suites, are encouraged as a means of providing affordable and diverse housing options in the Township.

ii) A maximum of two *additional residential units* are permitted on lands where a single detached dwelling, semi-detached dwelling, or townhouse is the principal use permitted in the Prime Agricultural Area, Settlement Area and Rural Land designations on **Map A**, provided that:

i) The *additional residential unit* is not located in a flood plain or other hazard lands;

ii) The lot has direct access from a year-round maintained publicly owned road, or a private road within an approved plan of condominium, or a private road that has been constructed to Township standards and that is maintained year-round. For a private road, the Township will require documentation demonstrating that year-round maintenance is provided;

iii) It is demonstrated the lot is sized such that all dwelling units are able to be serviced for water and sewage by the type of servicing (individual on-site, private communal or municipal) available in the area, to the satisfaction of the Township;

iv) No more than one *additional residential unit* is in a detached accessory structure to the principal dwelling;

v) The *additional residential unit* is designed and located in such a manner to complement the residential character of the property and of the surrounding neighbourhood;

vi) The *additional residential unit* complies with the Minimum Distance Separation Formulae;

vii) A detached *additional residential unit* is located in proximity to the principal dwelling to minimize the development footprint on the property and to support shared road access, waste collection, water and sewage services, and hydro connections;

viii) A *garden suite* does not exist on the same lot in the case of a detached *additional residential unit*;

ix) Parking for the *additional residential unit* is provided in accordance with the provisions of the implementing by-law; and

x) The *additional residential unit* is addressed in accordance with the Township's civic addressing by-law.

iii) In addition to (b), a detached *additional residential unit* in the Prime Agricultural Area designation shall:

i) be compatible with, and not hinder, surrounding agricultural operations;

ii) be of limited scale and be located in close proximity to the principal dwelling or farm building cluster; and

iii) Minimize land taken out of agricultural production.

iv) *Additional residential units* are not generally permitted in Waterfront Areas to protect sensitive waterfront areas and lake ecosystems from intensified use and from nutrient loading from sewage systems.

v) The implementing by-law will control the location of *additional residential units* relative to waterbodies, and control *additional residential units* based on servicing constraints related to water and sewage. The implementing by-law will also establish appropriate provisions and standards.

3.3 Garden Suites

Garden suites are a temporary housing option. A *garden suite* is not an *additional residential unit*. The *Planning Act* enables the Township to enact a temporary use by-law to permit a *garden suite* for an initial period of up to 20 years, with subsequent 3-year renewals as necessary.

a) A maximum of one *garden suite* is permitted on lands where a single detached dwelling or semi-detached dwelling is the principal use permitted in the Prime Agricultural Area, Settlement Area and Rural Land designations on **Map A**, provided that:

i) The *garden suite* is permitted as a temporary use subject to a site-specific Zoning By-law amendment under Section 39.1 of the *Planning Act*;

ii) The *garden suite* is not located within 150 metres of the highwater mark of a lake or river, or 300 metres in the case of an at-capacity lake trout lake, to protect sensitive waterfront areas and lake ecosystems from intensified use and from nutrient loading from sewage systems;

iii) The *garden suite* is not located in a flood plain or other hazard lands;

iv) The lot has direct access from a year-round maintained publicly owned road, or a private road within an approved plan of condominium, or a private road that has been constructed to Township standards and that is maintained year-round. For a private road, the Township will require documentation demonstrating that year-round maintenance is provided;

v) It is demonstrated that the lot is sized such that all dwelling units are able to be serviced for water and sewage by the type of servicing (individual on-site, private communal, or municipal) available in the area, to the satisfaction of the Township;

vi) A detached *additional residential unit* does not exist on the same lot;

vii) The *garden suite* is located in such a manner to complement the residential character of the property and of the surrounding neighbourhood;

viii) The *garden suite* is located in proximity to the principal dwelling to minimize the development footprint on the property and to support shared road access, waste collection, water and sewage services, and hydro connections;

ix) Parking for the *garden suite* is provided in accordance with the provisions of the implementing by-law; and

x) The *garden suite* is addressed in accordance with the Township's civic addressing by-law.

b) In accordance with *Planning Act* requirements for *garden suites*, Council may require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the *garden suite* as the Council considers necessary or advisable, including:

i) The installation, maintenance, and removal of the *garden suite*;

ii) The period of occupancy of the *garden suite* by any of the persons named in the agreement; and,

iii) The monetary or other form of security the Council may require for actual or potential costs to the municipality related to the *garden suite*.

3.4 Group Homes

Council recognizes the varied needs of individuals that can be met by group homes. Group homes are generally defined as a premise used to provide supervised living accommodation, licensed or funded under Province of Ontario or Government of Canada legislation, for up to ten persons, exclusive of staff, living together in a single housekeeping unit because they require a supervised group living arrangement.

Accordingly, group homes shall be permitted in all land use designations that permit residential uses in the municipality, in accordance with the following policies:

a) Group homes shall only be permitted on lands which have direct access from a year-round maintained publicly owned road, or private road within an approved plan of condominium or a private road that has been constructed to Township standards and that is maintained year-round. For a private road, the Township will require documentation demonstrating how year-round maintenance is provided.

b) A group home shall be in compliance with Municipal By-laws. The Township may establish a process to licence group homes under the *Municipal Act*.

3.5 Home-Based Businesses

Changing patterns of employment in recent years, together with improvements in rural cellular/broadband technology, mean people often can work and operate a business within the same building as their home.

Home-based businesses play an important function in the provision of local employment opportunities for Township residents. These businesses also provide goods and services to local and regional markets.

Home-based businesses are legal privately-operated businesses within a residential dwelling or an accessory building. They allow for people to work from home and therefore can be considered a sustainable form of development. These businesses can serve as one of the key components of a healthy rural economy. Home-based businesses are a means of providing local services, providing an incubator for new businesses, and providing more specialized services to a broader clientele.

A range of home-based businesses may be permitted accessory to residential uses throughout the Township subject to the following policies:

a) Home occupations are permitted within the Settlement Area, Prime Agricultural Area and Rural Land designations of this Plan.

b) Home occupations will be permitted as an accessory use in conjunction with residential development, provided they do not create a public nuisance and are compatible with surrounding uses.

c) Bed and breakfast establishments are encouraged as a form of tourist/traveller accommodation within private homes.

d) The implementing by-law shall establish appropriate provisions and standards for home occupations.

e) Home industries provide opportunities for the development of new business and small scale industrial and commercial uses. Home industries (e.g., woodworking, small-scale manufacturing, repair, and restoration) may be permitted in the Prime Agricultural Area, Rural Land and Settlement Area designations of this Plan in accordance with the following:

   i) The use does not change the residential character of the dwelling or outside appearance of the dwelling or accessory building, and the outside storage of goods shall be prohibited;

   ii) They are not offensive or create a nuisance as a result of noise, hours of operations, dust, odour, traffic generation or by other means;

   iii) The implementing by-law shall establish appropriate provisions and standards for home industries.

3.6 Compatibility and Built Form

The Township contains many different types of land uses. Land use designations and the implementing by-law help to ensure compatible uses are co-located and incompatible uses are appropriately separated. Introducing new development in existing areas, in particular through intensification, requires a sensitive approach and consideration of the area's established uses and character.

Compatible development, although it may be different than existing development, is complementary or enhances an established community or area and coexists with existing development without causing undue adverse effects on surrounding properties.

a) Development shall be compatible with surrounding uses, built form, the general character of the area, and the ecological integrity of an area, and shall avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects of the development.

b) Compatibility of new development will be evaluated based on the following criteria:

i) Height and massing: Building height, massing, and scale should be assessed based on the planned or existing uses of adjacent properties, as well as the character established by the prevailing pattern of abutting development and development that is across the street;

ii) Landscaping and fencing: Landscaping and fencing may be required as a buffer between uses and shall be of a sufficient depth as determined through the implementing by-law;

iii) Lighting: The potential for light spill over or glare onto adjacent light sensitive areas or the night sky must be minimized;

iv) Noise and air quality: The development should be located and designed to minimize the potential for significant adverse effects on adjacent sensitive uses related to noise, odours, and other emissions;

v) Parking: Adequate off-street parking must be provided in accordance with the provisions of the implementing by-law, with minimal impact on adjacent uses. For higher density development within Settlement Areas, the Township may consider permitting reduced standards for off-street parking, or allowing off-site parking, where accommodation of off-street parking is not possible;

vi) Setbacks: Prevailing patterns of front, rear and side yard setbacks, building separation, landscaped open spaces, and outdoor amenity areas as established by existing zoning will be considered where the proposed pattern is different from the existing pattern of development;

vii) Shadowing: Shadowing on adjacent properties must be minimized, particularly on outdoor amenity areas;

viii) Traffic impacts: The road network or waterbody in the vicinity of the proposed development can accommodate the vehicular or boat traffic generated;

ix) Transition: An appropriate transition must be provided between areas of different development intensity and scale, including through the use of incremental changes in building height, massing, setbacks and stepbacks; and,

x) Vehicular access: The location and orientation of vehicle access must take into account the impact on adjacent properties including noise, glare, and loss of privacy, as well as safety of pedestrians and pedestrian access.

c) A land use compatibility study, focused specifically on the identified land use compatibility matters, will be required where there exists a potential for adverse effects.

d) Noise/vibration studies using Provincial guidelines may be required for applications for development of a sensitive land use within 100 metres of a controlled access arterial road (Road 38) and within 300 metres of a railway.

e) Noise and/or vibration studies using Provincial guidelines may be required where sensitive development is proposed within the influence area of a stationary noise source such as an industrial use, aggregate operation, electrical generating stations, and hydro transformers.

f) Noise/vibration studies using Provincial guidelines will be required for applications for the establishment or expansion of a use which generates significant noise and vibration proposed near sensitive land uses.

g) The extent of influence areas and minimum separation distances will be determined on a case specific basis in accordance with Provincial guidelines such as the D-Series Guidelines, and minimum separation distances shall be established in the implementing by-law.

h) Such studies shall be prepared by a qualified professional in accordance with Provincial and other applicable guidelines. The study shall address all sources of noise and vibration affecting the site, and include recommendations for mitigation to meet Provincial standards, and the railway industry standards where applicable. Where adverse effects from noise have been identified, appropriate measures to mitigate the noise must be undertaken (fencing, berm, etc.). The conclusions and recommendations of these studies shall be implemented through conditions of the development approval.

3.7 Existing Land Uses, Buildings and Structures

Cannabis production and testing facilities may provide economic opportunities for the Township. In addition to other policies of this Plan, the following policies shall apply to cannabis production and testing facilities:

a) Cannabis production and testing facilities will be permitted in Prime Agricultural Areas, Rural Lands and Employment Areas.

b) Cannabis production and testing facilities located in Prime Agricultural Areas will be located on the least productive land/soils.

c) Cannabis production and testing facilities will be permitted if compatible with surrounding uses and where it has been demonstrated through appropriate studies that servicing of such a facility (e.g., water supply and sewage treatment) shall not have any adverse effects on existing uses in the surrounding area.

d) The establishment of cannabis production and testing facilities may be permitted through site-specific amendment through the implementing by-law.

e) Generally, a minimum 150 metre separation distance shall be required from a sensitive land use (e.g., residential or community facility) and a cannabis production and testing facility.

f) Cannabis production and testing facilities are subject to site plan control and shall address matters such as noise, odour, lighting, traffic, servicing, stormwater, drainage, buffering, and landscaping.

g) In addition to any municipal requirements, the site plan shall address any site design features (e.g., security fencing) as required by Federal regulations and licencing requirements.

h) A holding symbol on an approved Zoning By-law Amendment may be applied and not be removed until Site Plan Control approval and Federal licensing has been obtained.

3.8 Community Facilities and Open Spaces

Community facility uses are uses which exist for the benefit of the residents of the Township as a whole and which are operated by the municipality or other organizations for this purpose. Open spaces are valuable resources that contribute to the quality of life for Township residents.

3.8.1 General Policies

a) The following range of community facility uses and open space uses shall be permitted in the Rural Land and Settlement Area designations:

i) Public, separate, and private schools;

ii) Child-care facilities;

iii) Places of worship;

iv) Municipal government facilities;

v) Community centres;

vi) Libraries;

vii) Public or private clubs or association halls;

viii) Cemeteries;

ix) Additional needs housing;

x) Hospitals;

xi) Public parks;

xii) Community gardens;

xiii) Public Boat Ramps;

xiv) Other community-oriented uses;

xv) Conservation uses; and

xvi) Recreational uses including public and private parks, passive and active recreational activities, picnic areas, recreational trails, golf courses, and other similar open space activities.

b) The following open space uses shall also be permitted in the Rural Land designation:

i) Forestry uses;

ii) Wood lots

c) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency vehicles, appropriate water and sewage services, signage, landscaping, buffering, open space areas, and lighting).

d) Community facility uses should be integrated effectively with the surrounding area.

e) Adequate buffering shall be provided between community facility or open space areas and adjacent land uses and roadways. Such buffers may include the provision of grass strips, the screening and the planting of trees and shrubs, and/or the location of a berm or fence.

f) Adequate off-street parking shall be provided, including consideration for bicycle parking. Access points to parking areas shall be located in such a way that the external and internal road pattern provides for the adequate and safe movement of vehicular and pedestrian traffic.

g) Municipal government facilities should be strategically located to support effective and efficient delivery of services and to ensure the protection of public health and safety.

h) Community facility and open space uses shall be zoned in a separate category in the implementing by-law.

3.8.2 Parks, Trails, and Recreation Facilities

The Township recognizes that access to public open space and outdoor recreation opportunities contributes to the physical, social, and mental wellbeing of all residents

and visitors. It is the Township's intention to provide parks, trails, and recreation facilities on a basis consistent with the needs of the Municipality through the following policies:

a) The Township shall generally permit parks, trails, and recreational facilities in all land use designations. Within the Prime Agricultural Area and Environmental Protection designations, only trails and conservation/open space parks will be permitted.

b) The Township shall ensure development within existing parks and trails is consistent with the Township's Recreation, Parks, and Leisure Master Plan.

c) Municipal parks are acquired to meet the diverse needs of the population for active transportation, recreation, and cultural activities in accordance with the Recreation, Parks and Leisure Master Plan. Preferred locations for municipal parks include:

   i) lands abutting natural features or elementary and secondary school sites;

   ii) lands along major streets or at the terminus of a street;

   iii) lands that connect to other parks as linear parks suitable for active transportation pathways; and/or,

   iv) sites that maximize the number of residential units that are in close proximity of the park.

d) In the development of parks, trails, and recreational facilities, adequate bicycle and vehicle parking areas shall be provided.

e) Facilities such as ramps and walkways to enable persons of all ages and abilities to reach amenities and facilities shall be provided where possible, in accordance with the *Accessibility for Ontarians with Disabilities Act*.

f) When development is proposed on lands abutting or adjacent to parks, trails, and recreational facilities, there shall be regard to compatibility of the proposed use, and a site layout and design that is appropriate to the preservation and enhancement of the park, trail, or recreational facility.

g) The Township, in conjunction with citizens, supporting businesses, other government partners, and non-government agencies will:

i) Provide, maintain, and acquire land to enable and enhance public access to open space areas for travel and recreational purposes and sustainable enjoyment of nature.

ii) Develop facilities and/or coordinate with other agencies and service providers to encourage and support active and passive uses of publicly owned or publicly accessible open space areas.

iii) Take an active role, or collaborate with other providers to enable the safe, responsible, and sustainable use of, and linkages between, existing publicly owned or publicly accessible lands including, parks, trails, boat launches and water access points, and vacant lands in Township ownership.

h) Parkland dedication through planning applications and development will be done in accordance with the policies of **Section 11**.

3.9 Minimum Distance Separation Formulae

a) Minimum Distance Separation shall be applied in accordance with the Provincial Minimum Distance Separation guidelines, as amended.

b) Where livestock operations are part of an agricultural use, the Minimum Distance Separation Formulae I (MDS I) and II (MDS II) in effect at the time will apply to farming operations and to all non-farm development as a means to prevent land use conflicts and minimize nuisance complaints from odour. Non-farm development in the vicinity of viable farming operations will be discouraged unless it is compatible and will not interfere with normal farm practices.

c) Where the implementing by-law does not clearly identify or address any or all aspects of the MDS formulae, the Township shall apply the more restrictive requirements of the MDS formulae that protect expansion potential for agricultural operations.

3.10 Waterfront Development

The planned function for the Township's waterfront areas is primarily recreational and residential uses. Agricultural and commercial uses also occur in the waterfront areas. This section contains policies that intend to protect the Township's sensitive waterfront areas and lake ecosystems. Waterfront areas are generally all lands within 150 metres of a waterbody shown on **Map A**. 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.

In addition to other policies of this Plan, the following policies apply to development in waterfront areas:

a) Development and site alteration will be regulated in waterfront areas in order to protect, improve or restore waterbodies and shorelines, and to increase their resilience in the face of climate change.

b) The Township will consult with the Conservation Authority and any appropriate Federal or Provincial ministry on development proposals within waterfront areas as appropriate.

c) Development shall be designed to enhance and protect the sensitive nature of the waterfront area and water quality by incorporating measures to maintain, enhance or establish a minimum 30-metre vegetative buffer strip of unaltered, naturalized land abutting the shoreline, and to minimize direct runoff into the adjacent waterbody or watercourse, with provisions for a modest shoreline access path through this area.

d) Development should be designed to visually complement the natural setting.

e) Shoreline setbacks for new development will be based on the findings of a site-specific study using tools such as the Assessment of Municipal Site Evaluation Guidelines for Waterfront Development in Eastern Ontario's Lake Country (Hutchinson Environmental Sciences Ltd., April 2014) in order to maximize the protection of water quality. Setbacks greater than 30 metres shall be recognized in the implementing by-law.

f) Where a greater setback is not required, new development, including new sewage systems, shall be set back a minimum of 30 metres from the highwater mark of a waterbody or watercourse.

g) Reductions to the required minimum 30 metre setback from the highwater mark may be considered where it is not physically possible to meet this requirement. Where it is not physically possible to meet the setback, then the building or structure shall be constructed as far back as possible from the highwater mark, and the amount of structural coverage within that area shall be minimized.

h) Proposals to renovate, reconstruct and/or enlarge existing buildings or structures within 30 metres of the highwater mark of a waterbody will be evaluated through the policies outlined in **Section 3.11**.

i) Subject to the approval of the appropriate agency, those accessory buildings, structures, and uses requiring proximity to water, such as docks, stairs for access, or similar accessory structures, may be located within the 30 metre setback from the highwater mark of the waterbody. The implementing by-law will establish the types of structures that may be permitted within 30 metres of the highwater mark.

j) Where communal docking facilities are proposed, such facilities shall be located a suitable distance, generally 60 metres, from the nearest residential use, residential land use designation, or residential zone.

k) Boat houses shall not be permitted within the Township.

l) Floating accommodations, including floating dwellings, shall not be permitted as a residential unit, nor as part of a commercial operation for short- or long-term rental on any waterbodies within the Township.

m) Land covered by water and forming the bed of a waterbody should be left in an undisturbed condition. No dredging, filling, or alteration of the shoreline of any waterbody, or lands covered by water, shall be permitted without the approval of the appropriate Federal or Provincial ministry and/or Conservation Authority.

n) The Township will maintain and enhance public access to waterbodies with attention to environmental impacts (e.g., invasive species, boating capacity

of the waterbody, parking area runoff), for any public development and redevelopment projects, as appropriate.

3.11 Existing Land Uses, Buildings and Structures

There are a number of existing land uses, buildings and structures within the Township that do not conform to the Zoning By-law. A non-conforming land use is a use that existed legally under a previous Zoning By-law but is not included as a permitted use in the Zoning By-law that implements this Plan. A non-conforming building or structure does not meet one or more zoning performance standards (such as those relating to yards).

a) Non-conforming buildings and structures shall be allowed to continue, be repaired or be replaced in their current location, at their current size, height and volume, as-of-right, subject to the requirements of the Ontario Building Code and any applicable regulation of the appropriate Federal or Provincial ministry and/or Conservation Authority.

b) In certain instances, it may be desirable to permit changes to non-conforming uses, and to permit expansions, or enlargements to non-conforming buildings and structures. Applications submitted under Section 45(2) of the *Planning Act* shall only be considered where the use was:

   i) Legally established prior to the passing of the Zoning By-law which prohibited it;

   ii) Continuous in nature since the use's establishment; and,

   iii) Located on lands owned and used in connection with the use on the day the Zoning By-law was passed.

c) The appropriateness and impact of the proposed development will be assessed against the following criteria:

   i) Any proposed change of use or extension or enlargement would not exacerbate the non-conformity of the use;

   ii) Any proposed extension or enlargement would be consistent with the scale and massing of development on neighbouring properties;

iii) It will not create or become a public nuisance, in particular in regard to noise, vibration, fumes, smoke, dust, odours, lighting, traffic generation, visual impacts, and other nuisances;

iv) Neighbouring uses will be protected, where necessary, by the provision of areas for landscaping, buffering, or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, by regulations mitigating adverse effects caused by matters such as outside storage, lighting, advertising signs or other aspects of the proposed development;

v) Traffic and parking conditions on-site and in the vicinity will not be adversely effected by the proposal. Access shall be provided by appropriate design of ingress and egress points to and from the site and by improvement of sight lines especially in proximity to intersections;

vi) Adequate off-street parking and loading facilities will be provided; and

vii) Services such as storm water drainage, roads and private sewer and water services are adequately sized and configured to comply with applicable standards.

d) Any proposed change in use, expansion, or enlargement of a legally non-conforming use located within 30 metres of the highwater mark of a waterbody shall, in addition to the policies above, shall also be assessed against the following criteria:

i) Natural vegetation will be maximized within the first 30 metres from the highwater mark of a waterbody. A shoreline naturalization planting plan may be required in order to ensure the protection and enhancement of the waterfront area;

ii) Disturbed areas will be minimized within the first 30 metres from the highwater mark, while allowing for a reasonable area for water access;

iii) The visual impact of the development as seen from the water and/or adjacent properties will be minimized;

iv) Proposals to enlarge a non-conforming building or structure reflect efforts to maximize the setback from the highwater mark;

v) Proposals to enlarge a non-conforming building or structure reflect efforts to reduce the amount of structural coverage within that portion of land falling within 30 metres of the high water mark of a waterbody. Proposals which may result in excess structural coverage shall explore options to offset environmental and aesthetic impacts such as removing, downsizing, or relocating buildings or structures which have deficient water setbacks;

vi) The setback of any sewage system from the highwater mark of a waterbody will be maximized;

vii) Tertiary treatment systems and other technologies will be utilised on lots which are physically constrained and/or situated in close proximity to sensitive natural heritage features or water resources;

viii) Where a new sewage system is required to replace a substandard or malfunctioning system, and where there is no other location on the property at least 30 metres from the highwater mark, the replacement system will be located not less than 15 metres from the high water mark and, wherever feasible, above the flood line elevation where one has been defined by the Conservation Authority.

ix) Where an existing functioning sewage system is less than 30 metres from the highwater mark, the proposed building extension or enlargement will not remove the ability for a future replacement sewage system to be located in a more compliant location, maximizing its setback from the shoreline and sensitive environmental features; The development will be located outside of flooding and/or erosion hazards and can achieve safe access (ingress and egress); and

x) Features will be incorporated into the development to control runoff and improve water quality through such measures as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff and/or enhancing riparian vegetation.

e) A lot grading and drainage plan may be required for any proposed change in use, expansion, or enlargement of a legally non-conforming use or structure.

4 How We Will Use the Land

This section establishes policies to guide orderly development of the Township that meets future residential and employment needs, protects important environmental features, as well as supports the viability of agriculture, rural development, investment, and economic prosperity of South Frontenac. These policies address development within each of the land use designations on **Map A** and the Employment Area designation on **Map B**.

4.1 Prime Agricultural Areas

South Frontenac has a high concentration of farm operations and of prime agricultural land. Prime agricultural lands are a finite resource and are of economic importance to the agri-food network locally and regionally.

Prime agricultural areas in particular need to be protected for long-term use for agriculture. Prime agricultural areas have a high capability to produce food, are primarily comprised of large blocks of Canada Land Inventory (CLI) Class 1 to 3 lands with some Class 4 to 5 lands included, have a local concentration of agricultural operations which exhibit characteristics of on-going agriculture, and are relatively unconstrained from incompatible uses.

The intent of this Plan is to sustain and enhance the viability of the Township's agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, as well as maintaining and improving the agrifood network.

The Prime Agricultural Area designation applies to prime agricultural areas and to specific individual landholdings in the Township. The designation is made up of primarily farming activities, including agriculture, as well as complementary housing, agriculture-related uses, and on-farm diversified uses. Prime Agricultural Area designated lands are shown on **Map A**.

4.1.1 General Policies

a) In the Prime Agricultural Area Designation, permitted uses and activities are:

   i) Agricultural uses, including on-farm diversified uses and farm worker housing;

   ii) Agriculture-related uses;

   iii) Residential uses, including *additional residential units*, home occupations and home industries; and

   iv) Uses connected with the conservation of water, soil, wildlife, and other natural resources.

b) The uses in (a) above will be further defined in the implementing by-law.

c) Lands designated Prime Agricultural Area shall be zoned in appropriate classifications in the implementing by-law.

d) All types, sizes, and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with Provincial standards.

e) Landowners are encouraged to implement best management practices and stewardship initiatives, including establishment and maintenance of vegetated buffer strips beside waterbodies and watercourses.

f) Council supports nutrient management planning as a means to protect water quality.

g) Lot creation in Prime Agricultural Areas shall only be permitted in accordance with **Section 9.3.4**.

h) *Additional residential units* in Prime Agricultural Areas shall comply with **Section 3.2**.

i) Non-agricultural land uses, such as residential, commercial, employment, and institutional uses shall be directed to Settlement Areas and Rural Lands in order to protect the agricultural land base from further fragmentation and so as not to hinder surrounding agricultural operations.

j) Where the interface of agricultural uses and non-agricultural uses result in opportunities for potential conflict, land use compatibility will be achieved by

avoiding or, where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system. Where mitigation is required, the applicant shall incorporate applicable mitigation measures as part of the non-agricultural use being developed.

k) An application for non-agricultural development in Prime Agricultural Areas may require an agricultural impact assessment, which shall be prepared by a qualified professional, such as a Professional Agrologist, as part of a complete application. Such a study would be undertaken to evaluate the potential impacts of non-agricultural uses on agricultural lands and operations, demonstrate compatibility with surrounding agricultural uses, and recommend ways to avoid adverse impacts on the agricultural land base.

l) All development and site alteration shall be consistent with municipal, Provincial, and Federal guidelines and policies as may be updated from time to time, including the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851, Ministry of Agriculture, Food and Rural Affairs, 2016).

m) All development shall be consistent with The Minimum Distance Separation Document (Publication 853, Ministry of Agriculture, Food and Rural Affairs, 2016), as amended from time to time, unless otherwise specified in this Plan or the implementing by-law.

n) Development shall be serviced with adequate water and sewage services, and stormwater management to the satisfaction of the Township.

4.1.2 Agriculture-related Uses and On-Farm Diversified Uses

a) Agriculture-related uses and on-farm diversified uses may be permitted subject to any implementing by-laws and guidelines, and to the applicable policies of this Plan including the following:

i) Minimum Distance Separation Formulae (MDS I and MDS II) shall apply to agriculture-related uses and on-farm diversified uses that could conflict with neighbouring livestock facilities. These uses are often characterized by having a high level of human activity and attracting visitors to the agricultural area. Examples include food services, accommodations, agri-

tourism uses, and retail operations. These uses will be further defined in the implementing by-law.

ii) Development and intensification of agriculture-related and on-farm diversified uses shall be demonstrated to be compatible with available rural services, such as road access, private water and sewage services, utilities, fire protection, emergency services, and other public services.

iii) Agriculture-related and on-farm diversified uses shall be developed in accordance with all applicable municipal, Provincial, and Federal requirements on emissions, noise, odour, nuisance, compatibility, water, and wastewater standards and receive all relevant environmental approvals. Where applicable, the applicant shall demonstrate that all applicable Federal and Provincial approvals have been obtained, so as to ensure a coordinated approach to the planning and development of said use.

iv) Agriculture-related and on-farm diversified uses are encouraged to be located on the least productive soils, and where possible, located in proximity to clusters of other structures on the subject property.

b) For agriculture-related uses the applicant must demonstrate the proposed use:

i) Is a farm-related commercial or farm-related industrial use;

ii) Is compatible with and will not hinder surrounding agricultural operations;

iii) Is directly related to farm operations in the areas;

iv) Benefits from being in close proximity to farm operations;

v) Supports agriculture; and,

vi) Provides direct products and/or services to farm operations as a primary activity.

c) For on-farm diversified uses the applicant must demonstrate the proposed use:

i) Is located within the limits of a farming operation;

ii) Is secondary to the principal agricultural use of the property;

iii) Is limited in size and scale, relative to the size of the farm property; and,

iv) Is compatible with and will not hinder surrounding agricultural operations.

d) Ground-mounted solar facilities are permitted, only as on-farm diversified uses.

e) On-farm diversified uses located on a farm that are secondary to the principal agricultural use, including agri-tourism uses (e.g., corn maze, u-pick, Community Supported Agriculture (CSA) market gardens, seasonal tours), home occupations, home industries and bed and breakfast establishments and farm produce stands may be permitted in the implementing by-law.

f) Site Plan Control shall apply to agriculture-related uses and on-farm diversified uses in accordance with the Township's Site Plan Control By-Law.

4.2 Rural Lands

Lands designated Rural are characterized by a rural landscape which reinforces the historical relationship between the Settlement Areas and the surrounding farms and the rural and seasonal communities to which the Settlement Areas provide basic services. The Rural Lands within the Township are a resource valued by residents and visitors. Rural Lands are designated on **Map A**.

4.2.1 General Policies

a) The amount and type of development on Rural Lands shall be consistent with maintaining its rural character, natural heritage, and cultural landscape.

b) The Township shall, through this Plan, preserve the character of Rural Lands and large tracts of undeveloped lands for environmental protection and aesthetic purposes;

c) The Township shall, through this Plan, preserve the forested open space character of the rural landscape and the natural quality of area waterways.

d) The Township shall limit development that fragments forests, and natural heritage features and areas, and that impacts the accessibility or viability of renewable and non-renewable resources.

e) The Township shall encourage a revival of the local agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the Township.

f) The Township shall encourage the establishment of diversified tourism opportunities that are ecologically sustainable and promote natural resources.

g) The Township shall, through implementing this Plan, promote the development of commercial, recreational, and industrial uses that are appropriate for Rural Lands and are sustainable based on the appropriate and available water and sewage services, in accordance with **Section 7.4**.

h) The Township shall allow for residential development where site conditions are suitable for the provision of appropriate sewage and water services, and on lands that are not constrained or protected for their resource value, where appropriate.

i) The Rural Land designation includes many different land uses. The range of land uses that are permitted within the Rural Land designation include:

   i) Agriculture;

   ii) Residential;

   iii) Commercial & Industrial;

   iv) Open Space;

   v) Recreational; and,

   vi) Community Facility.

Section 3 provides policy direction for open space, recreational, and community facility uses.

4.2.2 Agricultural Uses

The Township recognizes there is significant agricultural production located on Rural Lands. Agricultural production is encouraged to continue and/or expand.

a) The Rural Land designation permits agricultural uses, including on-farm diversified uses, agriculture-related uses, residential uses, and uses

connected with the conservation of water, soil, wildlife, and other natural resources.

b) The policies of the Prime Agricultural Area **Section 4.1** shall apply to agricultural uses, on-farm diversified uses, and agriculture-related uses within the Rural Land designation, where applicable.

c) Minimum Distance Separation formulae shall apply to all land uses in the Rural Land designation in accordance with **Section 3.9**.

d) Rural agricultural uses may be zoned in a separate category in the implementing by-law.

4.2.3 Residential Uses

It is the intent of this Plan that the Settlement Areas be the focus of residential growth over the long term. Low density residential development that respects the rural character and natural resources of Rural Lands may be permitted.

4.2.3.1 Permitted Uses

a) The following range of residential uses shall be permitted:

i) Single detached dwellings

ii) Semi-detached or duplex dwellings

iii) Triplex dwellings

iv) Group homes

v) Additional residential units

vi) Mobile home parks

b) Accessory home-based businesses may be permitted in accordance with the general development policies in **Section 3**.

4.2.3.2 General Policies

a) Residential development shall be directed to areas where residential development exists or would be compatible with adjacent uses, and will be directed away from:

i) Primary or secondary aggregate deposits;

ii) Aggregate operations or other resource related industries or activities;

iii) Incompatible rural industries or businesses;

iv) Farm operations where a land use conflict would result;

v) Incompatible public uses or facilities;

vi) Natural or human-made hazards or development constraints; and/ or,

vii) Natural heritage features and areas, such as wetlands.

b) Residential development shall comply with **Section 3.10** – Waterfront Development policies of this Plan, where applicable.

c) Water access will be permitted only for residential lots if they have direct frontage on the waterbody. Rights-of-way shall not be granted to provide non-waterfront residential lots with private access to a waterbody. The Township will focus on providing, acquiring, and enhancing access to waterbodies for non-waterfront residents and visitors in the Township via public access parks, boat launches, and docks.

d) Mobile home parks shall be permitted in the Rural Land designation, in accordance with the following policies:

i) Mobile home parks shall be serviced by municipal water and sewage services in accordance with **Section 7.4**;

ii) Mobile home parks shall be managed as a single property in accordance with a responsibility agreement for the maintenance and management of servicing for the park;

iii) Accessory uses such as a management office, a convenience store, and recreational facilities for the use of the residents shall be permitted.

iv) Land used or proposed for a mobile home park shall be placed in a separate category in the implementing by-law. This category should include suitable controls for such matters as the frontage and area of the park and individual sites, the density of the park, parking requirements, and any other relevant provisions; and,

v) All lands used for mobile home parks are subject to site plan control.

e) Residential developments that have a primary means of access from a private road or a navigable waterway, and have limited municipal services (e.g. garbage collection, road maintenance or snow removal) are generally permitted in waterfront areas. These limited service residential properties will be recognized separately in the implementing by-law.

f) Waterbodies within the Township contain islands and remote areas. Islands and remote areas of the Township offer the opportunity for limited-service residential use. Consequently, limited-service residential development shall be permitted on water access only lots provided:

   i) It is demonstrated to the satisfaction of the Township that an adequate supply of potable water is available for each lot and that a satisfactory method of sewage disposal is approved by the appropriate authority;

   ii) Access to the island or the remote area is available via a navigable waterway and/or a public road or an existing private road of sufficient quality to ensure the provision of appropriate services to the island or remote area;

   iii) The owner of the lot demonstrates to the satisfaction of the Township that deeded land and mooring facilities on the mainland are available to permit the parking of automobiles and/or the storage or docking of boats and boat trailers etc. associated with the use of the water access only lot, in this way ensuring minimal disruption to residents on the mainland. Such facilities shall be owned or tied in perpetuity to the water access only lot and be zoned for parking and docking facilities only;

   iv) There is a suitable location at the island or remote area for docking and access that would not negatively impact the shoreline and riparian area; and

   v) Notwithstanding anything in this Plan to the contrary, the minimum lot size for a new water access only lot is 2 ha to minimize impacts in these remote areas.

g) Existing vacant *back lots* on private roads may be developed provided that the access and servicing policies of this Plan are satisfied.

h) The creation of a new *back lot* shall not be permitted through the consent process.

4.2.4 Commercial Uses

Rural Lands are an important area for the Township in terms of commercial uses.

4.2.4.1 Permitted Uses

a) The commercial uses permitted in the Rural Lands designation include agriculturally and rurally oriented commercial, highway commercial, and tourist commercial. The following range of uses shall be permitted:

   i) Agriculturally and rurally oriented commercial uses shall include agricultural produce sales establishments, farm services, bulk fuel dealers, farm implement dealers, feed and seed mills, abattoirs, auction barns, veterinary clinics or hospitals and similar uses.

   ii) Highway commercial uses shall include motor vehicle sales outlets, motor vehicle service stations and/or gasoline, diesel, propane and liquified natural gas outlets, small engine sales and service, building supply sales, recreational equipment sales and service and agricultural produce sales establishments and nurseries or garden centres; motels; hotels; taverns; restaurants; convenience retail stores and similar uses.

   iii) Tourist commercial uses shall include a range of uses that cater primarily to the tourism and recreational needs. Permitted uses shall include but are not limited to tourist lodging facilities, campgrounds, recreation facilities, golf courses, parks and facilities related to boat traffic, such as marinas, docks, and other services. Buildings, structures, or sites of historic interest, uses such as museums and related facilities are also permitted.

b) A residential use may be permitted as an accessory use to a rural commercial use.

4.2.4.2 General Policies

a) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency vehicles, appropriate water and sewage services, storage of materials and wastes, signage, landscaping and buffering, open space areas, accessory buildings and structures, lighting, and access to the rear of the lot).

b) Development shall have frontage on a public road which is maintained year-round. Highway Commercial uses should be located on Arterial roads. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard, and that the public road is, or can be made to be, of suitable quality to accept traffic generated by the new commercial operation.

c) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner to minimize the danger to vehicular and pedestrian traffic.

d) Rural commercial uses will be zoned in separate categories in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for rural commercial uses.

e) Where commercial uses are located adjacent to residential or other sensitive land uses, provisions may be made for increased setbacks, buffering or screening to ensure compatibility and to avoid land use conflicts.

f) Site plan control shall apply to rural commercial uses, in accordance with the Township's Site Plan Control By-Law.

4.2.4.3 Tourist Commercial Uses

In addition to the policies above, the following policies apply to Tourist Commercial uses within the Rural Land designation:

a) In reviewing applications for tourist commercial development, the Township shall have regard to the protection of the natural environment, cultural heritage, open space, character, and scenic qualities of the area.

b) The continued operation, upgrading, expansion, and redevelopment of existing tourist commercial establishments, which maintain the intent, principles and policies of the Plan will be encouraged.

c) Traditional and new concepts related to the form or ownership of tourist commercial establishments will be considered, provided the intent, principles and policies of the Plan will be satisfied. With the exception of floating accommodations, the Township shall consider opportunities for tourist commercial accommodations that meet the market demand for short-term or seasonal occupancy.

d) Tourist Commercial uses will be zoned in a separate category in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for tourist commercial uses.

e) This Plan recognizes that Tourist Campground and Tourist Lodging Establishment densities are an important component to managing environmental and land use compatibility concerns. The implementing by-law will identify specific density, lot coverage and open space provisions, among others, to these uses in order to mitigate these concerns.

f) At a minimum, the consideration of a new or expansion of an existing tourist commercial use through the zoning by-law amendment process will ensure:

   i) The site is suitable for the use proposed; and,

   ii) The uses shall be of a scale that permits them to blend into their natural setting and shall be designed to preserve, as much as possible, a site's physical attributes such as tree coverage, varying topography, and scenic views.

g) New waterfront tourist commercial uses, buildings and structures shall be setback a minimum of 50 metres from the highwater mark of a waterbody to protect sensitive waterfront areas and lake ecosystems from intensified use.

h) Reductions to the required minimum 50 metre setback from the highwater mark where it is not physically possible or environmentally desirable to meet this requirement may be considered without amendment to this Plan.

i) Any new tourist commercial use shall front onto and gain direct access from a public road, constructed to Township standards, and which is maintained year-round by the Township.

j) Expansion or redevelopment of existing tourist commercial establishments may be permitted on private roads where it has been demonstrated that there is legal deeded access to the lot over a private road, and it has been demonstrated to the Township's satisfaction that the private road has been constructed or upgraded to meet or exceed the Township's Private Road Construction Standards.

k) Buildings and/or campsites should have sufficient area and frontage along an internal road to avoid overcrowding and to ensure minimal environmental impact.

l) Efforts shall be made to integrate waterfront tourist commercial uses with the shoreline environment so as to minimize visual and other impacts, in accordance with the Waterfront Development and Natural Heritage sections of this Plan.

m) Adequate provision for recreational facilities shall be made in the establishment or expansion of any tourist campground or tourist lodging facility. These may be comprised of beaches, swimming pools, tennis courts, campgrounds, major open space areas or a combination of these and/or similar features.

n) Where applications for tourist commercial development involve significant boat docking facilities such as those associated with marinas and large resorts, the preparation of a boat impact assessment shall be required to evaluate the suitability of the site and its land/water environs for docking or mooring facilities and associated boat traffic. These developments shall be subject to Parks Canada's Rideau Canal Policies for In-Water and Shoreline Works and Related Activities where applicable.

4.2.5 Industrial Uses

Rural Lands offer opportunities for limited industrial uses.

4.2.5.1 Permitted Uses

a) Non-water intensive industrial uses are permitted in the Rural Land designation. These uses shall include construction yards, warehousing, truck or transportation terminals, motor vehicle repair garages or body shops, open storage of goods or materials, bulk storage facilities, workshops, sawmills, service shops, processing, manufacturing and/or assembly operations, and research establishments, and other similar uses.

b) Water intensive industrial uses such as breweries and cheese factories, may be permitted provided that it has been demonstrated that there is a sustainable supply of potable water, and that there would be no undue interference to existing or proposed neighbouring uses.

4.2.5.2 General Policies

a) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency vehicles, appropriate water and sewage services, storage of materials and wastes, signage, landscaping and buffering, open space areas, accessory buildings and structures, lighting, and access to the rear of the lot).

b) Development shall have frontage on a public road which is maintained year-round. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard, and that the public road is of suitable quality to accept traffic generated by the new industrial operation.

c) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner to minimize the danger to vehicular and pedestrian traffic.

d) Rural industrial uses will be zoned in a separate category in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for rural industrial uses.

e) Industrial uses shall be directed away from residential uses and other sensitive uses.

f) Where industrial uses would be located adjacent to residential or other sensitive land uses, provisions may be made for increased setbacks, buffering or screening to ensure compatibility and to avoid land use conflicts.

g) Industrial uses shall be compatible with neighbouring sensitive land uses through the application of the Provincial D-series Land Use Compatibility Guidelines and Environmental Noise Guidelines (NPC-300), and employ the appropriate separation distances and/or mitigative measures to reduce the potential of land use conflict.

h) Studies will be required to determine whether adequate services, such as water and sewage systems and fire protection, could be provided to support industrial development.

i) Site plan control shall apply to industrial uses, in accordance with the Township's Site Plan Control By-Law.

4.3 Settlement Areas

The Township contains several villages and hamlets, each with their own important history and identity. It is the intent of the Township that these Settlement Areas will be the focus of a significant portion of new residential and non-residential development. The purpose of this is to provide a range of housing options, transportation and recreation options, and community amenities and services. It is also to ensure municipal services are provided to the public in the most efficient manner possible while simultaneously protecting the natural environment and natural resources of the Township.

The following villages and hamlets are designated as Settlement Areas on **Map A.** Their boundaries are detailed on **Map B**:

- Battersea
- Harrowsmith
- Hartington
- Inverary
- Sunbury
- Sydenham
- Verona

4.3.1 General Policies

a) The Township will:

i) Ensure that sufficient lands are available to direct the majority of industrial, commercial, institutional and residential growth into Settlement Areas;

ii) Promote development using appropriate water and sewage service options;

iii) Promote a full range and mix of housing types and densities to meet the needs of all Township residents;

iv) Ensure compatibility between uses within Settlement Areas; and

v) Encourage compact, mixed-use development that has a high level of employment and residential densities, in order to increase the future potential of efficient rural transit in South Frontenac in partnership with neighbouring municipalities. This includes the creation of active transportation connections within and between Settlement Areas and the clustering of uses such as schools, businesses, social services, and health facilities within Settlement Areas.

b) The following types of land uses are permitted in Settlement Areas, and will be regulated further by the implementing by-law:

i) a range of residential uses;

ii) a range of commercial uses;

iii) a range of community facility uses;

iv) a limited range of light industrial uses and

v) a range of open space uses.

c) Municipal water and sewage services shall be the preferred form of servicing for development in Settlement Areas. Individual on-site water and sewage services may be permitted where municipal services are not available.

d) Development in Sydenham shall connect to the existing municipal water services where available, and any existing private well servicing the property shall be decommissioned.

e) The development of transit-supportive communities is encouraged in order to increase the future potential of efficient rural transit in South Frontenac in partnership with neighbouring municipalities. 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.

4.3.2 New Settlement Areas & Settlement Area Boundaries

a) The Township may identify new settlement areas or adjust existing settlement area boundaries to better reflect desired locations for population

growth and development after completing secondary plan studies for the Settlement Areas (Maps A and B) and Future Secondary Planning Areas (Map H).

b) In identifying a new Settlement Area or allowing a Settlement Area boundary expansion, the Township shall consider the following:

i) The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

ii) If there is sufficient capacity in existing or planned infrastructure and public service facilities;

iii) An assessment of water and sewage servicing alternatives, capacities and allocations, and the associated financial feasibilities (e.g. capital and operating costs);

iv) A hydrogeological analysis to determine the quantity and quality of groundwater, the potential impact of future development on the groundwater, and on existing sources of drinking water;

v) Where no municipal sewage service is available, an evaluation of the long-term suitability of the soil conditions for effective operation of individual on-site or communal sewage services;

vi) The evaluation of locations that avoid waterbodies, natural heritage areas and features, natural hazards, human-made hazards, mineral and aggregate resources, cultural heritage and archaeological resources, and where avoidance is not possible, minimized and mitigated to the extent feasible as determined through appropriate assessments;

vii) The evaluation of alternative locations that avoid prime agricultural areas, and where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

viii) Whether the new or expanded settlement area complies with the Minimum Distance Separation formulae;

ix) Where impacts on the agricultural system are unavoidable, they must be minimized and mitigated to the greatest extent feasible, as determined through an agricultural impact assessment or equivalent analysis; and

x) The new or expanded settlement area provides for the phased progression of development.

4.3.3 Intensification

The Township encourages intensification and redevelopment in the Settlement Areas in order to promote vibrant and compact communities, offer a range of housing choices, efficiently use land, and optimize existing infrastructure and public service facilities. It is recognized that the type, form, and scale of intensification will vary amongst the settlement areas based on their local conditions and character.

Intensification refers to the development of a property, site, or area at a higher density than currently exists, and can be achieved at different scales and through different types of land uses (e.g. residential, commercial, industrial, etc.). Intensification can be achieved in many ways including:

- Development of vacant and/or redevelopment of underutilized lots within previously developed areas (e.g. introducing new housing options),
- Infill development, including lot creation,
- Establishing *additional residential units*,
- Expansion or conversion of existing buildings, and
- Redevelopment, including the reuse of brownfield sites.

The following policies will guide intensification:

a) The efficient use of land and services is encouraged through increased intensification within the existing boundaries of Settlement Areas on appropriate water and sewage services.

b) Residential intensification and redevelopment should be encouraged in appropriate areas with a target of approximately 10%.

c) The design of residential development within already established areas, including intensification, should be considerate and sensitive to the character of that neighbourhood.

d) The Township may consider establishing design standards to guide intensification.

4.3.4 Residential Uses

a) Settlement Areas will provide a significant opportunity for housing within the Township. A full range of housing types shall be permitted including:

i) Single detached dwellings

ii) Semi-detached or duplex dwellings

iii) Triplex dwellings

iv) Townhouses

v) Multiple unit dwellings (i.e. apartment buildings)

vi) Single detached dwellings converted to multiple unit dwellings

vii) Group homes

viii) Additional residential units

b) Bed and breakfasts, and home-based businesses may be permitted in accordance with the general development policies in **Section 3**.

c) Residential uses shall be zoned with an appropriate zoning category in the Zoning By-law.

d) Development should be compatible with surrounding uses per **Section 3**.

4.3.4.1 Development Criteria for Residential Conversions

a) Existing single detached dwellings may be converted into multiple self-contained dwelling units.

b) The implementing by-law shall include criteria for establishing eligibility for conversions.

c) Where the lot is serviced by individual on-site water and sewage services, it must be demonstrated that the lot has an adequate supply of potable water and sufficient land area for the required sewage system to the satisfaction of the Township.

d) The converted dwelling shall comply with all pertinent Provincial and municipal regulations and by-laws relevant to such matters as fire, health, safety and occupancy.

e) Adequate buffering and screening shall be provided between the converted dwellings' parking areas and adjacent uses, particularly adjacent residential uses and other sensitive uses.

f) Adequate off-street parking shall be provided.

g) Converted dwellings shall be zoned in separate categories in the implementing by-law.

4.3.4.2 Development Criteria for Multiple Unit Dwellings

a) Townhouses and multiple unit dwellings, with four or more units, shall be located so as to minimize their impact within previously developed areas.

b) It shall be demonstrated that the multiple unit dwelling will not create a traffic hazard.

c) Adequate off-street parking shall be provided. Access points to parking areas shall be designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.

d) Development should be compatible with surrounding uses as per **Section 3**.

e) The lot size shall be adequate for the proposed use (e.g., to allow for appropriate water and sewage services, access, parking and loading, landscaping and buffering, privacy or open space areas).

4.3.5 Commercial Uses

a) Commercial development should be of a scale catering to the residents of and tourists to the Settlement Areas and surrounding rural area.

b) The uses permitted include those commercial establishments offering goods and services which serve the residents of the Settlement Areas or the community as a whole such as retail stores, personal service shops, motels and hotels, places of entertainment, taverns, business and professional

offices, eating establishments, funeral homes, motor vehicle service stations and/or gasoline, diesel, propane and liquefied natural gas outlets, motor vehicle sales outlets, service shops, convenience stores, tourist homes, and medical clinics.

c) Commercial uses will be further defined and will be zoned in a separate category in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for commercial uses.

d) Commercial uses should be located on major roads, and, where appropriate, are encouraged to locate in proximity to existing commercial uses to foster the development of commercial cores.

e) Where commercial uses are located adjacent to residential or other sensitive land uses, commercial uses should complement and serve the needs of adjacent residential uses. Provisions may be made for increased setbacks, buffering or screening to ensure compatibility and to avoid land use conflicts.

f) Commercial uses shall be developed in a compact form to maximize use of land and to minimize intrusion into residential areas.

   i) New commercial development shall be oriented to the street, where possible, and shall incorporate attractive streetscaping elements, such as landscaping, signage, decorative lighting, and pedestrian connections for access between public streets, parking areas, and building entrances, as determined in consultation with the Township.

   ii) Minimum and maximum front yard setbacks may be specified in the implementing by-law to support walkability and built form.

g) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency vehicles, appropriate water and sewage services, storage of materials and wastes, signage, landscaping and buffering, open space areas, accessory buildings and structures, lighting, and access to the rear of the lot).

h) Development shall have frontage on a public road. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard, and that the public road is, or can be made to be, of suitable quality to accept traffic generated by the new commercial operation.

i) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner to minimize the danger to vehicular and pedestrian traffic.

j) Where off-street parking is required, such parking shall generally be located to the rear or side of buildings, in order to foster a pedestrian-friendly environment.

k) Parking lots shall be conveniently located, in such a manner as to provide safe access to public roads and sidewalks, or other pedestrian corridors. They shall be appropriately buffered and landscaped in order to reduce their micro-climatic and visual impact on the surrounding area.

l) Residential uses shall generally be permitted to locate in either the upper stories or in the rear half of the ground storey of buildings in which commercial uses are permitted.

m) In the case of mixed-use buildings, parking for residential uses shall be distinctly identified from the parking for commercial uses.

n) Mixed-use buildings should include well-designed, useable amenity areas for the residents that meet the requirements of the implementing by-law. These areas may include private or communal amenity areas, such as: balconies or terraces; rooftop patios/gardens; and communal outdoor at-grade spaces (e.g. plazas, courtyards, squares, and yards).

o) Site plan control shall apply to commercial uses, in accordance with the Township's Site Plan Control By-Law.

4.3.6 Industrial Uses

a) Light, non-water intensive, industrial uses are permitted in the Settlement Area designation. These uses shall include manufacturing, processing, fabrication, assembly, treatment, packaging, and other similar uses, provided that all activities are conducted within a wholly enclosed building.

b) Water intensive industrial uses, such as breweries and cheese factories, may be permitted provided that it has been demonstrated that there is a sustainable supply of potable water, and that there would be no undue interference to existing or proposed neighbours.

c) Industrial uses will be further defined and will be zoned in a separate category in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for industrial uses.

d) Industrial uses shall be encouraged to locate along a public road on the periphery of the Settlement Areas.

e) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency vehicles, appropriate water and sewage services, storage of materials and wastes, signage, landscaping and buffering, open space areas, accessory buildings and structures, lighting, and access to the rear of the lot).

f) Development shall have frontage on a public road. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard, and that the public road is of suitable quality to accept traffic generated by the new industrial operation.

g) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner to minimize the danger to vehicular and pedestrian traffic.

h) Industrial uses shall be directed away from residential uses and other sensitive uses.

i) Where industrial uses are located adjacent to residential or other sensitive land uses, provisions may be made for increased setbacks, buffering or screening to ensure compatibility and to avoid land use conflicts.

j) Industrial uses shall be compatible with neighbouring sensitive land uses through the application of the Provincial D-series Land Use Compatibility guidelines and Environmental Noise Guidelines (NPC-300) and employ the appropriate separation distances and/or mitigative measures to reduce the potential of land use conflict within a Settlement Area.

k) Industrial uses shall be well-designed and attractive with appropriate building materials and landscaping.

l) Studies will be required to determine if servicing could be provided to meet the requirements for industrial development (e.g., appropriate water and sewage services, fire protection).

m) Site plan control shall apply to industrial uses, in accordance with the Township's Site Plan Control By-Law.

4.3.7 Agricultural Uses

The Township recognizes that there are existing active farms located within Settlement Areas.

a) Existing agricultural uses are permitted to continue until such time as those lands are required to accommodate residential and non-residential growth and development.

b) New or expanding livestock facilities are prohibited within Settlement Areas.

4.4 Employment Area

Employment opportunities are a key component of a healthy, liveable and safe community. The Township must provide and protect sufficient land to accommodate competitive opportunities for employment growth. Employment Areas are identified on **Map B**.

Lands identified as Employment Areas in this Plan are intended to accommodate a range of business and economic activities to meet the long-term needs of the Township.

The Township will guide the development and protection of Employment Areas by:

a) Recognizing the important relationship between planning, economic development, and environmental preservation in sustainable development and healthy communities.

b) Ensuring that Employment Areas are protected to accommodate projected employment growth.

c) Ensuring that Employment Areas are used to their fullest and highest potential.

d) Recognizing that certain employment lands are considered high-profile due to their visibility and frontage on major roads and so encouraging employment uses that are wholly within enclosed buildings along this frontage and directing uses that do not benefit from visibility and/or which require outdoor storage to the interior of Employment Areas.

e) Requiring flexible and adaptable Employment Areas that include street patterns and building design and siting that allow for redevelopment and intensification.

f) Limiting and/or mitigating land use incompatibilities where necessary to protect public and environmental health and safety.

g) Ensuring development within Employment Areas is designed to minimize surface parking, maximize walkability, and provide for a mix of amenities and open space.

h) Prioritizing the provision of municipal water and sewage services in Employment Areas to accommodate more intensive and higher order employment uses.

i) Ensuring Employment Areas are serviced with leading edge telecommunication services to attract knowledge-based industries.

j) Development of Employment Areas shall be subject to a secondary plan.

k) Lands may be removed from Employment Areas only where it has been demonstrated that:

   i) There is an identified need for the removal and the land is not required for employment area uses over the long term;

   ii) The proposed uses would not negatively impact the overall viability of the employment area by:

      1) Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses;

      2) Maintaining access to major goods movement facilities and corridors;

   iii) Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and

   iv) There are sufficient employment lands to accommodate projected employment growth to the horizon of this Plan.

4.5 Environmental Protection

The Environmental Protection designation applies to lands which play an important role in the preservation of the Township's natural heritage systems. The intent of the policies in this section is to protect environmentally sensitive areas from incompatible development. The Township recognizes that permanent protection from development and enhancement of natural areas will provide essential climate mitigation services, including water storage and filtration, carbon storage, cleaner air and habitats, plus many other benefits.

Policies of this section of the Plan are primarily related to land use. More detailed policy related to environmental functions and features that form the traditional basis for this land use designation, are found in **Section 5**.

a) The Environmental Protection designation applies to all wetlands, watercourses and lakes shown on **Map A**.

b) The boundaries of the Environmental Protection designation were based on Provincial mapping. When additional information or mapping becomes available on these features, this Official Plan and the implementing by-law shall be amended accordingly.

c) Environmental Protection areas shall be zoned in a separate classification in the implementing by-law.

d) The Environmental Protection designation and/or the implementing zoning shall be applied to other natural heritage features or natural hazard features that warrant this level of protection, as determined through site-specific or regional assessment, in accordance with this Plan.

e) The following uses are permitted in the Environmental Protection designation:

   i) Open space, conservation or flood protection uses

   ii) Passive recreational or educational activities excluding buildings

   iii) Docks

   iv) Small watercraft access areas

f) Minor changes to the boundaries of the designation may be permitted without an amendment to the Official Plan. An environmental impact assessment may be required in support of a minor boundary adjustment.

g) Nothing in this Plan is intended to imply that lands designated Environmental Protection are open to the general public or that any public body will be required to purchase such lands.

h) Minimum building setbacks from the Environmental Protection designation will be established in the implementing by-law.

4.6 Mineral Aggregate

The planned function for the Township's mineral aggregate areas is primarily commercial resource extraction. The intent of the policies in this section is to responsibly manage mineral aggregate resources by protecting them for long-term use, regulating current operations, requiring proper rehabilitation of closed operations, and protecting resources from incompatible uses.

The Township recognizes the importance of its mineral aggregates as a limited and non-renewable resource which may be required to meet the needs of both the Township and surrounding areas.

a) The Township will protect wherever possible and practical the sand and gravel resources and a reasonable amount of bedrock resources for aggregate extraction. Unconstrained resource areas are those that have been identified through Aggregate Resource Inventory Papers (ARIP) prepared by the Province, are located outside of mapped natural heritage features, and are outside areas with sensitive uses. The intent of designating these unconstrained areas of mineral aggregate deposits is to protect these deposits from incompatible development over the long-term.

b) Mineral Aggregate areas including licenced aggregates, such as pits and quarries, as well as sand and gravel resource areas (i.e., reserve areas) are designated on **Map A**. **Map D** identifies mineral aggregate resource areas by classification (i.e., secondary, or tertiary deposit) and the classification of pit/quarry and the associated influence areas.

c) The following uses are permitted in the Mineral Aggregate designation:

i) Pit and quarry operations licensed under the *Aggregate Resources Act*;

ii) A wayside pit or quarry;

iii) Uses associated with or accessory to the pit or quarry operation including crushing facilities, stockpiles, and screening operations;

iv) Aggregate recycling facilities;

v) Concrete batching plants;

vi) Aggregate transfer stations;

vii) Activities and operations associated with the progressive rehabilitation of the lands;

viii) A forestry, agricultural, conservation or passive recreation use which does not preclude or hinder current or future extraction of the resource may be permitted only where the lands are not being used for a mineral aggregate operation; and

ix) Existing uses.

d) Other land uses may be permitted subject to the policies in this section, and in accordance with the applicable land use policies of the Rural Land designation.

e) Mineral aggregate areas will be zoned separately in the implementing by-law.

f) A new asphalt plant or production of secondary related products in conjunction with a mineral aggregate operation, shall require a Zoning By-law amendment.

g) Development of new sensitive land uses is not permitted in sand and gravel resource areas or bedrock resource areas, on lands within 300 metres of sand and gravel resource areas or on lands within 500 metres of bedrock resource areas, unless it can be demonstrated through a mineral aggregate impact assessment that such development shall not conflict with future mineral aggregate extraction. Examples of sensitive land uses are:

i) The creation of new lots

ii) Rezoning to permit dwellings, community facilities, commercial operations

h) Development of new sensitive land uses is not permitted on lands within 300 metres of a licensed sand and gravel pit or within 500 metres of a licensed bedrock quarry unless it can be demonstrated that the existing mineral aggregate operation, and potential future expansion of the operation in depth or extent, will not be affected by the development.

i) In considering the development of new sensitive land uses, it must be demonstrated that:

   i) Resource use would not be feasible; or

   ii) The proposed land uses, or development serves a greater long-term public interest; and,

   iii) Issues of public health, public safety, and environmental impact are addressed. This may necessitate the submission of other supporting information such as but not necessarily limited to, geo-technical and groundwater studies, noise, vibration and dust studies and, environmental impact assessment.

j) Development in or on lands adjacent to unconstrained areas of mineral aggregate deposits, shall be located and buffered sufficiently to ensure that the extraction is not limited and that the development is not affected by the noise, vibration, dust or other health and public safety issues that are related to the extractive activity.

k) The Township may permit development on a vacant lot within the Mineral Aggregate designation or within 300 m of sand and gravel resource areas or the licensed boundary of an existing pit, and within 500 m of bedrock resource areas or the licensed boundary of an existing quarry subject to the following conditions:

   i) The lot was created under the *Planning Act* prior to the approval of this Official Plan,

   ii) The use is permitted in the implementing by-law,

   iii) All requirements for individual on-site water and sewage services are met, and

iv) New development shall be sited on the lot to minimize the impact upon future extraction of mineral aggregate resources, and/or the mineral aggregate operation.

l) In considering an amendment to the Official Plan and/the implementing by-law for the establishment of a new pit or quarry or the expansion of an existing pit or quarry, the Township will consider:

i) The location, nature, extent and economic potential of the mineral aggregate deposit;

ii) The nature and location of adjacent land uses and the effect the pit and quarry operation could have on:

-Natural heritage features,
-Agricultural resources and activities,
-Existing sensitive land uses,
-The groundwater recharge functions on the site and in the immediate area,
-Cultural heritage and archaeological resources in the area,
-Surface water features in the area, and nearby wells and surface intakes used for drinking water purposes.

iii) The capability of the existing road network to service the proposed operation;

iv) The effect of the noise, odour, dust and vibration generated by the use and the use of haul routes on adjacent land uses, and

v) How the impacts of the proposed pit or quarry will be mitigated in order to lessen the impacts.

m) Within the areas designated as Mineral Aggregate, the establishment of a new pit or quarry or the expansion of an existing operation onto lands not zoned for such use shall require an amendment to the Zoning By-law.

n) The area to be zoned or licensed may extend beyond the boundaries of the designation shown on **Map D** provided such expansion is minor, reasonable, respects any separation distances and does not adversely effect existing uses in the area.

o) Past producing aggregate operations or active extraction sites shall be subject to the provisions of the *Aggregate Resources Act* with respect to rehabilitation and/or closure.

p) Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible.

q) In prime agricultural areas, on prime agricultural land, the site shall be rehabilitated back to an agricultural condition. Complete rehabilitation to an agricultural condition is not required if:

i) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and

ii) agricultural rehabilitation in remaining areas is maximized.

r) Where an aggregate operation has been rehabilitated and the license surrendered, the lands may be redesignated for an appropriate land use.

s) The Township will encourage comprehensive rehabilitation planning where there is a concentration of mineral aggregate operations.

4.6.1 Wayside Pits and Quarries

a) Wayside pits and quarries used by the Township or its agents, are generally permitted throughout the Township without the need to amend this Official Plan or the Zoning By-law, except in areas of existing development or of particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

b) Prior to the establishment of a wayside pit or quarry for Township purposes, Council will be advised by the Township's Director of Public Services that the proposed operation qualifies as a wayside pit or quarry and that a permit has been issued by the Province under the authority of the *Aggregate Resources Act*.

4.6.2 Portable Asphalt Plants

The Township recognizes portable asphalt plants as an important part of aggregate operations.

a) Portable asphalt plants, used by the Township or its agents, are permitted throughout the Township without the need to amend this Official Plan or the

Zoning By-law, except in those areas of existing development or of particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

b) If asphalt for a public road project cannot be obtained from an existing asphalt plant, the portable plant should be located in a wayside pit, vacant industrial site, the highway right-of-way, or on inactive or less productive agricultural lands.

c) Portable asphalt plants are subject to the following provisions:

i) The portable asphalt plant will be removed from the site upon completion of the project;

ii) The portable asphalt plant must have an Environmental Compliance Approval from the Province and must meet the minimum separation distance required; and,

iii) Where the site used for a portable asphalt plant is on Class 1 to 3 soils within the Prime Agricultural Area designation, the site should be rehabilitated with substantially the same area and soil capability in order for agricultural activities to be restored.

4.7 Mining

The Mining designation applies to mines operated in accordance with the *Mining Act*. Existing mines are shown on **Map D**.

While there is no current mapping that indicates there is mineral potential within the Township, it is acknowledged that there may be new mineral deposits found over the life of this Plan. In these situations, mineral potential may be important to the Township. It is acknowledged that mineral potential may conflict with the other goals and objectives of the Official Plan. The Township will therefore exercise caution when considering a request for a mining operation to ensure that mining is permitted only under enforceable controls which maintain the environmental, residential, tourism, recreational, and economic goals and objectives of this Plan.

a) The following uses are permitted in the Mining designation:

i) mining and mining-related uses,

ii) pits and quarries and related uses

iii) A forestry, agricultural, conservation or passive recreation use provided they do not preclude or hinder future extraction of the resource

iv) Existing uses

b) Mining areas will be protected from development which would preclude or hinder the establishment of a new mining operation or access to the resource unless:

i) The resource use would not be feasible; or

ii) The proposed land use or development serves a greater long term public interest; and

iii) Issues of public health and safety and environmental impacts are addressed.

c) In considering an amendment to the Official Plan and/or Zoning By-law for the establishment of a new mineral mining operation or the expansion of an existing operation, the Township will consider:

i) The location, nature, extent and economic potential of the mineral deposit;

ii) The nature and location of adjacent land uses and the effect the mining operation could have on:

-Natural heritage features,
-Agricultural resources and activities,
-Existing Sensitive Land Uses,
-The groundwater recharge functions on the site and in the immediate area,
-Cultural heritage and archaeological resources in the area,
-Surface water features in the area, and nearby wells and surface intakes used for drinking water purposes.

iii) The capability of the existing road network to service the proposed location;

iv) The effect of the noise, odour, dust and vibration generated by the use and the use of haul routes on adjacent land uses; and

v) How the impacts of the proposed operation will be mitigated in order to lessen the impacts.

d) Mineral mining operations will be zoned in a separate category in the implementing by-law. The sites approved for mining may be placed in one or more specific zoning categories to carefully control and regulate the use of land.

e) Past producing mining operations or active mining operations shall be subject to the provisions of the *Mining Act* with respect to rehabilitation and/or closure. Petroleum resource operations shall be subject to provisions and regulations of the *Oil, Gas and Salt Resources Act* with respect to rehabilitation and/or closure.

f) Progressive rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of mineral extraction, and to mitigate negative impacts to the extent possible.

g) Where a mine or petroleum resource operation has been closed and rehabilitated, the lands may be redesignated for an appropriate land use.

4.8 Waste Management

The Waste Management Designation is intended to locate and manage public or private waste disposal, management, and/or treatment. Waste management facilities and their adjacent influence areas are designated on **Map A**.

a) The following uses are permitted in the Waste Management designation:

i) municipally or privately operated waste disposal or management sites licensed by the Province;

ii) waste transfer stations,

iii) recycling stations,

iv) composting facilities,

v) sewage lagoons,

vi) sewage treatment facilities,

vii) landfill sites or former landfill sites,

viii) salvage yards

b) The types of wastes permitted shall be limited to municipal wastes and controlled wastes as defined by the Province.

c) Under no circumstances shall any waste disposal site be used for the storage or disposal of nuclear, hazardous or pathological waste.

d) Waste disposal, processing and transfer facilities must be established in accordance with the regulations and requirements of the Province including:

   i) adequate separation distances between the waste management use and any sensitive use;

   ii) where a use is permitted by an Environmental Compliance Approval, the zoning category must identify the site as a waste management site; and

   iii) once any portion of an area used for waste disposal, processing or transfer ceases, no further use may be made of the site without Provincial approval.

e) New or expanding waste management facilities shall proceed by way of an Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control.

f) In considering applications for the establishment of waste management facilities, appropriate studies shall be prepared which demonstrate to the satisfaction of the Township:

   i) A need exists for the proposed use;

   ii) The proposed use is compatible with the adjacent uses;

   iii) The requirements of all applicable legislation, including the *Environmental Protection Act* and the *Environmental Assessment Act* have been fulfilled;

   iv) The site is physically suited to the proposed use particularly with regard to topography, relief, landforms, soils and surface and ground water characteristics;

   v) The public road system is adequate to serve the site; and,

   vi) Adequate and appropriate buffering and landscaping are provided; and

   vii) The development will not adversely affect the community in terms of noise, dust, odour, visual impact, impacts to ground or surface water, or

other social, economic or environmental impact deemed relevant by the Township.

g) Waste Management uses shall be zoned in a separate category in the implementing by-law.

h) Closed or inactive sites may be used for other purposes subject to meeting requirements of the *Environmental Protection Act*. In general, no buildings or other uses may be made of land used as a waste management facility within a period of 25 years from the year in which the site was closed without the prior approval of the Province. Exceptions include the use of the property for approved infrastructure programs.

i) The designation on lands may be changed from Waste Management to another land use category once the Township has received confirmation that the site has been decommissioned and cleaned to the satisfaction of the Province.

j) Where a former waste management site has been rehabilitated, the Official Plan will continue to identify the lands as a former waste management site on **Map A**.

k) Where a proposal to redevelop a former waste disposal site does not require approval from the Province under the *Environmental Protection Act*, the Township may still require the proponent to provide studies or reports by qualified professionals to confirm that there will be no adverse effects from the former use on the proposed development. Where recommended by the reports, measures to mitigate any adverse effects will be required as a condition of development.

l) Where a new sensitive land use is proposed within the former influence area of a closed waste disposal site, the Township may require the proponent to provide studies or reports by qualified professionals to confirm that there will be no adverse effects from the closed waste disposal site on the proposed development. Where recommended by the reports, measures to mitigate any adverse effects will be required as a condition of development.

m) No development shall be permitted within 30 metres of the fill area of an active waste disposal facility or area.

n) Development shall not be permitted within the 500 metre influence area around lands designated or zoned for waste management use.

o) The influence area and separation distance between a sensitive land use and the boundaries of any site designated or zoned Waste Management may be altered in accordance with the Provincial D-Series Guidelines and/or to reflect site-specific conditions without amendment to this Plan, subject to studies or reports prepared by a qualified professional that demonstrates that the proposed development, particularly a sensitive land use, will not be adversely effected by the waste disposal facility (e.g., leachate, methane gas, rodents, vermin, odours, fire etc.). Where recommended by the reports, measures to mitigate any adverse effects will be required as a condition of development.

p) Minimum separation distances shall be established in the implementing by-law.

5 Our Natural Environment

In South Frontenac, the protection of environmental health is fundamentally linked to social well-being and long-term prosperity of the community. This section establishes policies to guide the development of the Township to ensure it protects the environmentally sensitive areas of the Township, and to protect development from hazards.

Within this section, policies address how environmentally sensitive areas will be regulated, monitored, and protected, which areas or features may require an environmental impact assessment, and how the Township will guide development near protected lands within the Township. There are also policies to address natural hazards, human-made hazards and water resources.

5.1 Natural Heritage

The Township is located within the Frontenac Arch Biosphere Region, which extends to include the St. Lawrence River and the 1000 Islands. The Frontenac Arch Biosphere Region is a designated United Nations Educational, Scientific and Cultural Organization (UNESCO) World Biosphere Reserve, identified for its globally significant ecological features. In particular, the Frontenac Arch Biosphere Region has been identified as being significant due to its role in connecting the Adirondack Mountains to the Canadian Shield. It houses a number of diverse ecosystems within the Township, including a rich mix of flora and fauna. The ecological significance of the Region is recognized in the number of hectares in the Township owned and conserved by the Province (e.g. Frontenac Provincial Park) and by not-for-profit conservation agencies.

The Region provides north-south pathways that allow wildlife to maintain genetic diversity. Animals travel these pathways, birds follow them, and with global warming pushing climate zones northward, even plants are expanding along them.

The protection of Natural Heritage features is critical to the quality of life and natural amenities that residents and visitors to the Township enjoy, including playing a role in

moderating climate change impacts. The intent of the policies in this section is to guide the management and conservation of natural heritage features and areas. Natural heritage features and areas are important for their environmental and social values as a legacy of the natural landscapes of the area. They include wetlands, areas of natural and scientific interest, woodlands, valleylands, significant wildlife habitats, fish habitats, and habitats of endangered species and threatened species.

Collectively, the natural heritage features and areas within a given area form a natural heritage system. It is intended that the features identified in South Frontenac will be conserved for their natural heritage value.

Frontenac County recognizes the regional significance of natural heritage systems, and is planning to undertake an update to the County-wide Natural Heritage Study following the adoption of this Official Plan. This study will update existing natural heritage mapping and will consider a systems approach to natural heritage protection.

5.1.1 General Policies

a) Known, mapped features of the Township's Natural Heritage System are identified on **Map C**. Other features have not been mapped yet or cannot be identified on the Map to protect the species and their habitats. The Frontenac Arch Biosphere Region, large scale parks and conservation areas within the Township are shown on the map in **Appendix D**. **Map C** is to be used as an overlay to **Map A** - Land Use Plan.

b) The Township supports the County's work to update the County-wide Natural Heritage Study and will participate in the process.

c) The Township will initiate an amendment to this Official Plan to implement County policy and mapping updates to ensure the Township plan remains in conformity with the County Official Plan.

5.1.2 Wetlands

Wetlands are habitat for a variety of plant and animal species, and are important for water quality, flood control, water storage and recharge areas, and for their value for passive recreation. Provincially significant wetlands, locally significant wetlands and unevaluated wetlands are identified as part of the Natural Heritage System on **Map C**.

Wetlands are designated as Environmental Protection areas on **Map A** due to their importance.

a) Development and site alteration shall not be permitted in a wetland.

b) Development and site alteration shall not be permitted on the adjacent lands to a Provincially significant wetland or locally significant wetland, 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 wetland or on their ecological functions. For the purpose of this policy, adjacent lands are defined as lands within 120 metres of a Provincially significant wetland, and defined as lands within 30 metres of a locally significant wetland.

c) Any development or site alteration proposed on the adjacent lands shall also satisfy the land use policies of the underlying land use designation as shown on **Map A**.

d) The Township may require an environmental impact assessment for development that is proposed on lands within 30 metres of an unevaluated wetland.

e) Where a wetland exists but has not been identified on **Map A** or **Map C** of this Plan, or where a wetland is identified through an environmental impact assessment, the policies in this Plan shall apply.

5.1.3 Fish Habitat

It is the intent of the Township to protect fish spawning areas and fish habitat.

a) Development and site alteration shall not be permitted in fish habitat except in accordance with Provincial and Federal requirements.

b) Development and site alteration on adjacent lands to fish habitat may require an environmental impact assessment to evaluate the ecological function of the adjacent lands and to demonstrate that there will be no negative impacts on the fish habitat or on their ecological functions. For the purposes of this policy, adjacent lands to fish habitat include a distance of 120 metres from the shoreline abutting the affected water bodies, including wetlands and watercourses.

c) Where fish habitat is identified through an environmental impact assessment, the policies in this Plan shall apply.

d) Aany development or site alteration proposed within fish habitat or on the adjacent lands shall also satisfy the land use policies of the underlying land use designation as shown on **Map A**.

5.1.4 Endangered and Threatened Species

The Township is home to a large number of Species at Risk, including endangered species and threatened species. The *Endangered Species Act, 2007* (ESA) prohibits the killing, harming, harassment, capture, or taking of a Species at Risk, and the damaging or destroying of their habitat. Endangered species and threatened species are listed / categorized on the official Provincial Species at Risk in Ontario list, as updated and amended from time to time.

If at any time, species at risk that are listed under the ESA is encountered, work must stop immediately and the Province must be contacted.

Property owners are encouraged to consult the ESA and related O. Reg 230/08, and to consult the public data made available on the Natural Heritage Information Centre (NHIC) database prior to undertaking development or site alteration. The NHIC includes information on the occurrence of endangered and threatened species and is an important screening tool for assessing the likelihood of the presence of endangered and threatened species habitat.

a) This Plan recognizes that endangered species and threatened species may exist throughout the Township. The habitat of such species is not identified on the maps that comprise this Official Plan, in order to protect the habitat from disturbance. Proponents must obtain this information from the Province to screen locations for the known presence of species at risk.

b) Where habitat of endangered species and threatened species is identified through an environmental impact assessment, the policies in this Plan shall apply.

c) Development and site alteration shall not be permitted within habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements. The conditions of any Environmental

Benefit Permit will be part of any development applications submitted to the Township.

d) Development and site alteration shall not be permitted on land adjacent to the habitat of endangered and 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 their ecological functions.

e) Agreements with the Township as a condition of development will inform the property owner about their obligations under the *Endangered Species Act*.

5.1.5 Significant Wildlife Habitat

Significant wildlife habitat is defined as areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter, and space needed to sustain their populations.

Certain areas of the Township provide prime habitat for deer and are identified as a significant wildlife habitat. Winter deer habitat identified by the Province is identified as part of the Natural Heritage System on **Map C**. The Township seeks to preserve the function of these relatively large geographic areas while not unduly restricting development. Other types of significant wildlife habitat may include seasonal concentrations of animals, specialized habitats for wildlife, rare vegetation communities, and habitats of species of special concern. Not all *significant* wildlife habitats are mapped.

a) Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the significant wildlife habitat or their ecological functions.

b) Development and site alteration on lands within 120 metres of significant wildlife habitat shall not be permitted 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 significant wildlife habitat or on their ecological functions.

c) Any new development or site alteration proposed within significant wildlife habitat or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on **Map A**.

d) Where significant wildlife habitat is identified through an environmental impact assessment, the policies in this Plan shall apply.

e) Any new development or site alteration proposed within significant wildlife habitat or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on **Map A**.

5.1.6 Areas of Natural and Scientific Interest

Areas of natural and scientific interest (ANSI) are areas of land and water that contain natural landscapes or features that have been identified as having life science or earth science values related to the protection of the feature, scientific study, and/or education. Provincially and Regionally Significant Life Science and Earth Science ANSIs are identified as part of the Natural Heritage System on **Map C**.

a) Development and site alteration shall not be permitted in a Provincially Significant ANSI or a Regionally Significant ANSI, unless it has been demonstrated that there will be no negative impacts on the ANSI or on their ecological functions.

b) Development and site alteration on lands within 120 metres of a Provincially or Regionally Significant Life Science ANSI shall not be permitted 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 ANSI or on their ecological functions.

c) Development and site alteration shall not be permitted within 50 metres of a Provincially or Regionally Significant Earth Science ANSI, unless it has been demonstrated that such development will not negatively affect the overall character of the geological feature that resulted in the classification or contribute to potential cumulative impacts. An environmental impact assessment or other appropriate study may be required to assess the impact of the development or site alteration on this feature.

d) Any new development or site alteration proposed within an ANSI or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on **Map A**.

5.1.7 Significant Woodlands

It is recognized that the woodlands and forests of South Frontenac have great ecological significance locally and internationally. **Appendix E** identifies the wooded areas within the Township.

a) Criteria for determining significance of any woodlands shall be in accordance with the Natural Heritage Reference Manual until such time that the County Natural Heritage Study is completed.

b) Where significant woodland is identified through an environmental impact assessment, the policies in this Plan shall apply.

c) Development and site alteration shall not be permitted in a significant woodland unless it has been demonstrated that there will be no negative impacts on the woodland or on its ecological functions.

d) Development and site alteration on lands within 120 metres of a significant woodland shall not be permitted 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 woodland or on their ecological functions.

e) Any new development or site alteration proposed within a significant woodland or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on **Map A.**

5.1.8 Significant Valleylands

a) Criteria for determining significance of any valleylands shall be in accordance with the Natural Heritage Reference Manual until such time that the County Natural Heritage Study is completed.

b) Where a significant valleyland is identified through an environmental impact assessment, the policies in this Plan shall apply.

c) Development and site alteration shall not be permitted in a significant valleyland unless it has been demonstrated that there will be no negative impacts on the valleyland or on its ecological functions.

d) Development and site alteration on lands within 120 metres of a significant valleyland shall not be permitted 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 valleyland or on their ecological functions.

e) Any new development or site alteration proposed within a significant valleyland or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on **Map A.**

5.1.9 Linkages and Biodiversity Areas

Natural heritage features and areas are connected through linkages and biodiversity areas to form the natural heritage system. This system interconnected to the natural heritage beyond our local boundaries and form part of the Frontenac Arch Biosphere Region.

Linkages are not currently identified on any maps at this date of the adoption of this Plan by Council. Linkages may be identified through the completion of an environmental impact assessment through the development review process. These lands may be zoned or designated as Environmental Protection through future amendments to this Plan.

5.1.10 Environmental Impact Assessment

a) An appropriate level of background review and ecological site assessment may be required to determine the location and nature of natural heritage features or areas that may be present on an individual property prior to submission of a development application.

b) The Township will require an environmental impact assessment (EIA) to provide for an assessment of the potential impact of a proposed development or site alteration on natural heritage features and shall be used to determine whether the proposed development, redevelopment or site alteration will result in negative impacts to the natural heritage features or on their ecological functions.

c) The EIA will be undertaken by a qualified professional retained by the proponent of the development and/or site alteration.

d) An EIA may need to address the need for a larger setback to adjacent lands depending on species or habitat sensitivity, site characteristics, and/or intensity of development or site alteration.

e) A setback width may be recommended based on site-specific characteristics where negative impacts are not anticipated. For example, in an existing built-up area, or for proposals for small intrusions into adjacent lands requiring a *Planning Act* approval (e.g., minor variance).

f) The components of the EIA shall be tailored to the scale of development and may range from a simplified assessment (scoped assessment) to a full-scale assessment. For example, a single detached dwelling may only require a scoped assessment while a subdivision, condominium, multiple unit residential development, major commercial or industrial development, golf course etc. will require a full site assessment. The Township may consult with other agencies in determining information requirements and the type and content of an EIA.

g) An EIA must be prepared in accordance with Provincial guidance documents and the Township's guidelines for environmental impact assessment.

5.1.11 Implementation Measures

a) The Township may use community planning permits, zoning, site plan control, development agreements, and the provisions of the *Municipal Act* (i.e., site alteration controls, tree cutting and vegetation removal by-laws) as measures to implement recommendations or results of an environmental impact assessment or to govern the spatial relationship of buildings and structures to natural heritage features and areas.

5.1.12 Stewardship Activities

One of the key factors that make South Frontenac such a unique place is that it is largely undeveloped, especially when compared to other parts of Ontario. The Township supports the development of stewardship activities 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 Township and the broader region.

a) The Township supports consideration of new conservation areas, conservation easements and ecological stewardship and education programs within South Frontenac.

b) The Township may support stewardship activities directly or indirectly through Township projects, budget allocation, grants and by supporting the research and work of conservation agencies, not-for-profit groups, and educational institutions.

c) All landowners are encouraged to recognize forest resources and to:

i) manage all woodlands in accordance with good forest management practices;

ii) retain existing tree cover as much as possible, and particularly in areas of low capability soils, slopes, major drainage swales and flood prone areas to reduce runoff rates and minimize soil erosion;

iii) establish and retain windbreaks to reduce wind erosion; and,

iv) reforest non-productive farmland where it is not providing significant wildlife habitat or habitat of endangered species and threatened species.

5.2 Natural and Human Made Hazards

Development in areas of natural and human-made hazards can pose an unacceptable risk to public health and safety, and of property damage. It can also create new or aggravate existing hazards. Risks may be exacerbated by extreme weather events and climate change.

5.2.1 Natural Hazards

Natural hazards which are known to be present in the Township include flooding and erosion, unstable soils, and bedrock (i.e., karst topography), and wildland fire hazards. The Township collaborates with Conservation Authorities to identify natural hazards with the exception of wildland fire hazards, which are identified by the Province.

a) Development shall generally be directed to areas outside of hazardous lands adjacent to waterbodies and watercourses which are impacted by flooding hazards and/or erosion hazards.

b) Development shall generally be directed to areas outside of hazardous sites including unstable soils or bedrock.

c) Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.

d) Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

   i) An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools,

   ii) an essential emergency services such as those provided by fire, police, ambulance stations, and electrical substations, or

   iii) uses associated with the disposal, manufacture, treatment, or storage of hazardous substances shall not be permitted.

e) Except where prohibited, development and site alteration may be permitted on in those portions of hazardous lands and hazardous sites where the effects and the risk to public safety are minor so as to be managed or mitigated in accordance with Provincial standards, as determined by demonstrating and achieving all of the following:

   i) Development and site alteration is carried out in accordance with floodproofing standards, protections work standards, and access standards;

   ii) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies;

   iii) New hazards are not created, and existing hazards are not aggravated; and

   iv) No adverse environmental impacts will result.

f) The Township will take a comprehensive approach to natural hazard management for all development and site alteration proposals considering factors including but not limited to:

   i) Risk to life and property;

ii) Upstream and downstream impacts and the cumulative impacts of development on the overall hazard level;

iii) The impacts of a changing climate that may increase the risk associated with natural hazards; and,

iv) Impacts to natural features and areas including their ecological and hydrologic functions.

5.2.1.1 Erosion Hazard and Steep Slopes

Lands along waterbodies and watercourses, and lands characterized by steep slopes can pose risks to people and property resulting from potential slope instability or erosion. Development on steep slopes or erosion-prone lands can have significant negative impacts on natural heritage features and areas, surface water quality and quantity, and other resources.

a) Appropriate setbacks from steep slopes and erosion-prone lands are important to minimize risks to people and property. Setbacks will be imposed from steep slopes and erosion hazards relative to the extent of severity of the hazard, in consultation with the Conservation Authority.

b) The Township may require the submission of a geotechnical report or slope stability assessment prepared by a qualified professional to ensure that the property is suitable for development to the satisfaction of the Township and the Conservation Authority.

5.2.1.2 Flooding Hazards

Flooding is a natural occurrence along all waterbodies and watercourses in the Township. It becomes a hazard when buildings or structures are placed where there is a risk of inundation. Minor flooding occurs on a seasonal basis. The 1:100 year event is used for planning purposes in the Township. Flood plain management policies are intended to prevent the loss of life, to minimize property damage and social disruption, and to encourage a coordinated approach to the use of land and management of water.

The flood plain is not included on the mapping included in the Official Plan. Lands within South Frontenac are regulated by three Conservation Authorities: Cataraqui Conservation, Rideau Valley Conservation Authority and Quinte Conservation. Each Conservation Authority has its own mapping and regulations that identify the flood plain

within their own jurisdiction. The inclusion of flood plain mapping in the Official Plan may occur in the future.

a) Development and site alteration is prohibited within areas that are subject to flooding hazards, except for those uses that by their nature must be located within the flood plain, such as flood and/or erosion control structures, shoreline stabilization works, water intake facilities and marine facilities such as docks and access stairs, subject to approval by the Township and any applicable Federal or Provincial ministry and Conservation Authority.

b) Uses such as agriculture, forestry, conservation, wildlife management, outdoor education uses and similar activities are permitted, provided that no associated buildings or structures are located in the flood plain.

c) Appropriate setbacks from flooding hazards are important to minimize risks to people and property. Setbacks will be imposed from flooding hazards relative to the extent of severity of the hazard, in consultation with the Conservation Authority.

d) The Township may require the submission of a floodplain management study prepared by a qualified professional to ensure that the property is suitable for development to the satisfaction of the Township and the Conservation Authority.

5.2.1.3 Unstable Soils

Lands with the potential for unstable soils include those that possess organic soils, as identified by the Canada Land Inventory for Agricultural Capability. There are no unstable soil maps for the Township. Organic soils are normally formed in a water saturated environment (e.g., wetland) where the soil is not exposed to the air for enough time to permit the breakdown of vegetative material. These soils do not contain sufficient strength to support a building or structure.

a) Where development is proposed on lands identified as having potential for unstable soils, the Township may require sufficient soils and geotechnical engineering information to indicate that the lands are either suitable or can be made suitable for development.

5.2.1.4 Unstable Bedrock – Karst Topography

Karst topography describes the formations caused by a combination of physical erosion and chemical dissolution of rock by surface water or groundwater. It can lead to hazards including sink holes, fissure widening, bedrock collapse and preferential pathways to groundwater. Such features have the potential to adversely impact water supplies through reduced filtration and rapid transport of contaminants and may present a hazard to human health and safety.

Karst topography is not mapped as part of this Official Plan. Conservation Authorities and the Province have the most accurate current mapping of karst topography in the Township.

a) Where development is proposed on lands identified as having potential for unstable bedrock, the Township may require sufficient geotechnical engineering information to indicate that the lands are either suitable or can be made suitable for development.

b) Proponents of development may be required to prepare an aquifer vulnerability and karst assessment report to the satisfaction of the Township and applicable Conservation Authority to determine the presence of any hazard associated with unstable bedrock and any drinking water threat it may pose, and necessary mitigation measures. Such assessment report may be required for development in areas of known or inferred unstable bedrock, and sites exhibiting any evidence of karst formations such as disappearing streams, sinkholes, caves, and vertical fissures.

5.2.1.5 Wildland Fires

The Province has identified areas that have potential for wildland fire. Classification of wildland fire risk in the Township is shown on **Map G**.

a) Development shall generally be directed to areas outside lands that are unsafe for development due to the presence of hazardous forest types of wildland fire, specifically forest types assessed as being associated with the risk of high to extreme wildland fire.

b) Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

c) Any wildland fire assessment must provide a site-specific assessment for wildland fire risk, confirm the presence of a hazardous forest type for wildland fire, and include proposed mitigation measures, if required.

5.2.2 Human Made Hazards

5.2.2.1 Contaminated Sites, Site Decommissioning and Clean-up

Potentially contaminated sites include lands where contaminants may be present due to previous commercial, industrial, transportation, utility, mining, or similar uses. Sources of site contamination can include disposal of waste materials, raw material storage, residues left in containers, lands associated with public works yards, rail operations, maintenance activities, and fuel and chemical spills.

It is the intent of the Township to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse.

a) Applications for the development or redevelopment of sites that are identified as being contaminated or potentially contaminated shall be supported by at minimum a Phase I Environmental Site Assessment (ESA). A Phase II ESA should be completed when warranted by the outcome of a Phase I ESA. Clean-up of contaminated sites should be done in accordance with the Record of Site Condition Regulation (Ontario Regulation 153/04) and Provincial guidelines.

b) Contaminated sites may be placed in a holding zone in the implementing by-law, to be removed when a Record of Site Condition is filed in the Environmental Site Registry.

5.2.2.2 Abandoned Mines, Pits and Quarries

There are a number of abandoned exploration trenches, mine sites and mineral resource operations in the Township. There are also abandoned pits and quarries. Known locations are identified on **Map D**. These abandoned sites vary widely in nature, from little more than minor ground disturbances to major excavations and/or shafts. In the case of more major disturbances, a risk to public safety may exist.

a) The Province maintains the Abandoned Mines Inventory System (AMIS) which contains information relating to potential mine sites. The Township

shall require that an applicant consult with the appropriate Provincial ministry for any development within one kilometre of an identified abandoned mine site identified on **Map D** and to undertake any remediation measures as legislated under the *Mining Act*. Development on an abandoned mine site, or on lands adjacent to an abandoned mine site, shall be permitted if measures to address and mitigate known or suspected hazards are underway or have been completed to the satisfaction of the Township and Province. A study completed to permit development shall identify health and safety concerns, identify rehabilitation measures, and identify required mitigation measures.

b) Where the Province has provided to the Township that the Abandoned Mine Site does not pose a threat to public health and safety as per the development proposed, the Township shall not require a study to be undertaken or an amendment to this Plan, provided all other policies in this Plan are met.

c) Development on, or adjacent to, lands affected by mine hazards, former mineral mining operations, or former pits and quarries may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

5.3 Water Resources

Lakes, rivers, and underground aquifers are used to supply drinking water to the residents and businesses of the Township. It is in the community's interest to protect the quantity and quality of source water to ensure that safe potable drinking water is available for the long term. Having clean and plentiful sources of water also supports tourism and recreation and provides habitat for fish and wildlife.

In order to maintain the quality and quantity of water, it is the intent of the Township to restrict development and site alteration near sensitive surface water or groundwater features, protect and enhance the "ribbon of life" along waterbodies, restrict water-based activities that may be harmful to the aquatic environment, implement appropriate stormwater management and pollution control measures, and implement the regional source protection plans.

5.3.1 Lake Capacity

The Township has considerable interest in maintaining the quality of its surface water resources. It is important that development not exceed the recreational or water quality capacity of a lake to accommodate development and not contribute negatively to the aquatic environment.

It may be necessary to protect lakes and their aquatic ecosystems by limiting development that would contribute to enhanced nutrient inputs or negative impact associated with erosion. This Plan recognizes that the following factors may limit the development capacity on lakes:

a) Surface capacity for recreation; and

b) Water quality.

5.3.2 Surface Capacity for Recreation

Research has established relationships between recreational development on a given lake, and the resulting use of the lake's surface area for fishing, boating, swimming, water skiing, and other related activities. Beyond a certain limit, the amount of recreational use on a given lake will significantly reduce its attractiveness for waterfront residents and visitors. As well, in some circumstances, recreational boating can intensify to the point where public safety is at risk.

a) A boating capacity study may be required for proposed waterfront development that has the potential to unduly add to existing aquatic recreational stresses, conflicts, and hazards. This study must demonstrate to the Township's satisfaction:

   i) that the boating activity generated by the proposed development will not unduly add to existing aquatic recreational stresses, conflicts, and hazards;

   ii) that any impacts can be mitigated so that the lake's recreational attractiveness will be maintained or enhanced; and,

   iii) that issues of public safety are minimized.

b) The Township may use community planning permits, zoning, site plan control and development agreements as measures to implement recommendations or results of a boating capacity study.

c) There are localized areas such as narrow channels, near existing marinas, and in the vicinity of lock stations where there is potential for boater conflicts. Proponents of large-scale water-oriented development projects will be required to consult with the Township during the preparation of a concept to assess the effect of development on safe and enjoyable navigation of lakes. Parks Canada shall be consulted for development on the Rideau Canal.

5.3.3 Lake Trophic Ecosystem State

Lakeshore capacity assessment is a planning tool that can be used to control the amount of phosphorus, a key pollutant, from entering lakes by controlling waterfront development. The Township endorses the use of the lakeshore capacity model as developed by the Province in the Lakeshore Capacity Assessment Handbook (2010, as amended) as a means to appropriately plan for waterfront areas within the Township.

A lake impact study is another method to assess potential lake impacts that may result from a proposed development. These studies are smaller in scale than a lake capacity assessment and are site specific. A lake impact study looks at historic and existing water quality data from qualified sources for the relevant lake and uses this information as a baseline to ensure that provincial water quality objectives are met for the lake. Other data that is considered includes how many lots are already on the lake, including how many vacant lots of record exist. Site specific data includes features such as the provision of a detailed development envelope, a soils assessment, and details on the amount of proposed phosphorous loading. The data is be combined with the implementation of best management practices such as storm water management, vegetative buffers, erosion and sediment controls, optimal locating of sewage systems and ensuring that all relevant zoning standards related to waterfront development are achieved or exceeded.

a) The Township will encourage and support the continued and enhanced monitoring of lake trophic state, the identification of increasing nutrient concentration trends, and harmful algal blooms by the Province, lake associations, and conservation authorities for all lakes.

b) The Township, in consultation with the relevant agencies, will use lake characterization and / or monitoring information to identify appropriate best management practices with the overall goal of net lake health improvement to build lake system resilience, when reviewing the policies of this Plan.

c) Development will not be permitted where a negative impact on water quality would be the result, and where such impact(s) could not be adequately mitigated.

d) Development shall be designed to enhance and protect the sensitive nature of the waterfront area and water quality in accordance with **Section 3.10**.

e) A lake impact study will be required to assess the effect of development and additional nutrient loadings on surface water quality for:

   i) any development proposal that would result in the creation of more than three lots or dwelling units having direct or deeded water access.

   ii) any major development proposal, as determined by the Township, for a non-residential use within 300 metres of a waterbody.

f) The Township may require a lakeshore capacity assessment instead of a lake impact study if it is determined by the Township that the scale and/or impact of the development will be significant.

g) The lake impact study or lakeshore capacity assessment will be undertaken by a limnologist or other qualified professional retained by the proponent of the development and/or site alteration.

5.3.3 Lake Trout Lakes

Lakes which have suitable quality of water to be managed for lake trout are a limited and non-renewable resource and thus the protection of this resource is an objective of this Plan. In addition to the management of these lakes for environmental reasons, the protection of these lakes is important for the recreational and tourist nature of the area.

The Township has the highest concentration of native lake trout lakes in the eastern Ontario. Lake trout require cold, deep, well-oxygenated water for survival.

Warming of the planet and atmosphere alters temperature patterns in lakes with the potential to directly impact the cold-water habitats on which lake trout populations are reliant. Increased nutrient loads from development can negatively impact dissolved oxygen which decreases the ability of lake trout to thrive and may ultimately lead to increased mortality.

The majority of lake trout lakes in the Township are considered to be “at-capacity” for development because the fish habitat is degraded and water quality is poor, making them extremely sensitive to nutrient loading that can occur as a result of further development. Their status is classified by the Province.

At-capacity lake trout lakes are indicated on **Map C.**

a) Mapping showing the status of the lake trout lakes shall be updated without the need for an amendment to this Plan, and the appropriate policies applied to development, should the Province change the classification of any lake trout lake (i.e. it becomes at-capacity or no longer at-capacity).

b) Existing development rights are recognized on at-capacity lake trout lakes. New development shall not be permitted unless unique or special circumstances allow the development to occur. Prior to the approval of the development proposal within 300 m of the at-capacity lake trout lake, detailed studies will be required to demonstrate that the physical features, design and siting of the development will not have an adverse impact upon the quality of the lake and related lake trout habitat. The Province shall be consulted in these circumstances.

c) Development involving the creation of a new lot, *additional residential units*, or a non-residential land use is prohibited within 300 metres of an at-capacity lake trout lake except where one or more of the following applies:

   i) There is a need to separate existing, habitable dwellings each having individual on-site water and sewage services, provided that the land use would not change, and the lots conform to the Land Division policies of this Plan.

   ii) If the proposed development is a non-residential use, it includes appropriate stormwater management design and it does not involve or require any new individual on-site or communal sewage disposal systems, or expansion of existing systems.

iii) The leaching or disposal bed for a sewage system on each new lot will be located:

-Is at least 300 metres from the highwater mark of the lake or a connected bay; or

-Such that they would drain into the drainage basin of another waterbody, which is not at-capacity.

d) Land uses that represent a significant phosphorus loading to an at-capacity lake trout lake, such as a golf course, shall be prohibited.

e) A residential lot of record within 300 metres of an at-capacity lake trout lake, or its tributaries, may be developed for a single detached dwelling in accordance with the applicable policies of this Plan.

f) For redevelopment of non-residential properties within 300 metres of an at-capacity lake trout lake, or a connected bay, the proposed new use shall have a scale and density that is less than currently exists on the property and demonstrate no net change or a net reduction of phosphorus loading on the lake. Prior to any development being approved, a lake impact study shall be completed to the satisfaction of the Township and the Province. The study must consider and provide recommendations on such matters as hydrogeology, soil types or overburden, vegetation, topography and slope, the location of existing and proposed land uses and a comparison of pre and post development nutrient loadings on the adjacent waterbody. Township staff shall consult with the appropriate Provincial ministry staff to determine the appropriate scope and terms of reference for any such study on an at-capacity lake trout lake.

5.3.4 Lake Management Plans

A Lake Management Plan (LMP) is an approach by a lake association to identify and protect the physical, environmental and social 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.

a) The Township endorses the development of LMPs by lake associations, particularly those lakes that may be experiencing development pressure.

b) This Plan may be amended to include policies that identify Lake Management Plans that have been completed.

5.3.5 Subwatershed Planning

Watershed systems need to be respected to ensure that water resources are available in sufficient quantity and quality for environmental, social, and economic benefits. The integrity of aquatic, riparian and related terrestrial ecosystems need to be respected, and maintained and enhanced as necessary.

The Rideau Valley Conservation Authority has produced subwatershed and catchment reports for lakes and areas within the Rideau watershed and Cataraqui Conservation has produced watershed report cards which document the condition of the watersheds and pinpoints areas requiring further attention.

a) The Township, in consultation with the relevant Conservation Authority, will have regard to subwatershed and catchment reports, as well as watershed report cards, prepared by a competent and recognized authority, in the decision-making process for planning applications and in future policy updates.

b) The Township supports enhanced water quality monitoring programs carried out by, or under the supervision of, competent and recognized authorities.

c) The need to prepare a subwatershed plan for any given area should be determined following consultation with the Conservation Authority and Provincial ministries;

d) Subwatershed plans for undeveloped areas should have regard to the portion of the affected watershed that has already been developed or committed for development through this Plan; and,

e) This Plan may be updated to incorporate policies from subwatershed plans.

5.3.6 Stormwater Management

Stormwater management is required to control flooding, erosion and sedimentation and to enhance water quality, aquatic habitat and groundwater recharge. It has implications for human health and well-being, local economies, and the natural environment.

a) Stormwater management techniques must be used in the design and construction of all development to control both the quantity and quality of stormwater runoff.

b) Development proposals are to be accompanied by stormwater management plans and lot grading and drainage plans where required by the Township and/or Conservation Authority.

c) Stormwater management plans shall align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

d) Development shall incorporate methods of stormwater management in accordance with the standards of the Province, the Township and the Conservation Authority.

e) Approaches to storm water management that encourages re-absorption of surface water into the ground will be encouraged.

f) Where possible, the natural undisturbed soil layer, natural vegetation, and trees should be preserved during and after development. Where not possible, re-vegetation or, at a minimum, installation of permeable pavers or other pervious surfaces should be used to manage the absorption of stormwater.

g) Low impact development and green infrastructure are encouraged approaches to address stormwater management.

h) Efforts must be made so that development minimizes:

i. Nutrient enrichment;

ii. Bacteriological contamination;

iii. Toxic contamination;

iv. Sediment and phosphorous loading;

v. Changes in flood levels and base flows in waterbodies;

vi. Changes in water temperature in waterbodies and watercourses;

vii. Disruptions to fish habitat; and

viii. Groundwater contamination.

i) The use of erosion and sediment control measures such as the installation and maintenance of silt fencing, the replacement of ground planting of native vegetated buffers, and the use of measures to promote infiltration (such as low impact development and Best Management Practices) will be implemented as appropriate.

5.3.7 Drinking Water Source Protection

Uncontaminated and plentiful surface and groundwater resources are essential to the safe and adequate provision of drinking water. In order to meet the present and future needs of residents, businesses, and the natural environment, it is the intent of this Plan to ensure sustainable surface and groundwater resources through the protection, conservation and careful management of the quality and quantity of water as drinking sources.

Water contamination is extremely difficult, costly, and sometimes impossible to rectify, so prevention of contamination is the most appropriate strategy.

The Cataraqui Source Protection Plan, Mississippi-Rideau Source Protection Plan, and Quinte Source Protection Plan contain policies intended to mitigate or eliminate threats to source water. These plans are intended to protect vulnerable areas including wellhead protection areas and intake protection zones around municipal residential drinking water supplies, as well as significant groundwater recharge areas and highly vulnerable aquifers from activities identified as drinking water threats, per the *Clean Water Act, 2006*. This Plan is consistent with the intent of policies included in these plans.

5.3.7.1 General Policies

a) New development and / or expansions to existing development will conform or have regard to the policies of the Cataraqui Source Protection Plan, Mississippi-Rideau Source Protection Plan, and Quinte Source Protection Plans, as appropriate.

b) The Township may implement alternative protection measures within vulnerable areas where the vulnerability score is eight or greater including, but not limited to, land acquisition, conservation easements, conditions of development, and landowner partnership programs.

c) Prior to establishing a new municipal drinking water well, the Township shall participate in the Source Protection Plan amendment process as required by the *Clean Water Act, 2006.*

d) In the event of conflict between long-term protection of drinking water sources and other considerations; drinking water protection shall take priority.

e) Monitoring and reporting by the Township will be consistent with requirements and / or recommendations in the Source Protection Plans and, in a format specified by the Source Protection Authorities.

f) New development and / or expansions to existing development within significant groundwater recharge areas and/or highly vulnerable aquifers that involve a drinking water threat may be subject to risk management measures to protect the groundwater.

g) The establishment of new municipal drinking water systems, as defined under the *Safe Drinking Water Act*, 2002, as amended, will require an amendment to the applicable Source Protection Plan.

h) Intake protection zones, wellhead protection areas, significant groundwater recharge areas, and highly vulnerable aquifers are shown on **Map E**. **Map E** is to be used as an overlay to **Map A** - Land Use Plan.

5.3.7.2 Sydenham Intake Protection Zone

The Sydenham Settlement Area is serviced by a municipal water system. The Township draws the water for this system from Sydenham Lake. There are Intake Protection Zones (IPZ) on the land and water surrounding the intake pipe. A large portion of the

IPZ is within the boundaries of Sydenham Lake. On land, the IPZ consists mainly of waterfront residential properties. It also includes the Sydenham water treatment plant, a municipal park and boat launch facility, a few farms, and part of the village of Sydenham, which has a variety of residential, commercial, and institutional land uses.

a) New development and/or expansions to existing development that involve waste disposal sites within Sydenham Intake Protection Zone 1 and wastewater treatment facilities, including related infrastructures, within Intake Protection Zones 1 and 2, are prohibited where they would constitute a significant drinking water threat.

b) New development and/or expansions to existing development within Sydenham Intake Protection Zones 1, 2 and 3a that involve the storage or manufacture of potential contaminants (that could include Dense non-aqueous phase liquids (DNAPLs), organic solvents, commercial fertilizers, liquid fuel, pesticides, sewage, and road salt) where they would constitute a moderate or low drinking water threat may be subject to the implementation of risk management measures to protect the drinking water supply.

c) New development and / or expansions to existing development within Sydenham that involve the discharge of stormwater from a stormwater retention pond where it would constitute a drinking water threat should incorporate stormwater management features into building and site plans to reduce the volume of contaminants entering storm sewer systems and roadside ditches draining into Sydenham Intake Protection Zone 1 and / or 2, or to Sydenham Lake.

d) New development and/or expansions, alterations or redevelopment of existing development for all non-residential uses within Intake Protection Zones 1 and 2 where significant drinking water threats can occur, may be permitted, if the Risk Management Official (RMO) is satisfied that the proposal will be carried out in accordance with policies in the Cataraqui Source Protection Plan (e.g., the significant threat to the drinking water ceases to exist, developing a risk management plan). Submission of correspondence from the RMO under Section 59 of the *Clean Water Act, 2006*, is required for all non-residential planning applications or land use changes, as per the Restricted Land Use Referral Process.

e) The implementing by-law will prohibit land uses that involve activities that constitute significant drinking water threats in the Intake Protection Zones.

The implementing by-law will also define restricted land uses within the Intake Protection Zones that must be screened by the Risk Management Official (RMO) to ensure that any *Clean Water Act* prohibition or risk management plan requirements are met prior to processing a *Planning Act*, *Condominium Act* or building permit application.

6 Our Cultural Heritage

The intent of this Plan is to conserve protected heritage properties, including built heritage resources and cultural heritage landscapes, and archaeological resources. Buildings, structures, monuments, artifacts of value or interest, spaces, views and archaeological sites are examples of these resources. This section contains policies that intend to conserve these resources, and to foster collaborative relationships with Aboriginal groups. The general locations of known cemeteries and burial sites are indicated on **Map I**.

6.1 General Policies

a) The Township supports the conservation of protected heritage properties, including built heritage resources and cultural heritage landscapes, and archaeological resources for the benefit of the community.

b) The Township will encourage and foster public awareness, participation and involvement in the preservation, restoration and utilization of cultural heritage resources while also encouraging public and private financial support for the conservation of protected heritage properties.

6.2 Protected Heritage Properties

a) The Township will maintain a register of built heritage resources that are considered significant and have been publicly identified by one or more of the following means:

   i) designated under the *Ontario Heritage Act*

   ii) protected by a heritage conservation easement entered into under the *Ontario Heritage Act*;

   iii) designated by the National Historic Sites and Monuments Board as a National Historic Site or National Park;

   iv) identified as a UNESCO World Heritage Site;

   v) identified by the Province of Ontario;

   vi) identified by the Federal Heritage Building Review Office as a Classified or Recognized Federal Heritage Building, or listed under the Historic Railway Station Protection Act or the Historic Lighthouse Protection Act; and/or,

   vii) endorsed by Council as having cultural heritage value or interest based on evaluation criteria established by the Province in Ontario Regulation 9/06.

b) The Township may designate, by by-law, properties, heritage conservation districts, cultural heritage landscapes, and areas having historic and architectural value or interest under Parts IV and V of the *Ontario Heritage Act*.

c) The Township shall require a heritage permit before erection, demolition, alteration or removal of any building or structure or alteration of external portion of a protected heritage property.

d) Development and site alteration on or adjacent to a protected heritage property shall not be permitted except where the proposed development and site alteration has been evaluated through a Heritage Impact Statement and

it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

e) A Heritage Impact Statement shall be prepared by a qualified Heritage Consultant to demonstrate that the heritage attributes of the protected heritage property will be conserved. Mitigation measures and/or alternative development approaches may be required to conserve the heritage attributes of the protected heritage property affected by the development or site alteration.

f) Where significant cultural heritage landscapes are identified, they may be designated pursuant to the *Ontario Heritage Act*.

g) The Township may use parkland dedication provisions to secure a cultural heritage landscape.

6.2.1 Rideau Canal

The Rideau Canal travels through the eastern end of the Township, as identified on Appendix C of this Plan. This Official Plan acknowledges that the Rideau Canal is a National Historic Site, a Canadian Heritage River, and also a World Heritage Site. The Rideau Canal is recognized for its construction and engineering technology, its integrity and authenticity, the contribution and sacrifices of canal construction labourers, its military purpose, and its contributions to the social and economic development of Upper Canada.

It is the intent of this Plan to conserve the natural, cultural, scenic and tourism landscapes and resources associated with the Rideau Canal, in cooperation with Parks Canada and other agencies having jurisdiction, as well as the other municipalities along the waterway. The Township recognizes the significant and historic value of the views from the canal and canal lands to the heritage shore lands and communities at Upper and Lower Brewers lock stations. It is also the intent of this Plan to assist with implementing the Rideau Corridor Landscape Strategy.

The lands located adjacent to the Rideau Canal are recognized as a special area. In addition to other applicable policies of this Plan, the following policies apply to the Rideau Canal, the lock stations, and all lands adjacent to the Canal:

a) The Township shall work with Parks Canada to identify the cultural heritage, natural heritage, and scenic features and vistas of the Rideau Canal landscape, and will protect those values through appropriate land use policies and designations, cultural and natural heritage policies, and view protection policies.

b) The Township will engage Parks Canada on any issues that relate to the Rideau Canal.

c) The Township shall prohibit development and site alteration that would:

   i) Alter the size, shape and/or configuration of the Rideau Canal; and,

   ii) Interfere with the safe and efficient navigation of the Rideau Canal.

d) The Township may adopt design guidelines for new development on lands adjacent to the Rideau Canal.

e) Development or site alteration on lands adjacent to the Rideau Canal shall conserve and respect the cultural heritage resources.

f) The Township may require an increased development setback from the water to preserve and/or enhance the aesthetic and cultural heritage resources associated with the Rideau Canal, where deemed appropriate, such as along narrow channels, and in consultation with Parks Canada.

g) New buildings and structures should be designed to complement the landscape character and cultural heritage value of the surrounding area. Buildings should be in proportion to the size and frontage of the property and fit in with the surrounding built environment. New buildings should be low profile and not exceed the height of the tree canopy.

h) The Township may require that a Heritage Impact Statement be prepared by a qualified professional to the satisfaction of the Township for any development proposal that has the potential to adversely affect the cultural heritage value of the Rideau Canal. The scope of the Heritage Impact Statement is to be determined in consultation with Parks Canada, and must include information relevant to the circumstances, including alternative development approaches or mitigation measures to address any impact to

the Rideau Canal and its associated cultural heritage landscape and built heritage resources.

6.3 Archeological Resources

a) The Township recognizes that there are precontact and historic archaeological sites, and areas containing archaeological potential within the Township. Areas of archaeological potential will be determined through the use of Provincial screening criteria, or potential mapping. Provincial screening criteria include the consideration of factors such as proximity to known archaeological sites, burial sites, or cemeteries, present or past water sources, well-drained sandy soil, elevated topography, distinctive landforms, resource extraction areas and historic transportation routes or other places of past human settlement.

b) The Township supports the development of an archaeological management plan to conserve and manage archaeological resources and to provide direction in determining areas of archaeological potential requiring assessment. The Township may work collaboratively with the County to undertake a regional archaeological management plan.

c) Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Where significant archaeological resources are preserved on site, development and site alteration shall maintain the heritage integrity of the site.

d) An archaeological assessment is required for development and site alteration proposed adjacent to a known cemetery or burial site.

e) The Township shall require an applicant to undertake an archaeological assessment of lands identified as having archaeological potential to determine the nature and extent of any archaeological resources on the site. The archaeological assessment shall be conducted by an archaeologist licensed under the *Ontario Heritage Act* and shall be in compliance with the Standards and Guidelines for Consultant Archaeologists set out by the Province.

f) The Township will keep confidential the existence and location of archaeological sites to protect against vandalism, disturbance, and the inappropriate removal of resources.

g) The Township may consider preserving identified significant archeological sites through the implementing by-law.

h) The Township shall contact the appropriate Provincial ministries and the Ontario Provincial Police when an unmarked human burial site or new archaeological site(s) is discovered and the provisions under the *Ontario Heritage Act* and Funeral*, Burial and Cremation Services Act* shall apply.

6.4 Engaging with Aboriginal Communities on Cultural and Archeological Heritage

The Algonquin Traditional Territory is composed of a diversity of indigenous cultural landscapes. An Indigenous cultural landscape is a living landscape that indigenous people value because of their enduring relationship with that place and its continuing importance to their cultural identity. For the Algonquins, Traditional Environmental Knowledge, an intimate knowledge of an area's landforms, plants and animals, is reflected in an indigenous cultural landscape. Many archaeological sites within the Algonquin Traditional Territory are small and contain a minimal amount of archaeological material, and these materials may be of great significance to the Algonquins of Ontario. For thousands of years the Algonquin Traditional Territory was characterized by glacial lakes and/or inland seas, resulting in high water levels that have left a sequence of paleo-shorelines and associated archaeological sites often far inland from modern shorelines that are the familiar focus of many archaeologists. The archaeological 'visibility' of sites on relic shorelines and fossil islands in the Algonquin Traditional Territory is further affected by the use of local stone for tools, a technology which may be unfamiliar to archaeologists but visible to Algonquins. The Algonquins of

Ontario regard all cultural heritage sites – from sacred burials to everyday stone tool workshop sites – to be of importance and worthy of investigation and protection.

a) The Township shall engage with Aboriginal communities including the Algonquins of Ontario on matters that affect Aboriginal history and culture.

b) The Township shall engage early with Aboriginal communities including the Algonquins of Ontario and ensure their interests are considered when identifying, protecting, and managing archaeological resources, built heritage resources and cultural heritage landscapes.

c) Aboriginal communities including the Algonquins of Ontario will be consulted when development on culturally significant lands is planned or where archaeological assessments are required. This includes notifications of the intention to complete Stage 1 through Stage 4 Archaeological Assessments, the review of these draft reports, as well as the participation of Algonquin Liaisons or other aboriginal liaisons during Stages 2 through Stage 4, and possibly Stage 1 if a site visit is planned.

d) The Algonquins of Ontario shall be notified if any artifacts of Aboriginal interest or human remains are identified in an Archaeological Assessment or encountered during development.

7 Making it Work: Infrastructure and Services

The intent of this Plan is to guide the development of roads, active transportation facilities, water services and sewage services to ensure they can support development within the Township. This section contains policies that identify the hierarchy of roads and services, and the requirements for each classification. It also contains policies on public utilities and communication facilities and railways.

7.1 Road

Township roads are classified according to the function they should perform. The classification of roads within the Township shall include the following, and the respective policies in the following sections apply:

a) Arterial roads (controlled access);

b) Arterial roads;

c) Collector roads;

d) Local roads; and,

e) Private roads.

Traffic on higher order roads, such as arterial roads that connect communities, have priority over traffic on lower order roads, such as local Township roads. Proposed road allowance widths and standards are established for each class of road, where appropriate.

Township road classifications are identified on **Map F**. **Map F** may be updated without amendment to this Plan.

7.1.1 Arterial Roads

Arterial roads connect communities and provide direct linkages to the Provincial highway network. They are designed to facilitate movement of a large volume of traffic from all types of vehicles including commercial vehicles (e.g. heavy trucks). Traffic movement is the primary function and consideration for arterial roads. Access to land along arterial roads is generally a secondary consideration.

a) The Township may restrict access to abutting parcels and control the spacing of driveways to maintain the function and safe use of an arterial road.

b) Arterial roads require a minimum 30 metre road allowance width. Road allowances will be widened using such mechanisms as subdivision approvals, consent approvals and Site Plan Control approvals, in order to produce a safe and efficient road transportation network. The width of the road allowance may be permitted to be reduced within the boundaries of Settlement Areas where curbing and drainage systems are present or planned.

7.1.2 Collector Roads

The primary function of collector roads is to provide access to/from arterial roads and local roads.

a) New collector roads shall be located in accordance with all applicable policies of this Plan.

b) New collector roads shall be designed and constructed to municipal standards prior to their assumption by the Township. The design and construction of the roads shall be overseen, confirmed, and stamped by a qualified engineer.

c) Collector roads require a minimum 30 metre road allowance width. Road allowances will be widened using such mechanisms as subdivision approvals, consent approvals and Site Plan Control approvals, in order to produce a safe and efficient road transportation network. The width of the road allowance may be permitted to be reduced within the boundaries of

Settlement Areas where curbing and drainage systems are present or planned.

7.1.3 Local Roads

The primary function of local roads is to provide direct access to abutting properties. Roads in plans of subdivision are typically local roads. Lower speed limits and traffic control devices may be necessary to ensure public safety.

a) The Township may permit a proponent, at the proponent's expense, to extend a local road on an unopened road allowance to provide sufficient road frontage to facilitate development of a parcel of land.

b) New local roads and extensions of local roads shall be located in accordance with all applicable policies of this Plan.

c) New local roads and extensions of local roads shall be designed and constructed to municipal standards prior to their assumption by the Township, in accordance with the subdivision or development agreement. The design and construction of the roads shall be overseen, confirmed, and stamped by a qualified engineer.

d) Local Roads require a minimum 20 metre road allowance/right of way width. Road allowances will be widened using such mechanisms as subdivision approvals, consent approvals and Site Plan Control approvals, in order to produce a safe and efficient road transportation network.

7.1.3.1 Seasonal Roads

Seasonal roads under the jurisdiction of the Township are not maintained and are not open on a year-round basis. They are generally of low priority and carry a minimal amount of traffic.

a) The Township may post seasonally maintained roads with signs to indicate that maintenance is limited. Where such roads are classified and posted with a sign, the Township will not be obliged to provide winter control services, nor to convert a seasonally maintained road to a year-round maintained road.

b) The Township is under no obligation to provide access to properties taking access from a seasonal road.

c) Development is not generally permitted on a seasonal road. Lots with frontage on and/or accessed by seasonal roads may be zoned in a separate category in the implementing by-law to restrict land uses.

d) Council may consider changing the status of a seasonal road to year-round to permit a proposed development on the condition that the proponent upgrade the road per the Local Roads policies.

e) The status of a seasonal road may be changed without an amendment to this Plan.

7.1.3.2 Forced Roads

Forced roads are those that deviate from the established road allowances due to topographic challenges such as hills and swamps.

a) As a condition to the approval of a plan of subdivision, a plan of condominium, or a consent along a portion of forced road, and of site plan control, the proponent shall be required to confirm that the forced road in question is in the ownership of the Township and/or to convey the forced road and up to a 20 metre road allowance width to the Township.

7.1.3.3 Unopened Road Allowances

Unopened road allowances are public roads that have not been opened and assumed for maintenance purposes by the Township. They also include unopened roads on plans of subdivision and former municipal roads that are now effectively unmaintained.

a) Where an unopened road allowance is requested to be improved for the purpose of providing driveway access to what would otherwise be a land locked parcel of land, the Township may at its sole discretion:

i) sell all, or a portion of an unopened road allowance or

ii) enter into a licence agreement and register notice on title that the Township will not be responsible for the repair or maintenance of unopened road allowances, where development is accessed over an unopened road allowance.

b) There are several historic plans of subdivision that created waterfront communities that have private roads constructed over unassumed/unopened road allowances. The Township will not be responsible for the repair or maintenance of any private road that has been constructed over an unopened or unassumed road allowance.

7.1.4 Frontage on Public Roads

No building or structure shall be erected, extended, or enlarged on any lot within the Township of South Frontenac unless such lot fronts on a public road, except as follows:

a) Where a lot fronts onto an unassumed road in a registered plan of subdivision where the road will not be assumed by the Township until the end of the maintenance period.

b) Where a model home agreement has been executed by the owner and the Township on a lot prior to registration of a plan of subdivision.

c) Where a lot fronts onto a private road or a private road on an unassumed road allowance, or is accessed over an unopened road allowance, provided:

   i) The owner demonstrates legal deeded access to the lot over the private road or access over the unopened road allowance through a licence agreement, and

   ii) The lot is in an appropriate zone that acknowledges the limited service nature of the lot and the proposed use of the lot, such as a Limited Service Residential zone.

d) Where a lot can only be accessed by water provided:

   i) The owner demonstrates the lot has legal deeded mainland parking and mooring facilities, and

   ii) The lot is in an appropriate zone that acknowledges the limited service nature of the lot and the proposed use of the lot, such as a Limited Service Residential zone.

7.1.5 Private Roads

Private roads (private lanes) play an integral role in connecting many seasonal and permanent residences in our community to the Township road network. These roads are not owned or maintained by the Township. They typically consist of rights-of-way over private property benefiting multiple properties.

The trend toward the conversion of traditional cottages to year-round residential dwellings has resulted in pressure on private roads that were only ever intended to accommodate seasonal residential use. The imbalance between the needs of permanent residential uses and the service level provided by seasonal private roads has led to concern regarding public health and safety, and the impact that these roads may have on municipal financial well-being.

e) Where lot creation is permitted on a new private road by the Land Division policies of this Plan, the new private road shall:

   i) Intersect with an existing public road which reflects a reasonable standard of pavement or gravel construction and is maintained year round by the municipality;

   ii) Meet the Township's Private Road Construction Standards as updated from time to time. The design and construction of the private road shall be overseen, confirmed, and stamped by a qualified professional engineer to the satisfaction of the Township; and

   iii) Be governed by a condominium agreement, in order to establish the ownership and maintenance of the road among all owners, and to provide a legal obligation to ensure that sufficient funds are in place to ensure the ongoing maintenance of the road in perpetuity.

f) No new waterfront lot creation shall be permitted on existing private roads or on minor extensions of existing private roads unless:

   i) The private road is designed and constructed to the Township's Private Road Construction Standards from its intersection with the public road to the new lots; or

ii) The existing private road and any minor extensions are developed within a common element condominium pursuant to the *Condominium Act*, as amended, and connects directly to an existing public road.

g) Owners who access their properties by private roads are encouraged to establish private road associations and agreements to ensure adequate maintenance of the road, and to improve their private roads to a minimum standard to allow accessibility by emergency service vehicles or to the Township's Private Road Construction Standards.

h) Lot creation through consents and plans of condominium on private roads shall be subject to an agreement to be registered against the title to the lands and that includes provisions acknowledging:

i) The Township does not maintain or repair the private road;

ii) The private road shall be named and addressed to the Township's satisfaction for civic addressing and emergency service purposes;

iii) Garbage and recycling bins, as well as mailboxes, shall be provided at a common location near the intersection of the Township public road and the private road.

iv) The Township does not provide municipal services on the private road that is normally associated with public roads;

v) The owners are responsible for all costs necessary to maintain the private road, including the establishing and maintaining signage;

vi) The Township is not responsible for any loss or damage created by the owner's failure to maintain the private road; and,

vii) The Township assumes no liability in the event that emergency vehicles are not able to access the lot because of impassable road conditions.

i) Council may consider a request to assume a private road in accordance with Township policy.

7.1.6 Active Transportation

The Township seeks to provide pedestrian and bicycle-friendly environments to encourage active transportation throughout the Township for residents and tourists of all ages and abilities. This includes providing linkages between settlement areas and the rural area, as well as access to the natural environment, public open space areas, and community facilities. The intent is to encourage increased use of active transportation in the Township as a viable alternative to automobile use and to foster a healthy community.

a) The Township shall support the development of a well-connected network of active transportation facilities both within the Township and in the broader context, to increase the range of healthy and accessible transportation and recreation options available to residents of all ages and abilities.

b) New development or redevelopment shall be encouraged to consider street connectivity and connectivity of active transportation infrastructure, in coordination with the Township.

c) The Township will consider as a condition of subdivision, consent, condominium or site plan approvals, the dedication of land, by public ownership, easement or partnership agreement for pedestrian and cycling pathways, bicycle parking and vehicle parking adjacent to active transportation corridors, or to facilitate access to, or enhancement of, such corridors.

d) The Township shall encourage improved pedestrian environments within the settlement areas with an emphasis on streetscaping, including the consideration of accessible sidewalks, pedestrian-oriented commercial development along main streets, building design that provides shelter, pedestrian-scaled lighting, street furniture, bicycle racks, and landscaping.

7.2 Parking

This Plan intends to promote efficiently planned, compact and accessible development for all modes of transportation. Given that the automobile will continue to be the principal mode of transportation within the Township, sufficient off-street/on-site parking facilities must be established to serve the needs of the intended use.

a) Adequate off-street/on-site parking must be provided in accordance with the provisions of the implementing by-law, with minimal impact on adjacent uses. For higher density development within Settlement Areas, the Township may consider permitting reduced standards for on-site parking, or permitting off-site parking, where accommodation of on-site parking is not possible.

b) In the Settlement Area designation, the Township shall assess parking needs in order to provide adequate on-street and off-street parking, to accommodate short-term parking for shopping and business purposes and long-term parking for those employed in the area.

c) In cases where sufficient on-site parking cannot be accommodated in the Settlement Area designation, the Township at its sole discretion may collect cash- in-lieu pursuant to Section 40 of the *Planning Act* to be used expressly for the provision of additional parking spaces in an appropriately defined area.

7.3 Railways

The Township acknowledges the importance of railways and recognizes its critical role in long-term economic growth and the efficient and effective movement of goods and people.

a) All development in proximity to rail facilities shall be developed in accordance with the Federation of Canadian Municipalities and Railway Association of Canada (FCM/RAC) Guidelines for New Development in Proximity to Railway Operations.

b) All proposed residential or other sensitive use development within 300 metres of a railway right-of-way will be required to undertake noise studies, to the satisfaction of the Township, in consultation with the appropriate railway operator, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.

c) All proposed development within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of the Township, in consultation with the appropriate railway operator, and shall undertake

appropriate measures to mitigate any adverse effects from vibration that were identified.

d) All proposed building setbacks shall be in accordance with the FCM/RAC Guidelines. As a general guideline, buildings shall be setback 30 metres with an appropriate berm abutting the rail right-of-way. Reduced setbacks can be considered in certain circumstances dependant on the proposed use and in conjunction with additional study and alternative safety measures, to the satisfaction of the Township in consultation with the appropriate railway operator.

e) All proposed development adjacent to railways shall implement appropriate mitigation measures, including but not limited to, safety setbacks, berms, crash barriers, and security fencing, in accordance with the FCM/RAC Guidelines.

f) All proposed development adjacent to railways shall implement any required notices on title such as warning clauses and/or environmental easements, through appropriate legal mechanisms, to the satisfaction of the Township and the appropriate railway operator.

g) All development in proximity to rail facilities shall evaluate, prioritize, and secure grade separation of railways and major roads, in co-operation with Transport Canada and the appropriate railway operator.

7.4 Water and Sewage Services

Provincial policy recognizes three types of water and sewage services:

- Municipal services;
- Private communal services; and
- Individual on-site services.

At the time this Plan was adopted, Sydenham Settlement Area offered partial servicing in the form of centralized municipal water services. All other Settlement Areas rely on

individual on-site water services and sewage services to facilitate development. Rural Lands and Prime Agricultural Areas also rely on individual on-site water services and sewage services.

7.4.1 Municipal Services

The Provincial Planning Statement and the County of Frontenac Official Plan identify a servicing hierarchy which identifies municipal water services and sewage services as the preferred form of servicing for Settlement Areas. Centralized servicing systems serve entire communities, while decentralized servicing systems serve clusters of residences, businesses and other uses.

7.4.1.1 General Policies

a) Where municipal water and sewage services exist or are established over the life of this Plan, development shall connect to these services and existing individual on-site services shall be decommissioned.

b) Development within the Settlement Areas will only be approved if sufficient capacity within the available municipal water and sewage systems exist.

c) Holding symbols may be used to permit multi-lot/multi-unit development to proceed in a phased manner upon verification of water and sewage system capacity allowances, Limitations in the capacity or operating performance of the water and/or sewage systems shall be recognized as a constraint to the timing of new development.

d) The Township shall establish an on-going monitoring program for the calculation, reporting and allocation of uncommitted reserve capacity within the municipal water and sewage systems to ensure the efficient use of existing servicing infrastructure. Should the usage at any time reach 80% of the capacity of the system the Township shall initiate a study to investigate means of securing future capacity.

e) The extension of municipal water and sewage services to support planned development will be the sole responsibility of the developer. The Township shall pass by-laws and enter into agreements, including financial agreements, with developers and/or property owners for the installation of, or connection to, municipal services.

f) New development shall be directed to areas that allow for extensions to existing municipal water and sewage services in an economical and practical manner, provided that such expansion is consistent with the other objectives of this Plan. New development will generally be approved and permitted only in stages of orderly progression from the termination of existing services.

7.4.1.2 Decentralized Services

Frontenac County completed a regional Communal Servicing Study in 2019 to assist the County and its member municipalities with the planning, engineering, and economic development tools necessary to enable redevelopment and new development using communal water and sewage services (also known as decentralized services). The Township collaborated with the County and the other Frontenac Townships to establish a jointly owned public utility that will assist with the operation of decentralized municipal water and sewage services within South Frontenac, and across the County as a whole. The Frontenac Municipal Services Corporation was incorporated in November 2023.

Decentralized municipal water and sewage services are intended:

a) To become the dominant form of servicing within Settlement Areas during the duration of this Plan;

b) To support higher density, multi-unit dwellings, as well as mixed-use developments in Settlement Areas and in secondary plan areas, and conservation design subdivisions in the Rural Lands;

c) To allow the expansion of existing Settlement Areas, where appropriate, so that new development is more compact, reflects the existing lot fabric of settlement areas, and promotes walkable communities;

d) To support new commercial, industrial, and business park development;

e) To protect lakes by minimizing impacts to water quality;

f) To direct growth to areas with water and sewage services;

g) To support the upgrade of infrastructure within Settlement Areas for existing residents and businesses, and to encourage appropriate intensification development; and

h) To ensure that future development within the Rural Lands is environmentally responsible and conserves land and important natural resources.

i) Development on decentralized municipal water and sewage services shall be the preferred form of servicing within the Settlement Area designation. In Settlement Areas, the priority shall be for multi-unit/multi-lot development to be on decentralized municipal services. These developments shall be implemented through plans of subdivision, plans of condominium, and/or site plan control as appropriate.

ii) Development on decentralized municipal water and sewage services should be directed in or near Settlement Areas where community services and amenities are available to support increased population.

iii) Where new multi lot and multi-unit development is proposed within a Future Secondary Planning Area as identified on Map H before the secondary plan is prepared, the development may be required to use decentralized municipal water and sewage services, depending on the nature, scale, and density of the development.

iv) Where development is proposed adjacent to a Settlement Area, the Township and proponent may negotiate the inclusion of some of the existing Settlement Area lands in the Environmental Assessment for water and sewage servicing through the pre-application consultation process.

i) The Township shall encourage decentralized municipal water and sewage services as an alternative to individual on-site wells and sewage systems elsewhere in the Township, where it is deemed appropriate by the Township.

j) Decentralized municipal water and sewage services shall be the primary servicing method for new large scale commercial development and industrial/business parks.

k) Large scale, high density, and mixed-use development located outside of Settlement Areas and the Future Secondary Planning Areas is not permitted as it is inconsistent with the policy priorities of this Plan that direct growth to Settlement Areas.

l) Development proposals utilizing the conservation design subdivision concept and decentralized municipal services may be permitted outside of Settlement

Areas where residential uses are permitted, and in accordance with Chapter 9 of this Plan.

7.4.2 Private Communal Services

a) Private communal services may be permitted for recreational, commercial, institutional, and industrial uses, and for multi-lot/multi-use development, in accordance with all applicable regulations.

7.4.3 Partial Services

Partial services refer to the provision of either municipal water or sewage services or private communal water or sewage service, but not both. At the time of adoption of this Plan, Sydenham had partial services in the form of a municipal water service and individual on-site sewage services.

a) Partial services shall only be permitted in the following circumstances:

   i) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;

   ii) Within Settlement Areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts; or

   iii) within Settlement Areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.

b) Any development in areas where partial services are provided, including in the Sydenham Settlement Area, must connect to the available municipal water or sewage service and properly decommission the related individual on-site service on the property.

c) The Township may consider establishing a program to assist property owners to decommission wells in an area where partial municipal water services are provided, to reduce the potential of cross-connections within the municipal drinking water system.

d) The management of the municipal water system shall include measures to educate the public on the need to conserve water and to reduce requirements for additional water supply and impacts to sewage systems where they exist.

e) A partially serviced Settlement Area may only expand on municipal water and sewage services.

7.4.4 Individual On-Site Services

Individual on-site water and sewage services refer to privately owned and operated water and sewage systems on individual properties.

a) Where municipal water and sewage services or private communal water and sewage services are not provided, individual on-site water services and individual on-site sewage services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

b) Within the Settlement Areas shown on **Maps A and B**, these services may be used for infilling and minor rounding out of existing development. Preference will be to connect to municipal services where available.

c) For the purposes of this section, negative impacts shall be defined as potential risks to human health and safety, and degradation to the quality and quantity of water, sensitive surface water features and sensitive groundwater features, and their related hydrologic functions, due to single, multiple, or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with Provincial standards.

d) A hydrogeological assessment and terrain analysis report may be required for development proposals using groundwater sources (i.e., well) in accordance with the Provincial D-Series Environmental Land Use Planning Guideline to demonstrate that there is an adequate water supply (quantity and quality) and that there will be no interference from sewage disposal or unsustainable draw down of the water table. Consideration shall be given to the cumulative impact of development on the available water supply. A water conservation plan for new users may be required in this regard.

e) A hydrogeological assessment is required for new lots created by consent that would be serviced by a drilled or dug well to demonstrate a viable water supply. The study must be prepared in accordance with Township standards and Provincial guidelines, to the satisfaction of the Township.

f) Waterfront lots may be serviced by drawing water from a lake.

7.5 Public Utilities and Communications Facilities

The sustainability, health and safety of South Frontenac residents and its economy is closely related to the public utility corridors, utility networks, and communications facilities that span the municipality. These facilities and corridors include a wide variety of utilities that are owned and operated by both public and private entities, including cellular, broadband and fibre optic networks.

a) The Township will work with the utility providers to protect corridors from inappropriately encroaching development, to help manage public health and safety, to manage any impact from their development/expansion, and, particularly when it benefits the community, to facilitate the logical/cost-effective expansion of these utilities.

b) Public uses necessary for the function of municipal, Provincial, or Federal government, including a related board, commission or agency, and utilities such as power, water services, roads, railways, telecommunications including provision of cellular and internet, natural gas facilities, will generally be permitted in all land use designations, except the Prime Agricultural Area designation, provided that such use or utility is necessary and appropriate in the proposed location and can be made compatible with surrounding uses. Buildings are prohibited in the Environmental Protection designation.

c) The Township acknowledges development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, renewable energy systems, and alternative energy systems may be

required to accommodate current and projected needs. The development of electric power facilities will occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power.

d) Electric generation facilities and transmission and distribution systems are permitted in all land use designations without an amendment to the Plan provided that the planning of all such facilities is carried out having regard to the other policies of this Plan. Consultation with the municipality will be required on the location of any new facility.

e) The Township recognizes that the installation of communication towers is required to supply, improve, and maintain the quality of cellular and internet service. A proponent seeking to establish a communication tower shall work with the Township and seek input from the community in accordance with Industry Canada guidelines.

f) Municipal review of non-municipal proposals shall consider any impact of a proposal on the natural heritage, archaeological potential, and cultural heritage. Appropriate setbacks and mitigation measures shall be recommended through municipal comments on proposals.

g) The Township will work cooperatively with telecommunication companies to expand broadband and fibre internet services into the area to serve the needs residents and businesses.

7.6 Renewable Energy

The Township recognizes the importance of considering renewable energy sources to optimize cleaner energy consumption and power supply and generation in the face of climate change. The Township will support continued renewable energy integration through the following policies:

a) Private renewable energy systems may be permitted subject to a zoning by-law amendment, where proponents can demonstrate it is feasible to develop such projects in accordance with this Plan, and with Provincial and Federal requirements.

b) Renewable energy uses such as wind, solar and biomass energy facilities will be developed in accordance with applicable Federal and Provincial legislation.

c) The distance from new sensitive receptors, such as new residential uses and community facilities to commercial scale wind turbines, may be regulated by the Zoning By-law.

d) Nothing in this section shall restrict the installation or operation of a *small-scale renewable energy system* that is mounted directly to a dwelling or other structure, or a self-supporting pole or tower.

8 How We Will Engage and Consult

The purpose of the "How We Will Engage and Consult" section is to guide the interactions of the Township with the public, stakeholders, and Aboriginal groups. This section contains policies to address how public participation will be encouraged and the processes and channels the Township will utilize to ensure equitable discourse. This section also explains how the Township hopes to partner with Aboriginal groups to develop and enact policies along the path to reconciliation.

Consultation is intended to foster communication, education of issues, and conflict resolution early in the planning process. The Township recognizes that public consultation is a key component of the planning process.

a) All *Planning Act* applications shall adhere to the prescribed measures for public consultation strategies, public meetings, and notification procedures in accordance with the Planning Act and associated regulations. In some instances, public consultation required by the Township may exceed these requirements as deemed appropriate and as outlined in this Plan.

b) The Township shall use a variety of communication methods to seek input on planning matters and to provide information to the public. Depending on the issues, and in accordance with the *Planning Act* and associated regulations, the Township shall choose the most appropriate method of communication, which may include any or all of the following:

   i) Personal service or prepaid first class mail;

   ii) Newsletters;

   iii) E-mail;

   iv) Public notice signs;

   v) Surveys, electronic or mail-out;

vi) Neighbourhood Open Houses and/or Public Information Centres;

vii) Neighbourhood Working Groups or Focus Groups;

viii) Information meetings;

ix) Statutory public meetings;

x) Township website or internet engagement platforms; and/or;

xi) Any other methods as deemed necessary by the Township and established by amendment to this Plan.

c) Applicants may be required to provide a public consultation strategy that shall demonstrate to the Township's satisfaction how an applicant will solicit public input ahead of the holding of a statutory public meeting.

d) Where a development application is deemed to have a potentially significant impact, the Township may require an expanded public consultation process, including additional community meetings, to provide the community with additional information regarding the proposal, such as technical studies and to provide opportunities for conflict resolution.

e) The Township may establish alternative public consultation measures to notify prescribed persons and public bodies of proposed development as corporate policies adopted by by-law outside of this Plan, provided the by-law is approved by Council with appropriate public input. Council may delegate its authority to administer these procedures to an appointed Committee, officer, or employee identified by by-law.

8.1 Engaging with Aboriginal Interests

The Township will engage with Aboriginal interests on the path to reconciliation as follows:

a) Aboriginal communities will be consulted when development on culturally significant and Treaty lands is proposed or where archaeological assessments and environmental monitoring are required.

b) Aboriginal communities will be consulted and engaged on projects and land use decisions that may impact Aboriginal rights to continue to practice and live their way of life as a result of their ancestors' longstanding use and occupancy of land.

c) Aboriginal communities will be consulted and engaged on matters that may impact Aboriginal interests as it pertains to land use, safety, and stewardship.

d) Aboriginal communities will be consulted and engaged on matters that may impact the Aboriginal right to *self-determination*.

e) This Plan shall be implemented in a manner that is consistent with the recognition and affirmation of applicable Aboriginal and treaty rights in accordance with Section 35 of the *Constitution Act 1982*. The Township shall work with Indigenous communities who have connection to the lands within the Township in the planning process to ensure consultation and engagement is appropriate to the type of planning application or process being undertaken. The Township respects the interests of the Indigenous communities and will seek to work in a collaborative and productive manner. The Township shall engage with Indigenous communities to:

   i) Coordinate on land use planning matters, in accordance with the Provincial Planning Statement.

   ii) Consider their interests when identifying, protecting, and managing natural heritage, cultural heritage, and archaeological resources.

   iii) to identify gaps in ecological protection policies and environmentally sensitive areas.

f) The Township will conduct fully informed and meaningful consultation and engagement with, but not necessarily limited to, the Algonquins of Ontario on matters related to land use and project development within the Township.

9 Land Division

The division of land can take place by consent (severance), by plan of subdivision, and by plan of condominium. Small scale development generally takes place through the consent process, while large scale development generally takes place through a plan of subdivision or plan of condominium. The method of land division chosen shall be undertaken in accordance with the policies of this Plan.

9.1 General Policies

Through the land division process, the Township will ensure that sufficient land is made available to accommodate an appropriate range and mix of housing and employment opportunities, and other land uses that will serve the interests of existing and future residents.

The following general policies shall be used as the underlying framework on which land division practices within the Township will be based.

a) New lot creation shall be consistent with the policies of the Provincial Planning Statement, shall conform to the Frontenac County Official Plan, and shall conform to this Plan.

b) The frontage, size and shape of any lot created shall be appropriate for the proposed use, water and sewage services, and location, and shall conform to the provisions of the implementing by-law.

i) A minimum 0.8 hectare lot size and a minimum 76 metre frontage on a public road shall be required for non-waterfront lots serviced by individual on-site water and sewage services.

ii) A minimum 1.0 hectare lot size, a minimum 76 metre frontage on a public road or private road, and a minimum 91 metre frontage on a waterbody shall be required for residential waterfront lots serviced by individual on-site water and sewage services.

iii) Notwithstanding b. above, a waterfront lot created adjacent to a *narrow waterbody* shall have a minimum 150 metres of water frontage in order to

ensure safe boating and swimming conditions, to avoid an overdeveloped appearance in a constricted area and to help ensure a reasonable separation between residential uses.

iv) Notwithstanding b. above, a waterfront lot created adjacent to a *shallow waterbody* shall have a minimum 150 metres of waterfrontage because shallow waterbodies tend to be more environmentally sensitive and less intensive usage is appropriate.

v) Reductions in lot size, water frontage or lot frontage may be varied without amendment to this Plan, provided that the intent of applicable Official Plan policies are met, and the reduction is recognized through an appropriate planning process, such as a minor variance or zoning by-law amendment.

vi) In considering reductions to lot size, water frontage or lot frontage, consideration will be given to ensuring there is a sufficient development envelope to accommodate the intended use and appropriate water and sewage services outside the required setback from the highwater mark, all other applicable setbacks, and any other natural features or natural hazard.

vii) Within a Settlement Area, the lot size of lots that will be serviced by municipal water and sewage services should reflect the existing lot fabric of the village or hamlet unless otherwise established in a secondary plan.

viii) Within a Future Secondary Planning Area but outside a Settlement Area, the lot size of lots that will be serviced by municipal water and sewage services shall be established through the secondary planning process.

c) Land division is not permitted in the Prime Agricultural Area designation, except in accordance with the Agricultural Lot Creation Policies of this Plan.

d) Land division is not permitted within 300 meters of an at-capacity lake trout lake, except in accordance with the policies of **Section 5.3.2**.

e) New lots shall be approved only when it has been established that soil and drainage conditions are suitable to permit the proper siting of buildings and to permit the installation of an adequate means of sewage disposal.

f) An adequate quantity of potable water and sewage capacity shall be available for each new lot. Applicants shall provide sufficient technical

information to demonstrate this to the satisfaction of the applicable review agency, and in accordance with the policies of **Section 7.4**.

g) Where available, development of the new lots will be required to connect to municipal water and sewage services.

h) No land division shall result in the landlocking of any parcel of land and/or in a situation where the existing or potential ability to develop any parcel of land is significantly undermined by virtue of limited public road frontage.

i) No land division shall be permitted where safe vehicular access from the proposed lot to the adjacent public road cannot be provided due to conditions such as limited sight lines, grades or proximity to intersections.

j) Compatibility and any separation distances required between the proposed land use for the lot and the neighbouring land uses (for example, agriculture, mineral aggregates, waste management, industrial) shall be addressed.

k) In considering land division applications, regard shall be had to the Cultural Heritage policies in **Section 6**, including requirements with respect to the preservation of the cultural heritage resources of the Rideau Canal and to the identification and preservation of significant archaeological resources.

l) On lands that contain or abut a waterbody or watercourse, it shall be demonstrated that there is a sufficient development envelope on the proposed lot to accommodate the intended use and appropriate water and sewage services outside the required setback from the highwater mark and all other applicable setbacks.

m) Where lands are subject to flooding, erosion, or other natural hazards it shall be demonstrated that a development envelope and safe access to the proposed lot is available outside any hazards. The advice of the appropriate conservation authority shall be sought in this regard.

n) Approval for the creation of new lots on lands that contain environmentally sensitive areas such as natural heritage features and areas shall not be granted unless sufficient lands are available outside the sensitive areas to accommodate the development and associated services. In considering the creation of new lots on lands that contain natural heritage features and areas, the Township shall have regard for limiting disturbance to these

features and areas. If an existing lot contains a natural heritage feature and area or a portion of such, the property may only be divided such that the natural heritage feature and area is contained wholly within either the new lot or the lot to be retained and not split between the two.

o) Each new lot proposed along the waterfront must have at least one suitable location for water access without the need for dredging or removal of emergent or submerged vegetation.

p) The Township will require dedication of land for road widening, and for forced roads, in accordance with the policies of this Plan in order to ensure the Township has deeded ownership of land on which to improve public roads over time.

q) The Township shall require dedication of land for parks or cash-in-lieu in accordance with the policies of this Plan.

9.2 Plans of Subdivision/ Plans of Condominium

9.2.1 General Policies

a) Prior to considering any land division application, the Township shall establish whether a plan of subdivision is necessary for the proper and orderly development of the lands. A plan of subdivision shall normally be required in the following instances:

i) More than total of three (3) new lots are to be created on a land holding;

ii) New public roads or an extension to an existing road are required;

iii) An extension to trunk mains for municipal water and/or sewage services is required; or

iv) If the size, shape, location and physical features of the subject land or the number of lots the site is capable of accommodating would be better suited to the more thorough review of the subdivision approval process.

b) Development of land by plan of condominium shall be required when the creation of individual units and common areas within a single lot is proposed.

c) The proposed subdivision or condominium shall be at a scale which is compatible with the existing or anticipated scale of development in the area.

d) Background information shall be provided by the developer to the satisfaction of the Township demonstrating the appropriateness of the location for the plan of subdivision or plan of condominium. This information may include, but not be limited to, drainage studies, servicing studies, traffic impact studies and environmental impact assessment.

e) The plan of subdivision or plan of condominium shall be adequately serviced with and makes suitable provision for services including, but not limited to, roads, water and sewage, storm sewers, waste collection and disposal, public utilities, fire and police protection, parks, schools, and other community facilities.

f) The minimum lot size in a plan of subdivision or plan of condominium shall be determined by the completion of a servicing options report and/or a hydrogeological study and terrain analysis.

g) The supporting servicing options report and/or hydrogeological study and terrain analysis should account for the inclusion of up to two a*dditional residential units* on each residential lot or unit.

h) Stormwater management, lot grading and drainage, and engineering design shall meet Township standards.

i) Existing public access roads shall have the capability to support the additional traffic loads anticipated from the proposal. Where upgrading and additional maintenance may be required, the Township will assess the financial impact of these additional expenditures and may levy charges or request a contribution from the developer to offset these costs. The subdivision or condominium internal road system shall be accessed from a public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round.

j) An internal road system shall be provided which will allow ease of access for emergency vehicles and provide for fire route considerations as necessary.

In consultation with the Fire Department, consideration shall be given to the installation of appropriate infrastructure, (i.e., dry hydrant) to ensure there is a sufficient supply of water available for firefighting services within the boundaries of, or in proximity to, the subdivision.

k) Plans of subdivision or plans of condominium shall be designed to allow for the appropriate integration of the subject lands with the adjacent lands, such as compatibility with existing development, pedestrian connections to parks, and future road connections.

l) As many trees as possible shall be preserved, particularly mature and healthy stands of trees, and reforestation shall take place where appropriate.

m) Topography and/or vegetation shall be maintained and augmented to create an appropriate or desirable environment and buffering may be required to ensure compatibility with adjacent uses.

n) Landscaping and tree planting shall be incorporated to achieve a welcoming, pedestrian-scale environment, and enhance the appearance of the development and its compatibility with surrounding areas.

o) Subdivisions and condominiums will be designed with consideration for active transportation and will include sidewalks and trails that can enhance connections within the transportation network where the Municipality determines it is appropriate.

p) Plans of subdivision and plans of condominium shall address issues of energy conservation and sustainability.

q) Plans of subdivision shall accommodate low and medium to higher density development (e.g. multi-unit) subject to adequate water and sewage services.

r) Draft approval of plans of subdivision and plans of condominium shall include conditions which must be satisfied prior to final approval of the plan. The developer will be required to meet conditions of draft approval within a specified time-period, failing which, draft plan approval will lapse. Requests for extensions of the lapsing approval will be considered by the Township, provided there has been evidence of progression on fulfilling the conditions

of approval by the proponent and that the policies of the Plan have not changed in a manner which would impact the development.

s) Prior to final approval of a plan of subdivision or plan of condominium, the owner will be required to enter into an agreement with the Township and to file necessary financial securities to ensure that conditions of approval are fulfilled.

t) In accordance with the provisions of the *Planning Act*, the Township may by by-law deem any part of a registered plan of subdivision not to be a plan of subdivision, provided the plan of subdivision has been registered for 8 years or more.

9.2.2 Conservation Design

This Plan anticipates the creation of new housing in the Rural Lands. Conservation design subdivisions or condominiums are a way to allow that housing while preserving the rural character of the area.

Conservation design subdivisions or condominiums provide clusters of housing on small lots on a portion of the parcel. This design is intended to accommodate a reasonable degree of growth and development by utilizing municipal water and sewage services in order to preserve the community's rural character and natural resources, and to maintain larger areas of land preserved for a variety of uses including small-scale agricultural production, recreation, open space, and conservation. The following policies apply to conservation design development:

a) Conservation design subdivisions and condominiums will be permitted across the Township where:

   i) Residential uses are permitted including lands with waterfrontage, and

   ii) The landholding is at least 4 hectares in size and capable of supporting at least five (5) single detached dwelling units based on conventional individual on-site water and sewage systems.

b) The minimum lot area should generally be 0.33 hectares in conservation design developments. Smaller lot sizes may be considered provided that the type of housing is consistent with the rural character of the area.

c) Conservation design developments shall utilize municipal water and sewage services in accordance with the policies of this Plan.

d) Conservation design subdivisions and condominiums are encouraged to identify a conservation theme or themes. This theme shall be identified at the time of the initial application. Conservation themes may include, but are not limited to, forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, viewshed preservation, or archaeological and historic properties preservation.

e) A minimum of 50% of the net developable area (i.e. gross area less undevelopable, constrained lands) shall be protected for the feature(s) identified for conservation through the development.

f) Mechanisms to guarantee that 50% of the lands will be protected from development will include conservation agreements, dedication to land conservation organizations, land trust, or a corporation or trust owned jointly or in common by the owners of the lots, or similar means deemed acceptable to Council.

g) The protected lands will be required to be rezoned to ensure their continued protection from development.

9.3 Consent Policies

Where a plan of subdivision is not considered necessary for proper development, consent to convey land may be granted provided the following policies, any other relevant policies of this Plan, are adhered to.

9.3.1 General Policies

a) Consents shall be considered for administrative purposes, such as lot line adjustments, utility easements and conservation easements, having regard to the other relevant policies of this Plan.

b) Prior to approving any application for consent which would result in the creation of a new lot, the long-term development potential of the overall land holding will be considered in order to ensure that additional future

development potential of the land is not compromised. If the property has potential as a future subdivision site:

i) the safest, most convenient access point(s) to the public road system should be retained for possible future use for internal subdivision roads;

ii) the size of a lot created by consent should be appropriate for the proposed use in order to avoid the inefficient use of land; and

iii) the lot created by consent should be located in such a way that the future design of a plan of subdivision can be accommodated.

c) In order to fully assess an application for consent, the Township may require the submission of additional information and studies.

d) The creation of a new *back lot* shall not be permitted through the consent process.

e) The severance of a parcel of land including an *additional residential unit* may only be permitted subject to all other policies of this Plan.

f) The access to the proposed lots to be severed and retained shall be to the satisfaction of the Township:

i) Non-waterfront lots must have frontage on an opened and assumed public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round.

ii) Waterfront residential lots must have frontage on an opened and assumed public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round, or a private road that is developed to the Township's satisfaction in accordance with **Section 7.1**.

iii) The creation of lots through consent shall be discouraged on arterial roads outside of Settlement Areas to protect the current and projected long term transportation needs for the corridors.

iv) On islands and portions of the mainland only accessible by water, the creation of lots through consent will only be considered where the lot has direct shoreline frontage, and deeded mainland vehicle parking and boat docking facilities are available.

g) The Township must be satisfied that any lots created by consent can be supplied with such municipal services as fire protection, road maintenance, storm drainage and where applicable, water supply and sewage disposal facilities, such that the provision of services does not adversely affect the Township finances.

h) For any division of land, the Township may impose conditions to the approval of the consent. A development agreement registered on title may be required to implement recommendations of professional staff, external agencies, and technical studies.

i) Where lands being severed for conservation and open space uses are being transferred into the ownership of not-for-profit conservation agencies, any existing dwelling severed from the larger land holding to facilitate the transfer of land for conservation purposes will not count towards the maximum of three consents allowed since November 25, 2003. Confirmation of the transfer of ownership of the majority of the lands into the ownership of the conservation agency shall be required at the time of application through a purchase and sale agreement, or similar documentation.

9.3.2 Rural Lot Creation Policies

a) In the Rural Lands designation, a maximum of three (3) new lots (exclusive of the retained parcel) may be permitted through the consent process from a lot of record as it existed on November 25, 2003, where it is demonstrated that a plan of subdivision is not necessary for the orderly development of the land and will not limit such development by plan of subdivision. The lot of record that existed on November 25, 2003 shall be deemed to exclude any portion of the lot that was subject to a consent application that was conditionally approved prior to November 25, 2003, provided that the consent conditions were satisfied and the lot was created in accordance with the decision to approve the consent, regardless of whether the consent lot was conveyed after November 25, 2003.

b) In the Rural Lands designation, additional consents may be granted to allow residential lot creation by way of infilling within existing concentrations of residential development. In the Rural Lands designation, infilling shall refer to situations where the lands under consideration front upon a public road and

are between two existing rural residential lots (i.e. side lot lines form the boundaries of the area subject to infilling), or an existing residential lot and a natural or humanmade barrier such as a public road, a navigable stream or a railway right-of-way, separated by not more than approximately 100 metres and located on the same side of the road. Infilling shall also refer to situations where waterfront lands under consideration accessed by a private road are between two existing waterfront residential lots.

9.3.3 Settlement Area Lot Creation Policies

a) In the Settlement Area designation, consents may be granted for:

i) Infilling built-up areas, and rounding out the boundary of the settlement area

ii) Creation of new lots in already developed areas;

iii) Lot enlargement, lot boundary adjustments and title correction purposes; and,

iv) Assembling land for future development.

b) In the Settlement Area designation, where the proposed development has the effect of extending the built-up area beyond its existing limits, the Township will ensure that new lots are adjacent to or abut the existing limit of the built-up area.

9.3.4 Agricultural Lot Creation Policies

a) Consents may only be permitted on lands designated Prime Agricultural Area for the following purposes, in accordance with other policies of this Plan:

i) To create a farm holding where both the severed and retained lots are large enough to support a farm operation. The minimum lot size shall be established in the implementing by-law;

ii) For a lot addition to enlarge a farm parcel to make it a larger, more viable operation;

iii) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;

iv) Lot adjustments for legal or technical reasons and minor boundary adjustments;

v) One new residential lot per farm consolidation for a residence surplus to an agricultural operation;

vi) To create a lot for an agricultural-related use.

b) Consents to sever a residential lot for a residence, including any associated *additional residential units*, surplus to an agricultural operation resulting from a farm consolidation are subject to the following:

i) The lands to be consolidated as part of the farming operation have been purchased by a bona fide farming operator prior to the application for consent or there is a legally binding agreement of purchase and sale.

ii) The residence surplus to a farming operation must be considered a habitable residential dwelling that meets building code requirements for occupancy.

iii) The proposed lot containing the dwelling shall have a minimum lot area of 0.8 hectares and a maximum lot area based on:

iv) The area required to accommodate the surplus dwelling, any associated *additional residential units*, accessory residential buildings and structures, existing access, and water and sewage services;

v) Safe and direct access to a public road that is maintained year-round, to the satisfaction of the Township;

vi) Compatibility with surrounding established lot fabric;

vii) Location within proximity to an existing building cluster; and,

viii) Minimization of agricultural land consumption.

ix) The proposed lot containing the dwelling meets Minimum Distance Separation (MDS) I formulae requirements from any existing livestock facility or anaerobic digester on the remnant parcel.

x) The zoning on any remnant parcel of farmland shall be amended to prohibit a dwelling and *additional residential units*.

c) For the purposes of this section:

i) A farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation within the Township and/or in a municipality adjacent to the Township.

ii) A bona fide farmer:

1) Must own and be the operator of a farming operation on the lands from which the surplus dwelling is proposed to severed;

2) Must provide proof of ownership of other farm properties, including proof of a farm business registration number applicable to the properties;

3) Must own a residence elsewhere therefore rendering the residence on the subject farm surplus to their needs; and,

4) May include a limited company sole proprietorship, incorporated company, numbered company, partnership, non-profit, or similar ownership forms, provided they have a farm business registration number.

d) Consent to create a lot for an agriculture-related use shall have a minimum lot area of 0.8 hectares and a maximum lot area based on:

i) The area required to accommodate the use, existing access, and appropriate water and sewage services;

ii) Safe and direct access to a public road that is maintained year-round, to the satisfaction of the Township;

iii) Compatibility with surrounding established lot fabric;

iv) Location within proximity to an existing building cluster; and,

v) Minimization of agricultural land consumption.

10 Secondary Plans

Secondary Plans establish more detailed policies to address specific land use and development issues in particular areas that required more consideration. Secondary Plans may be adopted for areas such as Settlement Areas, Employment Areas, large tracts of undeveloped land on Rural Lands, areas that are multi-faceted and complex, and areas planned to undergo fundamental changes in terms of planned function or land use pattern.

10.1 General Policies

e) The preparation of secondary plans shall be guided by the intent and purpose of this Plan and shall be developed having regard for:

- Surrounding land uses;
- Environmental constraints and impacts;
- The physical suitability of the land in relation to the servicing approach;
- Public utilities;
- Schools, parks, and other community facility uses;
- The major road systems particularly as they relate to accessibility and safety;
- Housing types and forecasted populations; and
- Forecasted employment growth.

A secondary plan will address and coordinate matters such as:

- definition of the boundaries of the study area
- type and location of proposed land uses, including parks and open spaces, schools and community facilities, commercial areas, and employment areas
- assigning a mix of residential and/or non-residential land uses

- density of development
- land ownership pattern
- road design including the location of arterial and collector roads
- traffic impacts and improvements required to accommodate new development and active transportation
- subdivision of land
- protecting the natural heritage system
- protecting cultural heritage resources
- identifying and protecting prime agricultural land
- stormwater management
- timing and staging of proposed development
- appropriateness of intensification initiatives
- avoiding natural hazards
- providing public service facilities including libraries, recreation, fire protection and education facilities
- improving accessibility for persons with disabilities
- climate change mitigation and adaptation strategies
- integration with adjacent established land uses
- detailed servicing policies for the development area, as well as for existing uses (e.g. main street, commercial, residential), including potential for intensification and any expansion of the settlement area boundary;
- ensuring that new development will have no negative impacts or adverse effects on the quality and quantity of water (i.e., groundwater and surface water supplies).
- strategies for implementation

a) Secondary plans may contemplate permitting a wider range of residential uses including townhouses and multiple unit dwellings within Rural Lands.

b) Secondary plans will be prepared, presented for public consultation, and adopted in the same manner as an Official Plan Amendment, and will form part of **Section 10**. Secondary plans are to be read in conjunction with the rest of Official Plan. Secondary plans should be sufficiently flexible to permit minor deviations or adjustments in land use boundaries, road alignments, and density provided the general intent of both this Plan and the secondary plan are maintained. However, where there is discrepancy between the Official Plan and secondary plan policies, the more detailed policies of the secondary plan shall take precedence.

c) Where the Township is leading the secondary plan process, a terms of reference specific to the area intended for the secondary plan will be prepared prior to the initiation of the secondary plan.

d) The Township may require development proponents to prepare a secondary plan before new development is permitted in any and all areas including Settlement Areas, Rural Lands and Future Secondary Planning Areas, in accordance with this Plan.

e) Any privately initiated secondary plan shall require Township approval of a terms of reference prior to the initiation of the secondary plan process. The terms of reference should identify all required supporting studies and reports, and how the plan will adhere to Official Plan policies. All municipal fees and expenses related to a privately-initiated secondary plan shall be the responsibility of the proponent.

f) The priority locations for the development of secondary plans shall be in Settlement Areas and Employment Areas shown on Maps A and **B**, and in Future Secondary Planning Areas shown on **Map H**.

g) Industrial uses will be further defined and will be zoned in a separate category in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for industrial uses.

10.2 Future Secondary Planning Areas

Future Secondary Planning Areas shown on **Map H** identify where further study is needed to confirm that these areas can accommodate anticipated future growth on municipal water and sewage services, and where secondary planning is required to direct growth and guide change in these areas. Future Secondary Planning Areas generally extend one kilometre from settlement area boundaries, and they include lands between Settlement Areas along connecting roads to capture potential future expansion areas and Employment Areas. They exclude lands in the Prime Agricultural Area designation and Provincially Significant Wetlands, as they are not available for development. Two of the Future Secondary Planning Areas extend south along Perth Road and Battersea Road toward Glenburnie and the boundary with the City of Kingston.

a) The Township will initiate and lead groundwater studies for Future Secondary Planning Areas to identify areas with suitable water quantity and quality to support development on municipal communal services.

b) Until such time as a required secondary plan is approved for Future Secondary Planning Area, the Township may permit limited land division and/or development, and conservation design subdivisions, provided such development conforms with this Plan and does not compromise or predetermine the outcome of the secondary plan, to the satisfaction of the Township.

c) Existing development is recognized and existing uses are permitted to continue in the Future Secondary Planning Areas.

d) Future Secondary Plan Areas shall be placed in an appropriate category in the implementing by-law in order to control the amount and scale of development until such time as a secondary plan is complete.

11 Implementation

This section addresses how the Official Plan will be implemented through various Township procedures and by-laws, and coordination with other agencies. Requirements for various development processes and development applications are also explained in this section.

11.1 Amendments to the Plan

a) Any amendment to this Plan must:

   i) be consistent with the Provincial Planning Statement;

   ii) be consistent with any Provincial plan in effect for the Township;

   iii) be in conformity with the County of Frontenac Official Plan; and

   iv) not conflict with other policies and the general intent of this Official Plan.

b) When amendments are made to the Official Plan, appropriate amendments may also be required to the implementing by-law.

c) Minor corrections to this Plan are permitted if the proposed change is of a technical or an administrative nature undertaken for the purpose of correcting formatting (e.g., text font, boldface, italics, capitalization, etc.), spelling or grammar errors, page numbers or section numbers, headings, section cross-references, or any other minor technical errors that do not impact the interpretation of policy.

d) An Official Plan amendment will not be necessary for the purpose of preparing an Official Plan consolidation of amendments.

11.2 Monitoring

a) This Plan shall be reviewed no later than ten years following its date of approval.

b) The Township may complete a review that includes a comprehensive review of the Official Plan which takes place every five years following the initial ten-year period, should it be deemed to be warranted.

c) The Township will monitor the Plan at regular intervals to determine if the objectives of the Plan are being met as it relates to estimated population growth, new housing created, affordable housing created, and estimated jobs created in each major economic sector. If any of the assumptions on which this Plan is based were to change substantially, a partial or complete review of the Plan may be undertaken at that time in order to determine whether the policies of the Plan are still appropriate.

d) In accordance with the *Planning Act*, as part of this review, the Township will hold a special public meeting to discuss the need for revisions to the Official Plan. If changes are warranted, appropriate amendments will be made following the review.

11.3 Construction of Public Works

The Township may undertake public works for the purpose of implementing this Plan. No public works shall be undertaken that do not conform to the intent and purpose of the Plan.

11.4 Land Acquisition

The Township may acquire and hold land within the Township for the purpose of development that implements this Official Plan. The Township may also sell, lease, or otherwise dispose of such land when no longer required in accordance with the *Municipal Act* and other relevant provisions of this Plan.

11.5 Zoning By-law

a) Following approval of the Official Plan, the Township shall enact new and/or updated Zoning By-law provisions to implement the Plan. As set out in

Section 34 of the *Planning Act*, the Zoning By-law will regulate the use of land, the erection and use of buildings and structures, yard requirements, setbacks, parking and loading space requirements and other such matters.

b) Subject to Section 24 of the *Planning Act*, no zoning by-law shall be passed unless it is in conformity with this Plan.

c) The zoning by-law will include provisions for the potential development of lots legally existing at the time of passage of the zoning bylaw that do not conform to the size or other requirements of the zoning by-law.

d) It is not the intent of this Plan to unnecessarily prevent the continuation, expansion or enlargement of existing uses which do not conform with the land use designations or related policies of this Plan and thereby create situations of unnecessary hardship.

   i) Council may, where deemed advisable, zone those uses legally existing at the date of adoption of the Official Plan and/or legally existing prior to the adoption of an implementing zoning by-law, so as to recognize the use existing, provided this does not result in an increased adverse effect on the use of adjacent lands.

   ii) In certain circumstances, it may be desirable to grant the extension or enlargement of a non-conforming use as provided by the *Planning Act* and by this Plan.

e) Council may, in conjunction with a zoning by-law passed pursuant to Section 34 of the *Planning Act*, impose one or more prescribed conditions on the use, erection or location of buildings or structures, and may require an owner of land to which the by-law applies to enter into an agreement with the Township relating to the condition(s). This agreement may be registered against the lands to which it applies, and the Township may enforce the agreement against the owner and any and all subsequent owners of the land.

11.6 Holding Provisions

Pursuant to Section 36 of the *Planning Act*, the Township may utilize holding provisions in conjunction with the Zoning By-law. Holding provisions consist of holding “h” symbols placed over individual properties or holding “h” overlays placed over geographic areas.

It is intended that holding provisions shall be implemented by means of the implementing Zoning By-law. The Zoning By-law shall specify the uses of land permitted and any regulations applying to the land during the time for which the holding provisions are in place. Conditions or criteria that are to be satisfied before the holding provisions can be removed shall be clearly stated in the Zoning By-law. When the requirements are met to the satisfaction of the Township, the holding provision may be removed by the Township in accordance with the provisions of the *Planning Act*.

Such conditions include but are not limited to entering into a subdivision/condominium/site plan agreement with the Township, undertaking certain studies, required infrastructure improvements, or meeting financial obligations.

a) The Township may use holding provisions in a Zoning By-law to meet the following objectives:

   i) To assist in the phasing of development and/or redevelopment;

   ii) To co-ordinate development and/or redevelopment with the provision of municipal communal water and sewage, storm sewer and other services;

   iii) To control development and/or redevelopment which may necessitate special design considerations;

   iv) To delay or phase development and/or redevelopment until such time that stated planning related criteria can be satisfied.

b) To aid in the selection of sites or areas that may be subject to holding provisions, the following locational criteria are identified:

   i) lands in a built-up area which are undeveloped;

   ii) lands which are unserviced;

iii) lands which do not have adequate access or frontage onto a public roadway;

iv) lands which may be contaminated and/or are adjacent to hazardous, noxious, temporary or otherwise undesirable uses or activities; and

v) lands which are near or fronting onto public roads which are subject to hazardous conditions or are inadequate to handle current traffic volumes.

11.7 Temporary Use By-laws

Pursuant to Section 39 of the *Planning Act*, Council may pass a Temporary Use By-law for the purpose of allowing a use that is otherwise prohibited by the Zoning By-law.

a) The temporary use may be initially authorized for a period of time up to three years from the date of the passing of the by-law, except in the case of *garden suites* which may be authorized for up to twenty years with the initial approval, with further extensions of three years.

b) A Temporary Use By-law may be extended by by-law for further periods of not more than three years each.

c) Upon the expiry of a Temporary Use By-law, the use authorized by the by-law shall cease, unless extended by by-law.

d) The following criteria shall be evaluated for applications for temporary uses:

i) The proposed use shall be compatible or can be made compatible with the surrounding land uses,

ii) Required services shall be adequate for the proposed use,

iii) Access and parking are appropriate for the proposed use,

iv) The difficulty involved in terminating the proposed use when the authorizing by-law expires; and

v) The difficulty in restoring the subject lands, buildings and structures to either their initial state or an improved state.

11.8 Interim Control By-laws

The Township may pass Interim Control by-laws to control the use of land, buildings, or structures within designated areas of the Township and in accordance with the provisions of Section 38 of the *Planning Act* to prevent or limit development until detailed studies for the subject lands are completed and approved by the Township. Any Interim Control by-law approved by the Township shall initially be in effect for a period of up to one year from the date of passing of the by-law but may be extended for a maximum of one additional year.

11.9 Part Lot Control By-law

In accordance with the *Planning Act*, part lot control has the effect of preventing the division of land in a registered plan of subdivision, other than that allowed for in the approved plan of subdivision, without further approvals. The part lot control provisions of the *Planning Act* allow a municipality to pass by-laws to remove part lot control from all or any part of a registered plan of subdivision. Such a by-law has the effect of allowing the conveyance of a portion of a lot without requiring the approval of the land division committee.

a) The Township may pass by-laws to exempt all, or parts of, registered plans of subdivision from part-lot control.

b) Part Lot Control By-laws may be repealed or amended by the Township.

11.10 Other By-laws

The Township may pass by-laws under the authority of the *Municipal Act* or any other Act may implement the policies of this Plan. For instance, By-laws dealing with the regulation of derelict motor vehicles, wrecking yards, trailers or signs may be passed by the Township where considered appropriate. Any such By-law shall conform to this Plan.

11.10.1 Safe Properties and Property Standards

The Township may adopt a Property Standards By-law as provided for under the *Building Code Act* with the objective of maintaining buildings, structures, and properties in the Township in a good state of repair. The By-Law may be reviewed from time-to-time with respect to the standards for maintenance of buildings and properties and without limiting the foregoing, shall include consideration for:

a) The maintenance of yards and accessory buildings;

b) The maintenance of residential and non-residential buildings and structures;

c) Occupancy standards;

d) Notices and orders; and,

e) Administration and enforcement measures.

11.10.2 Shoreline Protection By-law

The Township may establish a Shoreline Protection By-law under the *Municipal Act* to control or prevent the degradation of waterfront areas which could be caused by the removal of trees and vegetation or the disturbance of native soils.

11.10.3 Cash-in-lieu of Parking Facilities

The Township may establish a by-law to permit Council to enter into an agreement with an owner of land to exempt the owner from the off-street parking requirements of the implementing by-law, and to require monetary payment to the Township as consideration for granting the exemption.

11.11 Delegation of Authority

a) Council may delegate its authority for various approval or advisory functions in accordance with the provisions of enabling legislation including the *Planning Act*, the *Municipal Act*, and the *Ontario Heritage Act*.

b) Council may, by by-law, delegate its authority for various approval or advisory functions to:

   i) A committee of council; or,

   ii) An individual who is an officer, employee, or agent of the municipality.

c) The delegation of applications under the *Planning Act* does not alter any notice or public meeting requirements or limit appeal rights. It also does not change the requirements under the *Planning Act* for land use planning decisions to be consistent with the Provincial Planning Statement and to conform or not conflict with Provincial plans or the County of Frontenac Official Plan.

d) In receiving and reviewing a planning application, a committee of Council or an appointed officer, employee, or agent, which has been delegated authority, will provide information to the public and host required public meetings in accordance with the *Planning Act*. Consultation with the applicable Conservation Authority, the County of Frontenac, Parks Canada, Provincial ministries, Indigenous communities, and other applicable agencies will be completed.

e) Council may delegate its authority for planning applications, by by-law, as follows:

   i) Consents (Land Severances);

   ii) Validation Certificates; and,

   iii) Minor Zoning By-Law Amendments including:

   iv) A by-law to remove a holding symbol under Section 36 of the *Planning Act* where the conditions to remove the holding symbol have been met and any required agreements have been executed.

   v) A by-law to permit a temporary use under Section 39 of the *Planning Act*.

11.12 Committee of Adjustment

A Committee of Adjustment has been appointed by Council to make decisions on the following types of applications:

a) A minor variance to the zoning by-law;

b) The extension or enlargement of a legal non-conforming use;

c) To allow a change in the use of land, buildings or structures from one legal non-conforming use for a purpose that is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law;

d) A consent for land division.

11.12.1 Minor Variance

a) The Committee of Adjustment may grant a minor variance from provisions of a zoning by-law, if the Committee is satisfied that:

i) That the general intent and purpose of the Official Plan is maintained;

ii) That the general intent and purpose of the Zoning By-law is maintained;

iii) The variance is desirable for the appropriate development or use of the land, building, or structure; and

iv) The variance is minor in nature.

b) The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance, including a development agreement or site plan approval where required in this Plan, any reasonable requirements, recommendations of Township departments or the submission of studies.

c) In considering whether an application for a minor variance is desirable for the appropriate development or use of the land, building, or structure, the

Committee of Adjustment shall have regard for, but will not necessarily be limited to, the following:

i) The proposed development meets the intent of all applicable policies of this Plan;

ii) The conformity of the proposal to any design guidelines or other by-laws which implement the Plan;

iii) The proposed development shall be compatible with surrounding uses, buildings, or structures, and development standards associated with adjacent properties, and if necessary, shall incorporate means of mitigating adverse effects on abutting land uses to ensure compatibility;

iv) The ability of the site to function in an appropriate manner in terms of site servicing, access, parking for vehicles and bicycles, or any other matter and means of improving such function, including considerations for universal accessibility; and,

v) Whether the application and the cumulative impact of the proposed variances would be more appropriately addressed through a Zoning By-law Amendment.

d) In considering whether a proposed variance is minor, the Committee of Adjustment shall have regard for, but will not necessarily be limited to, the following:

i) Technical or physical reasons for not complying with the Zoning By-law;

ii) Size or comparison in size;

iii) If it is too large or too important to be considered minor;

iv) If it is rounding out development in the area; and,

v) Impact on adjacent properties and the general surrounding area.

11.12.2 Permission to Change, Extend or Enlarge a Non-Conforming Use

a) The Committee of Adjustment may grant a permission to change, extend or enlarge a legal non-conforming use, if the Committee is satisfied that:

i) the application is desirable for appropriate development of the subject property; and

ii) the application will result in undue adverse impacts on the surrounding properties and neighbourhood.

b) Proposals to change, extend or enlarge a non-conforming use will be reviewed against all applicable policies of this Plan, including, but not limited to, those in **Section 3.11**.

i) The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a legal non-conforming use, including a development agreement or site plan approval where required in this Plan and by the Township's Site Plan Control By-Law, and any reasonable requirements or recommendations of Township departments or the findings of applicable studies or plans.

11.12.3 Consents

a) All decisions made regarding applications for consent shall consider the land division policies of **Section 9** and all other applicable policies of this Plan.

11.13 Dedication and Tenure of Land for Parks and Conservation

a) In accordance with the Township's Parkland Dedication By-law the Township will require parkland dedication or cash-in-lieu of parkland.

b) In considering lot creation by plan of subdivision or consent application, or unit creation condominium, the Township may require the applicant to dedicate up to 5% of the land to the provision of public open space for residential or institutional developments. The Township may require that the applicant dedicate 2% of the land for commercial or industrial developments to the provision of public open space.

c) The Township may, as a condition of site plan control approval, require the applicant to dedicate up to 5% of the land to the provision of public open space for residential or institutional developments. The Township may require that the applicant dedicate 2% of the land for commercial or industrial developments to the provision of public open space.

d) At the discretion of Council, this dedication may take the form of land or payment in lieu, pursuant to Section 51.1 of the *Planning Act*.

e) Where development is proposed on a site, part of which has physical or natural hazards, then such land shall not necessarily be acceptable as part of the required parkland dedication under the *Planning Act*. All lands dedicated to the Township shall be conveyed in a physical condition that is acceptable to the Township.

f) Outside of the parkland dedication provisions of the *Planning Act*, the Township encourages the use of innovative forms of tenure and ownership including conservation easements, property acquisition by a local land trust, and/or local conservation authority and the use of available tax incentive programs to ensure long term conservation of unique or important natural environmental properties within South Frontenac. When consents are pursued that have the effect of facilitating the transfer of land into the ownership of a not-for-profit conservation agency, Council shall not require dedication of land, or payment of cash-in-lieu of parkland, provided the long-term intent is conservation of unique or important natural environment features.

11.14 Site Plan Control

Site Plan Control ensures that development in the Township is undertaken in accordance with the Township's Official Plan, Zoning By-laws, other applicable

Township By-laws, Provincial policies and regulations, and Township Standards. Site Plan Control has the effect of protecting both public and private interests in relation to proposed new developments. It is also used to mitigate or eliminate negative impacts on adjacent land uses and ensures that certain features of a development are maintained into the future.

a) Pursuant to Section 41 of the *Planning Act*, the Township establishes the entire municipality as a Site Plan Control area. The Township shall establish a Site Plan Control by-law to regulate development under Section 41 of the *Planning Act*.

b) The Township may, as a condition of site plan approval, require the dedication of land for the widening of any street or for improvements to an intersection to the width set out in **Section 7.1**. The conveyance shall apply to the full frontage of the property wherever a deficiency exists.

11.15 Community Improvement Plans

The Township recognizes the importance of supporting and encouraging economic investment to realize the community vision and alignment with Township strategic planning objectives. To that end, the Township has the ability, as provided through Section 28 of the *Planning Act* to provide financial incentives to achieve certain social and community goals.

a) The community improvement policies of this Plan are enabling policies under the *Planning Act*. The Community Improvement Area applies to all lands within the municipal boundary. It is the intent of Council that the Community Improvement Area may be designated, in whole or in part, by by-law, as one or more defined community improvement project areas for which detailed community improvement plans will be prepared.

b) Community improvement plans are created for various situations where there is an identified community need. Therefore, the designation of a

community improvement project area, and the creation of a community improvement plan, will be entirely at the discretion of Council.

c) The provision of financial assistance in a community improvement plan will be entirely at the discretion of Council. The Township shall be satisfied that its participation in community improvement activities will be within the financial capabilities of the Township.

11.16 Community Planning Permit System

The Township may implement a Community Planning Permit System (CPPS) as a planning tool to streamline the development approvals process. This CPPS is a land use planning tool that combines zoning, site plan control, site alteration, and minor variance processes into one application and approval process, pursuant to the *Planning Act*. When the Township develops a CPPS, comprehensive policies shall be established by amendment to this Plan to:

a) Identify the area that is to be a Community Planning Permit area and subject to the Community Planning Permit By-law;

b) Set out the scope of the authority that may be delegated and limitations on the delegation, if Council intends to delegate authority under the Community Planning Permit By-law;

c) Contain a statement of the goals, objective, and policies in proposing a Community Planning Permit System for the area;

d) Set out the types of criteria that may be included in the Community Planning Permit By-law for determining whether any class of development or any use of land may be permitted by Community Planning Permit; and,

e) Set out the types of conditions that may be included in the Community Planning Permit By-law.

11.17 Pre-application Consultation

a) Pre-application consultation may be required for all planning applications where the Township is the approval authority. The Township may structure the pre-application consultation process to include multiple stages, where warranted, based on the complexity of the proposal and the type of application. Details regarding the process will be included in a pre-application consultation by-law.

b) The Township may establish pre-application consultation fees to cover staff time to review and assess application information and technical studies prior to declaring an application complete.

c) The Township may require a proponent to hold a public open house as part of the pre-application consultation process, prior to any statutory public meetings required by the *Planning Act*. The open houses will be held for large or complex applications and will be at the discretion of the municipality.

d) Where applications require the approval of the County of Frontenac (i.e., Official Plan Amendments), the County will be involved in pre-application consultation and will assist the Township in determining the requirements of a complete application. The County will be engaged early in this process to assist in ensuring any concerns or issues the approval authority may have can be addressed early in the application process.

11.18 Complete Application Requirements

a) The submission of a complete application may include, but not be limited to, the completion of any applicable municipal forms, the payment of all required fees, the submission of studies, reports and drawings, and technical comments on studies, reports and drawings by all relevant departments, agencies, ministries, or third-party peer reviewers.

b) In situations where the Township acts as the planning approval authority, the Township shall request additional information and material that it needs to thoroughly assess development proposals or *Planning Act* applications. Such information that may be required to deem an application complete may include but is not limited to any of the following:

1. Agricultural Impact Assessment;
2. Agrology and Soil Capability Study;
3. Amendment to the regional Source Protection Plan;
4. Arborist report;
5. Archaeological Resource Assessment;
6. Assessment of Adequacy of Public Services/Conceptual Site Servicing Study;
7. Assessment of Landform Feature;
8. Concept Plan/Plot Plan/Survey Sketch showing the ultimate use of land;
9. Cultural Heritage Impact Statement;
10. Ecological site assessment;
11. Environmental Impact Assessment;
12. Erosion and Sediment Control Plan;
13. Floodplain Management Study;
14. Geotechnical Study/Slope Stability Assessment;
15. Groundwater Impact Assessment;
16. Hydrogeological and Terrain Analysis;
17. Hydrologic and Hydraulic Study;
18. Impact Assessment of Adjacent Waste Disposal / Former Landfill Site (i.e. D-4 MECP Guideline study);
19. Lake Impact Study;

20. Lakeshore Capacity Assessment;
21. Land use compatibility study;
22. Landscaping plan;
23. Lot grading and drainage plan
24. Mine Hazard Study / Abandoned Pit or Quarry;
25. Mineral Aggregate Impact Assessment;
26. Minimum Distance Separation Formulae;
27. Noise/Vibration Study (i.e., D-6 MECP Guideline study, NPC-300 study);
28. Parking and/or loading study
29. Phase 1 Environmental Site Assessment (ESA);
30. Phase 2 Environmental Site Assessment (ESA);
31. Planning Justification;
32. Public Consultation Strategy;
33. Reasonable Use Study;
34. Record of Site Condition;
35. Servicing Options Report;
36. Shadow Study;
37. Shoreline Planting Plan;
38. Stormwater Management Plan;
39. Three dimensional building mass model;
40. Transportation Impact Study or Brief or Community Traffic Study;
41. Tree inventory;
42. Tree Preservation and Protection Plan;
43. Wildland fire risk assessment;

44. Statement of achievement of the Site Plan Control requirements of this Plan; and/or,

45. Any other studies required by the Township that are not reflected in the above list.

c) Any additional studies or information that is required as part of a complete application under the *Planning Act* will be at the discretion of the municipality, to ensure that all the relevant and required information pertaining to a development application is available to enable Council or its designated approval authorities to make informed decisions within the prescribed time periods. It also ensures that the public and other stakeholders have access to all relevant information early in the planning process.

d) Studies shall meet any terms of reference or requirements established by the Township or appropriate approval authority through the pre-application consultation process with the Township.

e) All required reports and technical studies will be carried out by qualified professional retained by and at the expense of the proponent. The Township may require a peer review of any report or study by an appropriate public agency or a professional consultant retained by the Township at the proponent's expense.

12 Site Specific Policy Areas

This section sets out site specific approvals from previous Official Plans, and which had not been fully developed at the time this Plan was prepared. The sites described below are identified on **Map A**.

a) Part Lot 38, Concession VII, Storrington District – 2965 Battersea Road, McGarvey Stone House

i) The site shown on Map A as Area 1 in the Rural Lands designation may be used for a multiple unit residential building containing not more than six dwelling units.

b) Part Lot 25, Concession VII, Storrington District – Collins Lake Estate

i) The site shown on Map A as Area 2 in the Rural Lands designation, may be used for highway commercial uses. Such highway commercial uses shall be limited to daycare facilities, personal service shops, professional offices, grocery stores and retail stores.

c) Part Lot 1, Concession XII, Bedford District – Buck Lake

i) The site shown on Map A as Area 3 in the Rural Lands designation shall have a minimum lot area of 92.9 sq. metres (1,000 sq. feet). The use of these lands shall be limited to boat docking facilities only. Docking facilities shall be limited to 25 spaces, 20 of which shall be made available to property-owners on Porcupine and Buck Islands. No further severances shall be permitted and, except for the docking structure, the remainder of the lands shall be maintained in a natural vegetative state. Maintenance of the docking facilities shall be undertaken in an environmentally sensitive manner.

d) Special Lot Waterfrontage Criteria (Pt. Lots 24 and 25, Concession X, Storrington District)

i) The site shown on Map A as Area 4 in the Rural Lands designation shall not be permitted any consents for lot creation.

e) Pt. Lots 27, 28 and 29, Concession XI, Bedford District – Timmerman Island

i) The site shown on Map A as Area 5 in the Rural Lands designation may be permitted up to seven single detached dwellings, provided the following policies and all other relevant policies of this Official Plan are met:

The property must have sufficient private mainland parking and boat docking/launching facilities to service the number of persons and single detached dwellings proposed without placing demands on existing public access facilities;

The lands will be placed in a separate category in the Zoning By-law. The location of the dwellings must meet the setbacks and other lot criteria of the Zoning By-law such that lot division could take place in the future if desirable;

The required site plan will be in sufficient detail to permit it to be adapted for use as an application for a registered plan of subdivision. The development will be by a plan of subdivision, thereby ensuring that the land and the development shown on it will be capable of being subdivided in accordance with the policies of the Official Plan and the requirements of the *Planning Act*. The site plan shall be registered against the lands. These policies are intended to allow development on the lands described only and they are not intended to be used to evade the normal consent or subdivision process.

f) Pt Block K, Plan 50, Loughborough District – Closed Sydenham Waste Site

i) The site shown on Map A as Area 5 in the Settlement Area designation is a closed waste site within lands owned by the Township adjacent to Sydenham Lake, in the area of the Point Park, according to Provincial records. This landfill operated through the 1970s and 1980s and is understood to be limited in area. There is no associated area of influence around this facility as the majority of surrounding lands are owned by the Township. The Township will work with the Province to determine the boundaries of the closed landfill. The Township will undertake a review and testing, if necessary, to determine if the landfill remains any risk to future development.

13 Definitions

This section of the Plan provides additional information on how to interpret legislative references.

The Provincial Planning Statement, 2024, includes definitions of numerous terms used in its policies (i.e., “development”, “sensitive land uses”, “adjacent lands”, etc.). Those definitions will apply when reading this Plan, where those terms are used. Where a definition is required for clarification of a term used in this Plan that is not defined in the Provincial Planning Statement, or where the definition differs from the Provincial Planning Statement for the purposes of this Plan, the definitions found in this section shall be referenced.

Additional residential unit: means a self-contained residential unit with its own kitchen, bathroom facilities, and sleeping areas within a principal dwelling or within a structure accessory to a principal dwelling and located on the same lot.

Back lot: means a lot that does not have frontage on a waterbody and that is physically separated from the shoreline by a legally conveyable parcel of land and a private road.

Co-housing: means a dwelling unit that combines the autonomy of compact self-contained private dwellings with the benefits of shared, spacious community amenities that typically include a large dining room, kitchen, recreation spaces, meeting rooms, etc.

Flex housing: means the floor plan and layout of a dwelling unit has built-in features that allow the available space/use to be easily change, as needed.

Garden suite: means a one-unit detached residential structure containing bathroom and kitchen facilities that is accessory to an existing residential structure, and that is designed to be portable.

Modular home: means a home that has been built to the Ontario Building Code, inside a home-building factory. Once complete, the modules (or components of these homes) are transported by truck to their new location and assembled by qualified trades people onto the already poured foundation.

Self-determination: means the right of Aboriginal communities to freely determine their political condition and pursue their form of economic, social, and cultural development within their traditional and treaty territories.

Small-scale renewable energy system: means a renewable energy system which produces electricity primarily for domestic, on-site consumption, and which may include a limited sale of electricity to the transmission grid.

Waterbody, narrow: means an area where the maximum general distance from shoreline to shoreline is 150 metres for a lake. Guidelines for measuring narrow waterbodies are included in **Figure 1** to this Plan.

Waterbody, shallow: means an area where the water is less than 3 metres deep, 30 metres offshore at low water.

County of Frontenac
Modifications to the Official Plan of the Township of South Frontenac

In accordance with Section 17(34) of the *Planning Act, R.S.O. Chapter P.13*, The Corporation of the County of Frontenac hereby approves the Official Plan of the Township of South Frontenac, adopted on May 20, 2025, with the following modifications:

1. Section 1.3(vi), first sentence: Insert the words “outlined in Section 13 of this Plan” at the end of the first sentence, so that it reads as follows: “This Plan utilizes words or terms defined in the 2024 Provincial Planning Statement as well as other definitions outlined in Section 13 of this Plan.”

2. Section 1.3(vi), third sentence: Insert the words “Section 13 and” between the words “…used in this Plan,” and “the 2024 Provincial Planning Statement…”, so that it reads as follows: “Where any doubt exists with respect to the intended meaning of any word or phrase used in this Plan, Section 13 and the 2024 Provincial Planning Statement, or any subsequent Provincial Planning Statement issued under Section 3 of the *Planning Act*, shall be used as a guide to interpretation.”

3. Section 1.6.2.2, first paragraph, third sentence: Insert the word “the” before the word “Peacemaker”, so that it reads as follows: “These lands were chosen because it is the birthplace of the Peacemaker and has significant meaning to the Mohawks.”

4. Section 1.6.2.2, third paragraph, third bullet point: Delete the word “remain”, insert the word “the” before the acronym “LGBTQ2S”, and insert the word "must” after the word “community”, so that it reads as follows: “Safety of Indigenous Peoples: The Mohawks of the Bay of Quinte recognize that there is a need to increase development in the area in order to accommodate growth but the safety of Indigenous Peoples as it pertains to Missing and Murdered Indigenous Women and the LGBTQ2S community must remain a priority.”

5. Section 3.2(iv): Delete the policy in its entirety and replace it with the following new wording: “Additional residential units are not generally permitted within the Waterfront Area as defined in Section 3.10 of this Plan, to protect sensitive shorelines and lake ecosystems from intensified use and from nutrient loading from sewage systems. The implementing by-law will outline the minimum required setbacks. Development proposals that do not meet the required minimum waterbody setback do not require an amendment to this Plan, but will require relief from the implementing by-law, including the submission of a supporting study justifying the reduction, where appropriate.

6. Section 3.3(a)(ii): Delete the policy in its entirety and replace it with the following new wording: “The garden suite is not generally permitted within the Waterfront Area, as defined in Section 3.10 of this Plan, to protect sensitive waterfront areas and lake ecosystems from intensified use and from nutrient loading from sewage systems. The implementing by-law will outline the minimum required setbacks. A proposal for a garden suite that does not meet the required minimum waterbody setback does not require an amendment to this Plan, but will require relief from the implementing by-law, including the submission of a supporting study justifying the reduction, where appropriate”.

7. Section 3.7: Insert a new sub-section (c) that reads as follows: “Cannabis production and testing facilities located in Employment Areas will be wholly contained within the interior of one or more buildings.” Re-number the remainder of Section 3.7 accordingly.

8. Section 3.10(c): Insert a new sentence to the end of the policy section that reads as follows: “Performance standards respecting the protection of the vegetative buffer along shorelines. and the amount and type of development permitted to encroach within the buffer, shall be determined through the implementing by-law.”

9. Section 3.10(e): Delete the policy in its entirety and replace with the following wording: “Where an increased shoreline setback of more than 30 metres is necessary for new development, the measurement will be based on the findings of a site-specific study. Setbacks greater than 30 metres shall be recognized in the implementing by-law.”

10. Section 3.10(f): Delete the words “Where a greater setback is not required” and the comma, and capitalize the word “new”, so that it reads as follows: “New development, including new sewage systems, shall be set back a minimum of 30 metres from the highwater mark of a waterbody or watercourse.” Move this policy up to become the new Section 3.10(e) and then re-number the remainder of Section 3.10 accordingly.

11. Section 3.10(g), first sentence: Insert the words “for existing lots of record” between the words “considered” and “where”, so that it reads as follows: “Reductions to the required minimum 30 metre setback from the highwater mark may be considered for existing lots of record where it is not physically possible to meet this requirement.”

12. Section 3.10(g): Insert a new third sentence to the policy section that reads as follows: “Setbacks less than 30 metres do not require an amendment to this Plan, but will require relief from the implementing by-law, including the submission of a supporting study justifying the reduction, where appropriate.”

13. Section 3.10: Insert a new sub-section (o) that reads as follows: “Development on properties with frontage on an at-capacity lake and/or lake trout lake are also subject to the applicable policies in Section 5.3 of this Plan.”

14. Section 3.11(d)(ii): Delete the existing policy and replace it with the following new text that reads: “Site alteration and disturbance of vegetation within 30 metres of the highwater mark shall be limited to minor alterations to accommodate access trails, docks, water pumping equipment or restoration work”.

15. Section 4.2.3.2(f)(v): Delete the words “Notwithstanding anything in this Plan to the contrary, the” and replace with the word “The”, so that it reads as follows: “The minimum lot size for a new water access only lot is 2 ha to minimize impacts in these remote areas.”

16. Section 4.2.4.3(f)(i): At the end of the sentence, before the semi-colon and the word “and”, insert a comma and the words “including the provision of appropriate water and sewage servicing, and the management of stormwater”, so that the whole policy reads as follows: “The site is suitable for the use proposed, including the provision of appropriate water and sewage servicing, and the management of stormwater; and,”.

17. Section 4.2.4.3(h): At the end of the sentence, insert a comma and the words “but will require relief from the implementing by-law, including the submission of a supporting study justifying the reduction, where appropriate”, so that the whole policy reads as follows: “Reductions to the required minimum 50 metre setback from the highwater mark where it is not physically possible or environmentally desirable to meet this requirement may be considered without amendment to this Plan, but will require relief from the implementing by-law, including the submission of a supporting study justifying the reduction, where appropriate.”

18. Section 4.2.5.2(h): Insert the words “stormwater management” between the words “…water and sewage systems” and “and fire protection…”, so that it reads as follows: “Studies will be required to determine whether adequate services, such as water and sewage systems, stormwater management, and fire protection, could be provided to support industrial development.”

19. Section 4.3.2(b)(v): Insert the word “private” before the words “communal sewage services” so that the whole policy reads as follows: “Where no municipal sewage service is available, an evaluation of the long-term suitability of the soil conditions for effective operation of individual on-site or private communal sewage services”.

20. Section 4.3.4.1: Delete this section in its entirety and re-number the remainder of Section 4.3.4 accordingly.

21. Section 4.3.6(b): At the end of the sentence, delete the words “undue interference to existing or proposed neighbours” and replace them with the words “adverse effect or negative impacts to surrounding properties”, so that the whole policy reads as follows: “Water intensive industrial uses, such as breweries and cheese factories, may be permitted provided that it has been demonstrated that there is a sustainable supply of potable water, and that there would be no adverse effects or negative impacts to surrounding properties.”

22. Section 4.6(l)(v): Delete the word “impacts” and replace it with the wording “the adverse effects and negative impacts on sensitive land uses and other resources as noted above in Section 4.6(l)(ii)”, so that the full policy reads as follows: “How the impacts of the proposed pit or quarry will be mitigated in order to lessen the adverse effects and negative impacts on sensitive land uses and other resources as noted above in Section 4.6(l)(ii).”

23. Section 4.7(c)(v): Delete the word “impacts” and replace it with the wording “the adverse effects and negative impacts on sensitive land uses and other resources as noted above in Section 4.7(c)(ii)”, so that the full policy reads as follows: “How the impacts of the proposed pit or quarry will be mitigated in order to lessen the adverse effects and negative impacts on sensitive land uses and other resources as noted above in Section 4.7(c)(ii).”

24. Section 4.8, first paragraph: Delete the words “and their adjacent influence areas”, so that it reads as follows: “The Waste Management Designation is intended to locate and manage public or private waste disposal, management, and/or treatment. Waste management facilities are designated on Map A.”

25. Section 5.2.1(d)(iii): Delete the section in its entirety and replace with the following wording: “associated with the disposal, manufacture, treatment, or storage of hazardous substances”.

26. Section 5.3.3(f): At the end of the sentence, insert a comma and the words: “and/or if a lake may be nearing its development capacity based on existing water quality measurements and considering already approved vacant lots of record”, so that the full policy reads as follows: “The Township may require a lakeshore capacity assessment instead of a lake impact study if it is determined by the Township that the scale and/or impact of the development will be significant, and/or if a lake may be nearing its development capacity based on existing water quality measurements and considering already approved vacant lots of record.”

27. Section 5.3.4(c)(iii), first bullet point: Delete the words “or a connected bay”, so that it reads as follows: “Is at least 300 metres from the highwater mark of the lake; or”.

28. Section 5.3.4(f), first sentence: Delete the words “or a connected bay”, so that the sentence reads as follows: “For redevelopment of non-residential properties within 300 metres of an at-capacity lake trout lake, the proposed new use shall have a scale and density that is less than currently exists on the property and demonstrate no net change or a net reduction of phosphorus loading on the lake.”

29. Section 5.3.8.1(c): Delete the policy in its entirety and replace with the following new wording: “All new municipal drinking water systems shall be done in accordance with all applicable provincial legislation and regulations, including amendments or updates to any applicable source water protection plan.”

30. Section 5.3.8.1(g): Delete the policy in its entirety and re-number the remainder of Section 5.3.8.1 accordingly.

31. Section 6, first paragraph, last sentence: Delete the words “and burial sites” and then delete the reference to “Map I” and replace it with “Appendix F”, so that the sentence reads as follows: “The general locations of known cemeteries are indicated on Appendix F.”

32. Section 7.1, first paragraph: Delete the words “(a) Arterial roads (controlled access)” and re-number the remainder of the list accordingly.

33. Section 7.1, third paragraph: Delete the second sentence in its entirety, so that the section reads as follows: “Township road classifications are identified on Map F.”

34. Section 7.4.1.2: Insert a sub-heading a) for the second paragraph that reads as follows: “Decentralized municipal water and sewage services are intended:”, under which the sub-sections (i) through (xiii) are included.

35. Section 7.4.1.2: Following sub-section 7.4.1.2(a)(xiii), insert a sub-heading b) and the following new text: “The following policies are intended to direct development supported by decentralized municipal services:”, under which the sub-sections (i) through (xiii) are included.

36. Section 7.4.2(a): Delete the words “multi lot/multi-use” and replace them with the words " multi-unit residential or mixed-use”, so that it reads as follows: “Private communal services may be permitted for recreational, commercial, institutional, and industrial uses, and for multi-unit residential or mixed-use development, in accordance with all applicable regulations.”

37. Section 7.4.2: Insert a new sub-section (b) that reads as follows: “Where more than five year-round residential dwelling units are proposed on private communal services, the Township shall require the applicant to enter into a Municipal Responsibility Agreement (MRA) that includes the posting of securities equal to the replacement cost of the system(s).”

38. Section 7.4.3: Delete the first sentence in the first paragraph and replace it with the following wording: “Partial services refer to situations where a lot or development is serviced by only one municipal service (water or sewage), but not both, with the other service provided privately (e.g., individual onsite services or private communal services).”

39. Section 7.5(b), last sentence: Insert the words “and structures” after the word “building”, so that the sentence reads as follows: “Buildings and structures are prohibited in the Environmental Protection designation.”

40. Section 7.5(f): At the end of the first sentence, insert the words: “resources of the subject property and adjacent lands”, so that the whole policy reads as follows: “Municipal review of non-municipal proposals shall consider any impact of a proposal on the natural heritage, archaeological potential, and cultural heritage resources of the subject property and adjacent lands. Appropriate setbacks and

mitigation measures shall be recommended through municipal comments on proposals."

41. Section 8: Insert a new sub-section 8.1 that states "Public Engagement" between the first and second paragraphs. Re-number the existing sub-section 8.1 ("Engaging with Aboriginal Interests") as sub-section 8.2.

42. Section 9.1(b)(iii): Delete the words "Notwithstanding b" and replace them with the words " Despite sub-section (b)(ii)", so that the whole policy reads as follows: "Despite sub-section (b)(ii) above, a waterfront lot created adjacent to a narrow waterbody shall have a minimum 150 metres of water frontage in order to ensure safe boating and swimming conditions, to avoid an overdeveloped appearance in a constricted area and to help ensure a reasonable separation between residential uses."

43. Section 9.1(b)(iv): Delete the words "Notwithstanding b" and replace them with the words " Despite sub-section (b)(ii)", so that the whole policy reads as follows: "Despite sub-section (b)(ii) above, a waterfront lot created adjacent to a shallow waterbody shall have a minimum 150 metres of waterfrontage because shallow waterbodies tend to be more environmentally sensitive and less intensive usage is appropriate."

44. Section 9.1(c): Insert the words "Section 9.3 of" between the words "Policies of" and "this Plan", so that the whole policy reads as follows: Land division is not permitted in the Prime Agricultural Area designation, except in accordance with the Agricultural Lot Creation Policies of Section 9.3 of this Plan."

45. Section 9.2.1(g): Delete the words "should account for" and replace them with the words "shall account for the possibility of", so that the policy reads as follows: "The supporting servicing options report and/or hydrogeological study and terrain analysis shall account for the possibility of the inclusion of up to two additional residential units on each residential lot or unit."

46. Section 9.3.4(b)(v): Delete the word "shall" and replace it with the word "may", so that it reads as follows: "The zoning on any remnant parcel of farmland may be amended to prohibit a dwelling and additional residential units."

47. Section 10.1: Delete the sub-heading "10.1 General Policies" and re-insert it after the list of bullet points and before sub-section (a).

48. Section 11.6(a)(ii): Delete the words "municipal communal", so that it reads as follows: "To co-ordinate development and/or redevelopment with the provision of water and sewage, storm sewer and other services".

49. Section 11.9(a): Delete the word "Township" and replace it with the words "approval authority", so that the whole policy reads as follows: "The approval authority may pass by-laws to exempt all, or parts of, registered plans of subdivision from part-lot control."

50. Section 11.9(b): Delete the word “Township” and replace it with the words “approval authority”, so that the whole policy reads as follows: “Part Lot Control By-laws may be repealed or amended by the approval authority.”

51. Section 11.11: Insert a new sub-section (e) that reads as follows: “Section 41(4) of the Planning Act delegates the authority to make decisions on site plan control applications to an officer, employee, or agent of the municipality as an authorized person.” Re-number the remainder of Section 11.11 accordingly.

52. Section 11.11(f): Insert the word “other” between the words “for” and “planning”, so that the whole policy reads as follows: “Council may delegate its authority for other planning applications, by by-law, as follows:”.

53. Section 11.12.2(a)(ii): Insert the word “not” between the words “will” and “result”, so that the whole policy reads as follows: “the application will not result in undue adverse impacts on the surrounding properties and neighbourhood.”

54. Section 11.13(b): Insert the words “in a” between the words “creation” and “condominium”, so that the whole policy reads as follows: “In considering lot creation by plan of subdivision or consent application, or unit creation in a condominium, the Township may require the applicant to dedicate up to 5% of the land to the provision of public open space for residential or institutional developments. The Township may require that the applicant dedicate 2% of the land for commercial or industrial developments to the provision of public open space.”

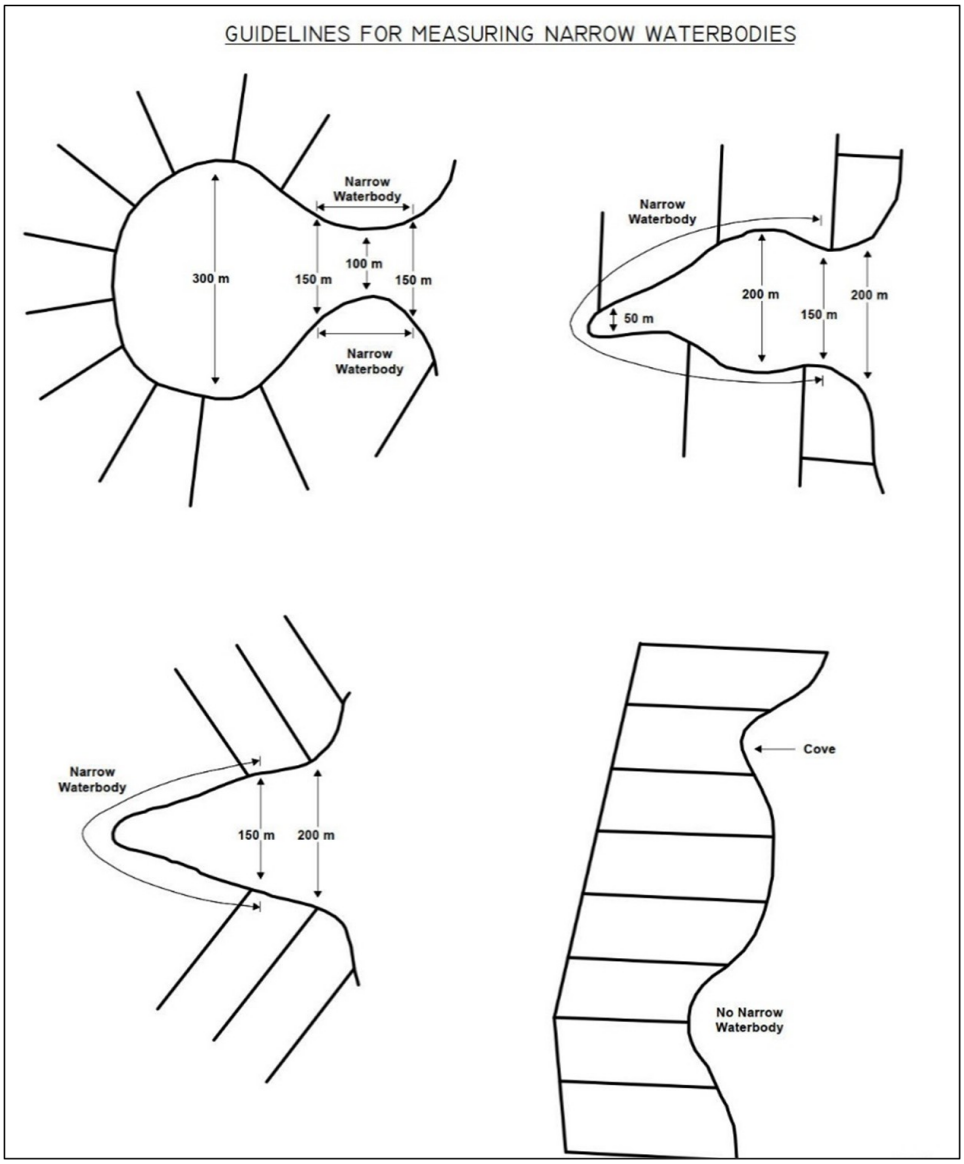
55. Section 11.17(b): At the end of the sentence, delete the words “information and technical studies prior to declaring an application complete” and replace them with the word “proposals”, so that the whole policy reads as follows: “The Township may establish pre-application consultation fees to cover staff time to review and assess application proposals.”

56. Section 11.17(c): Delete the policy in its entirety and replace with the following new wording: “For large or complex proposals, the Township encourages proponents to hold a public open house as part of the pre-application consultation process, prior to any statutory public meetings required by the *Planning Act*.”

57. Section 11.18(a): At the end of the sentence, delete the words “technical comments on studies, reports and drawings by all relevant departments, agencies, ministries, or third-party peer reviewers”, so that the policy reads as follows: “The submission of a complete application may include, but not be limited to, the completion of any applicable municipal forms, the payment of all required fees, and the submission of studies, reports and drawings.”

58. Section 11.18(b)(11): Insert a forward slash and the word “Study” after the word “Assessment”, so that the whole line reads as follows: “Environmental Impact Assessment/Study”.

59. Section 13: Insert the following image as Figure 1 at the end of the definitions section and label it as “Figure 1: Guidelines for Measuring Narrow Waterbodies”.



60. Schedule Change – Map I, Township Cemeteries: Re-label this map from “Map I, Township Cemeteries” to “Appendix F, Township Cemeteries”.

Township of South Frontenac Official Plan

Our Community Our Vision Our Official Plan

Adopted by South Frontenac Township Council on May 20, 2025

Township of South Frontenac Official Plan

Approved by County of Frontenac Council on <DATE>

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1 Shaping the Future of South Frontenac

1.1 Land Acknowledgement

The Township of South Frontenac acknowledges that it sits on the traditional unceded territory of the Algonquin, Anishinaabe and Haudenosaunee peoples, and its lands are entirely within the boundaries of this territory. In acknowledging this traditional territory, we recognize its long history. We recognize that planning has been happening on these lands by Indigenous People, long before its settlement by Europeans. This recognition must also be clearly and overtly connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our community and work with other communities to create meaningful planning processes amongst Indigenous People and our municipality.

1.2 The Purpose of the Official Plan

The Township of South Frontenac (the Township) is a community that is natural, vibrant, and growing – a progressive rural leader. It is located in eastern Ontario just north of Kingston and Lake Ontario. In 2021, the Township was home to over 20,000 residents and preparing to become home to more as we continue to grow. With over 75 lakes and plenty of natural areas to explore, the Township is pleased to support an outdoor lifestyle that encourages residents and visitors alike to enjoy all that the Township has to offer.

The Township's Official Plan (the Plan) was prepared in accordance with the *Planning Act*, which provides municipalities with a set of requirements to follow when preparing an Official Plan.

The prior Official Plan for the Township was approved in 2003. Between 2003 and the adoption of this Plan, there were several updates to the *Planning Act* and the Provincial

Planning Statement, as well as implementation of the County of Frontenac Official Plan (2016). The Township is required to have an Official Plan that is in conformity with these documents. As such, in 2020, the Township began the process to develop a new Official Plan to direct growth and development in the Township for the next generation and beyond.

The Plan is consistent with the policies in the 2024 Provincial Planning Statement such as efficient use of land, provision of housing, and environmental protection. This Plan also conforms to the upper-tier County of Frontenac Official Plan (2016, as amended). It incorporates policies from the applicable Source Water Protection plans that help protect drinking water from overuse and pollution. As the legislative and planning policy framework is updated, the Official Plan will be amended to remain consistent with the legislative and planning policy in Ontario and Frontenac County. The Official Plan will also be reviewed and may be updated from time to time to ensure it stays current with the evolving needs of the South Frontenac community.

This Official Plan is an expression of the Township's Vision for the future development of the community. This Plan is a living document that provides policy guidance to and a land use vision for the Township as it grows and develops. It establishes the policies for development and conservation, such as, where development may occur and at what scale, guidelines for how our natural lands should be preserved, what activities may be supported on them, and the measures to protect our rich agricultural areas.

1.3 How to Read this Plan

The Official Plan consists of written policy, maps and figures. The Plan is organized by themes, including broad based planning principles and strategic policy approaches, specific land use policies, resource and utility policies, and implementation tools.

The components of the Plan that will be used to guide decision-making (i.e., the "official parts" of the Plan) are **Sections 1** to **13**, **Maps A** to **I**, and **Figure 1**. Maps and figures are officially part of the Plan and are used to assist with interpretation of the policies of this Plan. If there are any discrepancies between a policy and a figure, then the policy shall prevail. The appendices are not officially part of the Plan. They provide additional context but are provided for reference purposes only.

The following are the recommended steps to read and interpret this Plan when undertaking changes to a property or a new development:

- **Step 1:** Identify the land use designation(s) applicable to the property on **Map A** as applicable.
- **Step 2:** Read the relevant policy for general development in **Section 3** of the Plan.
- **Step 3:** Read the relevant policy for the land use designation(s) in **Section 4** of the Plan
- **Step 4:** Identify if any other considerations on **Maps B** to **G** are applicable to the property, and read the policies in **Sections 5, 6** and/or **7** related to those elements from the maps.
- **Step 5:** Check all other sections of this Plan for policies that may be relevant to the property or proposed development.
- **Step 6:** Check the appendices for any additional technical details that may be relevant to the property or proposed development.

This Plan must be interpreted in its entirety and the relevant policies, maps, and figures applied to each situation. All of the relevant policies, maps, and figures are to be cross-referenced with each other whether this cross-referencing is stated in the Plan or not. Efforts have been made to differentiate between policy statements versus land use policy direction, with the former providing overall guidance and the latter being applicable to all applications for development.

i) It is intended that the boundaries of the land use designations shown on **Map A** be considered as approximate except where bounded by major roads, railways, waterbodies, or other geographical features. Therefore, amendments to this Plan will not be required in order to make minor adjustments to the land use boundaries and roads provided the general intent of the policies of this Plan is preserved.

ii) Where lists of permitted uses are provided in designations and policies, such lists reflect the possible range of compatible uses to be considered. These lists have intentionally been generalized, unless otherwise specified in this Plan, leaving a more detailed listing of permitted uses to be determined by the implementing by-law. Accordingly, more specific uses not shown in such lists, but considered by the Township to be similar in nature to the listed uses of this Plan, may be appropriately accommodated within the subject designation through the implementing by-law without the need for an Official Plan Amendment, provided they maintain the intent of this Plan.

iii) It is intended that all numerical figures and quantities contained in the Plan be considered in the metric form. Amendments will not be required for any reasonable variation from these figures and quantities provided such variations meet the intent of this Plan and are reflected in the implementing by-law.

iv) Any significant change from the policies contained herein will require an amendment to the Official Plan and implementing by-law. If a change is major, particularly if it will cause changes in the way in which an area is developing, then the Official Plan should be reviewed in whole.

v) Where any Act or portion of an Act is referred to in this Plan, such references will be interpreted to include any subsequent legislation that may replace the specified Act and guidelines, and guidance documents.

vi) This Plan utilizes words or terms defined in the 2024 Provincial Planning Statement as well as other definitions outlined in **Section 13** of this Plan. These definitions shall apply in the interpretation of the policies of this Plan and their application to development proposals and planning applications. Where any doubt exists with respect to the intended meaning of any word or phrase used in this Plan, **Section 13** and the 2024 Provincial Planning Statement, or any subsequent Provincial Planning Statement issued under Section 3 of the *Planning Act*, shall be used as a guide to interpretation.

vii) It is intended that buildings, structures and uses that are normally incidental and accessory to a permitted use listed in this Plan will also be allowed even though not specifically stated in the land use policies. Examples of permitted uses for the designations are intended to indicate the possible range of uses considered appropriate and not to be interpreted as a finite list unless otherwise stated. All permitted uses in the implementing by-law shall be in conformity with the intent and policies of this Plan.

1.4 Transition Policies

The following transition policies shall apply to applications made under the 2003 Township of South Frontenac Official Plan:

- The 2003 Township of South Frontenac Official Plan, as amended, will apply to decisions on *Planning Act* applications submitted and deemed complete prior to County approval of this Plan.
- Any Official Plan Amendments to the 2003 Official Plan that have cleared appeals prior to County approval of this Plan will be incorporated into this Plan by the Township.

1.5 What We Value: Our Vision, Goals, and Guiding Principles

Collectively, Council, Township staff, and members of the community developed a set of values on which this Plan is built. These values inform the Plan's Vision, Goals, and Guiding Principles. Together, these serve as a reminder of what the Township strives to become and how we plan to progress towards a future that serves existing and future residents.

1.5.1 Vision for the Official Plan

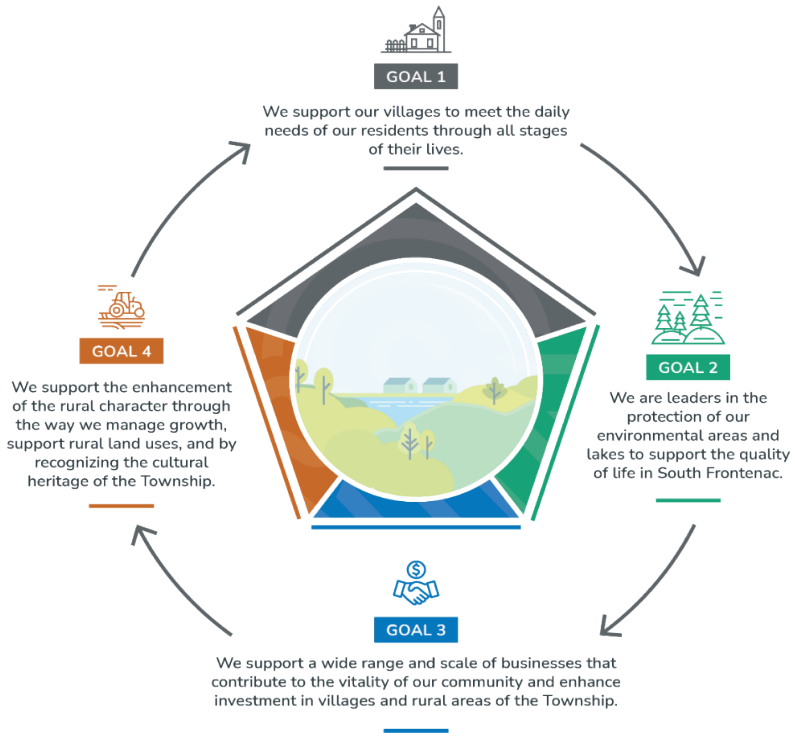
The vision for the South Frontenac Official Plan was developed through extensive consultation and is intended to guide the land use policies and decision-making processes set out in this Plan. The vision statement is set out below:

South Frontenac is a progressive, forward-looking municipality that balances facilitating growth that meets the needs of all our residents with environmental leadership in the protection of our outstanding natural assets to enhance the exceptional lifestyle, rural character, and economic opportunities offered by the Township.

1.5.2 Goals for the Official Plan

The vision for the Official Plan is supported by the goals established by Council at the onset of the development of the Plan. Together, the vision and goals of the Plan will work to ensure that the Township is environmentally and economically vibrant, supportive of residents of all ages, and preserves the rural character of the Township. The four goals for the Plan are as follows:

- **Goal 1**: We support our villages to meet the daily needs of our residents through all stages of their lives.
- **Goal 2**: We are leaders in the protection of our environmental areas and lakes to support the quality of life in South Frontenac.
- **Goal 3**: We support a wide range and scale of businesses that contribute to the vitality of our community and enhance investment in villages and rural areas of the Township.
- **Goal 4**: We support the enhancement of the rural character through the way we manage growth, support rural land uses, and by recognizing the cultural heritage of the Township.


GOAL 1
We support our villages to meet the daily needs of our residents through all stages of their lives.
GOAL 2
We are leaders in the protection of our environmental areas and lakes to support the quality of life in South Frontenac.
GOAL 3
We support a wide range and scale of businesses that contribute to the vitality of our community and enhance investment in villages and rural areas of the Township.
GOAL 4
We support the enhancement of the rural character through the way we manage growth, support rural land uses, and by recognizing the cultural heritage of the Township.

1.5.3 Guiding Principles

The following five guiding principles have been established to ensure the development and implementation of the plan is inclusive, equitable, and accessible to the public:

Guiding Principle 1

- Be open-minded in consideration of potential solutions which may meet the unique needs of the community

Guiding Principle 2

- Adopt a sustainability lens, which considers the social, environmental, and economic impacts of decisions.

Guiding Principle 3

- Consider the impacts of climate change on the future of our community and do our part to mitigate, adapt, and increase our resilience to those impacts.

Guiding Principle 4

- Work with, understand, and integrate First Nations' interests in the future of South Frontenac.

Guiding Principle 5

- Be equitable and transparent, inviting input from community members frequently and in meaningful ways.

1.6 Building Relationships with Indigenous Communities

South Frontenac is committed to continue fostering a strong partnership with Aboriginal Rights Holders to better reflect their values and knowledge of the South Frontenac landscape as a means to guide and inform its planning and development, which includes the use and disposition of unceded land (lands formerly known as Crown land that was held by the Federal or Provincial governments) within the Township.

1.6.1 Historical Background

The Township of South Frontenac sits within the traditional territories of the Algonquin, Anishinaabe, and Haudenosaunee Peoples and is closely connected by waterways to the territory of the Mohawks of the Bay of Quinte. These shared lands provided the required sustenance for survival and were where these nations would hunt, fish, live and gather for many centuries before the arrival of Europeans. While these nations are very different in customary ways, they were often able to come together in a nation-to-nation relationship based on mutual trust and respect to steward these lands and maintain healthy ecosystems for generations to come.

While the Township recognizes the Algonquin, Anishinaabe, and Haudenosaunee nations as sovereign nations that play a key role in land-use decisions that impact their Aboriginal Rights and interests, we also recognize the importance of building relationships with neighboring First Nations in order to move towards a more sustainable and equitable future. Our future includes a strong relationship, where we work together to protect our environmental areas, waters and lakes, and where neighboring nations are able to be self-determined within their traditional territory.

With this in mind, the Township aimed to consult with surrounding First Nations communities and Métis Nation of Ontario to include their planning perspectives with the Official Plan update. Our approach was to learn first-hand, the rights, interests, challenges and opportunities of First Nations and Metis communities, while also formulating an understanding of how they wish to experience these within their traditional territories. Our outreach included Algonquins of Ontario, Mohawks of the Bay of Quinte, Alderville First Nation, and Metis Nation of Ontario. We believe that early engagement is key in providing Indigenous communities with the opportunity to share

their history, values, planning perspectives, and rights and interests in their traditional territory. This approach has enabled the Township to gain a better understanding of the impacts that development decisions have on Aboriginal rights and interests, and the commitment required to better work together for a sustainable future.

1.6.2 Rights and Interests

This Plan acknowledges that Aboriginal and treaty rights are recognized and affirmed in Section 35(1) of the *Constitution Act 1982* and are also the foundation to the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), which the Federal and Provincial governments are still working to implement. The Township of South Frontenac understands that respecting Aboriginal and Treaty rights are a way of living together and to support the right to self-determination and Free, Prior and Informed Consent (FPIC) in section 32.2 of UNDRIP. As such, this Plan will respond to our role in the Truth and Reconciliation Calls to Action and will seek opportunities to support the health, wellness, self-determination, and safety of Indigenous Peoples in matters that affect Aboriginal rights and interests within the boundaries of the Township of South Frontenac. The Township will engage with Aboriginal rights holders with regard to land use planning affecting any of the following matters within the land claim area (see **Section 8.2 "Engaging with Aboriginal Interests"** and **Appendix B**):

- Protection of water quality and utilization of lakes and rivers;
- Any development that would have an impact on navigable waterways and their waterbeds;
- Any archaeological studies and/or environmental impact study related to proposed development where areas of Algonquin interest have been identified; and/or,
- Indigenous women and girls' safety and protection.

This Plan will further seek to support the following in regard to relationship building with Aboriginal and Treaty rights holders:

- Economic reconciliation by engaging on opportunities that may be of interest to First Nation communities;
- Capacity building and participation in land use decision making processes; and,
- Indigenous connection to the land.

1.6.2.1 Algonquin Rights and Interests

This Plan recognizes that lands within the boundaries of the Township lie within the historic Algonquin Territory that is part of the Treaty Negotiations with the Federal and Provincial governments. An Agreement-in-Principle (AIP) was signed by the Federal and Provincial governments and the Algonquin Nation in October 2016. As such, this Plan will respond to direction from the Federal and Provincial governments and the Algonquins towards the implementation of the AIP. The Township will seek opportunities for mutually beneficial engagement with the Algonquins on matters that affect Aboriginal history and culture.

The Algonquins of Ontario shared the following statements and positions:

- **Partnership Approach:** The Algonquins of Ontario support the Township's intent to develop a partnership approach with First Nations and Indigenous Communities including the use of Crown land within the Township.
- **Stewardship:** The Algonquins of Ontario support the Township efforts to preserve and provide for wise stewardship of plants, animals, and ecological systems.
- **Economic Development:** The Algonquins of Ontario support the intention of the Township to coordinate economic development planning and projects with First Nation Communities and will participate fully in the development of protocols for consultation on these matters.
- **Forestry:** The Algonquins of Ontario recognize the importance of the forest resources in the Township and share the intent to support forest stewardship techniques.
- **Waterfront:** The Algonquins of Ontario agree that any new development must be considered in the light of its impact on the environmental quality of any lake or river, and support a cautious approach to development.
- **Water:** Water in all its forms is considered by the Algonquins to be the lifeblood of Mother Earth.
- **Natural Features:** The Algonquins of Ontario support the provisions of this Plan with regard to the protection of wetlands, wildlife habitat, fish habitat, and endangered and threatened species.

- **Trails:** The Algonquins of Ontario support the development of a recreational trail system throughout the Township.

1.6.2.2 Mohawks of the Bay of Quinte Rights and Interests

The Mohawks of the Bay of Quinte (Tyendinaga Mohawk Territory) maintain an allied relationship to the British Crown. As part of their role in the American Revolution, the Mohawks of the Bay of Quinte negotiated treaty 3.5 of the Simcoe Deed for 92,700 acres on the Bay of Quinte. These lands were chosen because it is the birthplace of the Peacemaker and has significant meaning to the Mohawks. Today, less than 19,000 acres remain for the future growth and development of the Mohawks of the Bay of Quinte.

This Plan recognizes the shared water tributaries within the boundaries of the Township extend into the Bay of Quinte and into Lake Ontario that are the traditional territory of the Mohawks of the Bay of Quinte (Tyendinaga Mohawk Territory). The Township shall commit to maintaining clean water practices so as to not impact the Bay of Quinte and Lake Ontario.

The Mohawks of the Bay of Quinte shared the following statements and positions:

- **Protection of Aboriginal and Treaty Rights, environment, culture and future generations:** The Mohawks of the Bay of Quinte recognize that land use planning and development decisions that happen upstream can have an impact on environment, culture and hunting, fishing and gathering rights that take place downstream.
- **Health of the environment:** The Mohawks of the Bay of Quinte support the Township in promoting the health of wildlife, aquatic life, plant life, and water quality and quantity.
- **Safety of Indigenous Peoples:** The Mohawks of the Bay of Quinte recognize that there is a need to increase development in the area in order to accommodate growth but ~~require~~ the safety of Indigenous Peoples as it pertains to Missing and Murdered Indigenous Women and the LGBTQ2S community must remain a priority.

- **Archeology:** The Mohawks of the Bay of Quinte support the attempt of the Township to build strong policies and better capacity to better support participation in archeological processes.
- **Early Notification:** The Mohawks of the Bay of Quinte support the approach of the Township to provide early notification of engagement and consultation on matters that may impact their Aboriginal and Treaty rights.

1.6.3 Relationship Building and Accommodating Needs

The Township acknowledges that we are part of a larger watershed and that there are implications from projects that may impact water resources, fisheries, natural heritage lands and way of life downstream. Therefore, the Township shall continue to commit to ongoing relationship building efforts and develop approaches to accommodate the needs of First Nations communities to better facilitate meaningful participation and reinforce the interconnected relationships from a values-based perspective. The Township will focus efforts and resources in collaboration with First Nations communities that will support the following:

- **Communication**: The Township understands that communication is key to building any relationship and is committed to working together with First Nations communities to formulate new ways of bringing governing bodies together to better navigate interest areas, involvement in projects and decision-making. The development of a two-way communication process is required to build respectful and understanding relationships.
- **Partnership:** The Township will encourage a council-to-council relationship to better chart a path forward that is based on mutual trust and respect. The Township will seek to restructure current committees and processes to better accommodate Indigenous planning perspectives and decision-making processes as they relate to the land.
- **Education and Awareness:** The Township will continue to build staff and governance capacity and knowledge of Indigenous rights and issues as it pertains to land use planning approaches and how they are reflected in policy practices.

- **Indigenous Capacity Building:** The Township acknowledges the challenges that First Nations communities face with limited capacity and resources. As such, the Township is committed to supporting First Nations communities to better participate in archeological and environmental monitoring activities, consultation processes, and partnership involvement.

2 Growth and Prosperity

This section establishes policies to guide the orderly development of the Township to achieve healthy, liveable and safe communities, where people can live, work, shop and access services conveniently nearby.

2.1 How We Will Grow

The intent of the policies in this section is to guide where future development will occur within the Township, and to guide the expansion and development of the Township's infrastructure needs in a way that is environmentally and economically sustainable. Consideration of servicing options beyond private individual on-site sewage and water services, such as communal sewage and water services, provides an opportunity for the Township to support population and employment targets.

In terms of land use structure, the Township consists of Rural Lands, Prime Agricultural Areas, Employment Areas, Settlement Areas, and Environmental Protection Areas. The land use structure is identified on **Map A**. **Map B** delineates the Settlement Area boundaries and identifies designated Employment Areas.

The permanent population in the Township of South Frontenac is anticipated to reach approximately 22,160 by mid-2034 and by 23,280 mid-2039 resulting in an increase of approximately 1,500 and 2,620 persons, respectively. In addition to this growth, it is forecast the Township's seasonal population will grow to approximately 11,200 by mid-2034 and 11,400 by mid-2039, resulting in an increase of 440 and 650 persons, respectively. In total, the combined permanent and seasonal population in the Township is expected to reach approximately 34,700 by mid-2039.

Total employment for the Township (excluding remote work such as work at home) is anticipated to reach approximately 1,620 jobs by mid-2034 and 1,730 by mid-2039. This represents an employment increase of 150 jobs for the 10-year forecast period and 260 jobs for the longer-term forecast period. A substantial percentage of jobs are expected to be home-based businesses, including home industries and home occupations.

More information on the forecasted population and employment changes can be found in the 2024 Development Charges Background Study – Township of South Frontenac (Watson & Associates, May 16, 2024).

i) A majority of the new growth will be directed to existing Settlement Areas where it can be supported by appropriate services, in particular where communal sewage and water services could support compact development and healthy, liveable and safe communities.

ii) Settlement Areas shall be the focus areas for growth, forecasted to accommodate approximately 75% of employment growth and approximately 50% of residential growth.

iii) The southern portion of the Township, particularly in and around the Settlement Areas and north-south arterial roads, faces development pressures due to its proximity to Kingston, Highway 401, and employment opportunities. Future Secondary Planning Areas on **Map H** identify where further study is needed to confirm that these areas can accommodate anticipated future growth that fulfills the vision and goals of this Plan.

iv) Policies related to Future Secondary Plan Areas can be found in **Section 10**.

v) The Rural Lands is forecast to accommodate approximately 20% of the Township's employment growth and 46% of the Township's permanent and seasonal population growth.

vi) Development in Settlement Areas should be pedestrian-oriented, conducive to cycling and other forms of active transportation, and connected to a network of active transportation options.

vii) Highway commercial uses that meet the needs of the travelling public, as well as employment uses, should be directed toward Settlement Areas and Future Secondary Planning Areas that are located along arterial roads.

viii) Development shall consider storm water management, environmental impact, and compatibility with surrounding uses.

ix) The upgrading and provision of internet connectivity in the community will be promoted to support growth and development.

x) Prime Agricultural Areas and Rural Lands on **Map A** will generally be conserved to support value added agricultural production.

xi) Residential and non-residential development outside of the Settlement Areas may be permitted, in accordance with this Plan.

2.2 Where We Live

The intent of the policies in this section is to guide residential areas and housing options in the Township. The Township recognizes the importance of having a full range of housing options for residents, as the availability of diverse housing options is essential to the welfare of the community.

i) The Township supports the development of housing that serves the needs of all residents.

ii) The Township will ensure there is an adequate supply of land for residential development to meet the growth projections in the Official Plan.

iii) A variety of housing options shall be provided to meet the needs of present and future residents, subject to the limitations imposed by servicing and environmental considerations.

iv) The Township supports the provision of a range and mix of housing options, beyond the traditional single-detached dwelling, to meet a range of affordability and lifecycle needs through the policy framework and the implementing by-law. For example, boarding houses, congregate living facilities, townhomes, apartment buildings, and additional residential units.

v) The Township will encourage a portion of new residential development, including rental housing, to be affordable.

vi) The Township supports opportunities for the development of housing that is affordable for low- and moderate-income households and is committed to the continued progress toward contributing to the achievement of the County's overall target of 35% of all new housing units to be affordable to low and moderate income households. Accordingly, when evaluating proposals, the Township will require applicants to demonstrate how their proposal contributes to the achievement of this target as part of a development application where more than 6 residential units are proposed.

vii) The Township recognizes that access to affordable housing is a human right and provisions for affordable housing in the market are an investment that benefits the

greater community. The Township of South Frontenac will not support discrimination and intolerance against proponents or occupants of affordable housing proposals.

viii) The Township will adapt its infrastructure and service delivery to support the development of age-friendly communities that promote active aging and a high quality of life among residents at all stages of life.

ix) The Township recognizes the importance of and the need for additional needs housing such as long-term care homes, supportive housing establishments, hospices, group homes, and dementia villages, by permitting these uses in residential designated and zoned lands, where appropriate, and in locations with existing or planned infrastructure, amenities and support services.

x) The implementing by-law will permit a variety of housing options and establish standards related to residential units, such as setbacks, density, and building and lot requirements.

xi) Residential developments that offer innovative design features (e.g. flex housing), construction techniques (e.g. modular homes), or tenure arrangements (e.g. co-housing), which are consistent with the objectives of the Plan, and which broaden the range of housing alternatives available to the Township's residents, including affordable housing, shall be encouraged.

2.3 Where We Work

The intent of the policies in this section is to support the economic growth of the Township to enhance and protect the Township's long term fiscal position through increased non-residential tax assessment by attracting new employment opportunities.

i) The Township supports employment growth in all sectors of the economy.

ii) The Township may prepare an Employment Lands Strategy to ensure an adequate supply of designated, serviced, and marketable land to support current and future employment growth, attract businesses, and maintain economic competitiveness.

iii) The Township will maintain a minimum five-year supply of lands designated Employment Areas with a range of parcel configuration, zoning, and location to accommodate a variety of employment types.

iv) The Township supports the clustering of light industrial and commercial uses within Settlement Areas and locally appropriate rural areas to capitalize on investments in new infrastructure (e.g., internet access and road networks) and sewage and water services.

v) The Township recognizes the value of home-based businesses, including home occupations and home industries to the economic prosperity of the community and will provide support and guidance for them through appropriate policy and by-laws.

vi) On lands designated Prime Agricultural Area and Rural Land, the Township promotes diversification of the economic base and employment opportunities through goods and services, including value-added products, agri-tourism uses, agriculture-related uses, and on-farm diversified uses.

vii) The Township values the role that mineral aggregate resources play in local economic activity and encourages their sustainable development (i.e., site rehabilitation when the resource is depleted) and mitigation of impacts from noise, vibration, dust, and traffic. The Township will work with the County and the local business community to support and strengthen economic clusters by connecting with employers and establishing and strengthening partnerships in the business community.

2.4 Where We Play

The intent of the policies in this section is to support recreation and tourism. This Plan provides policies to ensure the Township's recreational features and functions are protected so that they can continue to be enjoyed by residents and guests. The Official Plan maps show the many lakes and waterbodies that provide recreational opportunities for Township residents and visitors. The Rideau Canal National Historic Site and World Heritage Site is shown on the map in **Appendix C**. The Frontenac Arch Biosphere Region, Frontenac Provincial Park, municipal parks, conservation areas, the K&P Trail, the Cataraqui Trail, boat launches, and water access points are shown on the map in **Appendix D**.

Council shall seek to foster the growth of the Township as a recreational and vacation hub for the mutual benefit of both residents and visitors to the area. In particular, Council shall endeavour to do the following:

a) Continue to recognize the link of the natural environment to the tourism economy, emphasizing the need to protect natural areas, features, and functions as a means to ensure the tourism sector remains viable;

b) Ensure the preservation, promotion, and revitalization of cultural heritage as a tourism resource;

c) Promote the maintenance, expansion, and upgrade of existing tourist destination-oriented uses and encourage the establishment of additional high-quality attractions, facilities, accommodations, services, events, and other tourism supportive uses;

d) Encourage the development of year-round tourism opportunities;

e) Encourage and work with government bodies, boards, commissions, committees, business organizations, private investors, and non-profit groups and associations with an interest in tourism in South Frontenac, to expand, and market the Township as a vacation and recreation destination.

f) Encourage and support the development of linkages for all modes of transportation, including walking, cycling, and passive boating, between recreational trails, settlement areas, community gardens, grocery stores, local markets, tourist attractions, points of interest and areas of scenic or environmental interest, both within and outside the Township;

g) Support tourism, recreational, heritage, community improvement and economic development studies and programs;

h) Encourage tourism initiatives such as seasonal festivals and sporting and cultural events that build upon the history of the area;

i) Encourage local businesses to form business to business networks;

j) Recognize that tourism and recreational interests, particularly when oriented to enjoyment of open space and natural resource areas, may be enhanced through local and regional collaboration.

k) The Township will co-ordinate and partner with neighbouring municipalities and other levels of government to protect the function and long-term development potential of regional open space and travel networks, such as the K&P Trail, the Cataraqui Trail, the Rideau Canal, and the Rideau Heritage Route.

l) The Township supports efforts to conserve the biodiversity of the Frontenac Arch Biosphere Region and will work to guide development in such a way that the ecological features and functions for which the area is recognized are protected and enhanced.

m) The Township will work with partner agencies such as Conservation Authorities, Kingston Frontenac Lennox and Addington Land Trust, Nature Conservancy of Canada, Queen's University, and other similar agencies to support the acquisition of lands for conservation and public education purposes.

n) The Township recognizes that Frontenac Provincial Park conservation reserves and other protected areas attract visitors from all over Ontario and internationally to enjoy the ecological diversity, wilderness and scenic lakes and Canadian Shield that provide an amazing quality of life in South Frontenac. The Township will ensure development minimizes negative impacts on these areas.

o) The Township shall support the long-term implementation of the Recreation, Parks and Leisure Master Plan by ensuring adequate parkland, recreational facilities and amenities are provided with new developments, particularly in and near Settlement Areas, and that any new parks are connected by pedestrian trails or pathways to existing parks, trails and amenities.

p) The Township will continue to maintain and enhance public access to waterfronts and provide opportunities for public recreation.

q) The Township supports access to, and enhancement of, boat launches as a means of both public recreation and as a contributor to local economic activity.

r) The Township shall seek opportunities to acquire parkland through dedication and enhance parkland through cash-in-lieu of parkland as conditions of development.

s) The Township supports the development and maintenance of trails (e.g., K&P, Rideau and Cataraqui Trails), parks, and open spaces.

2.5 Age-Inclusive Planning

The Township will apply an age-inclusive perspective in planning to ensure a high quality of life for persons of all ages and abilities. The Township recognizes the need to support active aging for all residents by promoting the development of healthy, liveable and safe communities that encourage and support people to age in place. In support of age-inclusive planning, the Township will:

a) Promote the development of communities featuring a range of affordable and barrier-free accessible housing options that are well integrated with transportation options and community amenities and services.

b) Support development of a well-connected network of active transportation facilities to increase the range of healthy and accessible transportation and recreation options available to persons of all ages and abilities.

c) Promote the use of universal design features in housing and accessibility features in the built environment to create safe, inclusive, and barrier-free spaces that enhance the mobility and independence of persons of all ages and abilities.

d) Work collaboratively with the County of Frontenac in implementing the regional Age Friendly Planning Study (2017) to create walkable communities with good access to community services, amenities, and green spaces to promote healthy, independent, and active aging.

e) Identify areas using Community Improvement Plans to encourage improvements in the built environment and/or supporting services to encourage universal accessibility.

f) Apply an age-inclusive planning lens when considering both public and private development applications.

2.6 Climate Change

In South Frontenac, climate change is predicted to be characterized by more frequent and severe wet weather events, flooding, tornadoes; higher air temperatures; warmer

water temperatures; stronger winds; more surface runoff; more evaporation and less infiltration.

Climate change can impact:

- our sources of drinking water,
- our economy,
- our natural environment,
- our public infrastructure, and
- public health.

The Township needs to respond to climate change impacts to reduce economic costs and potential environmental, social and health risks through actions that:

- Mitigate climate change such as actions that reduce greenhouse gas emissions that cause climate change.
- Adapt to climate change such as actions that prepare for changes occurring, or are likely to occur, in the future.

Policies within this Plan provide a foundation toward addressing climate change and realizing the ecological benefits provided by nature.

a) The Township will support development and management practices which address climate change mitigation, including, but not limited to:
    i) Improving opportunities for active transportation and reducing dependency on motor-vehicle transportation;
    ii) Seeking opportunities for partnering with neighbouring municipalities to extend public transit options into the Township;
    iii) Reducing the quantity and improving quality of stormwater runoff;
    iv) Increasing the proportion of permeable surfaces to reduce flood risk;
    v) Flood plain protection including factors of safety and/or lower flood frequency thresholds;
    vi) Promoting appropriate forms of mixed-use development to provide employment and shopping opportunities close to residences;

vii) Encouraging servicing options that can facilitate more compact and contiguous development within Settlement Areas, including infilling and redevelopment, in appropriate locations;
viii) Encouraging the application of energy conservation measures in the rehabilitation and upgrading of existing buildings;
ix) Actively protecting the quality and quantity of local water resources through development practices that contribute to natural system resilience and facilitate restoration;
x) Actively protecting natural heritage features and functions, as well as preserving and enhancing fish and wildlife habitat;
xi) Encouraging community agriculture, such as community gardens; and,
xii) Managing forest resources and trees in a manner that enhances their quality, quantity, and sustainability over time.

b) Development should include building and design features that can mitigate and/or adapt to climate change such as the following:

i) Protection of natural heritage features and areas, shoreline and riparian buffers, and preservation of trees particularly in Settlement Areas, rural subdivisions, and waterfront areas;
ii) Tree preservation, tree planting, landscaping, and innovative green spaces to reduce energy use through shading and sheltering to protect buildings and infrastructure from the effects of excessive wind and sun;
iii) Greater use of permeable surfaces for areas such as parking lots and sidewalks;
iv) Development of multi-use paths to promote active transportation and pedestrian access systems to reduce overall vehicular movements;
v) Use of street, lot and building orientation with optimum exposures to maximize passive solar energy gain and minimize heat loss;
vi) Incorporation of energy conserving principles into building design;
vii) Installation of electric vehicle charging stations where appropriate;
viii) Installation of water conservation fixtures in new development, including supporting recycling and the reuse of grey water in accordance with the provisions of the Ontario Building Code; and
ix) Implementation of energy efficient building practices.

c) The Township will seek to develop and implement a Climate Change Action Plan with climate change mitigation and adaption strategies specific to operations, assets, and infrastructure. A plan should include the undertaking of energy conservation measures, including the use of energy efficient building materials, designs, and appliances in municipal buildings and facilities to reduce energy consumption and greenhouse gas emissions.

3 General Land Use Policies

The policies in this section apply to all development in the Township, where they are relevant, in addition to the policies for specific land use designations.

3.1 General

i) Development shall be compatible with the existing surroundings and shall include mitigation measures to address any adverse effects or negative impacts of the development.

ii) Buildings, facilities, and infrastructure are encouraged to be developed using sustainable methods and materials.

iii) Climate change impacts should be considered in the design and construction of development, the creation or expansion of infrastructure, and the planning of improvements and enhancements to public spaces.

iv) Development will be encouraged to be built to exceed the minimum standards for sustainability and energy efficiency.

v) All development shall consider the issues of stormwater management/lot grading and drainage, environmental impact, and compatibility with surrounding uses. The scale of development will dictate the level of detail required for technical studies, drawings, etc.

vi) Low-impact development approaches to storm water management shall be encouraged. These approaches seek to manage rain and other precipitation as close as possible to where it falls and encourages infiltration of surface water into the ground to recharge groundwater aquifers in order to mitigate the impacts of increased runoff and storm water pollution.

vii) Protection and enhancement of tree coverage and vegetation will be promoted for all development. The maintenance of as much as possible of the natural vegetation between the development and any waterbody, other land use, as well

as any existing public roads/private roads, will be required. Developers shall be required to remove as little of the vegetation as possible for the roads, building sites and servicing facilities, and specific provisions relating to protection of vegetation may be incorporated into subdivision, condominium, site plan, and development agreements.

viii) Transportation impacts will be scoped and assessed for all development including issues of traffic generation, vehicular and pedestrian movement, access, and parking.

ix) Environmental remediation of brownfield sites will be encouraged so that they can be redeveloped.

x) New development is encouraged to incorporate universal design beyond the minimum requirements of the Accessibility for Ontarians with Disabilities Act and the Ontario Building Code. The Township shall consider accessibility as part of Age-Inclusive community planning.

3.2 Additional Residential Units

i) Additional residential units, also known as accessory apartments, basement apartments, and in-law suites, are encouraged as a means of providing affordable and diverse housing options in the Township.

ii) A maximum of two additional residential units are permitted on lands where a single detached dwelling, semi-detached dwelling, or townhouse is the principal use permitted in the Prime Agricultural Area, Settlement Area and Rural Land designations on **Map A**, provided that:

  i) The additional residential unit is not located in a flood plain or other hazard lands;

  ii) The lot has direct access from a year-round maintained publicly owned road, or a private road within an approved plan of condominium, or a private road that has been constructed to Township standards and that is maintained year-round. For a private road, the Township will require documentation demonstrating that year-round maintenance is provided;

iii) It is demonstrated the lot is sized such that all dwelling units are able to be serviced for water and sewage by the type of servicing (individual on-site, private communal or municipal) available in the area, to the satisfaction of the Township;

iv) No more than one additional residential unit is in a detached accessory structure to the principal dwelling;

v) The additional residential unit is designed and located in such a manner to complement the residential character of the property and of the surrounding neighbourhood;

vi) The additional residential unit complies with the Minimum Distance Separation Formulae;

vii) A detached additional residential unit is located in proximity to the principal dwelling to minimize the development footprint on the property and to support shared road access, waste collection, water and sewage services, and hydro connections;

viii) A garden suite does not exist on the same lot in the case of a detached additional residential unit;

ix) Parking for the additional residential unit is provided in accordance with the provisions of the implementing by-law; and

x) The additional residential unit is addressed in accordance with the Township's civic addressing by-law.

iii) In addition to (b), a detached additional residential unit in the Prime Agricultural Area designation shall:

i) be compatible with, and not hinder, surrounding agricultural operations;

ii) be of limited scale and be located in close proximity to the principal dwelling or farm building cluster; and

iii) Minimize land taken out of agricultural production.

iv) Additional residential units are not generally permitted within the Waterfront Area as defined in Section 3.10 of this Plan, ~~generally permitted in Waterfront Areas~~ to protect sensitive waterfront areas and lake ecosystems from intensified use and from nutrient loading from sewage systems. The implementing by-law will outline

Commented [SB1]: Prohibition on ARUs in Waterfront Area to remain, in order to be consistent with County OP policies. County OP, as well as this OP in Section 3.10, defines the Waterfront Area as generally being 150 m inland. The OP documents for North and Central do not permit ARUs on waterfront properties and the up-coming County OP update will make the same clarification.

the minimum required setbacks. Development proposals that do not meet the required minimum waterbody setback do not require an amendment to this Plan, but will require relief from the implementing by-law, including the submission of a supporting study justifying the reduction, where appropriate.

v) The implementing by-law will control the location of additional residential units relative to waterbodies, and control additional residential units based on servicing constraints related to water and sewage. The implementing by-law will also establish appropriate provisions and standards.

3.3 Garden Suites

Garden suites are a temporary housing option. A garden suite is not an additional residential unit. The *Planning Act* enables the Township to enact a temporary use by-law to permit a garden suite for an initial period of up to 20 years, with subsequent 3-year renewals as necessary.

a) A maximum of one garden suite is permitted on lands where a single detached dwelling or semi-detached dwelling is the principal use permitted in the Prime Agricultural Area, Settlement Area and Rural Land designations on **Map A**, provided that:

i) The garden suite is permitted as a temporary use subject to a site-specific Zoning By-law amendment under Section 39.1 of the *Planning Act*;

ii) The garden suite is not ~~located~~ generally permitted within the Waterfront Area, as defined in Section 3.10 of this Plan~~150 metres of the highwater mark of a lake or river, or 300 metres in the case of an at-capacity lake trout lake~~, to protect sensitive waterfront areas and lake ecosystems from intensified use and from nutrient loading from sewage systems. The implementing by-law will outline the minimum required setbacks. A proposal for a garden suite that does not meet the required minimum waterbody setback does not require an amendment to this Plan, but will require relief from the implementing by-law, including the submission of a supporting study justifying the reduction, where appropriate;

Commented [SB2]: Same comment as above for ARUs.

iii) The garden suite is not located in a flood plain or other hazard lands;

iv) The lot has direct access from a year-round maintained publicly owned road, or a private road within an approved plan of condominium, or a private road

that has been constructed to Township standards and that is maintained year-round. For a private road, the Township will require documentation demonstrating that year-round maintenance is provided;

v) It is demonstrated that the lot is sized such that all dwelling units are able to be serviced for water and sewage by the type of servicing (individual on-site, private communal, or municipal) available in the area, to the satisfaction of the Township;

vi) A detached additional residential unit does not exist on the same lot;

vii) The garden suite is located in such a manner to complement the residential character of the property and of the surrounding neighbourhood;

viii) The garden suite is located in proximity to the principal dwelling to minimize the development footprint on the property and to support shared road access, waste collection, water and sewage services, and hydro connections;

ix) Parking for the garden suite is provided in accordance with the provisions of the implementing by-law; and

x) The garden suite is addressed in accordance with the Township's civic addressing by-law.

b) In accordance with *Planning Act* requirements for garden suites, Council may require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the Council considers necessary or advisable, including:

i) The installation, maintenance, and removal of the garden suite;

ii) The period of occupancy of the garden suite by any of the persons named in the agreement; and,

iii) The monetary or other form of security the Council may require for actual or potential costs to the municipality related to the garden suite.

3.4 Group Homes

Council recognizes the varied needs of individuals that can be met by group homes. Group homes are generally defined as a premise used to provide supervised living accommodation, licensed or funded under Province of Ontario or Government of Canada legislation, for up to ten

persons, exclusive of staff, living together in a single housekeeping unit because they require a supervised group living arrangement.

Accordingly, group homes shall be permitted in all land use designations that permit residential uses in the municipality, in accordance with the following policies:

a) Group homes shall only be permitted on lands which have direct access from a year-round maintained publicly owned road, or private road within an approved plan of condominium or a private road that has been constructed to Township standards and that is maintained year-round. For a private road, the Township will require documentation demonstrating how year-round maintenance is provided.

b) A group home shall be in compliance with Municipal By-laws. The Township may establish a process to licence group homes under the *Municipal Act*.

3.5 Home-Based Businesses

Changing patterns of employment in recent years, together with improvements in rural cellular/broadband technology, mean people often can work and operate a business within the same building as their home.

Home-based businesses play an important function in the provision of local employment opportunities for Township residents. These businesses also provide goods and services to local and regional markets.

Home-based businesses are legal privately-operated businesses within a residential dwelling or an accessory building. They allow for people to work from home and therefore can be considered a sustainable form of development. These businesses can serve as one of the key components of a healthy rural economy. Home-based businesses are a means of providing local services, providing an incubator for new businesses, and providing more specialized services to a broader clientele.

A range of home-based businesses may be permitted accessory to residential uses throughout the Township subject to the following policies:

a) Home occupations are permitted within the Settlement Area, Prime Agricultural Area and Rural Land designations of this Plan.

b) Home occupations will be permitted as an accessory use in conjunction with residential development, provided they do not create a public nuisance and are compatible with surrounding uses.

c) Bed and breakfast establishments are encouraged as a form of tourist/traveller accommodation within private homes.

d) The implementing by-law shall establish appropriate provisions and standards for home occupations.

e) Home industries provide opportunities for the development of new business and small scale industrial and commercial uses. Home industries (e.g., woodworking, small-scale manufacturing, repair, and restoration) may be permitted in the Prime Agricultural Area, Rural Land and Settlement Area designations of this Plan in accordance with the following:

   i) The use does not change the residential character of the dwelling or outside appearance of the dwelling or accessory building, and the outside storage of goods shall be prohibited;

   ii) They are not offensive or create a nuisance as a result of noise, hours of operations, dust, odour, traffic generation or by other means;

   iii) The implementing by-law shall establish appropriate provisions and standards for home industries.

3.6 Compatibility and Built Form

The Township contains many different types of land uses. Land use designations and the implementing by-law help to ensure compatible uses are co-located and incompatible uses are appropriately separated. Introducing new development in existing areas, in particular through intensification, requires a sensitive approach and consideration of the area's established uses and character.

Compatible development, although it may be different than existing development, is complementary or enhances an established community or area and coexists with existing development without causing undue adverse effects on surrounding properties.

a) Development shall be compatible with surrounding uses, built form, the general character of the area, and the ecological integrity of an area, and shall avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects of the development.

b) Compatibility of new development will be evaluated based on the following criteria:

i) Height and massing: Building height, massing, and scale should be assessed based on the planned or existing uses of adjacent properties, as well as the character established by the prevailing pattern of abutting development and development that is across the street;

ii) Landscaping and fencing: Landscaping and fencing may be required as a buffer between uses and shall be of a sufficient depth as determined through the implementing by-law;

iii) Lighting: The potential for light spill over or glare onto adjacent light sensitive areas or the night sky must be minimized;

iv) Noise and air quality: The development should be located and designed to minimize the potential for significant adverse effects on adjacent sensitive uses related to noise, odours, and other emissions;

v) Parking: Adequate off-street parking must be provided in accordance with the provisions of the implementing by-law, with minimal impact on adjacent uses. For higher density development within Settlement Areas, the Township may consider permitting reduced standards for off-street parking, or allowing off-site parking, where accommodation of off-street parking is not possible;

vi) Setbacks: Prevailing patterns of front, rear and side yard setbacks, building separation, landscaped open spaces, and outdoor amenity areas as established by existing zoning will be considered where the proposed pattern is different from the existing pattern of development;

vii) Shadowing: Shadowing on adjacent properties must be minimized, particularly on outdoor amenity areas;

viii) Traffic impacts: The road network or waterbody in the vicinity of the proposed development can accommodate the vehicular or boat traffic generated;

ix) Transition: An appropriate transition must be provided between areas of different development intensity and scale, including through the use of incremental changes in building height, massing, setbacks and stepbacks; and,

x) Vehicular access: The location and orientation of vehicle access must take into account the impact on adjacent properties including noise, glare, and loss of privacy, as well as safety of pedestrians and pedestrian access.

c) A land use compatibility study, focused specifically on the identified land use compatibility matters, will be required where there exists a potential for adverse effects.

d) Noise/vibration studies using Provincial guidelines may be required for applications for development of a sensitive land use within 100 metres of a controlled access arterial road (Road 38) and within 300 metres of a railway.

e) Noise and/or vibration studies using Provincial guidelines may be required where sensitive development is proposed within the influence area of a stationary noise source such as an industrial use, aggregate operation, electrical generating stations, and hydro transformers.

f) Noise/vibration studies using Provincial guidelines will be required for applications for the establishment or expansion of a use which generates significant noise and vibration proposed near sensitive land uses.

g) The extent of influence areas and minimum separation distances will be determined on a case specific basis in accordance with Provincial guidelines such as the D-Series Guidelines, and minimum separation distances shall be established in the implementing by-law.

h) Such studies shall be prepared by a qualified professional in accordance with Provincial and other applicable guidelines. The study shall address all sources of noise and vibration affecting the site, and include recommendations for mitigation to meet Provincial standards, and the railway industry standards where applicable. Where adverse effects from noise have been identified, appropriate measures to mitigate the noise must be undertaken (fencing, berm, etc.). The conclusions and recommendations of these studies shall be implemented through conditions of the development approval.

3.7 Cannabis Production and Testing Facilities

Cannabis production and testing facilities may provide economic opportunities for the Township. In addition to other policies of this Plan, the following policies shall apply to cannabis production and testing facilities:

a) Cannabis production and testing facilities will be permitted in Prime Agricultural Areas, Rural Lands and Employment Areas.

b) Cannabis production and testing facilities located in Prime Agricultural Areas will be located on the least productive land/soils.

~~b)~~c) Cannabis production and testing facilities located in Employment Areas will be wholly contained within the interior of one or more buildings.

~~c)~~d) Cannabis production and testing facilities will be permitted if compatible with surrounding uses and where it has been demonstrated through appropriate studies that servicing of such a facility (e.g., water supply and sewage treatment) shall not have any adverse effects on existing uses in the surrounding area.

~~d)~~e) The establishment of cannabis production and testing facilities may be permitted through site-specific amendment through the implementing by-law.

~~e)~~f) Generally, a minimum 150 metre separation distance shall be required from a sensitive land use (e.g., residential or community facility) and a cannabis production and testing facility.

~~f)~~g) Cannabis production and testing facilities are subject to site plan control and shall address matters such as noise, odour, lighting, traffic, servicing, stormwater, drainage, buffering, and landscaping.

~~g)~~h) In addition to any municipal requirements, the site plan shall address any site design features (e.g., security fencing) as required by Federal regulations and licencing requirements.

~~h)~~i) A holding symbol on an approved Zoning By-law Amendment may be applied and not be removed until Site Plan Control approval and Federal licensing has been obtained.

3.8 Community Facilities and Open Spaces

Community facility uses are uses which exist for the benefit of the residents of the Township as a whole and which are operated by the municipality or other organizations for this purpose. Open spaces are valuable resources that contribute to the quality of life for Township residents.

3.8.1 General Policies

a) The following range of community facility uses and open space uses shall be permitted in the Rural Land and Settlement Area designations:

i) Public, separate, and private schools;

ii) Child-care facilities;

iii) Places of worship;

iv) Municipal government facilities;

v) Community centres;

vi) Libraries;

vii) Public or private clubs or association halls;

viii) Cemeteries;

ix) Additional needs housing;

x) Hospitals;

xi) Public parks;

xii) Community gardens;

xiii) Public Boat Ramps;

xiv) Other community-oriented uses;

xv) Conservation uses; and

xvi) Recreational uses including public and private parks, passive and active recreational activities, picnic areas, recreational trails, golf courses, and other similar open space activities.

b) The following open space uses shall also be permitted in the Rural Land designation:

i) Forestry uses;

ii) Wood lots

c) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency vehicles, appropriate water and sewage services, signage, landscaping, buffering, open space areas, and lighting).

d) Community facility uses should be integrated effectively with the surrounding area.

e) Adequate buffering shall be provided between community facility or open space areas and adjacent land uses and roadways. Such buffers may include the provision of grass strips, the screening and the planting of trees and shrubs, and/or the location of a berm or fence.

f) Adequate off-street parking shall be provided, including consideration for bicycle parking. Access points to parking areas shall be located in such a way that the external and internal road pattern provides for the adequate and safe movement of vehicular and pedestrian traffic.

g) Municipal government facilities should be strategically located to support effective and efficient delivery of services and to ensure the protection of public health and safety.

h) Community facility and open space uses shall be zoned in a separate category in the implementing by-law.

3.8.2 Parks, Trails, and Recreation Facilities

The Township recognizes that access to public open space and outdoor recreation opportunities contributes to the physical, social, and mental wellbeing of all residents and visitors. It is the Township's intention to provide parks, trails, and recreation facilities on a basis consistent with the needs of the Municipality through the following policies:

a) The Township shall generally permit parks, trails, and recreational facilities in all land use designations. Within the Prime Agricultural Area and Environmental Protection designations, only trails and conservation/open space parks will be permitted.

b) The Township shall ensure development within existing parks and trails is consistent with the Township's Recreation, Parks, and Leisure Master Plan.

c) Municipal parks are acquired to meet the diverse needs of the population for active transportation, recreation, and cultural activities in accordance with the Recreation, Parks and Leisure Master Plan. Preferred locations for municipal parks include:

   i) lands abutting natural features or elementary and secondary school sites;

   ii) lands along major streets or at the terminus of a street;

   iii) lands that connect to other parks as linear parks suitable for active transportation pathways; and/or,

   iv) sites that maximize the number of residential units that are in close proximity of the park.

d) In the development of parks, trails, and recreational facilities, adequate bicycle and vehicle parking areas shall be provided.

e) Facilities such as ramps and walkways to enable persons of all ages and abilities to reach amenities and facilities shall be provided where possible, in accordance with the *Accessibility for Ontarians with Disabilities Act*.

f) When development is proposed on lands abutting or adjacent to parks, trails, and recreational facilities, there shall be regard to compatibility of the proposed use, and a site layout and design that is appropriate to the preservation and enhancement of the park, trail, or recreational facility.

g) The Township, in conjunction with citizens, supporting businesses, other government partners, and non-government agencies will:

   i) Provide, maintain, and acquire land to enable and enhance public access to open space areas for travel and recreational purposes and sustainable enjoyment of nature.

   ii) Develop facilities and/or coordinate with other agencies and service providers to encourage and support active and passive uses of publicly owned or publicly accessible open space areas.

   iii) Take an active role, or collaborate with other providers to enable the safe, responsible, and sustainable use of, and linkages between, existing publicly owned or publicly accessible lands including, parks, trails, boat launches and water access points, and vacant lands in Township ownership.

h) Parkland dedication through planning applications and development will be done in accordance with the policies of **Section 11**.

3.9 Minimum Distance Separation Formulae

a) Minimum Distance Separation shall be applied in accordance with the Provincial Minimum Distance Separation guidelines, as amended.

b) Where livestock operations are part of an agricultural use, the Minimum Distance Separation Formulae I (MDS I) and II (MDS II) in effect at the time will apply to farming operations and to all non-farm development as a means to prevent land use conflicts and minimize nuisance complaints from odour. Non-farm development in the vicinity of viable farming operations will be discouraged unless it is compatible and will not interfere with normal farm practices.

c) Where the implementing by-law does not clearly identify or address any or all aspects of the MDS formulae, the Township shall apply the more restrictive requirements of the MDS formulae that protect expansion potential for agricultural operations.

3.10 Waterfront Development

The planned function for the Township's waterfront areas is primarily recreational and residential uses. Agricultural and commercial uses also occur in the waterfront areas. This section contains policies that intend to protect the Township's sensitive waterfront areas and lake ecosystems. Waterfront areas are generally all lands within 150 metres of a waterbody shown on **Map A**. 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.

In addition to other policies of this Plan, the following policies apply to development in waterfront areas:

a) Development and site alteration will be regulated in waterfront areas in order to protect, improve or restore waterbodies and shorelines, and to increase their resilience in the face of climate change.

b) The Township will consult with the Conservation Authority and any appropriate Federal or Provincial ministry on development proposals within waterfront areas as appropriate.

c) Development shall be designed to enhance and protect the sensitive nature of the waterfront area and water quality by incorporating measures to maintain, enhance or establish a minimum 30-metre vegetative buffer strip of unaltered, naturalized land abutting the shoreline, and to minimize direct runoff into the adjacent waterbody or watercourse, with provisions for a modest shoreline access path through this area. Performance standards respecting the protection of the vegetative buffer along shorelines. and the amount and type of development permitted to encroach within the buffer, shall be determined through the implementing by-law.

d) Development should be designed to visually complement the natural setting.

e) ~~Where a greater setback is not required, n~~New development, including new sewage systems, shall be set back a minimum of 30 metres from the highwater mark of a waterbody or watercourse.

e)f) Where an increased Sshoreline setbacks of more than 30 metres is necessary for new development, the measurement will be based on the findings of a site-specific study using tools such as the Assessment of Municipal Site Evaluation Guidelines for Waterfront Development in Eastern Ontario's Lake Country (Hutchinson Environmental Sciences Ltd., April 2014) in order to maximize the protection of water quality. Setbacks greater than 30 metres shall be recognized in the implementing by-law.

f)g) Where a greater setback is not required, new development, including new sewage systems, shall be set back a minimum of 30 metres from the highwater mark of a waterbody or watercourse. Reductions to the required minimum 30 metre setback from the highwater mark may be considered for existing lots of record where it is not physically possible to meet this requirement. Where it is not physically possible to meet the setback, then the building or structure shall be constructed as far back as possible from the highwater mark, and the amount of structural coverage within that area shall be minimized. Setbacks less than 30 metres do not require an amendment to this Plan, but will require relief from the implementing by-law, including the submission of a supporting study justifying the reduction, where appropriate.

g)h) Proposals to renovate, reconstruct and/or enlarge existing buildings or structures within 30 metres of the highwater mark of a waterbody will be evaluated through the policies outlined in **Section 3.11**.

h)i) Subject to the approval of the appropriate agency, those accessory buildings, structures, and uses requiring proximity to water, such as docks, stairs for access, or similar accessory structures, may be located within the 30 metre setback from the highwater mark of the waterbody. The implementing by-law will establish the types of structures that may be permitted within 30 metres of the highwater mark.

i)j) Where communal docking facilities are proposed, such facilities shall be located a suitable distance, generally 60 metres, from the nearest residential use, residential land use designation, or residential zone.

j)k) Boat houses shall not be permitted within the Township.

k)l) Floating accommodations, including floating dwellings, shall not be permitted as a residential unit, nor as part of a commercial operation for short- or long-term rental on any waterbodies within the Township.

l)m) Land covered by water and forming the bed of a waterbody should be left in an undisturbed condition. No dredging, filling, or alteration of the shoreline of any waterbody, or lands covered by water, shall be permitted without the approval of the appropriate Federal or Provincial ministry and/or Conservation Authority.

n) The Township will maintain and enhance public access to waterbodies with attention to environmental impacts (e.g., invasive species, boating capacity of the waterbody, parking area runoff), for any public development and redevelopment projects, as appropriate.

m)o) Development on properties with frontage on an at-capacity lake and/or lake trout lake are also subject to the applicable policies in Section 5.3 of this Plan.

3.11 Existing Land Uses, Buildings and Structures

There are a number of existing land uses, buildings and structures within the Township that do not conform to the Zoning By-law. A non-conforming land use is a use that existed legally under a previous Zoning By-law but is not included as a permitted use in the Zoning By-law that implements this Plan. A non-conforming building or structure does not meet one or more zoning performance standards (such as those relating to yards).

a) Non-conforming buildings and structures shall be allowed to continue, be repaired or be replaced in their current location, at their current size, height and volume, as-of-right, subject to the requirements of the Ontario Building Code and any applicable regulation of the appropriate Federal or Provincial ministry and/or Conservation Authority.

b) In certain instances, it may be desirable to permit changes to non-conforming uses, and to permit expansions, or enlargements to non-conforming buildings and structures. Applications submitted under Section 45(2) of the *Planning Act* shall only be considered where the use was:

i) Legally established prior to the passing of the Zoning By-law which prohibited it;

ii) Continuous in nature since the use's establishment; and,

iii) Located on lands owned and used in connection with the use on the day the Zoning By-law was passed.

c) The appropriateness and impact of the proposed development will be assessed against the following criteria:

i) Any proposed change of use or extension or enlargement would not exacerbate the non-conformity of the use;

ii) Any proposed extension or enlargement would be consistent with the scale and massing of development on neighbouring properties;

iii) It will not create or become a public nuisance, in particular in regard to noise, vibration, fumes, smoke, dust, odours, lighting, traffic generation, visual impacts, and other nuisances;

iv) Neighbouring uses will be protected, where necessary, by the provision of areas for landscaping, buffering, or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, by regulations mitigating adverse effects caused by matters such as outside storage, lighting, advertising signs or other aspects of the proposed development;

v) Traffic and parking conditions on-site and in the vicinity will not be adversely effected by the proposal. Access shall be provided by appropriate design of ingress and egress points to and from the site and by improvement of sight lines especially in proximity to intersections;

vi) Adequate off-street parking and loading facilities will be provided; and

vii) Services such as storm water drainage, roads and private sewer and water services are adequately sized and configured to comply with applicable standards.

d) Any proposed change in use, expansion, or enlargement of a legally non-conforming use located within 30 metres of the highwater mark of a waterbody shall, in addition to the policies above, also be assessed against the following criteria:

i) Natural vegetation will be maximized within the first 30 metres from the highwater mark of a waterbody. A shoreline naturalization planting plan may be required in order to ensure the protection and enhancement of the waterfront area;

ii) ~~Disturbed areas will be minimized within the first 30 metres from the highwater mark, while allowing for a reasonable area for water access~~Site alteration and disturbance of vegetation within 30 metres of the highwater mark shall be limited to minor alterations to accommodate access trails, docks, water pumping equipment or restoration work;

iii) The visual impact of the development as seen from the water and/or adjacent properties will be minimized;

iv) Proposals to enlarge a non-conforming building or structure reflect efforts to maximize the setback from the highwater mark;

v) Proposals to enlarge a non-conforming building or structure reflect efforts to reduce the amount of structural coverage within that portion of land falling within 30 metres of the high water mark of a waterbody. Proposals which may result in excess structural coverage shall explore options to offset environmental and aesthetic impacts such as removing, downsizing, or relocating buildings or structures which have deficient water setbacks;

vi) The setback of any sewage system from the highwater mark of a waterbody will be maximized;

vii) Tertiary treatment systems and other technologies will be utilised on lots which are physically constrained and/or situated in close proximity to sensitive natural heritage features or water resources;

viii) Where a new sewage system is required to replace a substandard or malfunctioning system, and where there is no other location on the property at least 30 metres from the highwater mark, the replacement system will be located not less than 15 metres from the high water mark and, wherever feasible, above the flood line elevation where one has been defined by the Conservation Authority.

ix) Where an existing functioning sewage system is less than 30 metres from the highwater mark, the proposed building extension or enlargement will not remove the ability for a future replacement sewage system to be

located in a more compliant location, maximizing its setback from the shoreline and sensitive environmental features;

x) The development will be located outside of flooding and/or erosion hazards and can achieve safe access (ingress and egress); and

xi) Features will be incorporated into the development to control runoff and improve water quality through such measures as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff and/or enhancing riparian vegetation.

e) A lot grading and drainage plan may be required for any proposed change in use, expansion, or enlargement of a legally non-conforming use or structure.

4 How We Will Use the Land

This section establishes policies to guide orderly development of the Township that meets future residential and employment needs, protects important environmental features, as well as supports the viability of agriculture, rural development, investment, and economic prosperity of South Frontenac. These policies address development within each of the land use designations on **Map A** and the Employment Area designation on **Map B**.

4.1 Prime Agricultural Areas

South Frontenac has a high concentration of farm operations and of prime agricultural land. Prime agricultural lands are a finite resource and are of economic importance to the agri-food network locally and regionally.

Prime agricultural areas in particular need to be protected for long-term use for agriculture. Prime agricultural areas have a high capability to produce food, are primarily comprised of large blocks of Canada Land Inventory (CLI) Class 1 to 3 lands with some Class 4 to 5 lands included, have a local concentration of agricultural operations which exhibit characteristics of on-going agriculture, and are relatively unconstrained from incompatible uses.

The intent of this Plan is to sustain and enhance the viability of the Township's agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, as well as maintaining and improving the agrifood network.

The Prime Agricultural Area designation applies to prime agricultural areas and to specific individual landholdings in the Township. The designation is made up of primarily farming activities, including agriculture, as well as complementary housing, agriculture-related uses, and on-farm diversified uses. Prime Agricultural Area designated lands are shown on **Map A**.

4.1.1 General Policies

a) In the Prime Agricultural Area Designation, permitted uses and activities are:

   i) Agricultural uses, including on-farm diversified uses and farm worker housing;

   ii) Agriculture-related uses;

   iii) Residential uses, including additional residential units, home occupations and home industries; and

   iv) Uses connected with the conservation of water, soil, wildlife, and other natural resources.

b) The uses in (a) above will be further defined in the implementing by-law.

c) Lands designated Prime Agricultural Area shall be zoned in appropriate classifications in the implementing by-law.

d) All types, sizes, and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with Provincial standards.

e) Landowners are encouraged to implement best management practices and stewardship initiatives, including establishment and maintenance of vegetated buffer strips beside waterbodies and watercourses.

f) Council supports nutrient management planning as a means to protect water quality.

g) Lot creation in Prime Agricultural Areas shall only be permitted in accordance with **Section 9.3.4**.

h) Additional residential units in Prime Agricultural Areas shall comply with **Section 3.2**.

i) Non-agricultural land uses, such as residential, commercial, employment, and institutional uses shall be directed to Settlement Areas and Rural Lands in order to protect the agricultural land base from further fragmentation and so as not to hinder surrounding agricultural operations.

j) Where the interface of agricultural uses and non-agricultural uses result in opportunities for potential conflict, land use compatibility will be achieved by

avoiding or, where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system. Where mitigation is required, the applicant shall incorporate applicable mitigation measures as part of the non-agricultural use being developed.

k) An application for non-agricultural development in Prime Agricultural Areas may require an agricultural impact assessment, which shall be prepared by a qualified professional, such as a Professional Agrologist, as part of a complete application. Such a study would be undertaken to evaluate the potential impacts of non-agricultural uses on agricultural lands and operations, demonstrate compatibility with surrounding agricultural uses, and recommend ways to avoid adverse impacts on the agricultural land base.

l) All development and site alteration shall be consistent with municipal, Provincial, and Federal guidelines and policies as may be updated from time to time, including the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851, Ministry of Agriculture, Food and Rural Affairs, 2016).

m) All development shall be consistent with The Minimum Distance Separation Document (Publication 853, Ministry of Agriculture, Food and Rural Affairs, 2016), as amended from time to time, unless otherwise specified in this Plan or the implementing by-law.

n) Development shall be serviced with adequate water and sewage services, and stormwater management to the satisfaction of the Township.

4.1.2 Agriculture-Related Uses and On-Farm Diversified Uses

a) Agriculture-related uses and on-farm diversified uses may be permitted subject to any implementing by-laws and guidelines, and to the applicable policies of this Plan including the following:

i) Minimum Distance Separation Formulae (MDS I and MDS II) shall apply to agriculture-related uses and on-farm diversified uses that could conflict with neighbouring livestock facilities. These uses are often characterized by having a high level of human activity and attracting visitors to the agricultural area. Examples include food services, accommodations, agri-

tourism uses, and retail operations. These uses will be further defined in the implementing by-law.

ii) Development and intensification of agriculture-related and on-farm diversified uses shall be demonstrated to be compatible with available rural services, such as road access, private water and sewage services, utilities, fire protection, emergency services, and other public services.

iii) Agriculture-related and on-farm diversified uses shall be developed in accordance with all applicable municipal, Provincial, and Federal requirements on emissions, noise, odour, nuisance, compatibility, water, and wastewater standards and receive all relevant environmental approvals. Where applicable, the applicant shall demonstrate that all applicable Federal and Provincial approvals have been obtained, so as to ensure a coordinated approach to the planning and development of said use.

iv) Agriculture-related and on-farm diversified uses are encouraged to be located on the least productive soils, and where possible, located in proximity to clusters of other structures on the subject property.

b) For agriculture-related uses the applicant must demonstrate the proposed use:

i) Is a farm-related commercial or farm-related industrial use;

ii) Is compatible with and will not hinder surrounding agricultural operations;

iii) Is directly related to farm operations in the areas;

iv) Benefits from being in close proximity to farm operations;

v) Supports agriculture; and,

vi) Provides direct products and/or services to farm operations as a primary activity.

c) For on-farm diversified uses the applicant must demonstrate the proposed use:

i) Is located within the limits of a farming operation;

ii) Is secondary to the principal agricultural use of the property;

iii) Is limited in size and scale, relative to the size of the farm property; and,

iv) Is compatible with and will not hinder surrounding agricultural operations.

d) Ground-mounted solar facilities are permitted, only as on-farm diversified uses.

e) On-farm diversified uses located on a farm that are secondary to the principal agricultural use, including agri-tourism uses (e.g., corn maze, u-pick, Community Supported Agriculture (CSA) market gardens, seasonal tours), home occupations, home industries and bed and breakfast establishments and farm produce stands may be permitted in the implementing by-law.

f) Site Plan Control shall apply to agriculture-related uses and on-farm diversified uses in accordance with the Township's Site Plan Control By-Law.

4.2 Rural Lands

Lands designated Rural are characterized by a rural landscape which reinforces the historical relationship between the Settlement Areas and the surrounding farms and the rural and seasonal communities to which the Settlement Areas provide basic services. The Rural Lands within the Township are a resource valued by residents and visitors. Rural Lands are designated on **Map A**.

4.2.1 General Policies

a) The amount and type of development on Rural Lands shall be consistent with maintaining its rural character, natural heritage, and cultural landscape.

b) The Township shall, through this Plan, preserve the character of Rural Lands and large tracts of undeveloped lands for environmental protection and aesthetic purposes;

c) The Township shall, through this Plan, preserve the forested open space character of the rural landscape and the natural quality of area waterways.

d) The Township shall limit development that fragments forests, and natural heritage features and areas, and that impacts the accessibility or viability of renewable and non-renewable resources.

e) The Township shall encourage a revival of the local agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the Township.

f) The Township shall encourage the establishment of diversified tourism opportunities that are ecologically sustainable and promote natural resources.

g) The Township shall, through implementing this Plan, promote the development of commercial, recreational, and industrial uses that are appropriate for Rural Lands and are sustainable based on the appropriate and available water and sewage services, in accordance with **Section 7.4**.

h) The Township shall allow for residential development where site conditions are suitable for the provision of appropriate sewage and water services, and on lands that are not constrained or protected for their resource value, where appropriate.

i) The Rural Land designation includes many different land uses. The range of land uses that are permitted within the Rural Land designation include:

   i) Agriculture;

   ii) Residential;

   iii) Commercial & Industrial;

   iv) Open Space;

   v) Recreational; and,

   vi) Community Facility.

Section 3 provides policy direction for open space, recreational, and community facility uses.

4.2.2 Agricultural Uses

The Township recognizes there is significant agricultural production located on Rural Lands. Agricultural production is encouraged to continue and/or expand.

a) The Rural Land designation permits agricultural uses, including on-farm diversified uses, agriculture-related uses, residential uses, and uses

connected with the conservation of water, soil, wildlife, and other natural resources.

b) The policies of the Prime Agricultural Area **Section 4.1** shall apply to agricultural uses, on-farm diversified uses, and agriculture-related uses within the Rural Land designation, where applicable.

c) Minimum Distance Separation formulae shall apply to all land uses in the Rural Land designation in accordance with **Section 3.9**.

d) Rural agricultural uses may be zoned in a separate category in the implementing by-law.

4.2.3 Residential Uses

It is the intent of this Plan that the Settlement Areas be the focus of residential growth over the long term. Low density residential development that respects the rural character and natural resources of Rural Lands may be permitted.

4.2.3.1 Permitted Uses

a) The following range of residential uses shall be permitted:

i) Single detached dwellings

ii) Semi-detached or duplex dwellings

iii) Triplex dwellings

iv) Group homes

v) Additional residential units

vi) Mobile home parks

b) Accessory home-based businesses may be permitted in accordance with the general development policies in **Section 3**.

4.2.3.2 General Policies

a) Residential development shall be directed to areas where residential development exists or would be compatible with adjacent uses, and will be directed away from:

i) Primary or secondary aggregate deposits;

ii) Aggregate operations or other resource related industries or activities;

iii) Incompatible rural industries or businesses;

iv) Farm operations where a land use conflict would result;

v) Incompatible public uses or facilities;

vi) Natural or human-made hazards or development constraints; and/ or,

vii) Natural heritage features and areas, such as wetlands.

b) Residential development shall comply with **Section 3.10** – Waterfront Development policies of this Plan, where applicable.

c) Water access will be permitted only for residential lots if they have direct frontage on the waterbody. Rights-of-way shall not be granted to provide non-waterfront residential lots with private access to a waterbody. The Township will focus on providing, acquiring, and enhancing access to waterbodies for non-waterfront residents and visitors in the Township via public access parks, boat launches, and docks.

d) Mobile home parks shall be permitted in the Rural Land designation, in accordance with the following policies:

i) Mobile home parks shall be serviced by municipal water and sewage services in accordance with **Section 7.4**;

ii) Mobile home parks shall be managed as a single property in accordance with a responsibility agreement for the maintenance and management of servicing for the park;

iii) Accessory uses such as a management office, a convenience store, and recreational facilities for the use of the residents shall be permitted.

iv) Land used or proposed for a mobile home park shall be placed in a separate category in the implementing by-law. This category should include suitable controls for such matters as the frontage and area of the park and individual sites, the density of the park, parking requirements, and any other relevant provisions; and,

v) All lands used for mobile home parks are subject to site plan control.

e) Residential developments that have a primary means of access from a private road or a navigable waterway, and have limited municipal services (e.g. garbage collection, road maintenance or snow removal) are generally permitted in waterfront areas. These limited service residential properties will be recognized separately in the implementing by-law.

f) Waterbodies within the Township contain islands and remote areas. Islands and remote areas of the Township offer the opportunity for limited-service residential use. Consequently, limited-service residential development shall be permitted on water access only lots provided:

   i) It is demonstrated to the satisfaction of the Township that an adequate supply of potable water is available for each lot and that a satisfactory method of sewage disposal is approved by the appropriate authority;

   ii) Access to the island or the remote area is available via a navigable waterway and/or a public road or an existing private road of sufficient quality to ensure the provision of appropriate services to the island or remote area;

   iii) The owner of the lot demonstrates to the satisfaction of the Township that deeded land and mooring facilities on the mainland are available to permit the parking of automobiles and/or the storage or docking of boats and boat trailers etc. associated with the use of the water access only lot, in this way ensuring minimal disruption to residents on the mainland. Such facilities shall be owned or tied in perpetuity to the water access only lot and be zoned for parking and docking facilities only;

   iv) There is a suitable location at the island or remote area for docking and access that would not negatively impact the shoreline and riparian area; and

   v) ~~Notwithstanding anything in this Plan to the contrary, t~~The minimum lot size for a new water access only lot is 2 ha to minimize impacts in these remote areas.

g) Existing vacant back lots on private roads may be developed provided that the access and servicing policies of this Plan are satisfied.

h) The creation of a new back lot shall not be permitted through the consent process.

4.2.4 Commercial Uses

Rural Lands are an important area for the Township in terms of commercial uses.

4.2.4.1 Permitted Uses

a) The commercial uses permitted in the Rural Lands designation include agriculturally and rurally oriented commercial, highway commercial, and tourist commercial. The following range of uses shall be permitted:

i) Agriculturally and rurally oriented commercial uses shall include agricultural produce sales establishments, farm services, bulk fuel dealers, farm implement dealers, feed and seed mills, abattoirs, auction barns, veterinary clinics or hospitals and similar uses.

ii) Highway commercial uses shall include motor vehicle sales outlets, motor vehicle service stations and/or gasoline, diesel, propane and liquified natural gas outlets, small engine sales and service, building supply sales, recreational equipment sales and service and agricultural produce sales establishments and nurseries or garden centres; motels; hotels; taverns; restaurants; convenience retail stores and similar uses.

iii) Tourist commercial uses shall include a range of uses that cater primarily to the tourism and recreational needs. Permitted uses shall include but are not limited to tourist lodging facilities, campgrounds, recreation facilities, golf courses, parks and facilities related to boat traffic, such as marinas, docks, and other services. Buildings, structures, or sites of historic interest, uses such as museums and related facilities are also permitted.

b) A residential use may be permitted as an accessory use to a rural commercial use.

4.2.4.2 General Policies

a) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency vehicles, appropriate water and sewage services, storage of materials and wastes, signage, landscaping and buffering, open space areas, accessory buildings and structures, lighting, and access to the rear of the lot).

b) Development shall have frontage on a public road which is maintained year-round. Highway Commercial uses should be located on Arterial roads. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard, and that the public road is, or can be made to be, of suitable quality to accept traffic generated by the new commercial operation.

c) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner to minimize the danger to vehicular and pedestrian traffic.

d) Rural commercial uses will be zoned in separate categories in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for rural commercial uses.

e) Where commercial uses are located adjacent to residential or other sensitive land uses, provisions may be made for increased setbacks, buffering or screening to ensure compatibility and to avoid land use conflicts.

f) Site plan control shall apply to rural commercial uses, in accordance with the Township's Site Plan Control By-Law.

4.2.4.3 Tourist Commercial Uses

In addition to the policies above, the following policies apply to Tourist Commercial uses within the Rural Land designation:

a) In reviewing applications for tourist commercial development, the Township shall have regard to the protection of the natural environment, cultural heritage, open space, character, and scenic qualities of the area.

b) The continued operation, upgrading, expansion, and redevelopment of existing tourist commercial establishments, which maintain the intent, principles and policies of the Plan will be encouraged.

c) Traditional and new concepts related to the form or ownership of tourist commercial establishments will be considered, provided the intent, principles and policies of the Plan will be satisfied. With the exception of floating accommodations, the Township shall consider opportunities for tourist commercial accommodations that meet the market demand for short-term or seasonal occupancy.

d) Tourist Commercial uses will be zoned in a separate category in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for tourist commercial uses.

e) This Plan recognizes that Tourist Campground and Tourist Lodging Establishment densities are an important component to managing environmental and land use compatibility concerns. The implementing by-law will identify specific density, lot coverage and open space provisions, among others, to these uses in order to mitigate these concerns.

f) At a minimum, the consideration of a new or expansion of an existing tourist commercial use through the zoning by-law amendment process will ensure:

   i) The site is suitable for the use proposed, including the provision of appropriate water and sewage servicing, and the management of stormwater; and,

   ii) The uses shall be of a scale that permits them to blend into their natural setting and shall be designed to preserve, as much as possible, a site's physical attributes such as tree coverage, varying topography, and scenic views.

g) New waterfront tourist commercial uses, buildings and structures shall be setback a minimum of 50 metres from the highwater mark of a waterbody to protect sensitive waterfront areas and lake ecosystems from intensified use.

h) Reductions to the required minimum 50 metre setback from the highwater mark where it is not physically possible or environmentally desirable to meet this requirement may be considered without amendment to this Plan, but will require relief from the implementing by-law, including the submission of a supporting study justifying the reduction, where appropriate.

i) Any new tourist commercial use shall front onto and gain direct access from a public road, constructed to Township standards, and which is maintained year-round by the Township.

j) Expansion or redevelopment of existing tourist commercial establishments may be permitted on private roads where it has been demonstrated that there is legal deeded access to the lot over a private road, and it has been demonstrated to the Township's satisfaction that the private road has been

constructed or upgraded to meet or exceed the Township's Private Road Construction Standards.

k) Buildings and/or campsites should have sufficient area and frontage along an internal road to avoid overcrowding and to ensure minimal environmental impact.

l) Efforts shall be made to integrate waterfront tourist commercial uses with the shoreline environment so as to minimize visual and other impacts, in accordance with the Waterfront Development and Natural Heritage sections of this Plan.

m) Adequate provision for recreational facilities shall be made in the establishment or expansion of any tourist campground or tourist lodging facility. These may be comprised of beaches, swimming pools, tennis courts, campgrounds, major open space areas or a combination of these and/or similar features.

n) Where applications for tourist commercial development involve significant boat docking facilities such as those associated with marinas and large resorts, the preparation of a boat impact assessment shall be required to evaluate the suitability of the site and its land/water environs for docking or mooring facilities and associated boat traffic. These developments shall be subject to Parks Canada's Rideau Canal Policies for In-Water and Shoreline Works and Related Activities where applicable.

4.2.5 Industrial Uses

Rural Lands offer opportunities for limited industrial uses.

4.2.5.1 Permitted Uses

a) Non-water intensive industrial uses are permitted in the Rural Land designation. These uses shall include construction yards, warehousing, truck or transportation terminals, motor vehicle repair garages or body shops, open storage of goods or materials, bulk storage facilities, workshops, sawmills, service shops, processing, manufacturing and/or assembly operations, and research establishments, and other similar uses.

b) Water intensive industrial uses such as breweries and cheese factories, may be permitted provided that it has been demonstrated that there is a sustainable supply of potable water, and that there would be no undue interference to existing or proposed neighbouring uses.

4.2.5.2 General Policies

a) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency vehicles, appropriate water and sewage services, storage of materials and wastes, signage, landscaping and buffering, open space areas, accessory buildings and structures, lighting, and access to the rear of the lot).

b) Development shall have frontage on a public road which is maintained year-round. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard, and that the public road is of suitable quality to accept traffic generated by the new industrial operation.

c) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner to minimize the danger to vehicular and pedestrian traffic.

d) Rural industrial uses will be zoned in a separate category in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for rural industrial uses.

e) Industrial uses shall be directed away from residential uses and other sensitive uses.

f) Where industrial uses would be located adjacent to residential or other sensitive land uses, provisions may be made for increased setbacks, buffering or screening to ensure compatibility and to avoid land use conflicts.

g) Industrial uses shall be compatible with neighbouring sensitive land uses through the application of the Provincial D-series Land Use Compatibility Guidelines and Environmental Noise Guidelines (NPC-300), and employ the appropriate separation distances and/or mitigative measures to reduce the potential of land use conflict.

h) Studies will be required to determine whether adequate services, such as water and sewage systems, stormwater management, and fire protection, could be provided to support industrial development.

i) Site plan control shall apply to industrial uses, in accordance with the Township's Site Plan Control By-Law.

4.3 Settlement Areas

The Township contains several villages and hamlets, each with their own important history and identity. It is the intent of the Township that these Settlement Areas will be the focus of a significant portion of new residential and non-residential development. The purpose of this is to provide a range of housing options, transportation and recreation options, and community amenities and services. It is also to ensure municipal services are provided to the public in the most efficient manner possible while simultaneously protecting the natural environment and natural resources of the Township.

The following villages and hamlets are designated as Settlement Areas on **Map A.** Their boundaries are detailed on **Map B**:

- Battersea
- Harrowsmith
- Hartington
- Inverary
- Sunbury
- Sydenham
- Verona

4.3.1 General Policies

a) The Township will:

i) Ensure that sufficient lands are available to direct the majority of industrial, commercial, institutional and residential growth into Settlement Areas;

ii) Promote development using appropriate water and sewage service options;

iii) Promote a full range and mix of housing types and densities to meet the needs of all Township residents;

iv) Ensure compatibility between uses within Settlement Areas; and

v) Encourage compact, mixed-use development that has a high level of employment and residential densities, in order to increase the future potential of efficient rural transit in South Frontenac in partnership with neighbouring municipalities. This includes the creation of active transportation connections within and between Settlement Areas and the clustering of uses such as schools, businesses, social services, and health facilities within Settlement Areas.

b) The following types of land uses are permitted in Settlement Areas, and will be regulated further by the implementing by-law:

i) a range of residential uses;

ii) a range of commercial uses;

iii) a range of community facility uses;

iv) a limited range of light industrial uses and

v) a range of open space uses.

c) Municipal water and sewage services shall be the preferred form of servicing for development in Settlement Areas. Individual on-site water and sewage services may be permitted where municipal services are not available.

d) Development in Sydenham shall connect to the existing municipal water services where available, and any existing private well servicing the property shall be decommissioned.

e) The development of transit-supportive communities is encouraged in order to increase the future potential of efficient rural transit in South Frontenac in partnership with neighbouring municipalities. 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.

4.3.2 New Settlement Areas & Settlement Area Boundaries

a) The Township may identify new settlement areas or adjust existing settlement area boundaries to better reflect desired locations for population growth and development after completing secondary plan studies for the Settlement Areas (Maps A and B) and Future Secondary Planning Areas (Map H).

b) In identifying a new Settlement Area or allowing a Settlement Area boundary expansion, the Township shall consider the following:

i) The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

ii) If there is sufficient capacity in existing or planned infrastructure and public service facilities;

iii) An assessment of water and sewage servicing alternatives, capacities and allocations, and the associated financial feasibilities (e.g. capital and operating costs);

iv) A hydrogeological analysis to determine the quantity and quality of groundwater, the potential impact of future development on the groundwater, and on existing sources of drinking water;

v) Where no municipal sewage service is available, an evaluation of the long-term suitability of the soil conditions for effective operation of individual on-site or private communal sewage services;

vi) The evaluation of locations that avoid waterbodies, natural heritage areas and features, natural hazards, human-made hazards, mineral and aggregate resources, cultural heritage and archaeological resources, and where avoidance is not possible, minimized and mitigated to the extent feasible as determined through appropriate assessments;

vii) The evaluation of alternative locations that avoid prime agricultural areas, and where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

viii) Whether the new or expanded settlement area complies with the Minimum Distance Separation formulae;

ix) Where impacts on the agricultural system are unavoidable, they must be minimized and mitigated to the greatest extent feasible, as determined through an agricultural impact assessment or equivalent analysis; and

x) The new or expanded settlement area provides for the phased progression of development.

4.3.3 Intensification

The Township encourages intensification and redevelopment in the Settlement Areas in order to promote vibrant and compact communities, offer a range of housing choices, efficiently use land, and optimize existing infrastructure and public service facilities. It is recognized that the type, form, and scale of intensification will vary amongst the settlement areas based on their local conditions and character.

Intensification refers to the development of a property, site, or area at a higher density than currently exists, and can be achieved at different scales and through different types of land uses (e.g. residential, commercial, industrial, etc.). Intensification can be achieved in many ways including:

- Development of vacant and/or redevelopment of underutilized lots within previously developed areas (e.g. introducing new housing options),
- Infill development, including lot creation,
- Establishing additional residential units,
- Expansion or conversion of existing buildings, and
- Redevelopment, including the reuse of brownfield sites.

The following policies will guide intensification:

a) The efficient use of land and services is encouraged through increased intensification within the existing boundaries of Settlement Areas on appropriate water and sewage services.

b) Residential intensification and redevelopment should be encouraged in appropriate areas with a target of approximately 10%.

c) The design of residential development within already established areas, including intensification, should be considerate and sensitive to the character of that neighbourhood.

d) The Township may consider establishing design standards to guide intensification.

4.3.4 Residential Uses

a) Settlement Areas will provide a significant opportunity for housing within the Township. A full range of housing types shall be permitted including:

i) Single detached dwellings

ii) Semi-detached or duplex dwellings

iii) Triplex dwellings

iv) Townhouses

v) Multiple unit dwellings (i.e. apartment buildings)

vi) Single detached dwellings converted to multiple unit dwellings

vii) Group homes

viii) Additional residential units

b) Bed and breakfasts, and home-based businesses may be permitted in accordance with the general development policies in **Section 3**.

c) Residential uses shall be zoned with an appropriate zoning category in the Zoning By-law.

d) Development should be compatible with surrounding uses per **Section 3**.

~~4.3.4.1 Development Criteria for Residential Conversions~~

~~a) Existing single detached dwellings may be converted into multiple self-contained dwelling units.~~

~~b) The implementing by-law shall include criteria for establishing eligibility for conversions.~~

~~c) Where the lot is serviced by individual on-site water and sewage services, it must be demonstrated that the lot has an adequate supply of potable water and sufficient land area for the required sewage system to the satisfaction of the Township.~~

~~d) The converted dwelling shall comply with all pertinent Provincial and municipal regulations and by-laws relevant to such matters as fire, health, safety and occupancy.~~

~~e) Adequate buffering and screening shall be provided between the converted dwellings' parking areas and adjacent uses, particularly adjacent residential uses and other sensitive uses.~~

~~f) Adequate off-street parking shall be provided.~~

~~g) Converted dwellings shall be zoned in separate categories in the implementing by-law.~~

~~4.3.4.2~~4.3.4.1 Development Criteria for Multiple Unit Dwellings

a) Townhouses and multiple unit dwellings, with four or more units, shall be located so as to minimize their impact within previously developed areas.

b) It shall be demonstrated that the multiple unit dwelling will not create a traffic hazard.

c) Adequate off-street parking shall be provided. Access points to parking areas shall be designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.

d) Development should be compatible with surrounding uses as per **Section 3**.

e) The lot size shall be adequate for the proposed use (e.g., to allow for appropriate water and sewage services, access, parking and loading, landscaping and buffering, privacy or open space areas).

4.3.5 Commercial Uses

a) Commercial development should be of a scale catering to the residents of and tourists to the Settlement Areas and surrounding rural area.

b) The uses permitted include those commercial establishments offering goods and services which serve the residents of the Settlement Areas or the community as a whole such as retail stores, personal service shops, motels and hotels, places of entertainment, taverns, business and professional offices, eating establishments, funeral homes, motor vehicle service stations and/or gasoline, diesel, propane and liquefied natural gas outlets, motor vehicle sales outlets, service shops, convenience stores, tourist homes, and medical clinics.

c) Commercial uses will be further defined and will be zoned in a separate category in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for commercial uses.

d) Commercial uses should be located on major roads, and, where appropriate, are encouraged to locate in proximity to existing commercial uses to foster the development of commercial cores.

e) Where commercial uses are located adjacent to residential or other sensitive land uses, commercial uses should complement and serve the needs of adjacent residential uses. Provisions may be made for increased setbacks, buffering or screening to ensure compatibility and to avoid land use conflicts.

f) Commercial uses shall be developed in a compact form to maximize use of land and to minimize intrusion into residential areas.

   i) New commercial development shall be oriented to the street, where possible, and shall incorporate attractive streetscaping elements, such as landscaping, signage, decorative lighting, and pedestrian connections for access between public streets, parking areas, and building entrances, as determined in consultation with the Township.

   ii) Minimum and maximum front yard setbacks may be specified in the implementing by-law to support walkability and built form.

g) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency

vehicles, appropriate water and sewage services, storage of materials and wastes, signage, landscaping and buffering, open space areas, accessory buildings and structures, lighting, and access to the rear of the lot).

h) Development shall have frontage on a public road. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard, and that the public road is, or can be made to be, of suitable quality to accept traffic generated by the new commercial operation.

i) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner to minimize the danger to vehicular and pedestrian traffic.

j) Where off-street parking is required, such parking shall generally be located to the rear or side of buildings, in order to foster a pedestrian-friendly environment.

k) Parking lots shall be conveniently located, in such a manner as to provide safe access to public roads and sidewalks, or other pedestrian corridors. They shall be appropriately buffered and landscaped in order to reduce their micro-climatic and visual impact on the surrounding area.

l) Residential uses shall generally be permitted to locate in either the upper stories or in the rear half of the ground storey of buildings in which commercial uses are permitted.

m) In the case of mixed-use buildings, parking for residential uses shall be distinctly identified from the parking for commercial uses.

n) Mixed-use buildings should include well-designed, useable amenity areas for the residents that meet the requirements of the implementing by-law. These areas may include private or communal amenity areas, such as: balconies or terraces; rooftop patios/gardens; and communal outdoor at-grade spaces (e.g. plazas, courtyards, squares, and yards).

o) Site plan control shall apply to commercial uses, in accordance with the Township's Site Plan Control By-Law.

4.3.6 Industrial Uses

a) Light, non-water intensive, industrial uses are permitted in the Settlement Area designation. These uses shall include manufacturing, processing, fabrication, assembly, treatment, packaging, and other similar uses, provided that all activities are conducted within a wholly enclosed building.

b) Water intensive industrial uses, such as breweries and cheese factories, may be permitted provided that it has been demonstrated that there is a sustainable supply of potable water, and that there would be no ~~undue interference to existing or proposed neighbours~~adverse effects or negative impacts to surrounding properties.

c) Industrial uses will be further defined and will be zoned in a separate category in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for industrial uses.

d) Industrial uses shall be encouraged to locate along a public road on the periphery of the Settlement Areas.

e) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency vehicles, appropriate water and sewage services, storage of materials and wastes, signage, landscaping and buffering, open space areas, accessory buildings and structures, lighting, and access to the rear of the lot).

f) Development shall have frontage on a public road. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard, and that the public road is of suitable quality to accept traffic generated by the new industrial operation.

g) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner to minimize the danger to vehicular and pedestrian traffic.

h) Industrial uses shall be directed away from residential uses and other sensitive uses.

i) Where industrial uses are located adjacent to residential or other sensitive land uses, provisions may be made for increased setbacks, buffering or screening to ensure compatibility and to avoid land use conflicts.

j) Industrial uses shall be compatible with neighbouring sensitive land uses through the application of the Provincial D-series Land Use Compatibility guidelines and Environmental Noise Guidelines (NPC-300) and employ the appropriate separation distances and/or mitigative measures to reduce the potential of land use conflict within a Settlement Area.

k) Industrial uses shall be well-designed and attractive with appropriate building materials and landscaping.

l) Studies will be required to determine if servicing could be provided to meet the requirements for industrial development (e.g., appropriate water and sewage services, fire protection).

m) Site plan control shall apply to industrial uses, in accordance with the Township's Site Plan Control By-Law.

4.3.7 Agricultural Uses

The Township recognizes that there are existing active farms located within Settlement Areas.

a) Existing agricultural uses are permitted to continue until such time as those lands are required to accommodate residential and non-residential growth and development.

b) New or expanding livestock facilities are prohibited within Settlement Areas.

4.4 Employment Area

Employment opportunities are a key component of a healthy, liveable and safe community. The Township must provide and protect sufficient land to accommodate competitive opportunities for employment growth. Employment Areas are identified on **Map B**.

Lands identified as Employment Areas in this Plan are intended to accommodate a range of business and economic activities to meet the long-term needs of the Township.

The Township will guide the development and protection of Employment Areas by:

a) Recognizing the important relationship between planning, economic development, and environmental preservation in sustainable development and healthy communities.

b) Ensuring that Employment Areas are protected to accommodate projected employment growth.

c) Ensuring that Employment Areas are used to their fullest and highest potential.

d) Recognizing that certain employment lands are considered high-profile due to their visibility and frontage on major roads and so encouraging employment uses that are wholly within enclosed buildings along this frontage and directing uses that do not benefit from visibility and/or which require outdoor storage to the interior of Employment Areas.

e) Requiring flexible and adaptable Employment Areas that include street patterns and building design and siting that allow for redevelopment and intensification.

f) Limiting and/or mitigating land use incompatibilities where necessary to protect public and environmental health and safety.

g) Ensuring development within Employment Areas is designed to minimize surface parking, maximize walkability, and provide for a mix of amenities and open space.

h) Prioritizing the provision of municipal water and sewage services in Employment Areas to accommodate more intensive and higher order employment uses.

i) Ensuring Employment Areas are serviced with leading edge telecommunication services to attract knowledge-based industries.

j) Development of Employment Areas shall be subject to a secondary plan.

k) Lands may be removed from Employment Areas only where it has been demonstrated that:

   i) There is an identified need for the removal and the land is not required for employment area uses over the long term;

ii) The proposed uses would not negatively impact the overall viability of the employment area by:

1) Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses;

2) Maintaining access to major goods movement facilities and corridors;

iii) Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and

iv) There are sufficient employment lands to accommodate projected employment growth to the horizon of this Plan.

4.5 Environmental Protection

The Environmental Protection designation applies to lands which play an important role in the preservation of the Township's natural heritage systems. The intent of the policies in this section is to protect environmentally sensitive areas from incompatible development. The Township recognizes that permanent protection from development and enhancement of natural areas will provide essential climate mitigation services, including water storage and filtration, carbon storage, cleaner air and habitats, plus many other benefits.

Policies of this section of the Plan are primarily related to land use. More detailed policy related to environmental functions and features that form the traditional basis for this land use designation, are found in **Section 5**.

a) The Environmental Protection designation applies to all wetlands, watercourses and lakes shown on **Map A**.

b) The boundaries of the Environmental Protection designation were based on Provincial mapping. When additional information or mapping becomes available on these features, this Official Plan and the implementing by-law shall be amended accordingly.

c) Environmental Protection areas shall be zoned in a separate classification in the implementing by-law.

d) The Environmental Protection designation and/or the implementing zoning shall be applied to other natural heritage features or natural hazard features that warrant this level of protection, as determined through site-specific or regional assessment, in accordance with this Plan.

e) The following uses are permitted in the Environmental Protection designation:

   i) Open space, conservation or flood protection uses

   ii) Passive recreational or educational activities excluding buildings

   iii) Docks

   iv) Small watercraft access areas

f) Minor changes to the boundaries of the designation may be permitted without an amendment to the Official Plan. An environmental impact assessment may be required in support of a minor boundary adjustment.

g) Nothing in this Plan is intended to imply that lands designated Environmental Protection are open to the general public or that any public body will be required to purchase such lands.

h) Minimum building setbacks from the Environmental Protection designation will be established in the implementing by-law.

4.6 Mineral Aggregate

The planned function for the Township's mineral aggregate areas is primarily commercial resource extraction. The intent of the policies in this section is to responsibly manage mineral aggregate resources by protecting them for long-term use, regulating current operations, requiring proper rehabilitation of closed operations, and protecting resources from incompatible uses.

The Township recognizes the importance of its mineral aggregates as a limited and non-renewable resource which may be required to meet the needs of both the Township and surrounding areas.

a) The Township will protect wherever possible and practical the sand and gravel resources and a reasonable amount of bedrock resources for aggregate extraction. Unconstrained resource areas are those that have

been identified through Aggregate Resource Inventory Papers (ARIP) prepared by the Province, are located outside of mapped natural heritage features, and are outside areas with sensitive uses. The intent of designating these unconstrained areas of mineral aggregate deposits is to protect these deposits from incompatible development over the long-term.

b) Mineral Aggregate areas including licenced aggregates, such as pits and quarries, as well as sand and gravel resource areas (i.e., reserve areas) are designated on **Map A**. **Map D** identifies mineral aggregate resource areas by classification (i.e., secondary, or tertiary deposit) and the classification of pit/quarry and the associated influence areas.

c) The following uses are permitted in the Mineral Aggregate designation:

i) Pit and quarry operations licensed under the *Aggregate Resources Act*;

ii) A wayside pit or quarry;

iii) Uses associated with or accessory to the pit or quarry operation including crushing facilities, stockpiles, and screening operations;

iv) Aggregate recycling facilities;

v) Concrete batching plants;

vi) Aggregate transfer stations;

vii) Activities and operations associated with the progressive rehabilitation of the lands;

viii) A forestry, agricultural, conservation or passive recreation use which does not preclude or hinder current or future extraction of the resource may be permitted only where the lands are not being used for a mineral aggregate operation; and

ix) Existing uses.

d) Other land uses may be permitted subject to the policies in this section, and in accordance with the applicable land use policies of the Rural Land designation.

e) Mineral aggregate areas will be zoned separately in the implementing by-law.

f) A new asphalt plant or production of secondary related products in conjunction with a mineral aggregate operation, shall require a Zoning By-law amendment.

g) Development of new sensitive land uses is not permitted in sand and gravel resource areas or bedrock resource areas, on lands within 300 metres of sand and gravel resource areas or on lands within 500 metres of bedrock resource areas, unless it can be demonstrated through a mineral aggregate impact assessment that such development shall not conflict with future mineral aggregate extraction. Examples of sensitive land uses are:

   i) The creation of new lots

   ii) Rezoning to permit dwellings, community facilities, commercial operations

h) Development of new sensitive land uses is not permitted on lands within 300 metres of a licensed sand and gravel pit or within 500 metres of a licensed bedrock quarry unless it can be demonstrated that the existing mineral aggregate operation, and potential future expansion of the operation in depth or extent, will not be affected by the development.

i) In considering the development of new sensitive land uses, it must be demonstrated that:

   i) Resource use would not be feasible; or

   ii) The proposed land uses, or development serves a greater long-term public interest; and,

   iii) Issues of public health, public safety, and environmental impact are addressed. This may necessitate the submission of other supporting information such as but not necessarily limited to, geo-technical and groundwater studies, noise, vibration and dust studies and, environmental impact assessment.

j) Development in or on lands adjacent to unconstrained areas of mineral aggregate deposits, shall be located and buffered sufficiently to ensure that the extraction is not limited and that the development is not affected by the noise, vibration, dust or other health and public safety issues that are related to the extractive activity.

k) The Township may permit development on a vacant lot within the Mineral Aggregate designation or within 300 m of sand and gravel resource areas or the licensed boundary of an existing pit, and within 500 m of bedrock resource areas or the licensed boundary of an existing quarry subject to the following conditions:

   i) The lot was created under the *Planning Act* prior to the approval of this Official Plan,

   ii) The use is permitted in the implementing by-law,

   iii) All requirements for individual on-site water and sewage services are met, and

   iv) New development shall be sited on the lot to minimize the impact upon future extraction of mineral aggregate resources, and/or the mineral aggregate operation.

l) In considering an amendment to the Official Plan and/or the implementing by-law for the establishment of a new pit or quarry or the expansion of an existing pit or quarry, the Township will consider:

   i) The location, nature, extent and economic potential of the mineral aggregate deposit;

   ii) The nature and location of adjacent land uses and the effect the pit and quarry operation could have on:

      - Natural heritage features,
      - Agricultural resources and activities,
      - Existing sensitive land uses,
      - The groundwater recharge functions on the site and in the immediate area,
      - Cultural heritage and archaeological resources in the area,
      - Surface water features in the area, and nearby wells and surface intakes used for drinking water purposes.

   iii) The capability of the existing road network to service the proposed operation;

   iv) The effect of the noise, odour, dust and vibration generated by the use and the use of haul routes on adjacent land uses, and

v) How the impacts of the proposed pit or quarry will be mitigated in order to lessen the adverse effects and negative impacts on sensitive land uses and other resources as noted above in Section 4.6(I)(ii).

m) Within the areas designated as Mineral Aggregate, the establishment of a new pit or quarry or the expansion of an existing operation onto lands not zoned for such use shall require an amendment to the Zoning By-law.

n) The area to be zoned or licensed may extend beyond the boundaries of the designation shown on **Map D** provided such expansion is minor, reasonable, respects any separation distances and does not adversely effect existing uses in the area.

o) Past producing aggregate operations or active extraction sites shall be subject to the provisions of the *Aggregate Resources Act* with respect to rehabilitation and/or closure.

p) Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible.

q) In prime agricultural areas, on prime agricultural land, the site shall be rehabilitated back to an agricultural condition. Complete rehabilitation to an agricultural condition is not required if:

i) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and

ii) agricultural rehabilitation in remaining areas is maximized.

r) Where an aggregate operation has been rehabilitated and the license surrendered, the lands may be redesignated for an appropriate land use.

s) The Township will encourage comprehensive rehabilitation planning where there is a concentration of mineral aggregate operations.

4.6.1 Wayside Pits and Quarries

a) Wayside pits and quarries used by the Township or its agents, are generally permitted throughout the Township without the need to amend this Official

Plan or the Zoning By-law, except in areas of existing development or of particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

b) Prior to the establishment of a wayside pit or quarry for Township purposes, Council will be advised by the Township's Director of Public Services that the proposed operation qualifies as a wayside pit or quarry and that a permit has been issued by the Province under the authority of the *Aggregate Resources Act*.

4.6.2 Portable Asphalt Plants

The Township recognizes portable asphalt plants as an important part of aggregate operations.

a) Portable asphalt plants, used by the Township or its agents, are permitted throughout the Township without the need to amend this Official Plan or the Zoning By-law, except in those areas of existing development or of particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

b) If asphalt for a public road project cannot be obtained from an existing asphalt plant, the portable plant should be located in a wayside pit, vacant industrial site, the highway right-of-way, or on inactive or less productive agricultural lands.

c) Portable asphalt plants are subject to the following provisions:

i) The portable asphalt plant will be removed from the site upon completion of the project;

ii) The portable asphalt plant must have an Environmental Compliance Approval from the Province and must meet the minimum separation distance required; and,

iii) Where the site used for a portable asphalt plant is on Class 1 to 3 soils within the Prime Agricultural Area designation, the site should be rehabilitated with substantially the same area and soil capability in order for agricultural activities to be restored.

4.7 Mining

The Mining designation applies to mines operated in accordance with the *Mining Act*. Existing mines are shown on **Map D**.

While there is no current mapping that indicates there is mineral potential within the Township, it is acknowledged that there may be new mineral deposits found over the life of this Plan. In these situations, mineral potential may be important to the Township. It is acknowledged that mineral potential may conflict with the other goals and objectives of the Official Plan. The Township will therefore exercise caution when considering a request for a mining operation to ensure that mining is permitted only under enforceable controls which maintain the environmental, residential, tourism, recreational, and economic goals and objectives of this Plan.

a) The following uses are permitted in the Mining designation:

   i) mining and mining-related uses,

   ii) pits and quarries and related uses

   iii) A forestry, agricultural, conservation or passive recreation use provided they do not preclude or hinder future extraction of the resource

   iv) Existing uses

b) Mining areas will be protected from development which would preclude or hinder the establishment of a new mining operation or access to the resource unless:

   i) The resource use would not be feasible; or

   ii) The proposed land use or development serves a greater long term public interest; and

   iii) Issues of public health and safety and environmental impacts are addressed.

c) In considering an amendment to the Official Plan and/or Zoning By-law for the establishment of a new mineral mining operation or the expansion of an existing operation, the Township will consider:

   i) The location, nature, extent and economic potential of the mineral deposit;

ii) The nature and location of adjacent land uses and the effect the mining operation could have on:

- Natural heritage features,
- Agricultural resources and activities,
- Existing Sensitive Land Uses,
- The groundwater recharge functions on the site and in the immediate area,
- Cultural heritage and archaeological resources in the area,
- Surface water features in the area, and nearby wells and surface intakes used for drinking water purposes.

iii) The capability of the existing road network to service the proposed location;

iv) The effect of the noise, odour, dust and vibration generated by the use and the use of haul routes on adjacent land uses; and

v) How the impacts of the proposed operation will be mitigated in order to lessen the adverse effects and negative impacts on sensitive land uses and other resources as noted above in Section 4.7(c)(ii)~~impacts~~.

d) Mineral mining operations will be zoned in a separate category in the implementing by-law. The sites approved for mining may be placed in one or more specific zoning categories to carefully control and regulate the use of land.

e) Past producing mining operations or active mining operations shall be subject to the provisions of the *Mining Act* with respect to rehabilitation and/or closure. Petroleum resource operations shall be subject to provisions and regulations of the *Oil, Gas and Salt Resources Act* with respect to rehabilitation and/or closure.

f) Progressive rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of mineral extraction, and to mitigate negative impacts to the extent possible.

g) Where a mine or petroleum resource operation has been closed and rehabilitated, the lands may be redesignated for an appropriate land use.

4.8 Waste Management

The Waste Management Designation is intended to locate and manage public or private waste disposal, management, and/or treatment. Waste management facilities ~~and their adjacent influence areas~~ are designated on **Map A**.

a) The following uses are permitted in the Waste Management designation:

   i) municipally or privately operated waste disposal or management sites licensed by the Province;

   ii) waste transfer stations,

   iii) recycling stations,

   iv) composting facilities,

   v) sewage lagoons,

   vi) sewage treatment facilities,

   vii) landfill sites or former landfill sites,

   viii) salvage yards

b) The types of wastes permitted shall be limited to municipal wastes and controlled wastes as defined by the Province.

c) Under no circumstances shall any waste disposal site be used for the storage or disposal of nuclear, hazardous or pathological waste.

d) Waste disposal, processing and transfer facilities must be established in accordance with the regulations and requirements of the Province including:

   i) adequate separation distances between the waste management use and any sensitive use;

   ii) where a use is permitted by an Environmental Compliance Approval, the zoning category must identify the site as a waste management site; and

   iii) once any portion of an area used for waste disposal, processing or transfer ceases, no further use may be made of the site without Provincial approval.

e) New or expanding waste management facilities shall proceed by way of an Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control.

f) In considering applications for the establishment of waste management facilities, appropriate studies shall be prepared which demonstrate to the satisfaction of the Township:

   i) A need exists for the proposed use;

   ii) The proposed use is compatible with the adjacent uses;

   iii) The requirements of all applicable legislation, including the *Environmental Protection Act* and the *Environmental Assessment Act* have been fulfilled;

   iv) The site is physically suited to the proposed use particularly with regard to topography, relief, landforms, soils and surface and ground water characteristics;

   v) The public road system is adequate to serve the site; and,

   vi) Adequate and appropriate buffering and landscaping are provided; and

   vii) The development will not adversely affect the community in terms of noise, dust, odour, visual impact, impacts to ground or surface water, or other social, economic or environmental impact deemed relevant by the Township.

g) Waste Management uses shall be zoned in a separate category in the implementing by-law.

h) Closed or inactive sites may be used for other purposes subject to meeting requirements of the *Environmental Protection Act*. In general, no buildings or other uses may be made of land used as a waste management facility within a period of 25 years from the year in which the site was closed without the prior approval of the Province. Exceptions include the use of the property for approved infrastructure programs.

i) The designation on lands may be changed from Waste Management to another land use category once the Township has received confirmation that the site has been decommissioned and cleaned to the satisfaction of the Province.

j) Where a former waste management site has been rehabilitated, the Official Plan will continue to identify the lands as a former waste management site on **Map A**.

k) Where a proposal to redevelop a former waste disposal site does not require approval from the Province under the *Environmental Protection Act*, the Township may still require the proponent to provide studies or reports by qualified professionals to confirm that there will be no adverse effects from the former use on the proposed development. Where recommended by the reports, measures to mitigate any adverse effects will be required as a condition of development.

l) Where a new sensitive land use is proposed within the former influence area of a closed waste disposal site, the Township may require the proponent to provide studies or reports by qualified professionals to confirm that there will be no adverse effects from the closed waste disposal site on the proposed development. Where recommended by the reports, measures to mitigate any adverse effects will be required as a condition of development.

m) No development shall be permitted within 30 metres of the fill area of an active waste disposal facility or area.

n) Development shall not be permitted within the 500 metre influence area around lands designated or zoned for waste management use.

o) The influence area and separation distance between a sensitive land use and the boundaries of any site designated or zoned Waste Management may be altered in accordance with the Provincial D-Series Guidelines and/or to reflect site-specific conditions without amendment to this Plan, subject to studies or reports prepared by a qualified professional that demonstrates that the proposed development, particularly a sensitive land use, will not be adversely effected by the waste disposal facility (e.g., leachate, methane gas, rodents, vermin, odours, fire etc.). Where recommended by the reports, measures to mitigate any adverse effects will be required as a condition of development.

p) Minimum separation distances shall be established in the implementing by-law.

5 Our Natural Environment

In South Frontenac, the protection of environmental health is fundamentally linked to social well-being and long-term prosperity of the community. This section establishes policies to guide the development of the Township to ensure it protects the environmentally sensitive areas of the Township, and to protect development from hazards.

Within this section, policies address how environmentally sensitive areas will be regulated, monitored, and protected, which areas or features may require an environmental impact assessment, and how the Township will guide development near protected lands within the Township. There are also policies to address natural hazards, human-made hazards and water resources.

5.1 Natural Heritage

The Township is located within the Frontenac Arch Biosphere Region, which extends to include the St. Lawrence River and the 1000 Islands. The Frontenac Arch Biosphere Region is a designated United Nations Educational, Scientific and Cultural Organization (UNESCO) World Biosphere Reserve, identified for its globally significant ecological features. In particular, the Frontenac Arch Biosphere Region has been identified as being significant due to its role in connecting the Adirondack Mountains to the Canadian Shield. It houses a number of diverse ecosystems within the Township, including a rich mix of flora and fauna. The ecological significance of the Region is recognized in the number of hectares in the Township owned and conserved by the Province (e.g. Frontenac Provincial Park) and by not-for-profit conservation agencies.

The Region provides north-south pathways that allow wildlife to maintain genetic diversity. Animals travel these pathways, birds follow them, and with global warming pushing climate zones northward, even plants are expanding along them.

The protection of Natural Heritage features is critical to the quality of life and natural amenities that residents and visitors to the Township enjoy, including playing a role in

moderating climate change impacts. The intent of the policies in this section is to guide the management and conservation of natural heritage features and areas. Natural heritage features and areas are important for their environmental and social values as a legacy of the natural landscapes of the area. They include wetlands, areas of natural and scientific interest, woodlands, valleylands, significant wildlife habitats, fish habitats, and habitats of endangered species and threatened species.

Collectively, the natural heritage features and areas within a given area form a natural heritage system. It is intended that the features identified in South Frontenac will be conserved for their natural heritage value.

Frontenac County recognizes the regional significance of natural heritage systems, and is planning to undertake an update to the County-wide Natural Heritage Study following the adoption of this Official Plan. This study will update existing natural heritage mapping and will consider a systems approach to natural heritage protection.

5.1.1 General Policies

a) Known, mapped features of the Township's Natural Heritage System are identified on **Map C**. Other features have not been mapped yet or cannot be identified on the Map to protect the species and their habitats. The Frontenac Arch Biosphere Region, large scale parks and conservation areas within the Township are shown on the map in **Appendix D**. **Map C** is to be used as an overlay to **Map A** - Land Use Plan.

b) The Township supports the County's work to update the County-wide Natural Heritage Study and will participate in the process.

c) The Township will initiate an amendment to this Official Plan to implement County policy and mapping updates to ensure the Township plan remains in conformity with the County Official Plan.

5.1.2 Wetlands

Wetlands are habitat for a variety of plant and animal species, and are important for water quality, flood control, water storage and recharge areas, and for their value for passive recreation. Provincially significant wetlands, locally significant wetlands and unevaluated wetlands are identified as part of the Natural Heritage System on **Map C**.

Wetlands are designated as Environmental Protection areas on **Map A** due to their importance.

a) Development and site alteration shall not be permitted in a wetland.

b) Development and site alteration shall not be permitted on the adjacent lands to a Provincially significant wetland or locally significant wetland, 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 wetland or on their ecological functions. For the purpose of this policy, adjacent lands are defined as lands within 120 metres of a Provincially significant wetland, and defined as lands within 30 metres of a locally significant wetland.

c) Any development or site alteration proposed on the adjacent lands shall also satisfy the land use policies of the underlying land use designation as shown on **Map A**.

d) The Township may require an environmental impact assessment for development that is proposed on lands within 30 metres of an unevaluated wetland.

e) Where a wetland exists but has not been identified on **Map A** or **Map C** of this Plan, or where a wetland is identified through an environmental impact assessment, the policies in this Plan shall apply.

5.1.3 Fish Habitat

It is the intent of the Township to protect fish spawning areas and fish habitat.

a) Development and site alteration shall not be permitted in fish habitat except in accordance with Provincial and Federal requirements.

b) Development and site alteration on adjacent lands to fish habitat may require an environmental impact assessment to evaluate the ecological function of the adjacent lands and to demonstrate that there will be no negative impacts on the fish habitat or on their ecological functions. For the purposes of this policy, adjacent lands to fish habitat include a distance of 120 metres from the shoreline abutting the affected water bodies, including wetlands and watercourses.

c) Where fish habitat is identified through an environmental impact assessment, the policies in this Plan shall apply.

d) Any development or site alteration proposed within fish habitat or on the adjacent lands shall also satisfy the land use policies of the underlying land use designation as shown on **Map A**.

5.1.4 Endangered and Threatened Species

The Township is home to a large number of Species at Risk, including endangered species and threatened species. The *Endangered Species Act, 2007* (ESA) prohibits the killing, harming, harassment, capture, or taking of a Species at Risk, and the damaging or destroying of their habitat. Endangered species and threatened species are listed / categorized on the official Provincial Species at Risk in Ontario list, as updated and amended from time to time.

If at any time, species at risk that are listed under the ESA is encountered, work must stop immediately and the Province must be contacted.

Property owners are encouraged to consult the ESA and related O. Reg 230/08, and to consult the public data made available on the Natural Heritage Information Centre (NHIC) database prior to undertaking development or site alteration. The NHIC includes information on the occurrence of endangered and threatened species and is an important screening tool for assessing the likelihood of the presence of endangered and threatened species habitat.

a) This Plan recognizes that endangered species and threatened species may exist throughout the Township. The habitat of such species is not identified on the maps that comprise this Official Plan, in order to protect the habitat from disturbance. Proponents must obtain this information from the Province to screen locations for the known presence of species at risk.

b) Where habitat of endangered species and threatened species is identified through an environmental impact assessment, the policies in this Plan shall apply.

c) Development and site alteration shall not be permitted within habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements. The conditions of any Environmental

Benefit Permit will be part of any development applications submitted to the Township.

d) Development and site alteration shall not be permitted on land adjacent to the habitat of endangered and 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 their ecological functions.

e) Agreements with the Township as a condition of development will inform the property owner about their obligations under the *Endangered Species Act*.

5.1.5 Significant Wildlife Habitat

Significant wildlife habitat is defined as areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter, and space needed to sustain their populations.

Certain areas of the Township provide prime habitat for deer and are identified as a significant wildlife habitat. Winter deer habitat identified by the Province is identified as part of the Natural Heritage System on **Map C**. The Township seeks to preserve the function of these relatively large geographic areas while not unduly restricting development. Other types of significant wildlife habitat may include seasonal concentrations of animals, specialized habitats for wildlife, rare vegetation communities, and habitats of species of special concern. Not all *significant* wildlife habitats are mapped.

a) Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the significant wildlife habitat or their ecological functions.

b) Development and site alteration on lands within 120 metres of significant wildlife habitat shall not be permitted 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 significant wildlife habitat or on their ecological functions.

c) Any new development or site alteration proposed within significant wildlife habitat or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on **Map A**.

d) Where significant wildlife habitat is identified through an environmental impact assessment, the policies in this Plan shall apply.

e) Any new development or site alteration proposed within significant wildlife habitat or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on **Map A**.

5.1.6 Areas of Natural and Scientific Interest

Areas of natural and scientific interest (ANSI) are areas of land and water that contain natural landscapes or features that have been identified as having life science or earth science values related to the protection of the feature, scientific study, and/or education. Provincially and Regionally Significant Life Science and Earth Science ANSIs are identified as part of the Natural Heritage System on **Map C**.

a) Development and site alteration shall not be permitted in a Provincially Significant ANSI or a Regionally Significant ANSI, unless it has been demonstrated that there will be no negative impacts on the ANSI or on their ecological functions.

b) Development and site alteration on lands within 120 metres of a Provincially or Regionally Significant Life Science ANSI shall not be permitted 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 ANSI or on their ecological functions.

c) Development and site alteration shall not be permitted within 50 metres of a Provincially or Regionally Significant Earth Science ANSI, unless it has been demonstrated that such development will not negatively affect the overall character of the geological feature that resulted in the classification or contribute to potential cumulative impacts. An environmental impact assessment or other appropriate study may be required to assess the impact of the development or site alteration on this feature.

d) Any new development or site alteration proposed within an ANSI or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on **Map A**.

5.1.7 Significant Woodlands

It is recognized that the woodlands and forests of South Frontenac have great ecological significance locally and internationally. **Appendix E** identifies the wooded areas within the Township.

a) Criteria for determining significance of any woodlands shall be in accordance with the Natural Heritage Reference Manual until such time that the County Natural Heritage Study is completed.

b) Where significant woodland is identified through an environmental impact assessment, the policies in this Plan shall apply.

c) Development and site alteration shall not be permitted in a significant woodland unless it has been demonstrated that there will be no negative impacts on the woodland or on its ecological functions.

d) Development and site alteration on lands within 120 metres of a significant woodland shall not be permitted 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 woodland or on their ecological functions.

e) Any new development or site alteration proposed within a significant woodland or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on **Map A.**

5.1.8 Significant Valleylands

a) Criteria for determining significance of any valleylands shall be in accordance with the Natural Heritage Reference Manual until such time that the County Natural Heritage Study is completed.

b) Where a significant valleyland is identified through an environmental impact assessment, the policies in this Plan shall apply.

c) Development and site alteration shall not be permitted in a significant valleyland unless it has been demonstrated that there will be no negative impacts on the valleyland or on its ecological functions.

d) Development and site alteration on lands within 120 metres of a significant valleyland shall not be permitted 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 valleyland or on their ecological functions.

e) Any new development or site alteration proposed within a significant valleyland or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on **Map A.**

5.1.9 Linkages and Biodiversity Areas

Natural heritage features and areas are connected through linkages and biodiversity areas to form the natural heritage system. This system interconnected to the natural heritage beyond our local boundaries and form part of the Frontenac Arch Biosphere Region.

Linkages are not currently identified on any maps at this date of the adoption of this Plan by Council. Linkages may be identified through the completion of an environmental impact assessment through the development review process. These lands may be zoned or designated as Environmental Protection through future amendments to this Plan.

5.1.10 Environmental Impact Assessment

a) An appropriate level of background review and ecological site assessment may be required to determine the location and nature of natural heritage features or areas that may be present on an individual property prior to submission of a development application.

b) The Township will require an environmental impact assessment (EIA) to provide for an assessment of the potential impact of a proposed development or site alteration on natural heritage features and shall be used to determine whether the proposed development, redevelopment or site alteration will result in negative impacts to the natural heritage features or on their ecological functions.

c) The EIA will be undertaken by a qualified professional retained by the proponent of the development and/or site alteration.

d) An EIA may need to address the need for a larger setback to adjacent lands depending on species or habitat sensitivity, site characteristics, and/or intensity of development or site alteration.

e) A setback width may be recommended based on site-specific characteristics where negative impacts are not anticipated. For example, in an existing built-up area, or for proposals for small intrusions into adjacent lands requiring a *Planning Act* approval (e.g., minor variance).

f) The components of the EIA shall be tailored to the scale of development and may range from a simplified assessment (scoped assessment) to a full-scale assessment. For example, a single detached dwelling may only require a scoped assessment while a subdivision, condominium, multiple unit residential development, major commercial or industrial development, golf course etc. will require a full site assessment. The Township may consult with other agencies in determining information requirements and the type and content of an EIA.

g) An EIA must be prepared in accordance with Provincial guidance documents and the Township's guidelines for environmental impact assessment.

5.1.11 Implementation Measures

a) The Township may use community planning permits, zoning, site plan control, development agreements, and the provisions of the *Municipal Act* (i.e., site alteration controls, tree cutting and vegetation removal by-laws) as measures to implement recommendations or results of an environmental impact assessment or to govern the spatial relationship of buildings and structures to natural heritage features and areas.

5.1.12 Stewardship Activities

One of the key factors that make South Frontenac such a unique place is that it is largely undeveloped, especially when compared to other parts of Ontario. The Township supports the development of stewardship activities 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 Township and the broader region.

a) The Township supports consideration of new conservation areas, conservation easements and ecological stewardship and education programs within South Frontenac.

b) The Township may support stewardship activities directly or indirectly through Township projects, budget allocation, grants and by supporting the research and work of conservation agencies, not-for-profit groups, and educational institutions.

c) All landowners are encouraged to recognize forest resources and to:

i) manage all woodlands in accordance with good forest management practices;

ii) retain existing tree cover as much as possible, and particularly in areas of low capability soils, slopes, major drainage swales and flood prone areas to reduce runoff rates and minimize soil erosion;

iii) establish and retain windbreaks to reduce wind erosion; and,

iv) reforest non-productive farmland where it is not providing significant wildlife habitat or habitat of endangered species and threatened species.

5.2 Natural and Human Made Hazards

Development in areas of natural and human-made hazards can pose an unacceptable risk to public health and safety, and of property damage. It can also create new or aggravate existing hazards. Risks may be exacerbated by extreme weather events and climate change.

5.2.1 Natural Hazards

Natural hazards which are known to be present in the Township include flooding and erosion, unstable soils, and bedrock (i.e., karst topography), and wildland fire hazards. The Township collaborates with Conservation Authorities to identify natural hazards with the exception of wildland fire hazards, which are identified by the Province.

a) Development shall generally be directed to areas outside of hazardous lands adjacent to waterbodies and watercourses which are impacted by flooding hazards and/or erosion hazards.

b) Development shall generally be directed to areas outside of hazardous sites including unstable soils or bedrock.

c) Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.

d) Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

   i) An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools,

   ii) an essential emergency services such as those provided by fire, police, ambulance stations, and electrical substations, or

   iii) ~~uses~~ associated with the disposal, manufacture, treatment, or storage of hazardous substances ~~shall not be permitted~~.

e) Except where prohibited, development and site alteration may be permitted on those portions of hazardous lands and hazardous sites where the effects and the risk to public safety are minor so as to be managed or mitigated in accordance with Provincial standards, as determined by demonstrating and achieving all of the following:

   i) Development and site alteration is carried out in accordance with floodproofing standards, protections work standards, and access standards;

   ii) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies;

   iii) New hazards are not created, and existing hazards are not aggravated; and

   iv) No adverse environmental impacts will result.

f) The Township will take a comprehensive approach to natural hazard management for all development and site alteration proposals considering factors including but not limited to:

   i) Risk to life and property;

ii) Upstream and downstream impacts and the cumulative impacts of development on the overall hazard level;

iii) The impacts of a changing climate that may increase the risk associated with natural hazards; and,

iv) Impacts to natural features and areas including their ecological and hydrologic functions.

5.2.1.1 Erosion Hazard and Steep Slopes

Lands along waterbodies and watercourses, and lands characterized by steep slopes can pose risks to people and property resulting from potential slope instability or erosion. Development on steep slopes or erosion-prone lands can have significant negative impacts on natural heritage features and areas, surface water quality and quantity, and other resources.

a) Appropriate setbacks from steep slopes and erosion-prone lands are important to minimize risks to people and property. Setbacks will be imposed from steep slopes and erosion hazards relative to the extent of severity of the hazard, in consultation with the Conservation Authority.

b) The Township may require the submission of a geotechnical report or slope stability assessment prepared by a qualified professional to ensure that the property is suitable for development to the satisfaction of the Township and the Conservation Authority.

5.2.1.2 Flooding Hazards

Flooding is a natural occurrence along all waterbodies and watercourses in the Township. It becomes a hazard when buildings or structures are placed where there is a risk of inundation. Minor flooding occurs on a seasonal basis. The 1:100 year event is used for planning purposes in the Township. Flood plain management policies are intended to prevent the loss of life, to minimize property damage and social disruption, and to encourage a coordinated approach to the use of land and management of water.

The flood plain is not included on the mapping included in the Official Plan. Lands within South Frontenac are regulated by three Conservation Authorities: Cataraqui Conservation, Rideau Valley Conservation Authority and Quinte Conservation. Each Conservation Authority has its own mapping and regulations that identify the flood plain

within their own jurisdiction. The inclusion of flood plain mapping in the Official Plan may occur in the future.

a) Development and site alteration is prohibited within areas that are subject to flooding hazards, except for those uses that by their nature must be located within the flood plain, such as flood and/or erosion control structures, shoreline stabilization works, water intake facilities and marine facilities such as docks and access stairs, subject to approval by the Township and any applicable Federal or Provincial ministry and Conservation Authority.

b) Uses such as agriculture, forestry, conservation, wildlife management, outdoor education uses and similar activities are permitted, provided that no associated buildings or structures are located in the flood plain.

c) Appropriate setbacks from flooding hazards are important to minimize risks to people and property. Setbacks will be imposed from flooding hazards relative to the extent of severity of the hazard, in consultation with the Conservation Authority.

d) The Township may require the submission of a floodplain management study prepared by a qualified professional to ensure that the property is suitable for development to the satisfaction of the Township and the Conservation Authority.

5.2.1.3 Unstable Soils

Lands with the potential for unstable soils include those that possess organic soils, as identified by the Canada Land Inventory for Agricultural Capability. There are no unstable soil maps for the Township. Organic soils are normally formed in a water saturated environment (e.g., wetland) where the soil is not exposed to the air for enough time to permit the breakdown of vegetative material. These soils do not contain sufficient strength to support a building or structure.

a) Where development is proposed on lands identified as having potential for unstable soils, the Township may require sufficient soils and geotechnical engineering information to indicate that the lands are either suitable or can be made suitable for development.

5.2.1.4 Unstable Bedrock – Karst Topography

Karst topography describes the formations caused by a combination of physical erosion and chemical dissolution of rock by surface water or groundwater. It can lead to hazards including sink holes, fissure widening, bedrock collapse and preferential pathways to groundwater. Such features have the potential to adversely impact water supplies through reduced filtration and rapid transport of contaminants and may present a hazard to human health and safety.

Karst topography is not mapped as part of this Official Plan. Conservation Authorities and the Province have the most accurate current mapping of karst topography in the Township.

a) Where development is proposed on lands identified as having potential for unstable bedrock, the Township may require sufficient geotechnical engineering information to indicate that the lands are either suitable or can be made suitable for development.

b) Proponents of development may be required to prepare an aquifer vulnerability and karst assessment report to the satisfaction of the Township and applicable Conservation Authority to determine the presence of any hazard associated with unstable bedrock and any drinking water threat it may pose, and necessary mitigation measures. Such assessment report may be required for development in areas of known or inferred unstable bedrock, and sites exhibiting any evidence of karst formations such as disappearing streams, sinkholes, caves, and vertical fissures.

5.2.1.5 Wildland Fires

The Province has identified areas that have potential for wildland fire. Classification of wildland fire risk in the Township is shown on **Map G**.

a) Development shall generally be directed to areas outside lands that are unsafe for development due to the presence of hazardous forest types of wildland fire, specifically forest types assessed as being associated with the risk of high to extreme wildland fire.

b) Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

c) Any wildland fire assessment must provide a site-specific assessment for wildland fire risk, confirm the presence of a hazardous forest type for wildland fire, and include proposed mitigation measures, if required.

5.2.2 Human Made Hazards

5.2.2.1 Contaminated Sites, Site Decommissioning and Clean-up

Potentially contaminated sites include lands where contaminants may be present due to previous commercial, industrial, transportation, utility, mining, or similar uses. Sources of site contamination can include disposal of waste materials, raw material storage, residues left in containers, lands associated with public works yards, rail operations, maintenance activities, and fuel and chemical spills.

It is the intent of the Township to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse.

a) Applications for the development or redevelopment of sites that are identified as being contaminated or potentially contaminated shall be supported by at minimum a Phase I Environmental Site Assessment (ESA). A Phase II ESA should be completed when warranted by the outcome of a Phase I ESA. Clean-up of contaminated sites should be done in accordance with the Record of Site Condition Regulation (Ontario Regulation 153/04) and Provincial guidelines.

b) Contaminated sites may be placed in a holding zone in the implementing by-law, to be removed when a Record of Site Condition is filed in the Environmental Site Registry.

5.2.2.2 Abandoned Mines, Pits and Quarries

There are a number of abandoned exploration trenches, mine sites and mineral resource operations in the Township. There are also abandoned pits and quarries. Known locations are identified on **Map D**. These abandoned sites vary widely in nature, from little more than minor ground disturbances to major excavations and/or shafts. In the case of more major disturbances, a risk to public safety may exist.

a) The Province maintains the Abandoned Mines Inventory System (AMIS) which contains information relating to potential mine sites. The Township

shall require that an applicant consult with the appropriate Provincial ministry for any development within one kilometre of an identified abandoned mine site identified on **Map D** and to undertake any remediation measures as legislated under the *Mining Act*. Development on an abandoned mine site, or on lands adjacent to an abandoned mine site, shall be permitted if measures to address and mitigate known or suspected hazards are underway or have been completed to the satisfaction of the Township and Province. A study completed to permit development shall identify health and safety concerns, identify rehabilitation measures, and identify required mitigation measures.

b) Where the Province has provided to the Township that the Abandoned Mine Site does not pose a threat to public health and safety as per the development proposed, the Township shall not require a study to be undertaken or an amendment to this Plan, provided all other policies in this Plan are met.

c) Development on, or adjacent to, lands affected by mine hazards, former mineral mining operations, or former pits and quarries may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

5.3 Water Resources

Lakes, rivers, and underground aquifers are used to supply drinking water to the residents and businesses of the Township. It is in the community's interest to protect the quantity and quality of source water to ensure that safe potable drinking water is available for the long term. Having clean and plentiful sources of water also supports tourism and recreation and provides habitat for fish and wildlife.

In order to maintain the quality and quantity of water, it is the intent of the Township to restrict development and site alteration near sensitive surface water or groundwater features, protect and enhance the "ribbon of life" along waterbodies, restrict water-based activities that may be harmful to the aquatic environment, implement appropriate stormwater management and pollution control measures, and implement the regional source protection plans.

5.3.1 Lake Capacity

The Township has considerable interest in maintaining the quality of its surface water resources. It is important that development not exceed the recreational or water quality capacity of a lake to accommodate development and not contribute negatively to the aquatic environment.

It may be necessary to protect lakes and their aquatic ecosystems by limiting development that would contribute to enhanced nutrient inputs or negative impact associated with erosion. This Plan recognizes that the following factors may limit the development capacity on lakes:

a) Surface capacity for recreation; and

b) Water quality.

5.3.2 Surface Capacity for Recreation

Research has established relationships between recreational development on a given lake, and the resulting use of the lake's surface area for fishing, boating, swimming, water skiing, and other related activities. Beyond a certain limit, the amount of recreational use on a given lake will significantly reduce its attractiveness for waterfront residents and visitors. As well, in some circumstances, recreational boating can intensify to the point where public safety is at risk.

a) A boating capacity study may be required for proposed waterfront development that has the potential to unduly add to existing aquatic recreational stresses, conflicts, and hazards. This study must demonstrate to the Township's satisfaction:

   i) that the boating activity generated by the proposed development will not unduly add to existing aquatic recreational stresses, conflicts, and hazards;

   ii) that any impacts can be mitigated so that the lake's recreational attractiveness will be maintained or enhanced; and,

   iii) that issues of public safety are minimized.

b) The Township may use community planning permits, zoning, site plan control and development agreements as measures to implement recommendations or results of a boating capacity study.

c) There are localized areas such as narrow channels, near existing marinas, and in the vicinity of lock stations where there is potential for boater conflicts. Proponents of large-scale water-oriented development projects will be required to consult with the Township during the preparation of a concept to assess the effect of development on safe and enjoyable navigation of lakes. Parks Canada shall be consulted for development on the Rideau Canal.

5.3.3 Lake Trophic Ecosystem State

Lakeshore capacity assessment is a planning tool that can be used to control the amount of phosphorus, a key pollutant, from entering lakes by controlling waterfront development. The Township endorses the use of the lakeshore capacity model as developed by the Province in the Lakeshore Capacity Assessment Handbook (2010, as amended) as a means to appropriately plan for waterfront areas within the Township.

A lake impact study is another method to assess potential lake impacts that may result from a proposed development. These studies are smaller in scale than a lake capacity assessment and are site specific. A lake impact study looks at historic and existing water quality data from qualified sources for the relevant lake and uses this information as a baseline to ensure that provincial water quality objectives are met for the lake. Other data that is considered includes how many lots are already on the lake, including how many vacant lots of record exist. Site specific data includes features such as the provision of a detailed development envelope, a soils assessment, and details on the amount of proposed phosphorous loading. The data is be combined with the implementation of best management practices such as storm water management, vegetative buffers, erosion and sediment controls, optimal locating of sewage systems and ensuring that all relevant zoning standards related to waterfront development are achieved or exceeded.

a) The Township will encourage and support the continued and enhanced monitoring of lake trophic state, the identification of increasing nutrient concentration trends, and harmful algal blooms by the Province, lake associations, and conservation authorities for all lakes.

b) The Township, in consultation with the relevant agencies, will use lake characterization and / or monitoring information to identify appropriate best management practices with the overall goal of net lake health improvement to build lake system resilience, when reviewing the policies of this Plan.

c) Development will not be permitted where a negative impact on water quality would be the result, and where such impact(s) could not be adequately mitigated.

d) Development shall be designed to enhance and protect the sensitive nature of the waterfront area and water quality in accordance with **Section 3.10**.

e) A lake impact study will be required to assess the effect of development and additional nutrient loadings on surface water quality for:

   i) any development proposal that would result in the creation of more than three lots or dwelling units having direct or deeded water access.

   ii) any major development proposal, as determined by the Township, for a non-residential use within 300 metres of a waterbody.

f) The Township may require a lakeshore capacity assessment instead of a lake impact study if it is determined by the Township that the scale and/or impact of the development will be significant, and/or if a lake may be nearing its development capacity based on existing water quality measurements and considering already approved vacant lots of record.

g) The lake impact study or lakeshore capacity assessment will be undertaken by a limnologist or other qualified professional retained by the proponent of the development and/or site alteration.

5.3.4 Lake Trout Lakes

Lakes which have suitable quality of water to be managed for lake trout are a limited and non-renewable resource and thus the protection of this resource is an objective of this Plan. In addition to the management of these lakes for environmental reasons, the protection of these lakes is important for the recreational and tourist nature of the area.

The Township has the highest concentration of native lake trout lakes in eastern Ontario. Lake trout require cold, deep, well-oxygenated water for survival.

Warming of the planet and atmosphere alters temperature patterns in lakes with the potential to directly impact the cold-water habitats on which lake trout populations are reliant. Increased nutrient loads from development can negatively impact dissolved oxygen which decreases the ability of lake trout to thrive and may ultimately lead to increased mortality.

The majority of lake trout lakes in the Township are considered to be “at-capacity” for development because the fish habitat is degraded and water quality is poor, making them extremely sensitive to nutrient loading that can occur as a result of further development. Their status is classified by the Province. At-capacity lake trout lakes are indicated on **Map C.**

a) Mapping showing the status of the lake trout lakes shall be updated without the need for an amendment to this Plan, and the appropriate policies applied to development, should the Province change the classification of any lake trout lake (i.e. it becomes at-capacity or no longer at-capacity).

b) Existing development rights are recognized on at-capacity lake trout lakes. New development shall not be permitted unless unique or special circumstances allow the development to occur. Prior to the approval of the development proposal within 300 m of the at-capacity lake trout lake, detailed studies will be required to demonstrate that the physical features, design and siting of the development will not have an adverse impact upon the quality of the lake and related lake trout habitat. The Province shall be consulted in these circumstances.

c) Development involving the creation of a new lot, additional residential units, or a non-residential land use is prohibited within 300 metres of an at-capacity lake trout lake except where one or more of the following applies:

   i) There is a need to separate existing, habitable dwellings each having individual on-site water and sewage services, provided that the land use would not change, and the lots conform to the Land Division policies of this Plan.

   ii) If the proposed development is a non-residential use, it includes appropriate stormwater management design and it does not involve or require any new individual on-site or communal sewage disposal systems, or expansion of existing systems.

iii) The leaching or disposal bed for a sewage system on each new lot will be located:

- Is at least 300 metres from the highwater mark of the lake ~~or a connected bay~~; or
- Such that they would drain into the drainage basin of another waterbody, which is not at-capacity.

d) Land uses that represent a significant phosphorus loading to an at-capacity lake trout lake, such as a golf course, shall be prohibited.

e) A residential lot of record within 300 metres of an at-capacity lake trout lake, or its tributaries, may be developed for a single detached dwelling in accordance with the applicable policies of this Plan.

f) For redevelopment of non-residential properties within 300 metres of an at-capacity lake trout lake, ~~or a connected bay,~~ the proposed new use shall have a scale and density that is less than currently exists on the property and demonstrate no net change or a net reduction of phosphorus loading on the lake. Prior to any development being approved, a lake impact study shall be completed to the satisfaction of the Township and the Province. The study must consider and provide recommendations on such matters as hydrogeology, soil types or overburden, vegetation, topography and slope, the location of existing and proposed land uses and a comparison of pre and post development nutrient loadings on the adjacent waterbody. Township staff shall consult with the appropriate Provincial ministry staff to determine the appropriate scope and terms of reference for any such study on an at-capacity lake trout lake.

5.3.5 Lake Management Plans

A Lake Management Plan (LMP) is an approach by a lake association to identify and protect the physical, environmental and social 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.

a) The Township endorses the development of LMPs by lake associations, particularly those lakes that may be experiencing development pressure.

b) This Plan may be amended to include policies that identify Lake Management Plans that have been completed.

5.3.6 Subwatershed Planning

Watershed systems need to be respected to ensure that water resources are available in sufficient quantity and quality for environmental, social, and economic benefits. The integrity of aquatic, riparian and related terrestrial ecosystems need to be respected, and maintained and enhanced as necessary.

The Rideau Valley Conservation Authority has produced subwatershed and catchment reports for lakes and areas within the Rideau watershed and Cataraqui Conservation has produced watershed report cards which document the condition of the watersheds and pinpoints areas requiring further attention.

a) The Township, in consultation with the relevant Conservation Authority, will have regard to subwatershed and catchment reports, as well as watershed report cards, prepared by a competent and recognized authority, in the decision-making process for planning applications and in future policy updates.

b) The Township supports enhanced water quality monitoring programs carried out by, or under the supervision of, competent and recognized authorities.

c) The need to prepare a subwatershed plan for any given area should be determined following consultation with the Conservation Authority and Provincial ministries;

d) Subwatershed plans for undeveloped areas should have regard to the portion of the affected watershed that has already been developed or committed for development through this Plan; and,

e) This Plan may be updated to incorporate policies from subwatershed plans.

5.3.7 Stormwater Management

Stormwater management is required to control flooding, erosion and sedimentation and to enhance water quality, aquatic habitat and groundwater recharge. It has implications for human health and well-being, local economies, and the natural environment.

a) Stormwater management techniques must be used in the design and construction of all development to control both the quantity and quality of stormwater runoff.

b) Development proposals are to be accompanied by stormwater management plans and lot grading and drainage plans where required by the Township and/or Conservation Authority.

c) Stormwater management plans shall align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

d) Development shall incorporate methods of stormwater management in accordance with the standards of the Province, the Township and the Conservation Authority.

e) Approaches to storm water management that encourages re-absorption of surface water into the ground will be encouraged.

f) Where possible, the natural undisturbed soil layer, natural vegetation, and trees should be preserved during and after development. Where not possible, re-vegetation or, at a minimum, installation of permeable pavers or other pervious surfaces should be used to manage the absorption of stormwater.

g) Low impact development and green infrastructure are encouraged approaches to address stormwater management.

h) Efforts must be made so that development minimizes:

i. Nutrient enrichment;

ii. Bacteriological contamination;

iii. Toxic contamination;

iv. Sediment and phosphorous loading;

v. Changes in flood levels and base flows in waterbodies;

vi. Changes in water temperature in waterbodies and watercourses;

vii. Disruptions to fish habitat; and

viii. Groundwater contamination.

i) The use of erosion and sediment control measures such as the installation and maintenance of silt fencing, the replacement of ground planting of native vegetated buffers, and the use of measures to promote infiltration (such as low impact development and Best Management Practices) will be implemented as appropriate.

5.3.8 Drinking Water Source Protection

Uncontaminated and plentiful surface and groundwater resources are essential to the safe and adequate provision of drinking water. In order to meet the present and future needs of residents, businesses, and the natural environment, it is the intent of this Plan to ensure sustainable surface and groundwater resources through the protection, conservation and careful management of the quality and quantity of water as drinking sources.

Water contamination is extremely difficult, costly, and sometimes impossible to rectify, so prevention of contamination is the most appropriate strategy.

The Cataraqui Source Protection Plan, Mississippi-Rideau Source Protection Plan, and Quinte Source Protection Plan contain policies intended to mitigate or eliminate threats to source water. These plans are intended to protect vulnerable areas including wellhead protection areas and intake protection zones around municipal residential drinking water supplies, as well as significant groundwater recharge areas and highly vulnerable aquifers from activities identified as drinking water threats, per the *Clean Water Act, 2006*. This Plan is consistent with the intent of policies included in these plans.

5.3.8.1 General Policies

a) New development and / or expansions to existing development will conform or have regard to the policies of the Cataraqui Source Protection Plan, Mississippi-Rideau Source Protection Plan, and Quinte Source Protection Plans, as appropriate.

b) The Township may implement alternative protection measures within vulnerable areas where the vulnerability score is eight or greater including, but not limited to, land acquisition, conservation easements, conditions of development, and landowner partnership programs.

c) ~~Prior to establishing a new municipal drinking water well, the Township shall participate in the Source Protection Plan amendment process as required by the *Clean Water Act, 2006.*~~All new municipal drinking water systems shall be done in accordance with all applicable provincial legislation and regulations, including amendments or updates to any applicable source water protection plan.

d) In the event of conflict between long-term protection of drinking water sources and other considerations; drinking water protection shall take priority.

e) Monitoring and reporting by the Township will be consistent with requirements and / or recommendations in the Source Protection Plans and, in a format specified by the Source Protection Authorities.

f) New development and / or expansions to existing development within significant groundwater recharge areas and/or highly vulnerable aquifers that involve a drinking water threat may be subject to risk management measures to protect the groundwater.

~~g) The establishment of new municipal drinking water systems, as defined under the *Safe Drinking Water Act*, 2002, as amended, will require an amendment to the applicable Source Protection Plan.~~

~~h)~~g) Intake protection zones, wellhead protection areas, significant groundwater recharge areas, and highly vulnerable aquifers are shown on **Map E**. **Map E** is to be used as an overlay to **Map A** - Land Use Plan.

5.3.8.2 Sydenham Intake Protection Zone

The Sydenham Settlement Area is serviced by a municipal water system. The Township draws the water for this system from Sydenham Lake. There are Intake Protection Zones (IPZ) on the land and water surrounding the intake pipe. A large portion of the IPZ is within the boundaries of Sydenham Lake. On land, the IPZ consists mainly of waterfront residential properties. It also includes the Sydenham water treatment plant, a municipal park and boat launch facility, a few farms, and part of the village of Sydenham, which has a variety of residential, commercial, and institutional land uses.

a) New development and/or expansions to existing development that involve waste disposal sites within Sydenham Intake Protection Zone 1 and wastewater treatment facilities, including related infrastructures, within Intake

Protection Zones 1 and 2, are prohibited where they would constitute a significant drinking water threat.

b) New development and/or expansions to existing development within Sydenham Intake Protection Zones 1, 2 and 3a that involve the storage or manufacture of potential contaminants (that could include dense non-aqueous phase liquids (DNAPLs), organic solvents, commercial fertilizers, liquid fuel, pesticides, sewage, and road salt) where they would constitute a moderate or low drinking water threat may be subject to the implementation of risk management measures to protect the drinking water supply.

c) New development and / or expansions to existing development within Sydenham that involve the discharge of stormwater from a stormwater retention pond where it would constitute a drinking water threat should incorporate stormwater management features into building and site plans to reduce the volume of contaminants entering storm sewer systems and roadside ditches draining into Sydenham Intake Protection Zone 1 and / or 2, or to Sydenham Lake.

d) New development and/or expansions, alterations or redevelopment of existing development for all non-residential uses within Intake Protection Zones 1 and 2 where significant drinking water threats can occur, may be permitted, if the Risk Management Official (RMO) is satisfied that the proposal will be carried out in accordance with policies in the Cataraqui Source Protection Plan (e.g., the significant threat to the drinking water ceases to exist, developing a risk management plan). Submission of correspondence from the RMO under Section 59 of the *Clean Water Act, 2006*, is required for all non-residential planning applications or land use changes, as per the Restricted Land Use Referral Process.

e) The implementing by-law will prohibit land uses that involve activities that constitute significant drinking water threats in the Intake Protection Zones. The implementing by-law will also define restricted land uses within the Intake Protection Zones that must be screened by the Risk Management Official (RMO) to ensure that any *Clean Water Act* prohibition or risk management plan requirements are met prior to processing a *Planning Act*, *Condominium Act* or building permit application.

6 Our Cultural Heritage

The intent of this Plan is to conserve protected heritage properties, including built heritage resources and cultural heritage landscapes, and archaeological resources. Buildings, structures, monuments, artifacts of value or interest, spaces, views and archaeological sites are examples of these resources. This section contains policies that intend to conserve these resources, and to foster collaborative relationships with Aboriginal groups. The general locations of known cemeteries ~~and burial sites~~ are indicated on ~~**Map I**~~**Appendix F**.

6.1 General Policies

a) The Township supports the conservation of protected heritage properties, including built heritage resources and cultural heritage landscapes, and archaeological resources for the benefit of the community.

b) The Township will encourage and foster public awareness, participation and involvement in the preservation, restoration and utilization of cultural heritage resources while also encouraging public and private financial support for the conservation of protected heritage properties.

6.2 Protected Heritage Properties

a) The Township will maintain a register of built heritage resources that are considered significant and have been publicly identified by one or more of the following means:

i) designated under the *Ontario Heritage Act*

ii) protected by a heritage conservation easement entered into under the *Ontario Heritage Act*;

iii) designated by the National Historic Sites and Monuments Board as a National Historic Site or National Park;

iv) identified as a UNESCO World Heritage Site;

v) identified by the Province of Ontario;

vi) identified by the Federal Heritage Building Review Office as a Classified or Recognized Federal Heritage Building, or listed under the Historic Railway Station Protection Act or the Historic Lighthouse Protection Act; and/or,

vii) endorsed by Council as having cultural heritage value or interest based on evaluation criteria established by the Province in Ontario Regulation 9/06.

b) The Township may designate, by by-law, properties, heritage conservation districts, cultural heritage landscapes, and areas having historic and architectural value or interest under Parts IV and V of the *Ontario Heritage Act*.

c) The Township shall require a heritage permit before erection, demolition, alteration or removal of any building or structure or alteration of external portion of a protected heritage property.

d) Development and site alteration on or adjacent to a protected heritage property shall not be permitted except where the proposed development and site alteration has been evaluated through a Heritage Impact Statement and

it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

e) A Heritage Impact Statement shall be prepared by a qualified Heritage Consultant to demonstrate that the heritage attributes of the protected heritage property will be conserved. Mitigation measures and/or alternative development approaches may be required to conserve the heritage attributes of the protected heritage property affected by the development or site alteration.

f) Where significant cultural heritage landscapes are identified, they may be designated pursuant to the *Ontario Heritage Act*.

g) The Township may use parkland dedication provisions to secure a cultural heritage landscape.

6.2.1 Rideau Canal

The Rideau Canal travels through the eastern end of the Township, as identified on Appendix C of this Plan. This Official Plan acknowledges that the Rideau Canal is a National Historic Site, a Canadian Heritage River, and also a World Heritage Site. The Rideau Canal is recognized for its construction and engineering technology, its integrity and authenticity, the contribution and sacrifices of canal construction labourers, its military purpose, and its contributions to the social and economic development of Upper Canada.

It is the intent of this Plan to conserve the natural, cultural, scenic and tourism landscapes and resources associated with the Rideau Canal, in cooperation with Parks Canada and other agencies having jurisdiction, as well as the other municipalities along the waterway. The Township recognizes the significant and historic value of the views from the canal and canal lands to the heritage shore lands and communities at Upper and Lower Brewers lock stations. It is also the intent of this Plan to assist with implementing the Rideau Corridor Landscape Strategy.

The lands located adjacent to the Rideau Canal are recognized as a special area. In addition to other applicable policies of this Plan, the following policies apply to the Rideau Canal, the lock stations, and all lands adjacent to the Canal:

a) The Township shall work with Parks Canada to identify the cultural heritage, natural heritage, and scenic features and vistas of the Rideau Canal landscape, and will protect those values through appropriate land use policies and designations, cultural and natural heritage policies, and view protection policies.

b) The Township will engage Parks Canada on any issues that relate to the Rideau Canal.

c) The Township shall prohibit development and site alteration that would:

   i) Alter the size, shape and/or configuration of the Rideau Canal; and,

   ii) Interfere with the safe and efficient navigation of the Rideau Canal.

d) The Township may adopt design guidelines for new development on lands adjacent to the Rideau Canal.

e) Development or site alteration on lands adjacent to the Rideau Canal shall conserve and respect the cultural heritage resources.

f) The Township may require an increased development setback from the water to preserve and/or enhance the aesthetic and cultural heritage resources associated with the Rideau Canal, where deemed appropriate, such as along narrow channels, and in consultation with Parks Canada.

g) New buildings and structures should be designed to complement the landscape character and cultural heritage value of the surrounding area. Buildings should be in proportion to the size and frontage of the property and fit in with the surrounding built environment. New buildings should be low profile and not exceed the height of the tree canopy.

h) The Township may require that a Heritage Impact Statement be prepared by a qualified professional to the satisfaction of the Township for any development proposal that has the potential to adversely affect the cultural heritage value of the Rideau Canal. The scope of the Heritage Impact Statement is to be determined in consultation with Parks Canada, and must include information relevant to the circumstances, including alternative development approaches or mitigation measures to address any impact to

the Rideau Canal and its associated cultural heritage landscape and built heritage resources.

6.3 Archeological Resources

a) The Township recognizes that there are precontact and historic archaeological sites, and areas containing archaeological potential within the Township. Areas of archaeological potential will be determined through the use of Provincial screening criteria, or potential mapping. Provincial screening criteria include the consideration of factors such as proximity to known archaeological sites, burial sites, or cemeteries, present or past water sources, well-drained sandy soil, elevated topography, distinctive landforms, resource extraction areas and historic transportation routes or other places of past human settlement.

b) The Township supports the development of an archaeological management plan to conserve and manage archaeological resources and to provide direction in determining areas of archaeological potential requiring assessment. The Township may work collaboratively with the County to undertake a regional archaeological management plan.

c) Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Where significant archaeological resources are preserved on site, development and site alteration shall maintain the heritage integrity of the site.

d) An archaeological assessment is required for development and site alteration proposed adjacent to a known cemetery or burial site.

e) The Township shall require an applicant to undertake an archaeological assessment of lands identified as having archaeological potential to determine the nature and extent of any archaeological resources on the site. The archaeological assessment shall be conducted by an archaeologist licensed under the *Ontario Heritage Act* and shall be in compliance with the Standards and Guidelines for Consultant Archaeologists set out by the Province.

f) The Township will keep confidential the existence and location of archaeological sites to protect against vandalism, disturbance, and the inappropriate removal of resources.

g) The Township may consider preserving identified significant archeological sites through the implementing by-law.

h) The Township shall contact the appropriate Provincial ministries and the Ontario Provincial Police when an unmarked human burial site or new archaeological site(s) is discovered and the provisions under the *Ontario Heritage Act* and *Funeral, Burial and Cremation Services Act* shall apply.

6.4 Engaging with Aboriginal Communities on Cultural and Archeological Heritage

The Algonquin Traditional Territory is composed of a diversity of indigenous cultural landscapes. An Indigenous cultural landscape is a living landscape that indigenous people value because of their enduring relationship with that place and its continuing importance to their cultural identity. For the Algonquins, Traditional Environmental Knowledge, an intimate knowledge of an area's landforms, plants and animals, is reflected in an indigenous cultural landscape. Many archaeological sites within the Algonquin Traditional Territory are small and contain a minimal amount of archaeological material, and these materials may be of great significance to the Algonquins of Ontario. For thousands of years the Algonquin Traditional Territory was characterized by glacial lakes and/or inland seas, resulting in high water levels that have left a sequence of paleo-shorelines and associated archaeological sites often far inland from modern shorelines that are the familiar focus of many archaeologists. The archaeological 'visibility' of sites on relic shorelines and fossil islands in the Algonquin Traditional Territory is further affected by the use of local stone for tools, a technology which may be unfamiliar to archaeologists but visible to Algonquins. The Algonquins of

Ontario regard all cultural heritage sites – from sacred burials to everyday stone tool workshop sites – to be of importance and worthy of investigation and protection.

a) The Township shall engage with Aboriginal communities including the Algonquins of Ontario on matters that affect Aboriginal history and culture.

b) The Township shall engage early with Aboriginal communities including the Algonquins of Ontario and ensure their interests are considered when identifying, protecting, and managing archaeological resources, built heritage resources and cultural heritage landscapes.

c) Aboriginal communities including the Algonquins of Ontario will be consulted when development on culturally significant lands is planned or where archaeological assessments are required. This includes notifications of the intention to complete Stage 1 through Stage 4 Archaeological Assessments, the review of these draft reports, as well as the participation of Algonquin Liaisons or other aboriginal liaisons during Stages 2 through Stage 4, and possibly Stage 1 if a site visit is planned.

d) The Algonquins of Ontario shall be notified if any artifacts of Aboriginal interest or human remains are identified in an Archaeological Assessment or encountered during development.

7 Making it Work: Infrastructure and Services

The intent of this Plan is to guide the development of roads, active transportation facilities, water services and sewage services to ensure they can support development within the Township. This section contains policies that identify the hierarchy of roads and services, and the requirements for each classification. It also contains policies on public utilities and communication facilities and railways.

7.1 Roads

Township roads are classified according to the function they should perform. The classification of roads within the Township shall include the following, and the respective policies in the following sections apply:

~~a) Arterial roads (controlled access);~~

~~b)~~a) Arterial roads;

~~c)~~b) Collector roads;

~~d)~~c) Local roads; and,

~~e)~~d) Private roads.

Traffic on higher order roads, such as arterial roads that connect communities, have priority over traffic on lower order roads, such as local Township roads. Proposed road allowance widths and standards are established for each class of road, where appropriate.

Township road classifications are identified on **Map F**. ~~**Map F** may be updated without amendment to this Plan.~~

7.1.1 Arterial Roads

Arterial roads connect communities and provide direct linkages to the Provincial highway network. They are designed to facilitate movement of a large volume of traffic from all types of vehicles including commercial vehicles (e.g. heavy trucks). Traffic movement is the primary function and consideration for arterial roads. Access to land along arterial roads is generally a secondary consideration.

a) The Township may restrict access to abutting parcels and control the spacing of driveways to maintain the function and safe use of an arterial road.

b) Arterial roads require a minimum 30 metre road allowance width. Road allowances will be widened using such mechanisms as subdivision approvals, consent approvals and Site Plan Control approvals, in order to produce a safe and efficient road transportation network. The width of the road allowance may be permitted to be reduced within the boundaries of Settlement Areas where curbing and drainage systems are present or planned.

7.1.2 Collector Roads

The primary function of collector roads is to provide access to/from arterial roads and local roads.

a) New collector roads shall be located in accordance with all applicable policies of this Plan.

b) New collector roads shall be designed and constructed to municipal standards prior to their assumption by the Township. The design and construction of the roads shall be overseen, confirmed, and stamped by a qualified engineer.

c) Collector roads require a minimum 30 metre road allowance width. Road allowances will be widened using such mechanisms as subdivision approvals, consent approvals and Site Plan Control approvals, in order to produce a safe and efficient road transportation network. The width of the road allowance may be permitted to be reduced within the boundaries of

Settlement Areas where curbing and drainage systems are present or planned.

7.1.3 Local Roads

The primary function of local roads is to provide direct access to abutting properties. Roads in plans of subdivision are typically local roads. Lower speed limits and traffic control devices may be necessary to ensure public safety.

a) The Township may permit a proponent, at the proponent's expense, to extend a local road on an unopened road allowance to provide sufficient road frontage to facilitate development of a parcel of land.

b) New local roads and extensions of local roads shall be located in accordance with all applicable policies of this Plan.

c) New local roads and extensions of local roads shall be designed and constructed to municipal standards prior to their assumption by the Township, in accordance with the subdivision or development agreement. The design and construction of the roads shall be overseen, confirmed, and stamped by a qualified engineer.

d) Local Roads require a minimum 20 metre road allowance/right of way width. Road allowances will be widened using such mechanisms as subdivision approvals, consent approvals and Site Plan Control approvals, in order to produce a safe and efficient road transportation network.

7.1.3.1 Seasonal Roads

Seasonal roads under the jurisdiction of the Township are not maintained and are not open on a year-round basis. They are generally of low priority and carry a minimal amount of traffic.

a) The Township may post seasonally maintained roads with signs to indicate that maintenance is limited. Where such roads are classified and posted with a sign, the Township will not be obliged to provide winter control services, nor to convert a seasonally maintained road to a year-round maintained road.

b) The Township is under no obligation to provide access to properties taking access from a seasonal road.

c) Development is not generally permitted on a seasonal road. Lots with frontage on and/or accessed by seasonal roads may be zoned in a separate category in the implementing by-law to restrict land uses.

d) Council may consider changing the status of a seasonal road to year-round to permit a proposed development on the condition that the proponent upgrade the road per the Local Roads policies.

e) The status of a seasonal road may be changed without an amendment to this Plan.

7.1.3.2 Forced Roads

Forced roads are those that deviate from the established road allowances due to topographic challenges such as hills and swamps.

a) As a condition to the approval of a plan of subdivision, a plan of condominium, or a consent along a portion of forced road, and of site plan control, the proponent shall be required to confirm that the forced road in question is in the ownership of the Township and/or to convey the forced road and up to a 20 metre road allowance width to the Township.

7.1.3.3 Unopened Road Allowances

Unopened road allowances are public roads that have not been opened and assumed for maintenance purposes by the Township. They also include unopened roads on plans of subdivision and former municipal roads that are now effectively unmaintained.

a) Where an unopened road allowance is requested to be improved for the purpose of providing driveway access to what would otherwise be a land locked parcel of land, the Township may at its sole discretion:

   i) sell all, or a portion of an unopened road allowance or

   ii) enter into a licence agreement and register notice on title that the Township will not be responsible for the repair or maintenance of unopened road allowances, where development is accessed over an unopened road allowance.

b) There are several historic plans of subdivision that created waterfront communities that have private roads constructed over unassumed/unopened road allowances. The Township will not be responsible for the repair or maintenance of any private road that has been constructed over an unopened or unassumed road allowance.

7.1.4 Frontage on Public Roads

No building or structure shall be erected, extended, or enlarged on any lot within the Township of South Frontenac unless such lot fronts on a public road, except as follows:

a) Where a lot fronts onto an unassumed road in a registered plan of subdivision where the road will not be assumed by the Township until the end of the maintenance period.

b) Where a model home agreement has been executed by the owner and the Township on a lot prior to registration of a plan of subdivision.

c) Where a lot fronts onto a private road or a private road on an unassumed road allowance, or is accessed over an unopened road allowance, provided:

   i) The owner demonstrates legal deeded access to the lot over the private road or access over the unopened road allowance through a licence agreement, and

   ii) The lot is in an appropriate zone that acknowledges the limited service nature of the lot and the proposed use of the lot, such as a Limited Service Residential zone.

d) Where a lot can only be accessed by water provided:

   i) The owner demonstrates the lot has legal deeded mainland parking and mooring facilities, and

   ii) The lot is in an appropriate zone that acknowledges the limited service nature of the lot and the proposed use of the lot, such as a Limited Service Residential zone.

7.1.5 Private Roads

Private roads (private lanes) play an integral role in connecting many seasonal and permanent residences in our community to the Township road network. These roads are not owned or maintained by the Township. They typically consist of rights-of-way over private property benefiting multiple properties.

The trend toward the conversion of traditional cottages to year-round residential dwellings has resulted in pressure on private roads that were only ever intended to accommodate seasonal residential use. The imbalance between the needs of permanent residential uses and the service level provided by seasonal private roads has led to concern regarding public health and safety, and the impact that these roads may have on municipal financial well-being.

a) Where lot creation is permitted on a new private road by the Land Division policies of this Plan, the new private road shall:

   i) Intersect with an existing public road which reflects a reasonable standard of pavement or gravel construction and is maintained year round by the municipality;

   ii) Meet the Township's Private Road Construction Standards as updated from time to time. The design and construction of the private road shall be overseen, confirmed, and stamped by a qualified professional engineer to the satisfaction of the Township; and

   iii) Be governed by a condominium agreement, in order to establish the ownership and maintenance of the road among all owners, and to provide a legal obligation to ensure that sufficient funds are in place to ensure the ongoing maintenance of the road in perpetuity.

b) No new waterfront lot creation shall be permitted on existing private roads or on minor extensions of existing private roads unless:

   i) The private road is designed and constructed to the Township's Private Road Construction Standards from its intersection with the public road to the new lots; or

ii) The existing private road and any minor extensions are developed within a common element condominium pursuant to the *Condominium Act*, as amended, and connects directly to an existing public road.

c) Owners who access their properties by private roads are encouraged to establish private road associations and agreements to ensure adequate maintenance of the road, and to improve their private roads to a minimum standard to allow accessibility by emergency service vehicles or to the Township's Private Road Construction Standards.

d) Lot creation through consents and plans of condominium on private roads shall be subject to an agreement to be registered against the title to the lands and that includes provisions acknowledging:

i) The Township does not maintain or repair the private road;

ii) The private road shall be named and addressed to the Township's satisfaction for civic addressing and emergency service purposes;

iii) Garbage and recycling bins, as well as mailboxes, shall be provided at a common location near the intersection of the Township public road and the private road.

iv) The Township does not provide municipal services on the private road that is normally associated with public roads;

v) The owners are responsible for all costs necessary to maintain the private road, including the establishing and maintaining signage;

vi) The Township is not responsible for any loss or damage created by the owner's failure to maintain the private road; and,

vii) The Township assumes no liability in the event that emergency vehicles are not able to access the lot because of impassable road conditions.

e) Council may consider a request to assume a private road in accordance with Township policy.

7.1.6 Active Transportation

The Township seeks to provide pedestrian and bicycle-friendly environments to encourage active transportation throughout the Township for residents and tourists of all ages and abilities. This includes providing linkages between settlement areas and the rural area, as well as access to the natural environment, public open space areas, and community facilities. The intent is to encourage increased use of active transportation in the Township as a viable alternative to automobile use and to foster a healthy community.

a) The Township shall support the development of a well-connected network of active transportation facilities both within the Township and in the broader context, to increase the range of healthy and accessible transportation and recreation options available to residents of all ages and abilities.

b) New development or redevelopment shall be encouraged to consider street connectivity and connectivity of active transportation infrastructure, in coordination with the Township.

c) The Township will consider as a condition of subdivision, consent, condominium or site plan approvals, the dedication of land, by public ownership, easement or partnership agreement for pedestrian and cycling pathways, bicycle parking and vehicle parking adjacent to active transportation corridors, or to facilitate access to, or enhancement of, such corridors.

d) The Township shall encourage improved pedestrian environments within the settlement areas with an emphasis on streetscaping, including the consideration of accessible sidewalks, pedestrian-oriented commercial development along main streets, building design that provides shelter, pedestrian-scaled lighting, street furniture, bicycle racks, and landscaping.

7.2 Parking

This Plan intends to promote efficiently planned, compact and accessible development for all modes of transportation. Given that the automobile will continue to be the principal mode of transportation within the Township, sufficient off-street/on-site parking facilities must be established to serve the needs of the intended use.

a) Adequate off-street/on-site parking must be provided in accordance with the provisions of the implementing by-law, with minimal impact on adjacent uses. For higher density development within Settlement Areas, the Township may consider permitting reduced standards for on-site parking, or permitting off-site parking, where accommodation of on-site parking is not possible.

b) In the Settlement Area designation, the Township shall assess parking needs in order to provide adequate on-street and off-street parking, to accommodate short-term parking for shopping and business purposes and long-term parking for those employed in the area.

c) In cases where sufficient on-site parking cannot be accommodated in the Settlement Area designation, the Township at its sole discretion may collect cash- in-lieu pursuant to Section 40 of the *Planning Act* to be used expressly for the provision of additional parking spaces in an appropriately defined area.

7.3 Railways

The Township acknowledges the importance of railways and recognizes its critical role in long-term economic growth and the efficient and effective movement of goods and people.

a) All development in proximity to rail facilities shall be developed in accordance with the Federation of Canadian Municipalities and Railway Association of Canada (FCM/RAC) Guidelines for New Development in Proximity to Railway Operations.

b) All proposed residential or other sensitive use development within 300 metres of a railway right-of-way will be required to undertake noise studies, to the satisfaction of the Township, in consultation with the appropriate railway operator, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.

c) All proposed development within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of the Township, in consultation with the appropriate railway operator, and shall undertake

appropriate measures to mitigate any adverse effects from vibration that were identified.

d) All proposed building setbacks shall be in accordance with the FCM/RAC Guidelines. As a general guideline, buildings shall be setback 30 metres with an appropriate berm abutting the rail right-of-way. Reduced setbacks can be considered in certain circumstances dependant on the proposed use and in conjunction with additional study and alternative safety measures, to the satisfaction of the Township in consultation with the appropriate railway operator.

e) All proposed development adjacent to railways shall implement appropriate mitigation measures, including but not limited to, safety setbacks, berms, crash barriers, and security fencing, in accordance with the FCM/RAC Guidelines.

f) All proposed development adjacent to railways shall implement any required notices on title such as warning clauses and/or environmental easements, through appropriate legal mechanisms, to the satisfaction of the Township and the appropriate railway operator.

g) All development in proximity to rail facilities shall evaluate, prioritize, and secure grade separation of railways and major roads, in co-operation with Transport Canada and the appropriate railway operator.

7.4 Water and Sewage Services

Provincial policy recognizes three types of water and sewage services:

- Municipal services;
- Private communal services; and
- Individual on-site services.

At the time this Plan was adopted, Sydenham Settlement Area offered partial servicing in the form of centralized municipal water services. All other Settlement Areas rely on

individual on-site water services and sewage services to facilitate development. Rural Lands and Prime Agricultural Areas also rely on individual on-site water services and sewage services.

7.4.1 Municipal Services

The Provincial Planning Statement and the County of Frontenac Official Plan identify a servicing hierarchy which identifies municipal water services and sewage services as the preferred form of servicing for Settlement Areas. Centralized servicing systems serve entire communities, while decentralized servicing systems serve clusters of residences, businesses and other uses.

7.4.1.1 General Policies

a) Where municipal water and sewage services exist or are established over the life of this Plan, development shall connect to these services and existing individual on-site services shall be decommissioned.

b) Development within the Settlement Areas will only be approved if sufficient capacity within the available municipal water and sewage systems exist.

c) Holding symbols may be used to permit multi-lot/multi-unit development to proceed in a phased manner upon verification of water and sewage system capacity allowances, Limitations in the capacity or operating performance of the water and/or sewage systems shall be recognized as a constraint to the timing of new development.

d) The Township shall establish an on-going monitoring program for the calculation, reporting and allocation of uncommitted reserve capacity within the municipal water and sewage systems to ensure the efficient use of existing servicing infrastructure. Should the usage at any time reach 80% of the capacity of the system the Township shall initiate a study to investigate means of securing future capacity.

e) The extension of municipal water and sewage services to support planned development will be the sole responsibility of the developer. The Township shall pass by-laws and enter into agreements, including financial agreements, with developers and/or property owners for the installation of, or connection to, municipal services.

f) New development shall be directed to areas that allow for extensions to existing municipal water and sewage services in an economical and practical manner, provided that such expansion is consistent with the other objectives of this Plan. New development will generally be approved and permitted only in stages of orderly progression from the termination of existing services.

7.4.1.2 Decentralized Services

Frontenac County completed a regional Communal Servicing Study in 2019 to assist the County and its member municipalities with the planning, engineering, and economic development tools necessary to enable redevelopment and new development using communal water and sewage services (also known as decentralized services). The Township collaborated with the County and the other Frontenac Townships to establish a jointly owned public utility that will assist with the operation of decentralized municipal water and sewage services within South Frontenac, and across the County as a whole. The Frontenac Municipal Services Corporation was incorporated in November 2023.

a) Decentralized municipal water and sewage services are intended:

i) To become the dominant form of servicing within Settlement Areas during the duration of this Plan;

ii) To support higher density, multi-unit dwellings, as well as mixed-use developments in Settlement Areas and in secondary plan areas, and conservation design subdivisions in the Rural Lands;

iii) To allow the expansion of existing Settlement Areas, where appropriate, so that new development is more compact, reflects the existing lot fabric of settlement areas, and promotes walkable communities;

iv) To support new commercial, industrial, and business park development;

v) To protect lakes by minimizing impacts to water quality;

vi) To direct growth to areas with water and sewage services;

vii) To support the upgrade of infrastructure within Settlement Areas for existing residents and businesses, and to encourage appropriate intensification development; and

viii) To ensure that future development within the Rural Lands is environmentally responsible and conserves land and important natural resources.

~~viii)~~b) The following policies are intended to direct development supported by decentralized municipal services:

i) Development on decentralized municipal water and sewage services shall be the preferred form of servicing within the Settlement Area designation. In Settlement Areas, the priority shall be for multi-unit/multi-lot development to be on decentralized municipal services. These developments shall be implemented through plans of subdivision, plans of condominium, and/or site plan control as appropriate.

~~i)~~ii) Development on decentralized municipal water and sewage services should be directed in or near Settlement Areas where community services and amenities are available to support increased population.

~~ii)~~iii) Where new multi lot and multi-unit development is proposed within a Future Secondary Planning Area as identified on Map H before the secondary plan is prepared, the development may be required to use decentralized municipal water and sewage services, depending on the nature, scale, and density of the development.

~~iii)~~iv) Where development is proposed adjacent to a Settlement Area, the Township and proponent may negotiate the inclusion of some of the existing Settlement Area lands in the Environmental Assessment for water and sewage servicing through the pre-application consultation process.

~~ix)~~v) The Township shall encourage decentralized municipal water and sewage services as an alternative to individual on-site wells and sewage systems elsewhere in the Township, where it is deemed appropriate by the Township.

~~x)~~vi) Decentralized municipal water and sewage services shall be the primary servicing method for new large scale commercial development and industrial/business parks.

~~xi)~~vii) Large scale, high density, and mixed-use development located outside of Settlement Areas and the Future Secondary Planning Areas is not permitted as it is inconsistent with the policy priorities of this Plan that direct growth to Settlement Areas.

~~xii)~~viii) Development proposals utilizing the conservation design subdivision concept and decentralized municipal services may be permitted outside of Settlement Areas where residential uses are permitted, and in accordance with Chapter 9 of this Plan.

7.4.2 Private Communal Services

a) Private communal services may be permitted for recreational, commercial, institutional, and industrial uses, and for ~~multi-lot/multi-use~~multi-unit residential or mixed-use development, in accordance with all applicable regulations.

~~a)~~b) Where more than five year-round residential dwelling units are proposed on private communal services, the Township shall require the applicant to enter into a Municipal Responsibility Agreement (MRA) that includes the posting of securities equal to the replacement cost of the system(s).

7.4.3 Partial Services

Partial services refer to ~~the provision of either~~situations where a lot or development is serviced by only one municipal ~~water or sewage~~ service~~s~~ ~~(or private communal~~ water or sewage~~) service~~, but not both, with the other service provided privately (e.g., individual onsite services or private communal services). At the time of adoption of this Plan, Sydenham had partial services in the form of a municipal water service and individual on-site sewage services.

a) Partial services shall only be permitted in the following circumstances:

i) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;

ii) Within Settlement Areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts; or

iii) within Settlement Areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.

b) Any development in areas where partial services are provided, including in the Sydenham Settlement Area, must connect to the available municipal water or sewage service and properly decommission the related individual on-site service on the property.

c) The Township may consider establishing a program to assist property owners to decommission wells in an area where partial municipal water services are provided, to reduce the potential of cross-connections within the municipal drinking water system.

d) The management of the municipal water system shall include measures to educate the public on the need to conserve water and to reduce requirements for additional water supply and impacts to sewage systems where they exist.

e) A partially serviced Settlement Area may only expand on municipal water and sewage services.

7.4.4 Individual On-Site Services

Individual on-site water and sewage services refer to privately owned and operated water and sewage systems on individual properties.

a) Where municipal water and sewage services or private communal water and sewage services are not provided, individual on-site water services and individual on-site sewage services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

b) Within the Settlement Areas shown on **Maps A and B**, these services may be used for infilling and minor rounding out of existing development. Preference will be to connect to municipal services where available.

c) For the purposes of this section, negative impacts shall be defined as potential risks to human health and safety, and degradation to the quality and quantity of water, sensitive surface water features and sensitive groundwater features, and their related hydrologic functions, due to single, multiple, or successive development. Negative impacts should be assessed

through environmental studies including hydrogeological or water quality impact assessments, in accordance with Provincial standards.

d) A hydrogeological assessment and terrain analysis report may be required for development proposals using groundwater sources (i.e., well) in accordance with the Provincial D-Series Environmental Land Use Planning Guidelines to demonstrate that there is an adequate water supply (quantity and quality) and that there will be no interference from sewage disposal or unsustainable draw down of the water table. Consideration shall be given to the cumulative impact of development on the available water supply. A water conservation plan for new users may be required in this regard.

e) A hydrogeological assessment is required for new lots created by consent that would be serviced by a drilled or dug well to demonstrate a viable water supply. The study must be prepared in accordance with Township standards and Provincial guidelines, to the satisfaction of the Township.

f) Waterfront lots may be serviced by drawing water from a lake.

7.5 Public Utilities and Communications Facilities

The sustainability, health and safety of South Frontenac residents and its economy is closely related to the public utility corridors, utility networks, and communications facilities that span the municipality. These facilities and corridors include a wide variety of utilities that are owned and operated by both public and private entities, including cellular, broadband and fibre optic networks.

a) The Township will work with the utility providers to protect corridors from inappropriately encroaching development, to help manage public health and safety, to manage any impact from their development/expansion, and, particularly when it benefits the community, to facilitate the logical/cost-effective expansion of these utilities.

b) Public uses necessary for the function of municipal, Provincial, or Federal government, including a related board, commission or agency, and utilities such as power, water services, roads, railways, telecommunications including provision of cellular and internet, natural gas facilities, will generally be permitted in all land use designations, except the Prime Agricultural Area designation, provided that such use or utility is necessary and appropriate in the proposed location and can be made compatible with surrounding uses. Buildings and structures are prohibited in the Environmental Protection designation.

c) The Township acknowledges development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, renewable energy systems, and alternative energy systems may be required to accommodate current and projected needs. The development of electric power facilities will occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power.

d) Electric generation facilities and transmission and distribution systems are permitted in all land use designations without an amendment to the Plan provided that the planning of all such facilities is carried out having regard to the other policies of this Plan. Consultation with the municipality will be required on the location of any new facility.

e) The Township recognizes that the installation of communication towers is required to supply, improve, and maintain the quality of cellular and internet service. A proponent seeking to establish a communication tower shall work with the Township and seek input from the community in accordance with Industry Canada guidelines.

f) Municipal review of non-municipal proposals shall consider any impact of a proposal on the natural heritage, archaeological potential, and cultural heritage resources of the subject property and adjacent lands. Appropriate setbacks and mitigation measures shall be recommended through municipal comments on proposals.

g) The Township will work cooperatively with telecommunication companies to expand broadband and fibre internet services into the area to serve the needs residents and businesses.

7.6 Renewable Energy

The Township recognizes the importance of considering renewable energy sources to optimize cleaner energy consumption and power supply and generation in the face of climate change. The Township will support continued renewable energy integration through the following policies:

a) Private renewable energy systems may be permitted subject to a zoning by-law amendment, where proponents can demonstrate it is feasible to develop such projects in accordance with this Plan, and with Provincial and Federal requirements.

b) Renewable energy uses such as wind, solar and biomass energy facilities will be developed in accordance with applicable Federal and Provincial legislation.

c) The distance from new sensitive receptors, such as new residential uses and community facilities to commercial scale wind turbines, may be regulated by the Zoning By-law.

d) Nothing in this section shall restrict the installation or operation of a small-scale renewable energy system that is mounted directly to a dwelling or other structure, or a self-supporting pole or tower.

8 How We Will Engage and Consult

The purpose of the "How We Will Engage and Consult" section is to guide the interactions of the Township with the public, stakeholders, and Aboriginal groups. This section contains policies to address how public participation will be encouraged and the processes and channels the Township will utilize to ensure equitable discourse. This section also explains how the Township hopes to partner with Aboriginal groups to develop and enact policies along the path to reconciliation.

8.1 Public Engagement

Consultation is intended to foster communication, education of issues, and conflict resolution early in the planning process. The Township recognizes that public consultation is a key component of the planning process.

a) All *Planning Act* applications shall adhere to the prescribed measures for public consultation strategies, public meetings, and notification procedures in accordance with the Planning Act and associated regulations. In some instances, public consultation required by the Township may exceed these requirements as deemed appropriate and as outlined in this Plan.

b) The Township shall use a variety of communication methods to seek input on planning matters and to provide information to the public. Depending on the issues, and in accordance with the *Planning Act* and associated regulations, the Township shall choose the most appropriate method of communication, which may include any or all of the following:

   i) Personal service or prepaid first class mail;

   ii) Newsletters;

iii) E-mail;

iv) Public notice signs;

v) Surveys, electronic or mail-out;

vi) Neighbourhood Open Houses and/or Public Information Centres;

vii) Neighbourhood Working Groups or Focus Groups;

viii) Information meetings;

ix) Statutory public meetings;

x) Township website or internet engagement platforms; and/or;

xi) Any other methods as deemed necessary by the Township and established by amendment to this Plan.

c) Applicants may be required to provide a public consultation strategy that shall demonstrate to the Township's satisfaction how an applicant will solicit public input ahead of the holding of a statutory public meeting.

d) Where a development application is deemed to have a potentially significant impact, the Township may require an expanded public consultation process, including additional community meetings, to provide the community with additional information regarding the proposal, such as technical studies and to provide opportunities for conflict resolution.

e) The Township may establish alternative public consultation measures to notify prescribed persons and public bodies of proposed development as corporate policies adopted by by-law outside of this Plan, provided the by-law is approved by Council with appropriate public input. Council may delegate its authority to administer these procedures to an appointed Committee, officer, or employee identified by by-law.

~~8.1~~8.2 Engaging with Aboriginal Interests

The Township will engage with Aboriginal interests on the path to reconciliation as follows:

a) Aboriginal communities will be consulted when development on culturally significant and Treaty lands is proposed or where archaeological assessments and environmental monitoring are required.

b) Aboriginal communities will be consulted and engaged on projects and land use decisions that may impact Aboriginal rights to continue to practice and live their way of life as a result of their ancestors' longstanding use and occupancy of land.

c) Aboriginal communities will be consulted and engaged on matters that may impact Aboriginal interests as it pertains to land use, safety, and stewardship.

d) Aboriginal communities will be consulted and engaged on matters that may impact the Aboriginal right to self-determination.

e) This Plan shall be implemented in a manner that is consistent with the recognition and affirmation of applicable Aboriginal and treaty rights in accordance with Section 35 of the *Constitution Act 1982*. The Township shall work with Indigenous communities who have connection to the lands within the Township in the planning process to ensure consultation and engagement is appropriate to the type of planning application or process being undertaken. The Township respects the interests of the Indigenous communities and will seek to work in a collaborative and productive manner. The Township shall engage with Indigenous communities to:

   i) Coordinate on land use planning matters, in accordance with the Provincial Planning Statement.

   ii) Consider their interests when identifying, protecting, and managing natural heritage, cultural heritage, and archaeological resources.

iii) to identify gaps in ecological protection policies and environmentally sensitive areas.

f) The Township will conduct fully informed and meaningful consultation and engagement with, but not necessarily limited to, the Algonquins of Ontario on matters related to land use and project development within the Township.

9 Land Division

The division of land can take place by consent (severance), by plan of subdivision, and by plan of condominium. Small scale development generally takes place through the consent process, while large scale development generally takes place through a plan of subdivision or plan of condominium. The method of land division chosen shall be undertaken in accordance with the policies of this Plan.

9.1 General Policies

Through the land division process, the Township will ensure that sufficient land is made available to accommodate an appropriate range and mix of housing and employment opportunities, and other land uses that will serve the interests of existing and future residents.

The following general policies shall be used as the underlying framework on which land division practices within the Township will be based.

a) New lot creation shall be consistent with the policies of the Provincial Planning Statement, shall conform to the Frontenac County Official Plan, and shall conform to this Plan.

b) The frontage, size and shape of any lot created shall be appropriate for the proposed use, water and sewage services, and location, and shall conform to the provisions of the implementing by-law.

i) A minimum 0.8 hectare lot size and a minimum 76 metre frontage on a public road shall be required for non-waterfront lots serviced by individual on-site water and sewage services.

ii) A minimum 1.0 hectare lot size, a minimum 76 metre frontage on a public road or private road, and a minimum 91 metre frontage on a waterbody shall be required for residential waterfront lots serviced by individual on-site water and sewage services.

iii) ~~Notwithstanding~~ Despite sub-section (b)(ii) above, a waterfront lot created adjacent to a narrow waterbody shall have a minimum 150 metres of water

frontage in order to ensure safe boating and swimming conditions, to avoid an overdeveloped appearance in a constricted area and to help ensure a reasonable separation between residential uses.

iv) Despite sub-section (b)(ii) ~~Notwithstanding b.~~ above, a waterfront lot created adjacent to a shallow waterbody shall have a minimum 150 metres of waterfrontage because shallow waterbodies tend to be more environmentally sensitive and less intensive usage is appropriate.

v) Reductions in lot size, water frontage or lot frontage may be varied without amendment to this Plan, provided that the intent of applicable Official Plan policies are met, and the reduction is recognized through an appropriate planning process, such as a minor variance or zoning by-law amendment.

vi) In considering reductions to lot size, water frontage or lot frontage, consideration will be given to ensuring there is a sufficient development envelope to accommodate the intended use and appropriate water and sewage services outside the required setback from the highwater mark, all other applicable setbacks, and any other natural features or natural hazard.

vii) Within a Settlement Area, the lot size of lots that will be serviced by municipal water and sewage services should reflect the existing lot fabric of the village or hamlet unless otherwise established in a secondary plan.

viii) Within a Future Secondary Planning Area but outside a Settlement Area, the lot size of lots that will be serviced by municipal water and sewage services shall be established through the secondary planning process.

c) Land division is not permitted in the Prime Agricultural Area designation, except in accordance with the Agricultural Lot Creation Policies of Section 9.3 of this Plan.

d) Land division is not permitted within 300 meters of an at-capacity lake trout lake, except in accordance with the policies of **Section 5.3.4**.

e) New lots shall be approved only when it has been established that soil and drainage conditions are suitable to permit the proper siting of buildings and to permit the installation of an adequate means of sewage disposal.

f) An adequate quantity of potable water and sewage capacity shall be available for each new lot. Applicants shall provide sufficient technical information to demonstrate this to the satisfaction of the applicable review agency, and in accordance with the policies of **Section 7.4**.

g) Where available, development of the new lots will be required to connect to municipal water and sewage services.

h) No land division shall result in the landlocking of any parcel of land and/or in a situation where the existing or potential ability to develop any parcel of land is significantly undermined by virtue of limited public road frontage.

i) No land division shall be permitted where safe vehicular access from the proposed lot to the adjacent public road cannot be provided due to conditions such as limited sight lines, grades or proximity to intersections.

j) Compatibility and any separation distances required between the proposed land use for the lot and the neighbouring land uses (for example, agriculture, mineral aggregates, waste management, industrial) shall be addressed.

k) In considering land division applications, regard shall be had to the Cultural Heritage policies in **Section 6**, including requirements with respect to the preservation of the cultural heritage resources of the Rideau Canal and to the identification and preservation of significant archaeological resources.

l) On lands that contain or abut a waterbody or watercourse, it shall be demonstrated that there is a sufficient development envelope on the proposed lot to accommodate the intended use and appropriate water and sewage services outside the required setback from the highwater mark and all other applicable setbacks.

m) Where lands are subject to flooding, erosion, or other natural hazards it shall be demonstrated that a development envelope and safe access to the proposed lot is available outside any hazards. The advice of the appropriate conservation authority shall be sought in this regard.

n) Approval for the creation of new lots on lands that contain environmentally sensitive areas such as natural heritage features and areas shall not be granted unless sufficient lands are available outside the sensitive areas to accommodate the development and associated services. In considering the

creation of new lots on lands that contain natural heritage features and areas, the Township shall have regard for limiting disturbance to these features and areas. If an existing lot contains a natural heritage feature and area or a portion of such, the property may only be divided such that the natural heritage feature and area is contained wholly within either the new lot or the lot to be retained and not split between the two.

o) Each new lot proposed along the waterfront must have at least one suitable location for water access without the need for dredging or removal of emergent or submerged vegetation.

p) The Township will require dedication of land for road widening, and for forced roads, in accordance with the policies of this Plan in order to ensure the Township has deeded ownership of land on which to improve public roads over time.

q) The Township shall require dedication of land for parks or cash-in-lieu in accordance with the policies of this Plan.

9.2 Plans of Subdivision/ Plans of Condominium

9.2.1 General Policies

a) Prior to considering any land division application, the Township shall establish whether a plan of subdivision is necessary for the proper and orderly development of the lands. A plan of subdivision shall normally be required in the following instances:

i) More than a total of three (3) new lots are to be created on a land holding;

ii) New public roads or an extension to an existing road are required;

iii) An extension to trunk mains for municipal water and/or sewage services is required; or

iv) If the size, shape, location and physical features of the subject land or the number of lots the site is capable of accommodating would be better suited to the more thorough review of the subdivision approval process.

b) Development of land by plan of condominium shall be required when the creation of individual units and common areas within a single lot is proposed.

c) The proposed subdivision or condominium shall be at a scale which is compatible with the existing or anticipated scale of development in the area.

d) Background information shall be provided by the developer to the satisfaction of the Township demonstrating the appropriateness of the location for the plan of subdivision or plan of condominium. This information may include, but not be limited to, drainage studies, servicing studies, traffic impact studies and environmental impact assessment.

e) The plan of subdivision or plan of condominium shall be adequately serviced with and make suitable provision for services including, but not limited to, roads, water and sewage, storm sewers, waste collection and disposal, public utilities, fire and police protection, parks, schools, and other community facilities.

f) The minimum lot size in a plan of subdivision or plan of condominium shall be determined by the completion of a servicing options report and/or a hydrogeological study and terrain analysis.

g) The supporting servicing options report and/or hydrogeological study and terrain analysis ~~should~~ shall account for the possibility of the inclusion of up to two additional residential units on each residential lot or unit.

h) Stormwater management, lot grading and drainage, and engineering design shall meet Township standards.

i) Existing public access roads shall have the capability to support the additional traffic loads anticipated from the proposal. Where upgrading and additional maintenance may be required, the Township will assess the financial impact of these additional expenditures and may levy charges or request a contribution from the developer to offset these costs. The subdivision or condominium internal road system shall be accessed from a

public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round.

j) An internal road system shall be provided which will allow ease of access for emergency vehicles and provide for fire route considerations as necessary. In consultation with the Fire Department, consideration shall be given to the installation of appropriate infrastructure, (i.e., dry hydrant) to ensure there is a sufficient supply of water available for firefighting services within the boundaries of, or in proximity to, the subdivision.

k) Plans of subdivision or plans of condominium shall be designed to allow for the appropriate integration of the subject lands with the adjacent lands, such as compatibility with existing development, pedestrian connections to parks, and future road connections.

l) As many trees as possible shall be preserved, particularly mature and healthy stands of trees, and reforestation shall take place where appropriate.

m) Topography and/or vegetation shall be maintained and augmented to create an appropriate or desirable environment and buffering may be required to ensure compatibility with adjacent uses.

n) Landscaping and tree planting shall be incorporated to achieve a welcoming, pedestrian-scale environment, and enhance the appearance of the development and its compatibility with surrounding areas.

o) Subdivisions and condominiums will be designed with consideration for active transportation and will include sidewalks and trails that can enhance connections within the transportation network where the Municipality determines it is appropriate.

p) Plans of subdivision and plans of condominium shall address issues of energy conservation and sustainability.

q) Plans of subdivision shall accommodate low and medium to higher density development (e.g. multi-unit) subject to adequate water and sewage services.

r) Draft approval of plans of subdivision and plans of condominium shall include conditions which must be satisfied prior to final approval of the plan.

The developer will be required to meet conditions of draft approval within a specified time-period, failing which, draft plan approval will lapse. Requests for extensions of the lapsing approval will be considered by the Township, provided there has been evidence of progression on fulfilling the conditions of approval by the proponent and that the policies of the Plan have not changed in a manner which would impact the development.

s) Prior to final approval of a plan of subdivision or plan of condominium, the owner will be required to enter into an agreement with the Township and to file necessary financial securities to ensure that conditions of approval are fulfilled.

t) In accordance with the provisions of the *Planning Act*, the Township may by by-law deem any part of a registered plan of subdivision not to be a plan of subdivision, provided the plan of subdivision has been registered for 8 years or more.

9.2.2 Conservation Design

This Plan anticipates the creation of new housing in the Rural Lands. Conservation design subdivisions or condominiums are a way to allow that housing while preserving the rural character of the area.

Conservation design subdivisions or condominiums provide clusters of housing on small lots on a portion of the parcel. This design is intended to accommodate a reasonable degree of growth and development by utilizing municipal water and sewage services in order to preserve the community's rural character and natural resources, and to maintain larger areas of land preserved for a variety of uses including small-scale agricultural production, recreation, open space, and conservation. The following policies apply to conservation design development:

a) Conservation design subdivisions and condominiums will be permitted across the Township where:

   i) Residential uses are permitted including lands with waterfrontage, and

   ii) The landholding is at least 4 hectares in size and capable of supporting at least five (5) single detached dwelling units based on conventional individual on-site water and sewage systems.

b) The minimum lot area should generally be 0.33 hectares in conservation design developments. Smaller lot sizes may be considered provided that the type of housing is consistent with the rural character of the area.

c) Conservation design developments shall utilize municipal water and sewage services in accordance with the policies of this Plan.

d) Conservation design subdivisions and condominiums are encouraged to identify a conservation theme or themes. This theme shall be identified at the time of the initial application. Conservation themes may include, but are not limited to, forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, viewshed preservation, or archaeological and historic properties preservation.

e) A minimum of 50% of the net developable area (i.e. gross area less undevelopable, constrained lands) shall be protected for the feature(s) identified for conservation through the development.

f) Mechanisms to guarantee that 50% of the lands will be protected from development will include conservation agreements, dedication to land conservation organizations, land trust, or a corporation or trust owned jointly or in common by the owners of the lots, or similar means deemed acceptable to Council.

g) The protected lands will be required to be rezoned to ensure their continued protection from development.

9.3 Consent Policies

Where a plan of subdivision is not considered necessary for proper development, consent to convey land may be granted provided the following policies, and any other relevant policies of this Plan, are adhered to.

9.3.1 General Policies

a) Consents shall be considered for administrative purposes, such as lot line adjustments, utility easements and conservation easements, having regard to the other relevant policies of this Plan.

b) Prior to approving any application for consent which would result in the creation of a new lot, the long-term development potential of the overall land holding will be considered in order to ensure that additional future development potential of the land is not compromised. If the property has potential as a future subdivision site:

   i) the safest, most convenient access point(s) to the public road system should be retained for possible future use for internal subdivision roads;

   ii) the size of a lot created by consent should be appropriate for the proposed use in order to avoid the inefficient use of land; and

   iii) the lot created by consent should be located in such a way that the future design of a plan of subdivision can be accommodated.

c) In order to fully assess an application for consent, the Township may require the submission of additional information and studies.

d) The creation of a new back lot shall not be permitted through the consent process.

e) The severance of a parcel of land including an additional residential unit may only be permitted subject to all other policies of this Plan.

f) The access to the proposed lots to be severed and retained shall be to the satisfaction of the Township:

   i) Non-waterfront lots must have frontage on an opened and assumed public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round.

   ii) Waterfront residential lots must have frontage on an opened and assumed public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round, or a private road that is developed to the Township's satisfaction in accordance with **Section 7.1**.

   iii) The creation of lots through consent shall be discouraged on arterial roads outside of Settlement Areas to protect the current and projected long term transportation needs for the corridors.

iv) On islands and portions of the mainland only accessible by water, the creation of lots through consent will only be considered where the lot has direct shoreline frontage, and deeded mainland vehicle parking and boat docking facilities are available.

g) The Township must be satisfied that any lots created by consent can be supplied with such municipal services as fire protection, road maintenance, storm drainage and where applicable, water supply and sewage disposal facilities, such that the provision of services does not adversely affect the Township finances.

h) For any division of land, the Township may impose conditions to the approval of the consent. A development agreement registered on title may be required to implement recommendations of professional staff, external agencies, and technical studies.

i) Where lands being severed for conservation and open space uses are being transferred into the ownership of not-for-profit conservation agencies, any existing dwelling severed from the larger land holding to facilitate the transfer of land for conservation purposes will not count towards the maximum of three consents allowed since November 25, 2003. Confirmation of the transfer of ownership of the majority of the lands into the ownership of the conservation agency shall be required at the time of application through a purchase and sale agreement, or similar documentation.

9.3.2 Rural Lot Creation Policies

a) In the Rural Lands designation, a maximum of three (3) new lots (exclusive of the retained parcel) may be permitted through the consent process from a lot of record as it existed on November 25, 2003, where it is demonstrated that a plan of subdivision is not necessary for the orderly development of the land and will not limit such development by plan of subdivision. The lot of record that existed on November 25, 2003 shall be deemed to exclude any portion of the lot that was subject to a consent application that was conditionally approved prior to November 25, 2003, provided that the consent conditions were satisfied and the lot was created in accordance with the decision to approve the consent, regardless of whether the consent lot was conveyed after November 25, 2003.

b) In the Rural Lands designation, additional consents may be granted to allow residential lot creation by way of infilling within existing concentrations of residential development. In the Rural Lands designation, infilling shall refer to situations where the lands under consideration front upon a public road and are between two existing rural residential lots (i.e. side lot lines form the boundaries of the area subject to infilling), or an existing residential lot and a natural or humanmade barrier such as a public road, a navigable stream or a railway right-of-way, separated by not more than approximately 100 metres and located on the same side of the road. Infilling shall also refer to situations where waterfront lands under consideration accessed by a private road are between two existing waterfront residential lots.

9.3.3 Settlement Area Lot Creation Policies

a) In the Settlement Area designation, consents may be granted for:

i) Infilling built-up areas, and rounding out the boundary of the settlement area

ii) Creation of new lots in already developed areas;

iii) Lot enlargement, lot boundary adjustments and title correction purposes; and,

iv) Assembling land for future development.

b) In the Settlement Area designation, where the proposed development has the effect of extending the built-up area beyond its existing limits, the Township will ensure that new lots are adjacent to or abut the existing limit of the built-up area.

9.3.4 Agricultural Lot Creation Policies

a) Consents may only be permitted on lands designated Prime Agricultural Area for the following purposes, in accordance with other policies of this Plan:

i) To create a farm holding where both the severed and retained lots are large enough to support a farm operation. The minimum lot size shall be established in the implementing by-law;

ii) For a lot addition to enlarge a farm parcel to make it a larger, more viable operation;

iii) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;

iv) Lot adjustments for legal or technical reasons and minor boundary adjustments;

v) One new residential lot per farm consolidation for a residence surplus to an agricultural operation;

vi) To create a lot for an agricultural-related use.

b) Consents to sever a residential lot for a residence, including any associated additional residential units, surplus to an agricultural operation resulting from a farm consolidation are subject to the following:

i) The lands to be consolidated as part of the farming operation have been purchased by a bona fide farming operator prior to the application for consent or there is a legally binding agreement of purchase and sale.

ii) The residence surplus to a farming operation must be considered a habitable residential dwelling that meets building code requirements for occupancy.

iii) The proposed lot containing the dwelling shall have a minimum lot area of 0.8 hectares and a maximum lot area based on:

a) The area required to accommodate the surplus dwelling, any associated additional residential units, accessory residential buildings and structures, existing access, and water and sewage services;

b) Safe and direct access to a public road that is maintained year-round, to the satisfaction of the Township;

c) Compatibility with surrounding established lot fabric;

d) Location within proximity to an existing building cluster; and,

e) Minimization of agricultural land consumption.

iv) The proposed lot containing the dwelling meets Minimum Distance Separation (MDS) I formulae requirements from any existing livestock facility or anaerobic digester on the remnant parcel.

v) The zoning on any remnant parcel of farmland ~~shall~~ may be amended to prohibit a dwelling and additional residential units.

c) For the purposes of this section:

i) A farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation within the Township and/or in a municipality adjacent to the Township.

ii) A bona fide farmer:

1) Must own and be the operator of a farming operation on the lands from which the surplus dwelling is proposed to severed;

2) Must provide proof of ownership of other farm properties, including proof of a farm business registration number applicable to the properties;

3) Must own a residence elsewhere therefore rendering the residence on the subject farm surplus to their needs; and,

4) May include a limited company sole proprietorship, incorporated company, numbered company, partnership, non-profit, or similar ownership forms, provided they have a farm business registration number.

d) Consent to create a lot for an agriculture-related use shall have a minimum lot area of 0.8 hectares and a maximum lot area based on:

i) The area required to accommodate the use, existing access, and appropriate water and sewage services;

ii) Safe and direct access to a public road that is maintained year-round, to the satisfaction of the Township;

iii) Compatibility with surrounding established lot fabric;

iv) Location within proximity to an existing building cluster; and,

v) Minimization of agricultural land consumption.

10 Secondary Plans

Secondary Plans establish more detailed policies to address specific land use and development issues in particular areas that required more consideration. Secondary Plans may be adopted for areas such as Settlement Areas, Employment Areas, large tracts of undeveloped land on Rural Lands, areas that are multi-faceted and complex, and areas planned to undergo fundamental changes in terms of planned function or land use pattern.

~~10.1 General Policies~~

~~e)~~ The preparation of secondary plans shall be guided by the intent and purpose of this Plan and shall be developed having regard for:

- Surrounding land uses;
- Environmental constraints and impacts;
- The physical suitability of the land in relation to the servicing approach;
- Public utilities;
- Schools, parks, and other community facility uses;
- The major road systems particularly as they relate to accessibility and safety;
- Housing types and forecasted populations; and
- Forecasted employment growth.

A secondary plan will address and coordinate matters such as:

- definition of the boundaries of the study area
- type and location of proposed land uses, including parks and open spaces, schools and community facilities, commercial areas, and employment areas
- assigning a mix of residential and/or non-residential land uses

- density of development
- land ownership pattern
- road design including the location of arterial and collector roads
- traffic impacts and improvements required to accommodate new development and active transportation
- subdivision of land
- protecting the natural heritage system
- protecting cultural heritage resources
- identifying and protecting prime agricultural land
- stormwater management
- timing and staging of proposed development
- appropriateness of intensification initiatives
- avoiding natural hazards
- providing public service facilities including libraries, recreation, fire protection and education facilities
- improving accessibility for persons with disabilities
- climate change mitigation and adaptation strategies
- integration with adjacent established land uses
- detailed servicing policies for the development area, as well as for existing uses (e.g. main street, commercial, residential), including potential for intensification and any expansion of the settlement area boundary;
- ensuring that new development will have no negative impacts or adverse effects on the quality and quantity of water (i.e., groundwater and surface water supplies).
- strategies for implementation

10.1 General Policies

a) Secondary plans may contemplate permitting a wider range of residential uses including townhouses and multiple unit dwellings within Rural Lands.

b) Secondary plans will be prepared, presented for public consultation, and adopted in the same manner as an Official Plan Amendment, and will form part of **Section 10**. Secondary plans are to be read in conjunction with the rest of the Official Plan. Secondary plans should be sufficiently flexible to permit minor deviations or adjustments in land use boundaries, road alignments, and density provided the general intent of both this Plan and the secondary plan are maintained. However, where there is discrepancy between the Official Plan and secondary plan policies, the more detailed policies of the secondary plan shall take precedence.

c) Where the Township is leading the secondary plan process, a terms of reference specific to the area intended for the secondary plan will be prepared prior to the initiation of the secondary plan.

d) The Township may require development proponents to prepare a secondary plan before new development is permitted in any and all areas including Settlement Areas, Rural Lands and Future Secondary Planning Areas, in accordance with this Plan.

e) Any privately initiated secondary plan shall require Township approval of a terms of reference prior to the initiation of the secondary plan process. The terms of reference should identify all required supporting studies and reports, and how the plan will adhere to Official Plan policies. All municipal fees and expenses related to a privately-initiated secondary plan shall be the responsibility of the proponent.

f) The priority locations for the development of secondary plans shall be in Settlement Areas and Employment Areas shown on **Maps A and B**, and in Future Secondary Planning Areas shown on **Map H**.

g) Industrial uses will be further defined and will be zoned in a separate category in the implementing by-law. The implementing by-law will also establish appropriate provisions and standards for industrial uses.

10.2 Future Secondary Planning Areas

Future Secondary Planning Areas shown on **Map H** identify where further study is needed to confirm that these areas can accommodate anticipated future growth on municipal water and sewage services, and where secondary planning is required to direct growth and guide change in these areas. Future Secondary Planning Areas generally extend one kilometre from settlement area boundaries, and they include lands between Settlement Areas along connecting roads to capture potential future expansion areas and Employment Areas. They exclude lands in the Prime Agricultural Area designation and Provincially Significant Wetlands, as they are not available for development. Two of the Future Secondary Planning Areas extend south along Perth Road and Battersea Road toward Glenburnie and the boundary with the City of Kingston.

a) The Township will initiate and lead groundwater studies for Future Secondary Planning Areas to identify areas with suitable water quantity and quality to support development on municipal communal services.

b) Until such time as a required secondary plan is approved for a Future Secondary Planning Area, the Township may permit limited land division and/or development, and conservation design subdivisions, provided such development conforms with this Plan and does not compromise or predetermine the outcome of the secondary plan, to the satisfaction of the Township.

c) Existing development is recognized and existing uses are permitted to continue in the Future Secondary Planning Areas.

d) Future Secondary Plan Areas shall be placed in an appropriate category in the implementing by-law in order to control the amount and scale of development until such time as a secondary plan is complete.

11 Implementation

This section addresses how the Official Plan will be implemented through various Township procedures and by-laws, and coordination with other agencies. Requirements for various development processes and development applications are also explained in this section.

11.1 Amendments to the Plan

a) Any amendment to this Plan must:

   i) be consistent with the Provincial Planning Statement;

   ii) be consistent with any Provincial plan in effect for the Township;

   iii) be in conformity with the County of Frontenac Official Plan; and

   iv) not conflict with other policies and the general intent of this Official Plan.

b) When amendments are made to the Official Plan, appropriate amendments may also be required to the implementing by-law.

c) Minor corrections to this Plan are permitted if the proposed change is of a technical or an administrative nature undertaken for the purpose of correcting formatting (e.g., text font, boldface, italics, capitalization, etc.), spelling or grammar errors, page numbers or section numbers, headings, section cross-references, or any other minor technical errors that do not impact the interpretation of policy.

d) An Official Plan amendment will not be necessary for the purpose of preparing an Official Plan consolidation of amendments.

11.2 Monitoring

a) This Plan shall be reviewed no later than ten years following its date of approval.

b) The Township may complete a review that includes a comprehensive review of the Official Plan which takes place every five years following the initial ten-year period, should it be deemed to be warranted.

c) The Township will monitor the Plan at regular intervals to determine if the objectives of the Plan are being met as it relates to estimated population growth, new housing created, affordable housing created, and estimated jobs created in each major economic sector. If any of the assumptions on which this Plan is based were to change substantially, a partial or complete review of the Plan may be undertaken at that time in order to determine whether the policies of the Plan are still appropriate.

d) In accordance with the *Planning Act*, as part of this review, the Township will hold a special public meeting to discuss the need for revisions to the Official Plan. If changes are warranted, appropriate amendments will be made following the review.

11.3 Construction of Public Works

The Township may undertake public works for the purpose of implementing this Plan. No public works shall be undertaken that do not conform to the intent and purpose of the Plan.

11.4 Land Acquisition

The Township may acquire and hold land within the Township for the purpose of development that implements this Official Plan. The Township may also sell, lease, or otherwise dispose of such land when no longer required in accordance with the *Municipal Act* and other relevant provisions of this Plan.

11.5 Zoning By-law

a) Following approval of the Official Plan, the Township shall enact new and/or updated Zoning By-law provisions to implement the Plan. As set out in

Section 34 of the *Planning Act*, the Zoning By-law will regulate the use of land, the erection and use of buildings and structures, yard requirements, setbacks, parking and loading space requirements and other such matters.

b) Subject to Section 24 of the *Planning Act*, no zoning by-law shall be passed unless it is in conformity with this Plan.

c) The zoning by-law will include provisions for the potential development of lots legally existing at the time of passage of the zoning bylaw that do not conform to the size or other requirements of the zoning by-law.

d) It is not the intent of this Plan to unnecessarily prevent the continuation, expansion or enlargement of existing uses which do not conform with the land use designations or related policies of this Plan and thereby create situations of unnecessary hardship.

   i) Council may, where deemed advisable, zone those uses legally existing at the date of adoption of the Official Plan and/or legally existing prior to the adoption of an implementing zoning by-law, so as to recognize the use existing, provided this does not result in an increased adverse effect on the use of adjacent lands.

   ii) In certain circumstances, it may be desirable to grant the extension or enlargement of a non-conforming use as provided by the *Planning Act* and by this Plan.

e) Council may, in conjunction with a zoning by-law passed pursuant to Section 34 of the *Planning Act*, impose one or more prescribed conditions on the use, erection or location of buildings or structures, and may require an owner of land to which the by-law applies to enter into an agreement with the Township relating to the condition(s). This agreement may be registered against the lands to which it applies, and the Township may enforce the agreement against the owner and any and all subsequent owners of the land.

11.6 Holding Provisions

Pursuant to Section 36 of the *Planning Act*, the Township may utilize holding provisions in conjunction with the Zoning By-law. Holding provisions consist of holding "h" symbols placed over individual properties or holding "h" overlays placed over geographic areas.

It is intended that holding provisions shall be implemented by means of the implementing Zoning By-law. The Zoning By-law shall specify the uses of land permitted and any regulations applying to the land during the time for which the holding provisions are in place. Conditions or criteria that are to be satisfied before the holding provisions can be removed shall be clearly stated in the Zoning By-law. When the requirements are met to the satisfaction of the Township, the holding provision may be removed by the Township in accordance with the provisions of the *Planning Act*.

Such conditions include but are not limited to entering into a subdivision/condominium/site plan agreement with the Township, undertaking certain studies, required infrastructure improvements, or meeting financial obligations.

a) The Township may use holding provisions in a Zoning By-law to meet the following objectives:

   i) To assist in the phasing of development and/or redevelopment;

   ii) To co-ordinate development and/or redevelopment with the provision of ~~municipal communal~~ water and sewage, storm sewer and other services;

   iii) To control development and/or redevelopment which may necessitate special design considerations;

   iv) To delay or phase development and/or redevelopment until such time that stated planning related criteria can be satisfied.

b) To aid in the selection of sites or areas that may be subject to holding provisions, the following locational criteria are identified:

   i) lands in a built-up area which are undeveloped;

   ii) lands which are unserviced;

iii) lands which do not have adequate access or frontage onto a public roadway;

iv) lands which may be contaminated and/or are adjacent to hazardous, noxious, temporary or otherwise undesirable uses or activities; and

v) lands which are near or fronting onto public roads which are subject to hazardous conditions or are inadequate to handle current traffic volumes.

11.7 Temporary Use By-laws

Pursuant to Section 39 of the *Planning Act*, Council may pass a Temporary Use By-law for the purpose of allowing a use that is otherwise prohibited by the Zoning By-law.

a) The temporary use may be initially authorized for a period of time up to three years from the date of the passing of the by-law, except in the case of garden suites which may be authorized for up to twenty years with the initial approval, with further extensions of three years.

b) A Temporary Use By-law may be extended by by-law for further periods of not more than three years each.

c) Upon the expiry of a Temporary Use By-law, the use authorized by the by-law shall cease, unless extended by by-law.

d) The following criteria shall be evaluated for applications for temporary uses:

i) The proposed use shall be compatible or can be made compatible with the surrounding land uses,

ii) Required services shall be adequate for the proposed use,

iii) Access and parking are appropriate for the proposed use,

iv) The difficulty involved in terminating the proposed use when the authorizing by-law expires; and

v) The difficulty in restoring the subject lands, buildings and structures to either their initial state or an improved state.

11.8 Interim Control By-laws

The Township may pass Interim Control by-laws to control the use of land, buildings, or structures within designated areas of the Township and in accordance with the provisions of Section 38 of the *Planning Act* to prevent or limit development until detailed studies for the subject lands are completed and approved by the Township. Any Interim Control by-law approved by the Township shall initially be in effect for a period of up to one year from the date of passing of the by-law but may be extended for a maximum of one additional year.

11.9 Part Lot Control By-law

In accordance with the *Planning Act*, part lot control has the effect of preventing the division of land in a registered plan of subdivision, other than that allowed for in the approved plan of subdivision, without further approvals. The part lot control provisions of the *Planning Act* allow a municipality to pass by-laws to remove part lot control from all or any part of a registered plan of subdivision. Such a by-law has the effect of allowing the conveyance of a portion of a lot without requiring the approval of the land division committee.

a) The ~~Township~~ approval authority may pass by-laws to exempt all, or parts of, registered plans of subdivision from part-lot control.

b) Part Lot Control By-laws may be repealed or amended by the ~~Township~~approval authority.

Commented [SB3]: Right now, approval of part lot control is the responsibility of the County; however, that will change if/when subdivision approval is delegated to the Township. Using the term “approval authority” allows us the flexibility of not needing a future amendment to the OP when that change occurs.

11.10 Other By-laws

The Township may pass by-laws under the authority of the *Municipal Act* or any other Act may implement the policies of this Plan. For instance, By-laws dealing with the regulation of derelict motor vehicles, wrecking yards, trailers or signs may be passed by the Township where considered appropriate. Any such By-law shall conform to this Plan.

11.10.1 Safe Properties and Property Standards

The Township may adopt a Property Standards By-law as provided for under the *Building Code Act* with the objective of maintaining buildings, structures, and properties in the Township in a good state of repair. The By-Law may be reviewed from time-to-time with respect to the standards for maintenance of buildings and properties and without limiting the foregoing, shall include consideration for:

a) The maintenance of yards and accessory buildings;

b) The maintenance of residential and non-residential buildings and structures;

c) Occupancy standards;

d) Notices and orders; and,

e) Administration and enforcement measures.

11.10.2 Shoreline Protection By-law

The Township may establish a Shoreline Protection By-law under the *Municipal Act* to control or prevent the degradation of waterfront areas which could be caused by the removal of trees and vegetation or the disturbance of native soils.

11.10.3 Cash-in-lieu of Parking Facilities

The Township may establish a by-law to permit Council to enter into an agreement with an owner of land to exempt the owner from the off-street parking requirements of the implementing by-law, and to require monetary payment to the Township as consideration for granting the exemption.

11.11 Delegation of Authority

a) Council may delegate its authority for various approval or advisory functions in accordance with the provisions of enabling legislation including the *Planning Act*, the *Municipal Act*, and the *Ontario Heritage Act*.

b) Council may, by by-law, delegate its authority for various approval or advisory functions to:

i) A committee of council; or,

ii) An individual who is an officer, employee, or agent of the municipality.

c) The delegation of applications under the *Planning Act* does not alter any notice or public meeting requirements or limit appeal rights. It also does not change the requirements under the *Planning Act* for land use planning decisions to be consistent with the Provincial Planning Statement and to conform or not conflict with Provincial plans or the County of Frontenac Official Plan.

d) In receiving and reviewing a planning application, a committee of Council or an appointed officer, employee, or agent, which has been delegated authority, will provide information to the public and host required public meetings in accordance with the *Planning Act*. Consultation with the applicable Conservation Authority, the County of Frontenac, Parks Canada, Provincial ministries, Indigenous communities, and other applicable agencies will be completed.

e) Section 41(4) of the Planning Act delegates the authority to make decisions on site plan control applications to an officer, employee, or agent of the municipality as an authorized person.

~~e)~~f) Council may delegate its authority for other planning applications, by by-law, as follows:

i) Consents (Land Severances);

ii) Validation Certificates; and,

iii) Minor Zoning By-Law Amendments including:

a) A by-law to remove a holding symbol under Section 36 of the *Planning Act* where the conditions to remove the holding symbol have been met and any required agreements have been executed.

b) A by-law to permit a temporary use under Section 39 of the *Planning Act*.

11.12 Committee of Adjustment

A Committee of Adjustment has been appointed by Council to make decisions on the following types of applications:

a) A minor variance to the zoning by-law;

b) The extension or enlargement of a legal non-conforming use;

c) To allow a change in the use of land, buildings or structures from one legal non-conforming use for a purpose that is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law;

d) A consent for land division.

11.12.1 Minor Variance

a) The Committee of Adjustment may grant a minor variance from provisions of a zoning by-law, if the Committee is satisfied that:

   i) The general intent and purpose of the Official Plan is maintained;

   ii) The general intent and purpose of the Zoning By-law is maintained;

   iii) The variance is desirable for the appropriate development or use of the land, building, or structure; and

   iv) The variance is minor in nature.

b) The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance, including a development agreement or site plan approval where required in this Plan, any reasonable requirements, recommendations of Township departments or the submission of studies.

c) In considering whether an application for a minor variance is desirable for the appropriate development or use of the land, building, or structure, the

Committee of Adjustment shall have regard for, but will not necessarily be limited to, the following:

i) The proposed development meets the intent of all applicable policies of this Plan;

ii) The conformity of the proposal to any design guidelines or other by-laws which implement the Plan;

iii) The proposed development shall be compatible with surrounding uses, buildings, or structures, and development standards associated with adjacent properties, and if necessary, shall incorporate means of mitigating adverse effects on abutting land uses to ensure compatibility;

iv) The ability of the site to function in an appropriate manner in terms of site servicing, access, parking for vehicles and bicycles, or any other matter and means of improving such function, including considerations for universal accessibility; and,

v) Whether the application and the cumulative impact of the proposed variances would be more appropriately addressed through a Zoning By-law Amendment.

d) In considering whether a proposed variance is minor, the Committee of Adjustment shall have regard for, but will not necessarily be limited to, the following:

i) Technical or physical reasons for not complying with the Zoning By-law;

ii) Size or comparison in size;

iii) If it is too large or too important to be considered minor;

iv) If it is rounding out development in the area; and,

v) Impact on adjacent properties and the general surrounding area.

11.12.2 Permission to Change, Extend or Enlarge a Non-Conforming Use

a) The Committee of Adjustment may grant a permission to change, extend or enlarge a legal non-conforming use, if the Committee is satisfied that:

   i) the application is desirable for appropriate development of the subject property; and

   ii) the application will not result in undue adverse impacts on the surrounding properties and neighbourhood.

b) Proposals to change, extend or enlarge a non-conforming use will be reviewed against all applicable policies of this Plan, including, but not limited to, those in **Section 3.11**.

c) The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a legal non-conforming use, including a development agreement or site plan approval where required in this Plan and by the Township's Site Plan Control By-Law, and any reasonable requirements or recommendations of Township departments or the findings of applicable studies or plans.

11.12.3 Consents

a) All decisions made regarding applications for consent shall consider the land division policies of **Section 9** and all other applicable policies of this Plan.

11.13 Dedication and Tenure of Land for Parks and Conservation

a) In accordance with the Township's Parkland Dedication By-law the Township will require parkland dedication or cash-in-lieu of parkland.

b) In considering lot creation by plan of subdivision or consent application, or unit creation in a condominium, the Township may require the applicant to dedicate up to 5% of the land to the provision of public open space for residential or institutional developments. The Township may require that the applicant dedicate 2% of the land for commercial or industrial developments to the provision of public open space.

c) The Township may, as a condition of site plan control approval, require the applicant to dedicate up to 5% of the land to the provision of public open space for residential or institutional developments. The Township may require that the applicant dedicate 2% of the land for commercial or industrial developments to the provision of public open space.

d) At the discretion of Council, this dedication may take the form of land or payment in lieu, pursuant to Section 51.1 of the *Planning Act*.

e) Where development is proposed on a site, part of which has physical or natural hazards, then such land shall not necessarily be acceptable as part of the required parkland dedication under the *Planning Act*. All lands dedicated to the Township shall be conveyed in a physical condition that is acceptable to the Township.

f) Outside of the parkland dedication provisions of the *Planning Act*, the Township encourages the use of innovative forms of tenure and ownership including conservation easements, property acquisition by a local land trust, and/or local conservation authority and the use of available tax incentive programs to ensure long term conservation of unique or important natural environmental properties within South Frontenac. When consents are pursued that have the effect of facilitating the transfer of land into the ownership of a not-for-profit conservation agency, Council shall not require dedication of land, or payment of cash-in-lieu of parkland, provided the long-term intent is conservation of unique or important natural environment features.

11.14 Site Plan Control

Site Plan Control ensures that development in the Township is undertaken in accordance with the Township's Official Plan, Zoning By-laws, other applicable

Township By-laws, Provincial policies and regulations, and Township Standards. Site Plan Control has the effect of protecting both public and private interests in relation to proposed new developments. It is also used to mitigate or eliminate negative impacts on adjacent land uses and ensures that certain features of a development are maintained into the future.

a) Pursuant to Section 41 of the *Planning Act*, the Township establishes the entire municipality as a Site Plan Control area. The Township shall establish a Site Plan Control by-law to regulate development under Section 41 of the *Planning Act*.

b) The Township may, as a condition of site plan approval, require the dedication of land for the widening of any street or for improvements to an intersection to the width set out in **Section Error! Reference source not found.**. The conveyance shall apply to the full frontage of the property wherever a deficiency exists.

11.15 Community Improvement Plans

The Township recognizes the importance of supporting and encouraging economic investment to realize the community vision and alignment with Township strategic planning objectives. To that end, the Township has the ability, as provided through Section 28 of the *Planning Act*, to provide financial incentives to achieve certain social and community goals.

a) The community improvement policies of this Plan are enabling policies under the *Planning Act*. The Community Improvement Area applies to all lands within the municipal boundary. It is the intent of Council that the Community Improvement Area may be designated, in whole or in part, by by-law, as one or more defined community improvement project areas for which detailed community improvement plans will be prepared.

b) Community improvement plans are created for various situations where there is an identified community need. Therefore, the designation of a community improvement project area, and the creation of a community improvement plan, will be entirely at the discretion of Council.

c) The provision of financial assistance in a community improvement plan will be entirely at the discretion of Council. The Township shall be satisfied that its participation in community improvement activities will be within the financial capabilities of the Township.

11.16 Community Planning Permit System

The Township may implement a Community Planning Permit System (CPPS) as a planning tool to streamline the development approvals process. This CPPS is a land use planning tool that combines zoning, site plan control, site alteration, and minor variance processes into one application and approval process, pursuant to the *Planning Act*. When the Township develops a CPPS, comprehensive policies shall be established by amendment to this Plan to:

a) Identify the area that is to be a Community Planning Permit area and subject to the Community Planning Permit By-law;

b) Set out the scope of the authority that may be delegated and limitations on the delegation, if Council intends to delegate authority under the Community Planning Permit By-law;

c) Contain a statement of the goals, objective, and policies in proposing a Community Planning Permit System for the area;

d) Set out the types of criteria that may be included in the Community Planning Permit By-law for determining whether any class of development or any use of land may be permitted by Community Planning Permit; and,

e) Set out the types of conditions that may be included in the Community Planning Permit By-law.

11.17 Pre-application Consultation

a) Pre-application consultation may be required for all planning applications where the Township is the approval authority. The Township may structure the pre-application consultation process to include multiple stages, where warranted, based on the complexity of the proposal and the type of application. Details regarding the process will be included in a pre-application consultation by-law.

b) The Township may establish pre-application consultation fees to cover staff time to review and assess application ~~information and technical studies prior to declaring an application complete~~proposals.

c) ~~The~~ For large or complex proposals, the Township ~~may require a~~encourages proponents to hold a public open house as part of the pre-application consultation process, prior to any statutory public meetings required by the *Planning Act*. ~~The open houses will be held for large or complex applications and will be at the discretion of the municipality.~~

d) Where applications require the approval of the County of Frontenac (i.e., Official Plan Amendments), the County will be involved in pre-application consultation and will assist the Township in determining the requirements of a complete application. The County will be engaged early in this process to assist in ensuring any concerns or issues the approval authority may have can be addressed early in the application process.

11.18 Complete Application Requirements

a) The submission of a complete application may include, but not be limited to, the completion of any applicable municipal forms, the payment of all required fees, and the submission of studies, reports and drawings~~, and technical~~

~~comments on studies, reports and drawings by all relevant departments, agencies, ministries, or third-party peer reviewers~~.

b) In situations where the Township acts as the planning approval authority, the Township shall request additional information and material that it needs to thoroughly assess development proposals or *Planning Act* applications. Such information that may be required to deem an application complete may include but is not limited to any of the following:

1. Agricultural Impact Assessment;
2. Agrology and Soil Capability Study;
3. Amendment to the Regional Source Protection Plan;
4. Arborist report;
5. Archaeological Resource Assessment;
6. Assessment of Adequacy of Public Services/Conceptual Site Servicing Study;
7. Assessment of Landform Feature;
8. Concept Plan/Plot Plan/Survey Sketch showing the ultimate use of land;
9. Cultural Heritage Impact Statement;
10. Ecological site assessment;
11. Environmental Impact Assessment/Study;
12. Erosion and Sediment Control Plan;
13. Floodplain Management Study;
14. Geotechnical Study/Slope Stability Assessment;
15. Groundwater Impact Assessment;
16. Hydrogeological and Terrain Analysis;
17. Hydrologic and Hydraulic Study;

18. Impact Assessment of Adjacent Waste Disposal / Former Landfill Site (i.e. D-4 MECP Guideline study);
19. Lake Impact Study;
20. Lakeshore Capacity Assessment;
21. Land use compatibility study;
22. Landscaping plan;
23. Lot grading and drainage plan
24. Mine Hazard Study / Abandoned Pit or Quarry;
25. Mineral Aggregate Impact Assessment;
26. Minimum Distance Separation Formulae;
27. Noise/Vibration Study (i.e., D-6 MECP Guideline study, NPC-300 study);
28. Parking and/or loading study
29. Phase 1 Environmental Site Assessment (ESA);
30. Phase 2 Environmental Site Assessment (ESA);
31. Planning Justification;
32. Public Consultation Strategy;
33. Reasonable Use Study;
34. Record of Site Condition;
35. Servicing Options Report;
36. Shadow Study;
37. Shoreline Planting Plan;
38. Stormwater Management Plan;
39. Three dimensional building mass model;

40. Transportation Impact Study or Brief or Community Traffic Study;
41. Tree inventory;
42. Tree Preservation and Protection Plan;
43. Wildland fire risk assessment;
44. Statement of achievement of the Site Plan Control requirements of this Plan; and/or,
45. Any other studies required by the Township that are not reflected in the above list.

c) Any additional studies or information that is required as part of a complete application under the *Planning Act* will be at the discretion of the municipality, to ensure that all the relevant and required information pertaining to a development application is available to enable Council or its designated approval authorities to make informed decisions within the prescribed time periods. It also ensures that the public and other stakeholders have access to all relevant information early in the planning process.

d) Studies shall meet any terms of reference or requirements established by the Township or appropriate approval authority through the pre-application consultation process with the Township.

e) All required reports and technical studies will be carried out by qualified professionals retained by and at the expense of the proponent. The Township may require a peer review of any report or study by an appropriate public agency or a professional consultant retained by the Township at the proponent's expense.

12 Site Specific Policy Areas

This section sets out site specific approvals from previous Official Plans, and which had not been fully developed at the time this Plan was prepared. The sites described below are identified on **Map A**.

a) Part Lot 38, Concession VII, Storrington District – 2965 Battersea Road, McGarvey Stone House

i) The site shown on Map A as Area 1 in the Rural Lands designation may be used for a multiple unit residential building containing not more than six dwelling units.

b) Part Lot 25, Concession VII, Storrington District – Collins Lake Estate

i) The site shown on Map A as Area 2 in the Rural Lands designation, may be used for highway commercial uses. Such highway commercial uses shall be limited to daycare facilities, personal service shops, professional offices, grocery stores and retail stores.

c) Part Lot 1, Concession XII, Bedford District – Buck Lake

i) The site shown on Map A as Area 3 in the Rural Lands designation shall have a minimum lot area of 92.9 sq. metres (1,000 sq. feet). The use of these lands shall be limited to boat docking facilities only. Docking facilities shall be limited to 25 spaces, 20 of which shall be made available to property-owners on Porcupine and Buck Islands. No further severances shall be permitted and, except for the docking structure, the remainder of the lands shall be maintained in a natural vegetative state. Maintenance of the docking facilities shall be undertaken in an environmentally sensitive manner.

d) Special Lot Waterfrontage Criteria (Pt. Lots 24 and 25, Concession X, Storrington District)

i) The site shown on Map A as Area 4 in the Rural Lands designation shall not be permitted any consents for lot creation.

e) Pt. Lots 27, 28 and 29, Concession XI, Bedford District – Timmerman Island

i) The site shown on Map A as Area 5 in the Rural Lands designation may be permitted up to seven single detached dwellings, provided the following policies and all other relevant policies of this Official Plan are met:

- The property must have sufficient private mainland parking and boat docking/launching facilities to service the number of persons and single detached dwellings proposed without placing demands on existing public access facilities;
- The lands will be placed in a separate category in the Zoning By-law. The location of the dwellings must meet the setbacks and other lot criteria of the Zoning By-law such that lot division could take place in the future if desirable;
- The required site plan will be in sufficient detail to permit it to be adapted for use as an application for a registered plan of subdivision. The development will be by a plan of subdivision, thereby ensuring that the land and the development shown on it will be capable of being subdivided in accordance with the policies of the Official Plan and the requirements of the *Planning Act*. The site plan shall be registered against the lands. These policies are intended to allow development on the lands described only and they are not intended to be used to evade the normal consent or subdivision process.

f) Pt Block K, Plan 50, Loughborough District – Closed Sydenham Waste Site

i) The site shown on Map A as Area 5 in the Settlement Area designation is a closed waste site within lands owned by the Township adjacent to Sydenham Lake, in the area of the Point Park, according to Provincial records. This landfill operated through the 1970s and 1980s and is understood to be limited in area. There is no associated area of influence

around this facility as the majority of surrounding lands are owned by the Township. The Township will work with the Province to determine the boundaries of the closed landfill. The Township will undertake a review and testing, if necessary, to determine if the landfill remains any risk to future development.

13 Definitions

This section of the Plan provides additional information on how to interpret legislative references.

The Provincial Planning Statement, 2024, includes definitions of numerous terms used in its policies (i.e., “development”, “sensitive land uses”, “adjacent lands”, etc.). Those definitions will apply when reading this Plan, where those terms are used. Where a definition is required for clarification of a term used in this Plan that is not defined in the Provincial Planning Statement, or where the definition differs from the Provincial Planning Statement for the purposes of this Plan, the definitions found in this section shall be referenced.

Additional residential unit: means a self-contained residential unit with its own kitchen, bathroom facilities, and sleeping areas within a principal dwelling or within a structure accessory to a principal dwelling and located on the same lot.

Back lot: means a lot that does not have frontage on a waterbody and that is physically separated from the shoreline by a legally conveyable parcel of land and a private road.

Co-housing: means a dwelling unit that combines the autonomy of compact self-contained private dwellings with the benefits of shared, spacious community amenities that typically include a large dining room, kitchen, recreation spaces, meeting rooms, etc.

Flex housing: means the floor plan and layout of a dwelling unit has built-in features that allow the available space/use to be easily change, as needed.

Garden suite: means a one-unit detached residential structure containing bathroom and kitchen facilities that is accessory to an existing residential structure, and that is designed to be portable.

Modular home: means a home that has been built to the Ontario Building Code, inside a home-building factory. Once complete, the modules (or components of these homes) are transported by truck to their new location and assembled by qualified trades people onto the already poured foundation.

Self-determination: means the right of Aboriginal communities to freely determine their political condition and pursue their form of economic, social, and cultural development within their traditional and treaty territories.

Small-scale renewable energy system: means a renewable energy system which produces electricity primarily for domestic, on-site consumption, and which may include a limited sale of electricity to the transmission grid.

Waterbody, narrow: means an area where the maximum general distance from shoreline to shoreline is 150 metres for a lake. Guidelines for measuring narrow waterbodies are included in **Figure 1** to this Plan.

Waterbody, shallow: means an area where the water is less than 3 metres deep, 30 metres offshore at low water.

Commented [SB4]: Township staff to provide JPEG of Figure 1.

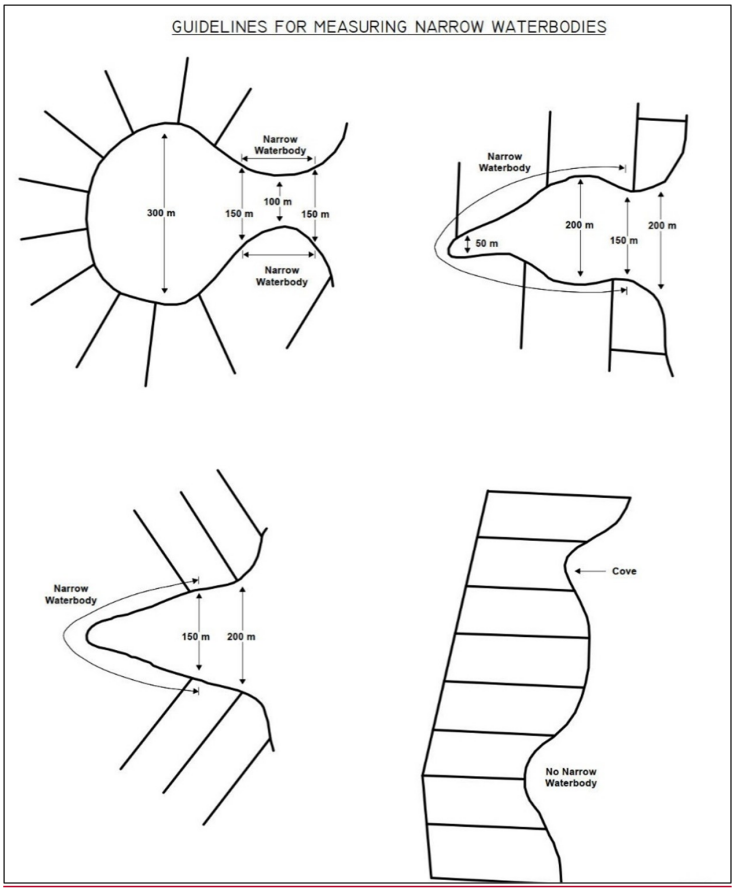
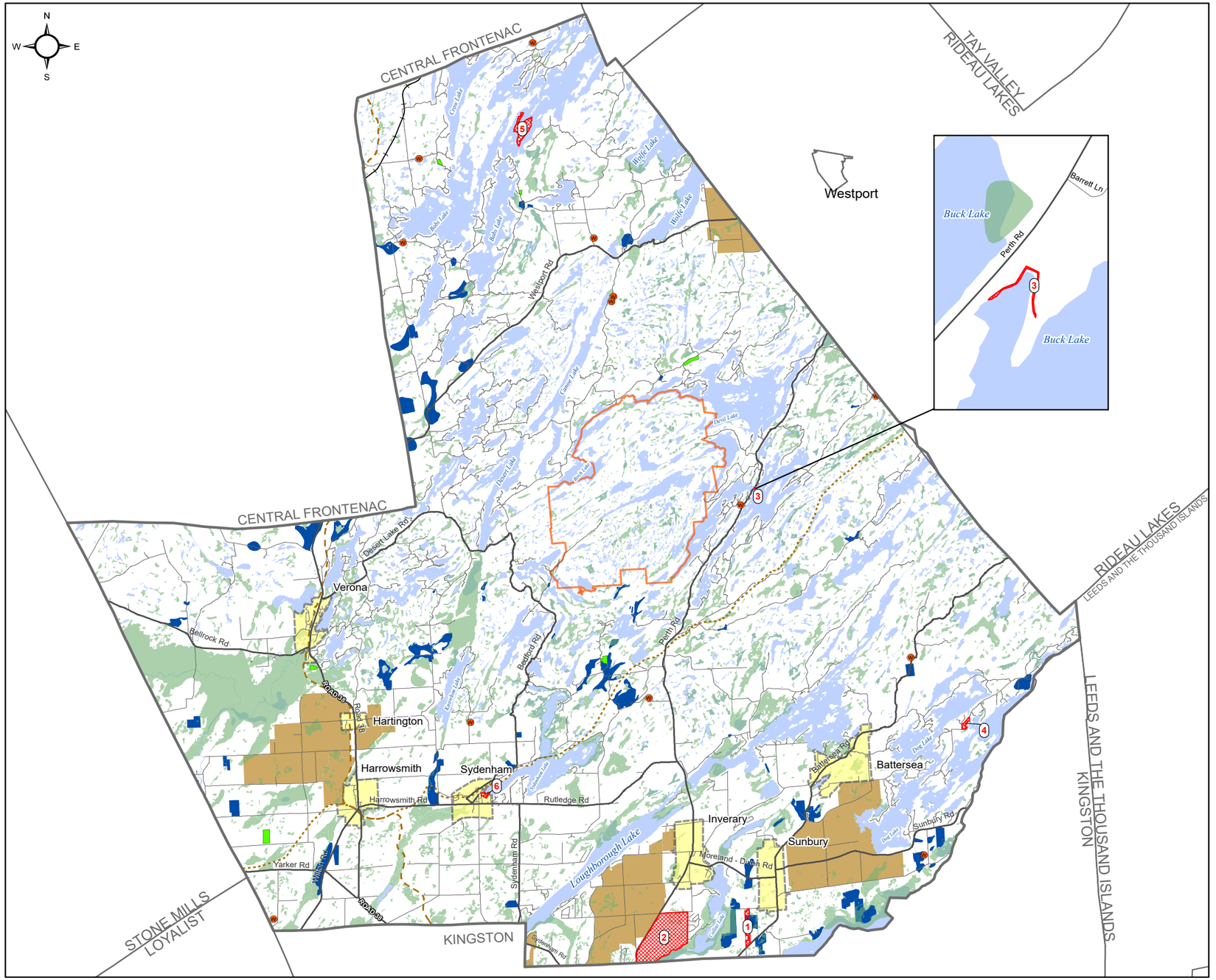


Figure 1: Guidelines for Measuring Narrow Waterbodies



SOUTH FRONTENAC

MAP A:

Land Use Plan

Legend

Land Use Designation

- Environmental Protection
- Prime Agricultural Area
- Mineral Aggregate
- Rural Land
- Site Specific Policy Area
- Settlement Area
- Waste Management
- Waste Disposal Facility - Closed

Boundaries

- South Frontenac Boundary
- Municipal Boundary
- Frontenac Provincial Park
- Waterbody (EP Designation)

Transportation

- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail

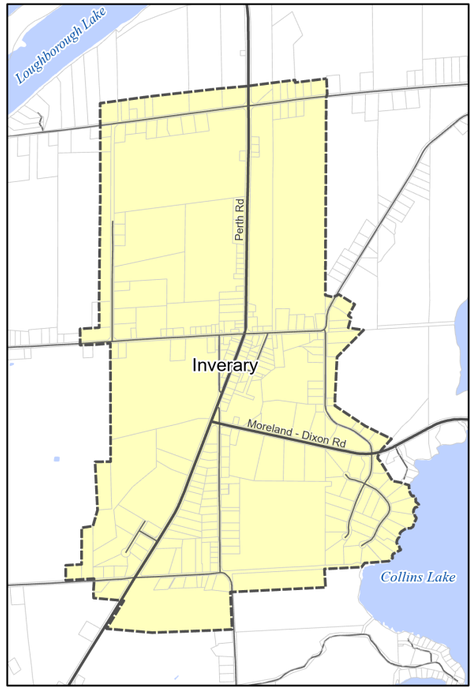
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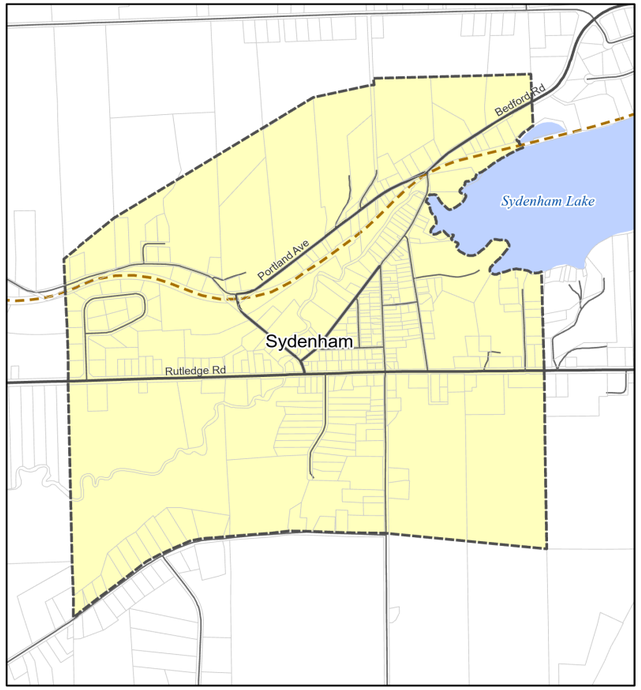
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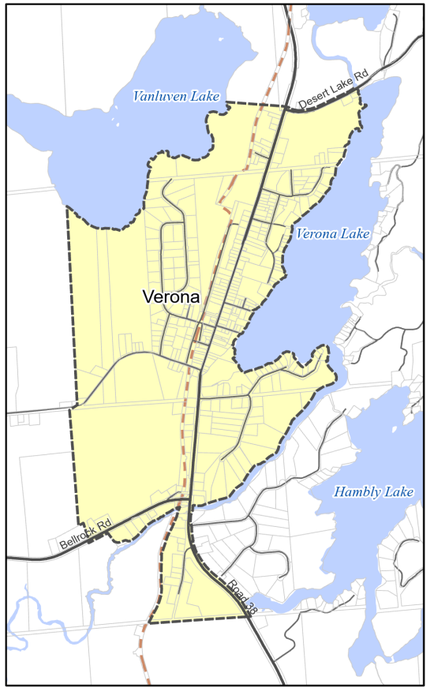
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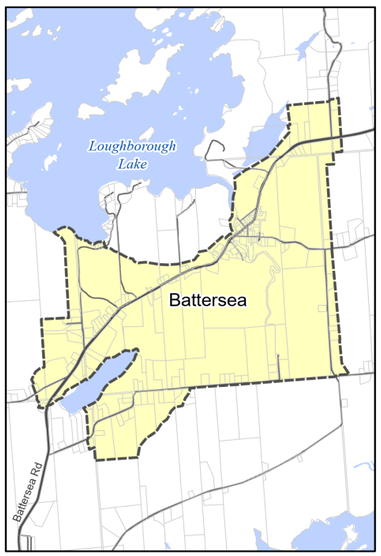
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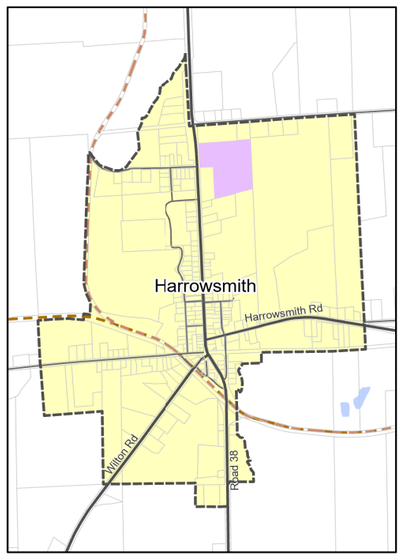
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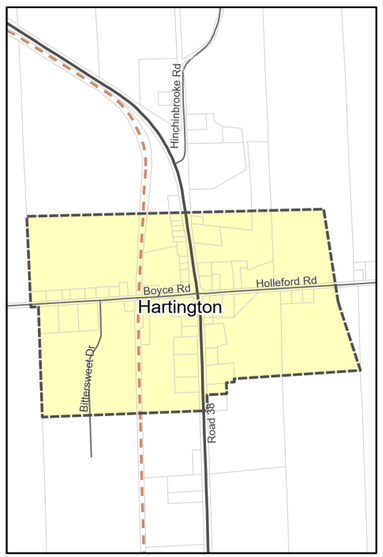


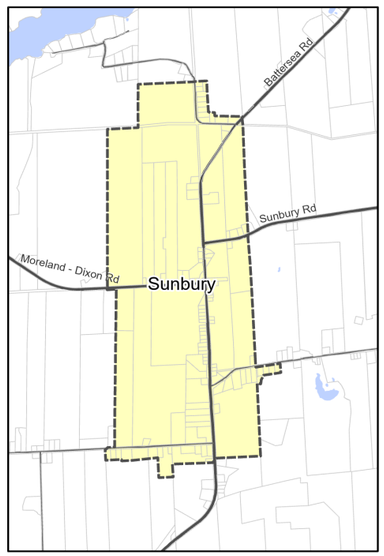












SOUTH FRONTENAC

MAP B:

Settlement and Employment Areas

Legend

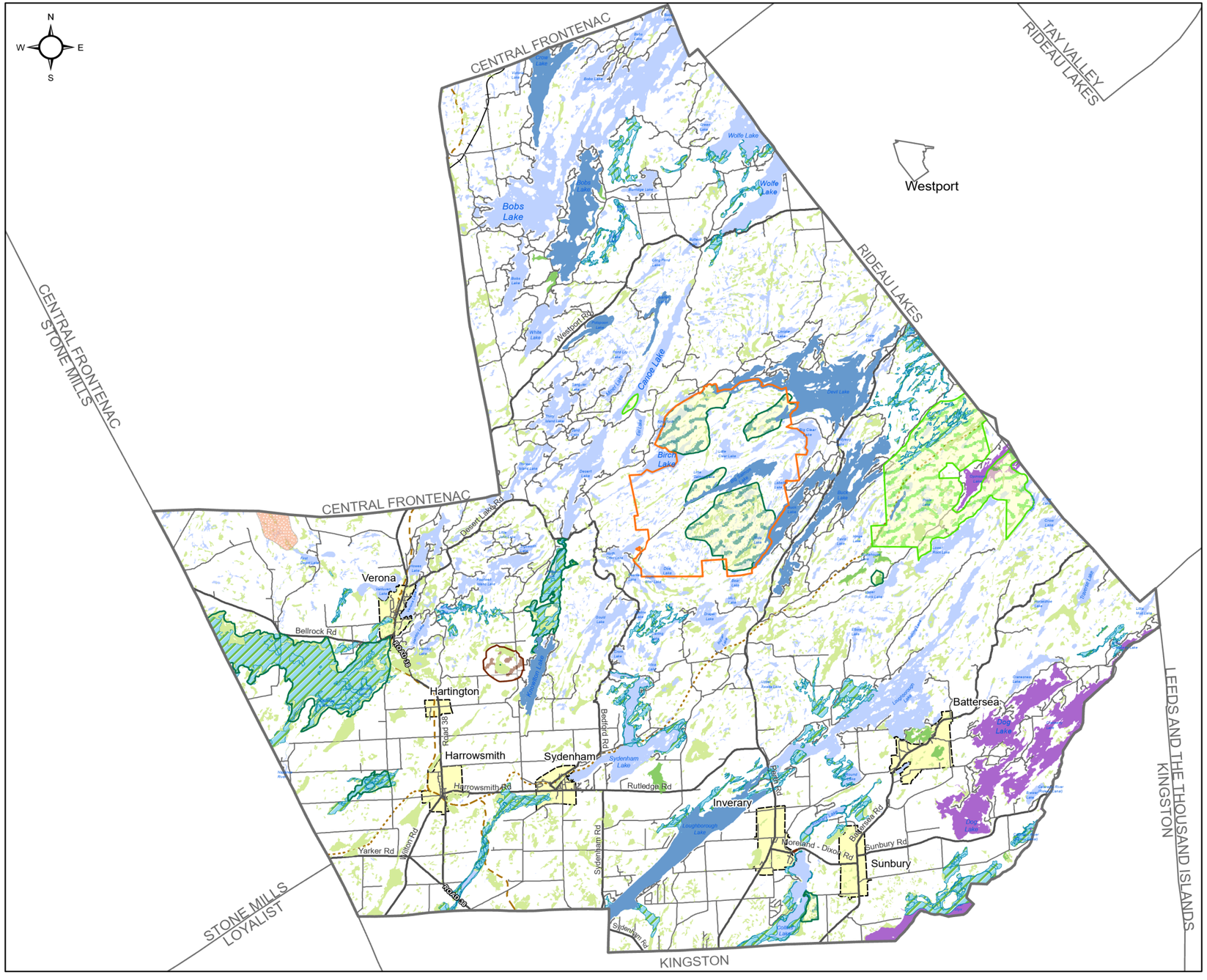
- Settlement Area
- Employment Area
- Lot Fabric
- Major Road
- Secondary Road
- K & P Trail
- Cataraqui Trail
- Waterbody

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MAP C:

Natural Heritage System

Legend

- South Frontenac Boundary
- Municipal Boundary
- Settlement Area
- Frontenac Provincial Park

Transportation

- Major Road (Arterial & Collector)
- Highway (Controlled Access)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail
- Waterbody

Evaluated Wetland / Wetland Significance

- Provincially Significant Wetland
- Locally Significant Wetland
- Unevaluated Wetland

ANSI

- Earth Science, Provincially Significant
- Earth Science, Regionally Significant
- Life Science, Provincially Significant
- Life Science, Regionally Significant
- Deer Wintering Area (Stratum 2)
- Lake Trout Lake - At Capacity
- Rideau Canal System / Parks Canada

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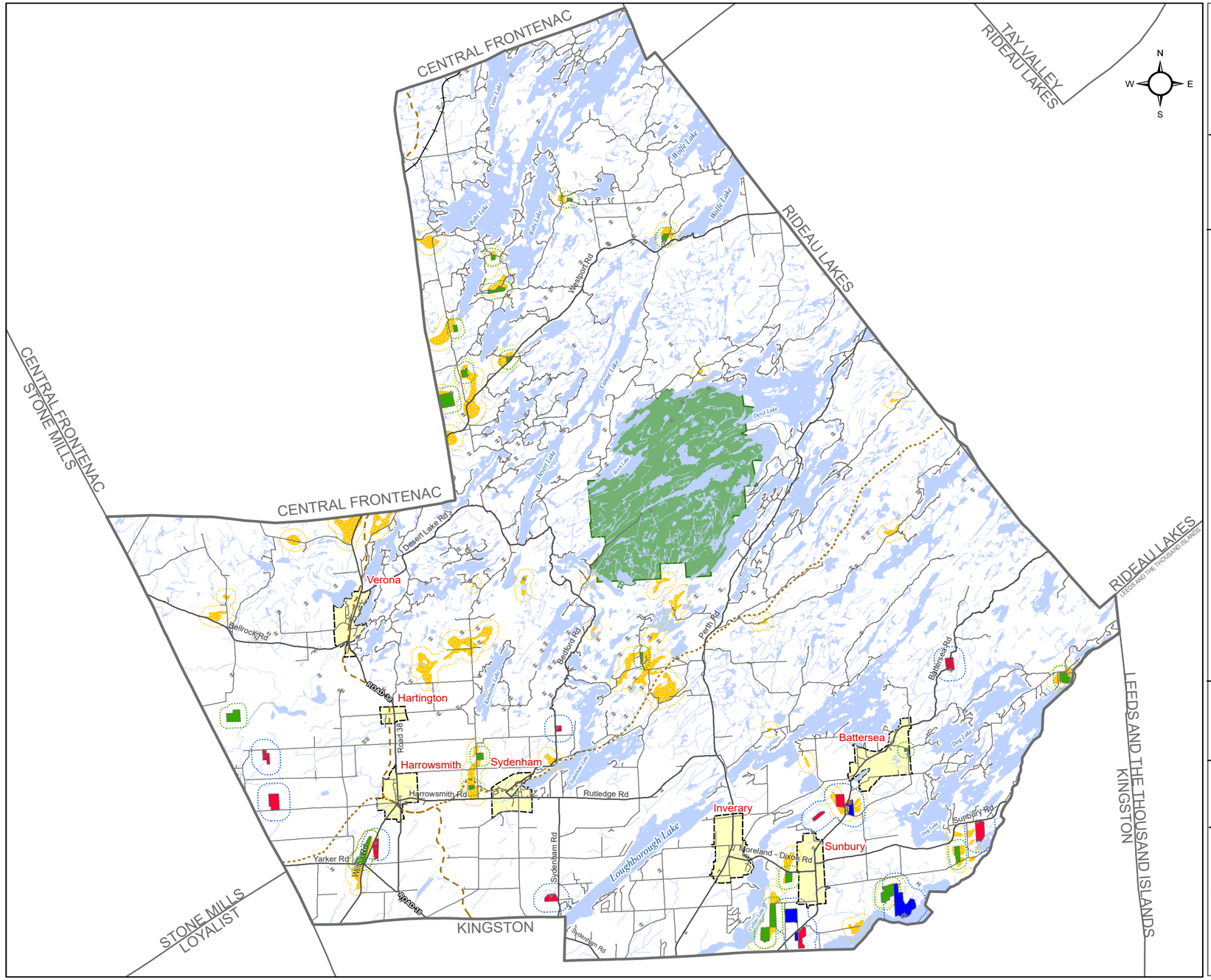
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SOUTH FRONTENAC

MAP D:
Mineral Aggregates & Mining

Legend

- Abandoned Mine, Pit or Quarry
- Pit
- Both Pit & Quarry
- Quarry
- Pit Influence Area 300m
- Pit & Quarry Influence Area 500m
- Sand & Gravel Resource Area
- Sand & Gravel - 300m Influence Area
- South Frontenac Boundary
- Municipal Boundary
- Settlement Area
- Frontenac Provincial Park
- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail
- Waterbody

0 1 2 4 6 8 10 12 km

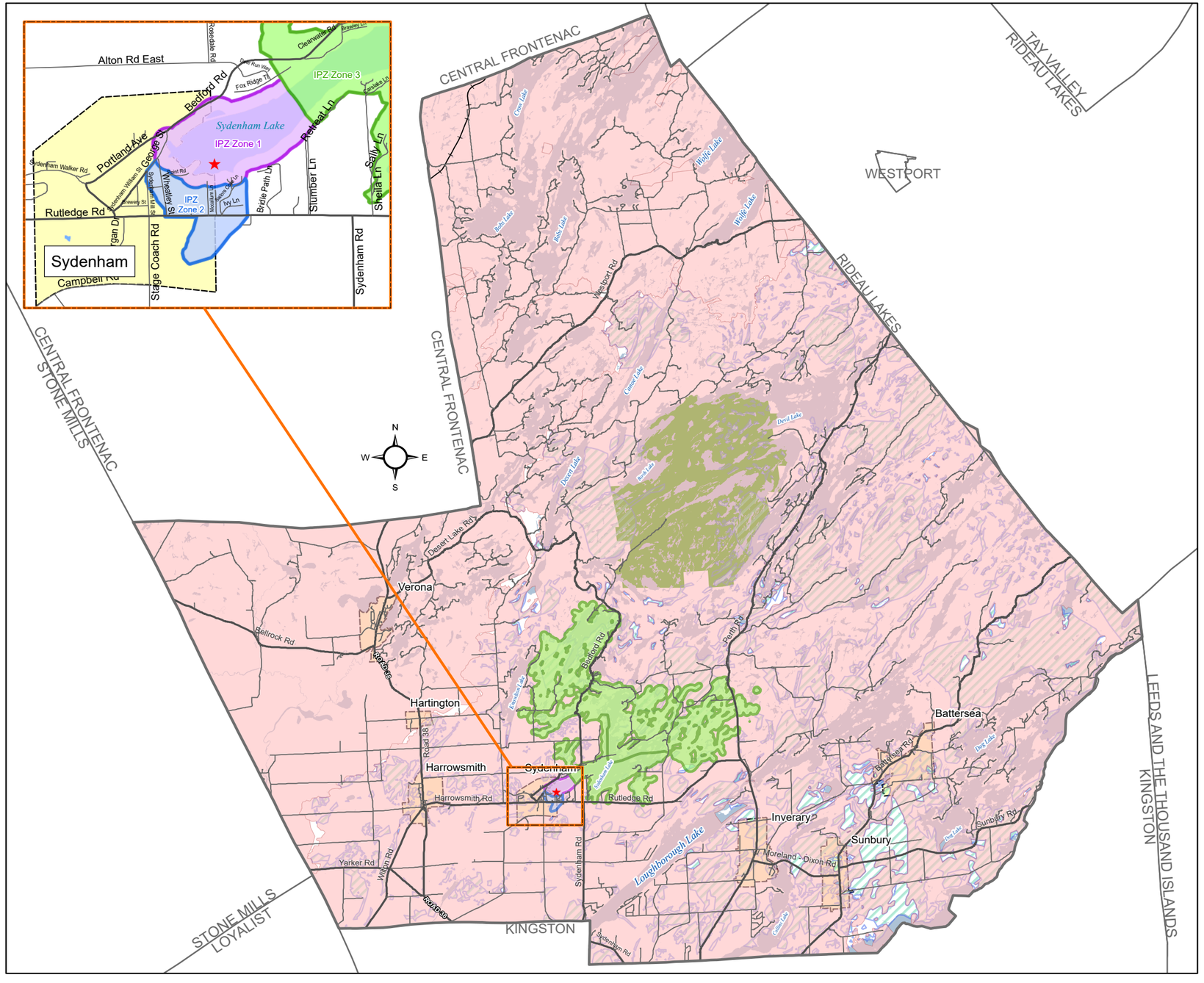
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SOUTH FRONTENAC

MAP E:
Water Resources

Legend

- South Frontenac Boundary
- Municipal Boundary
- Settlement Area
- Frontenac Provincial Park
- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- ★ Surface Water Intake

Surface Water Intake Protection

- IPZ Zone 1
- IPZ Zone 2
- IPZ Zone 3
- Highly Vulnerable Aquifers
- Significant Groundwater Recharge Area
- Waterbody

0 1 2 4 6 8 10 12 km

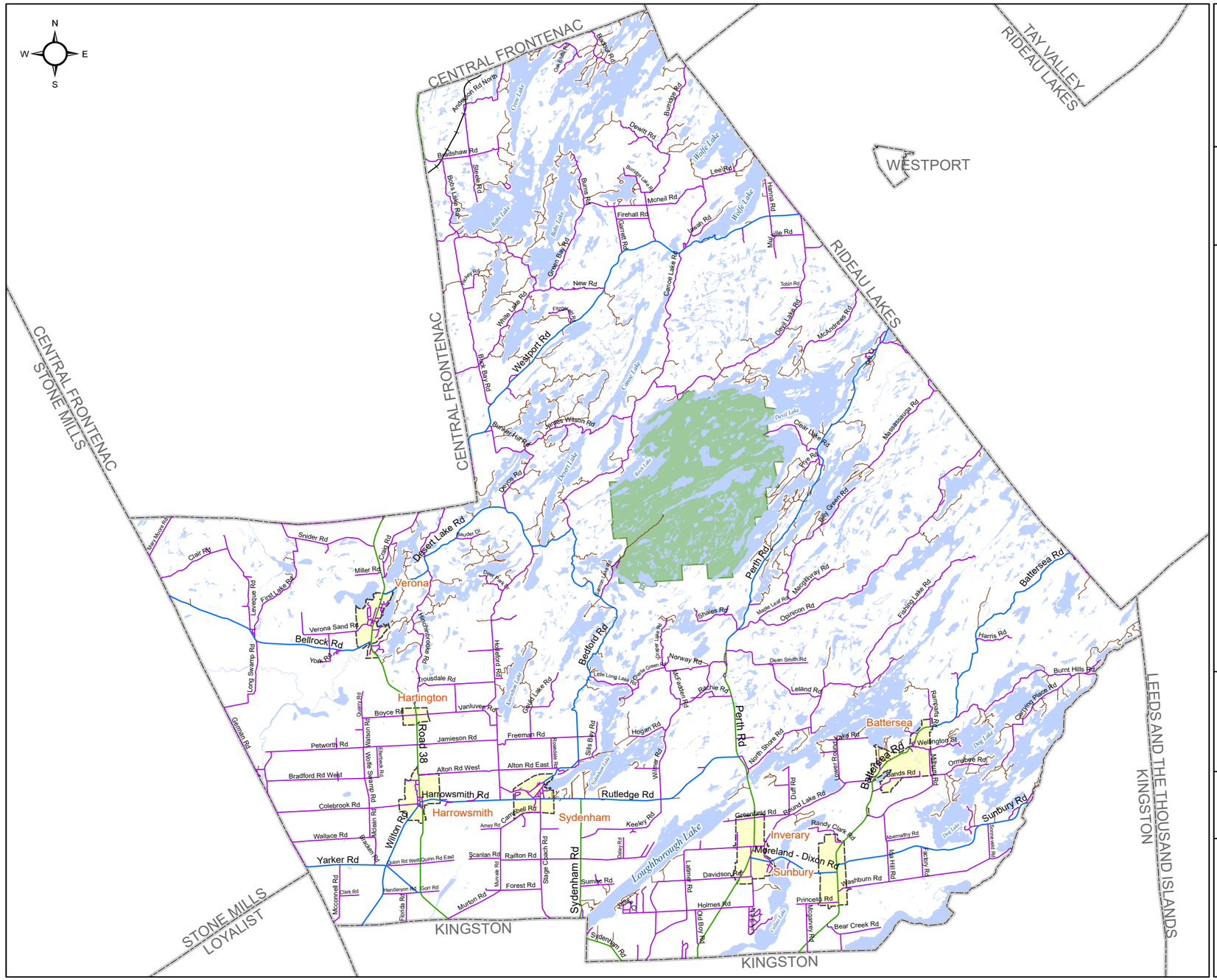
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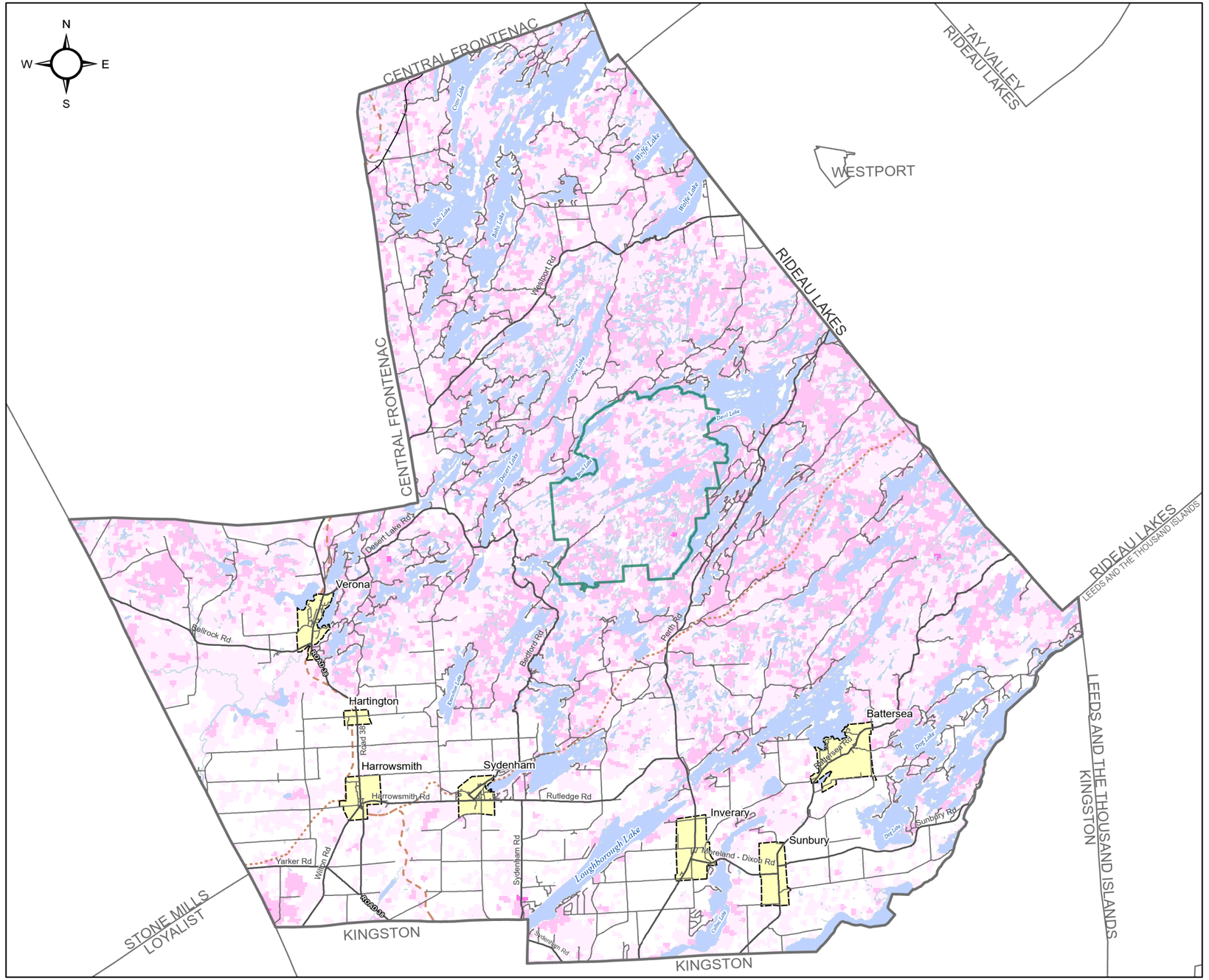
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N
W
E
S
CENTRAL FRONTENAC
TAY VALLEY
RIDEAU LAKES
WESTPORT
RIDEAU LAKES
CENTRAL FRONTENAC
STONE MILLS
CENTRAL FRONTENAC
LEEDS AND THE THOUSAND ISLANDS
KINGSTON
STONE MILLS
LOYALIST
KINGSTON
Verona
Hartington
Harrowsmith
Sydenham
Inverary
Sunbury
Battersea
Westport Rd
Bellrock Rd
Road 38
Harrowsmith Rd
Rutledge Rd
Sydenham Rd
Perth Rd
Bedford Rd
Desert Lake Rd
Battersea Rd
Moreland - Dixon Rd
Yarker Rd
Wallace Rd
Colebrook Rd
Bradford Rd West
Petworth Rd
Jamieson Rd
Alton Rd West
Alton Rd East
Freeman Rd
Trousdale Rd
Vanluven Rd
Boyce Rd
Verona Sand Rd
York Rd
Miller Rd
Snider Rd
Clair Rd
Laurence Rd
First Lake Rd
Long Swamp Rd
Germain Rd
Mary Moore Rd
Crain Rd
Bauder Dr
Dry Pine Rd
Dryden Rd
Desert Lake
Black Lake
Pine Rd
Bay Green Rd
Shales Rd
Maple Leaf Rd
Mang Illway Rd
Odmicon Rd
Fatima Lake Rd
Harris Rd
Burnt Hills Rd
Germany Place Rd
Dean Smith Rd
Leland Rd
Norway Rd
Little Long Lake
Eagle Green Rd
Forsythe Rd
Rachie Rd
Hogan Rd
Wilmer Rd
North Shore Rd
Lower Rideau
Yake Rd
Wellington St
Ormsbee Rd
Islands Rd
Millburn Rd
Duff Rd
Round Lake Rd
Greenfield Rd
Randy Clark Rd
Abernathy Rd
Pearson Rd
Sunbury Rd
Washburn Rd
Princess Rd
Bear Creek Rd
Holmes Rd
Davidson Rd
Lillimill Rd
Loughborough Lake
Stage Coach Rd
Forest Rd
Railton Rd
Scanlan Rd
Quinn Rd West
Quinn Rd East
Gorr Rd
Henderson Rd
Murton Rd
Florida Rd
Clark Rd
Mcconnel Rd
Sumac Rd
Amey Rd
Campbell Rd
Keeley Rd
Daley Rd
Wilton Rd
Mcadam Rd
Watson Rd
Watts Rd
Elmsdale Rd
Queen Rd
Gore Rd
Hutchinsonville Rd
Holleford Rd
Oxford Lake Rd
Dunham Lake
Cranberry Lake
Cataract Lake
Sharbot Lake Rd
Burnt Lake
Steele Rd
Arabaska Rd
Ardoch Rd North
Burnt Lake Rd
Burns Rd
Green Bay Rd
Burridge Rd
Dewitt Rd
Burridge Lake Rd
Mcneil Rd
Firehall Rd
Garrett Rd
Jewin Rd
Wolfe Lake
Lee Rd
Mullville Rd
Tobin Rd
Canoe Lake Rd
Canoe Lake
Davis Lake
Clear Lake Rd
Massassauga Rd
Rye Rd
Bay Rd
Whitla Lake Rd
Fitzgerald Rd
New Rd
Black Bay Rd
Burkes Hill Rd
James Wilson Rd
Desert Lake
Dryden Rd
Bauder Dr
Crain Rd
Snider Rd
Miller Rd
Verona Sand Rd
Bellrock Rd
York Rd
Trousdale Rd
Vanluven Rd
Boyce Rd
Petworth Rd
Jamieson Rd
Alton Rd West
Alton Rd East
Freeman Rd
Bradford Rd West
Colebrook Rd
Wallace Rd
Yarker Rd
Sumac Rd
Forest Rd
Railton Rd
Scanlan Rd
Quinn Rd West
Quinn Rd East
Gorr Rd
Henderson Rd
Murton Rd
Florida Rd
Clark Rd
Mcconnel



MAP G:
Wildfire Hazard Areas

Legend

Wildland Fire Hazard Areas

- High
- Moderate
- Low
- South Frontenac Boundary
- Municipal Boundary
- Settlement Area Boundary
- Frontenac Provincial Park
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- K & P Trail
- Cataraqui Trail
- Waterbody

0 1 2 4 6 8 10 12 km

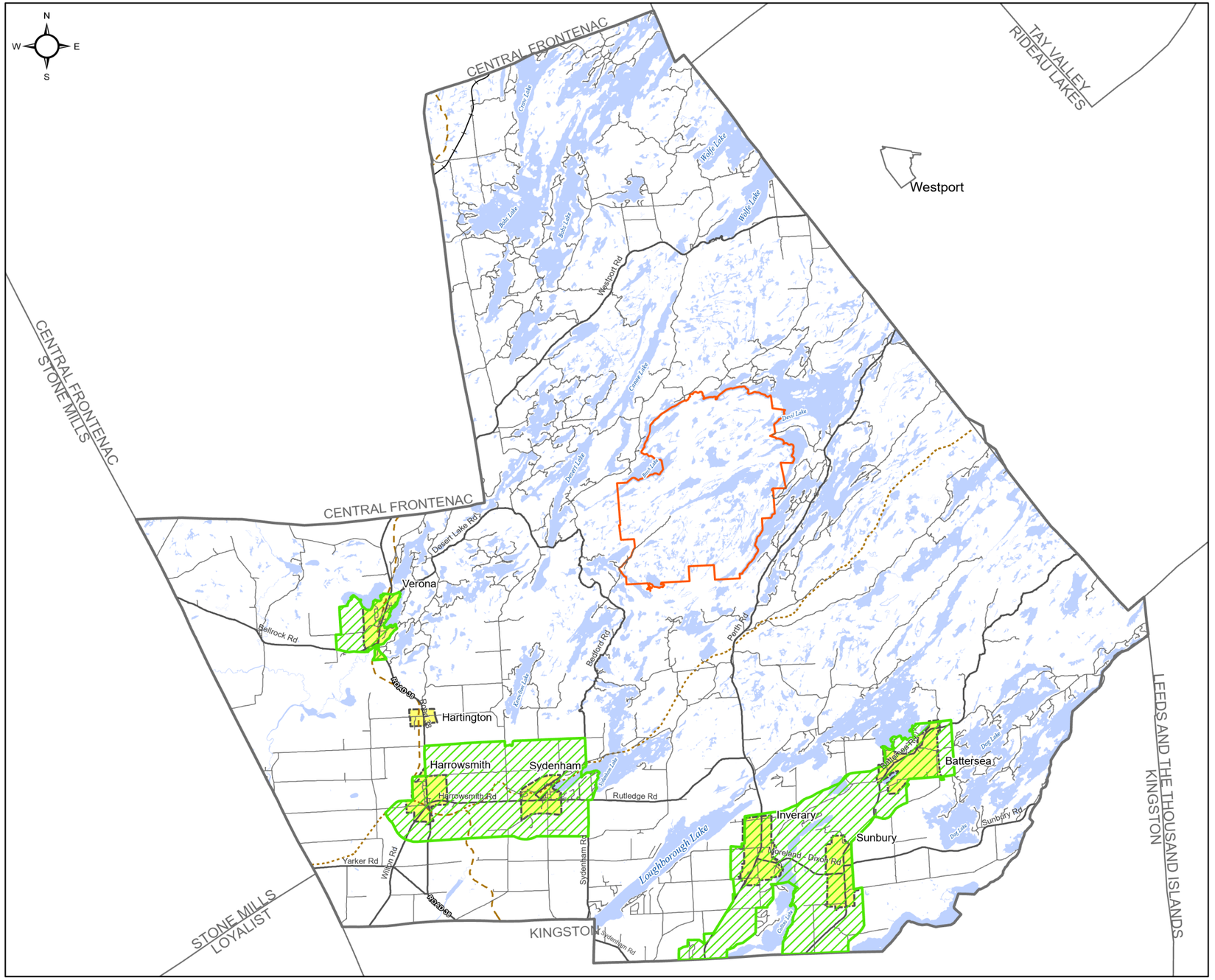
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SOUTH FRONTENAC

MAP H:

Future Secondary Planning Areas

Legend

- Future Secondary Planning Area
- Settlement Area

Boundaries

- South Frontenac Boundary
- Municipal Boundary
- Frontenac Provincial Park
- Waterbody (EP Designation)

Transportation

- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail

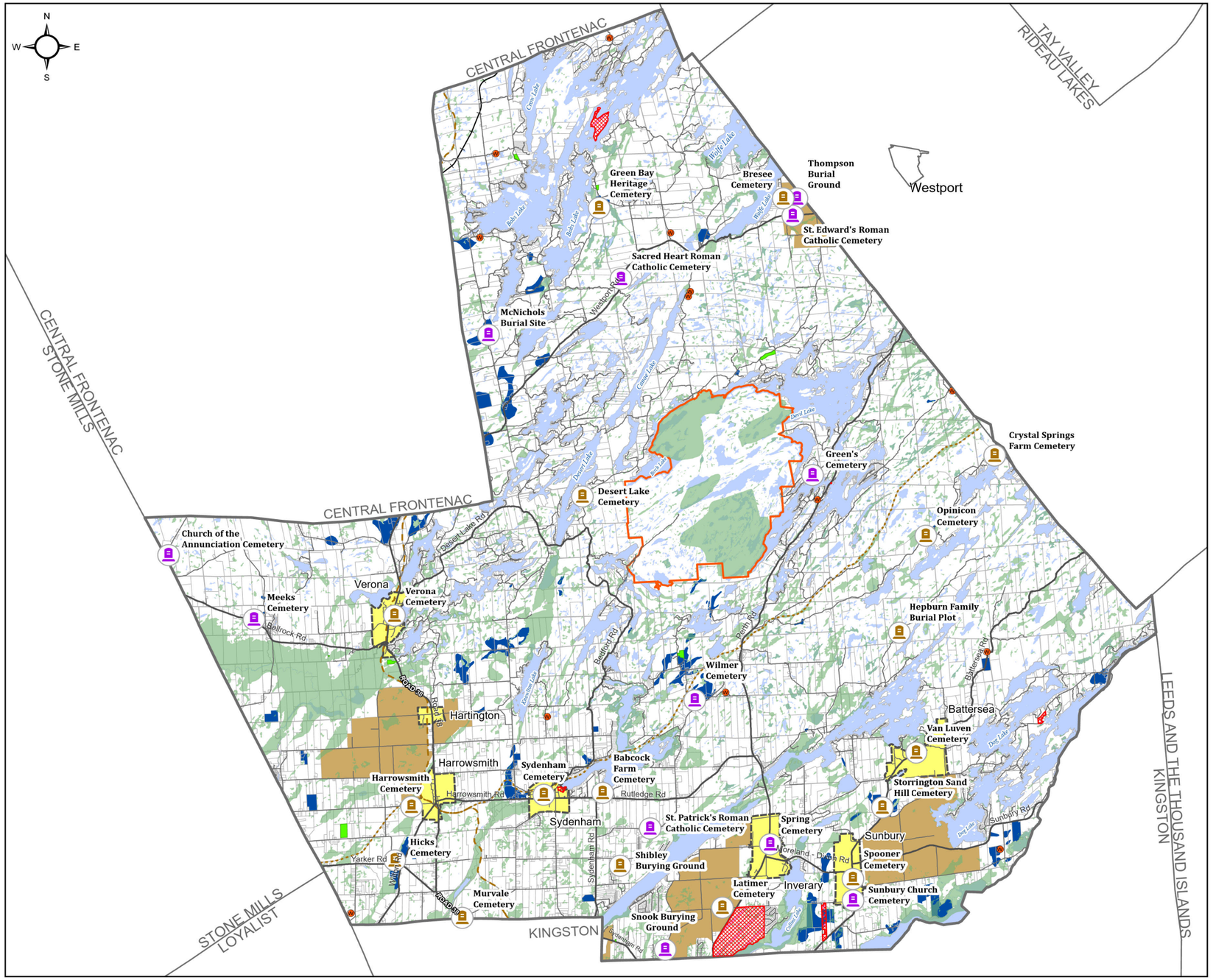
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SOUTH FRONTENAC

MAP I:

Township Cemeteries

Legend

Cemeteries

- Cemeteries Licensed to Township of South Frontenac
- Other Cemeteries

Land Use Designation

- Environmental Protection
- Prime Agricultural Area
- Mineral Aggregate
- Rural Land
- Site Specific Policy Area
- Settlement Area
- Waste Management
- Waste Disposal Facility - Closed

Boundaries

- South Frontenac Boundary
- Municipal Boundary
- Frontenac Provincial Park
- Waterbody (EP Designation)

Transportation

- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail

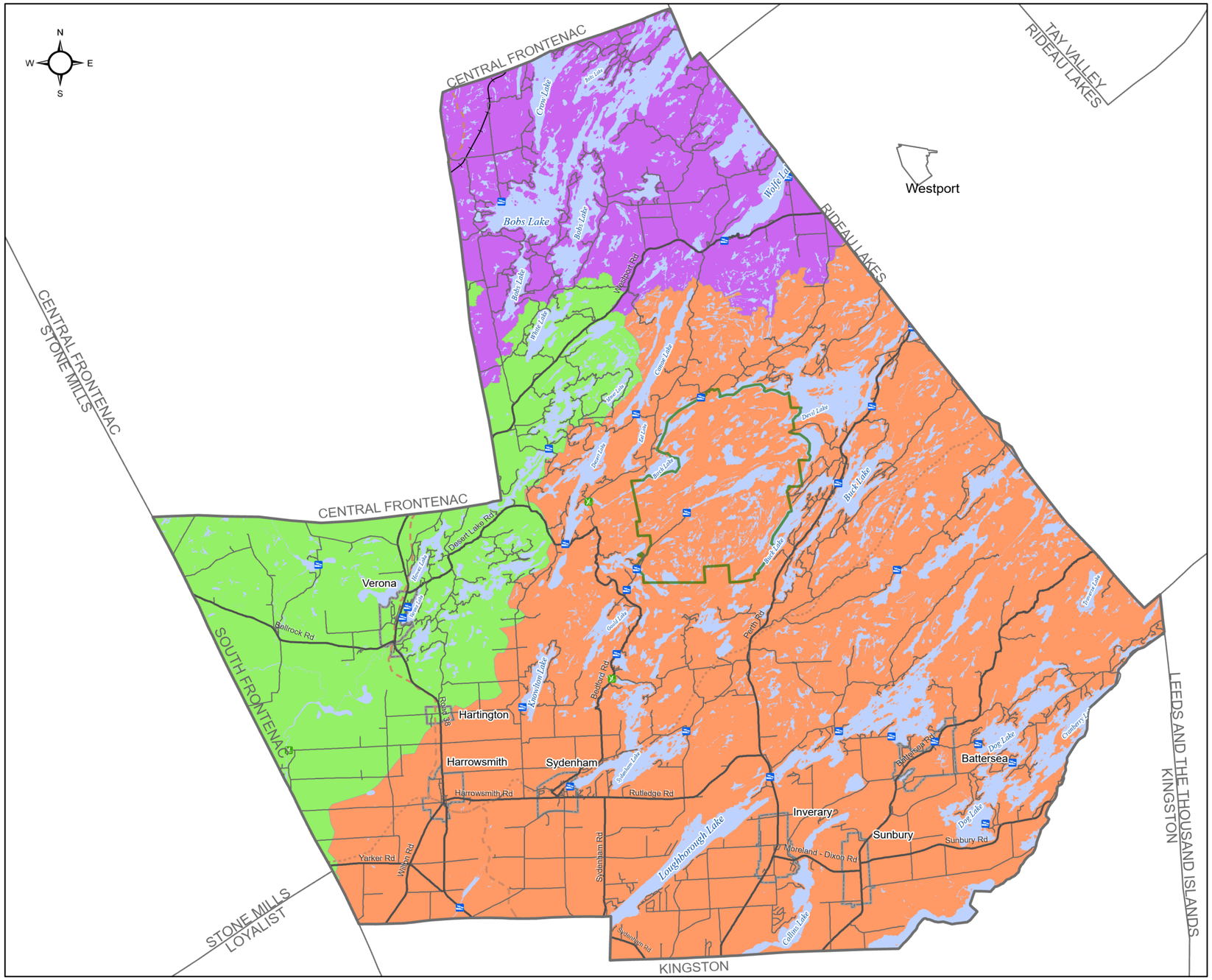
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SOUTH FRONTENAC

APPENDIX A:

Watershed Boundary Map

Legend

Conservation Authority

- Cataraqui Region Conservation Authority
- Quinte Conservation Authority
- Rideau Valley Conservation Authority

- South Frontenac Boundary
- Municipal Boundary
- Settlement Area Boundary
- Frontenac Provincial Park
- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail
- Boat Launch
- Water Access
- Waterbody

0 1 2 4 6 8 10 12 km

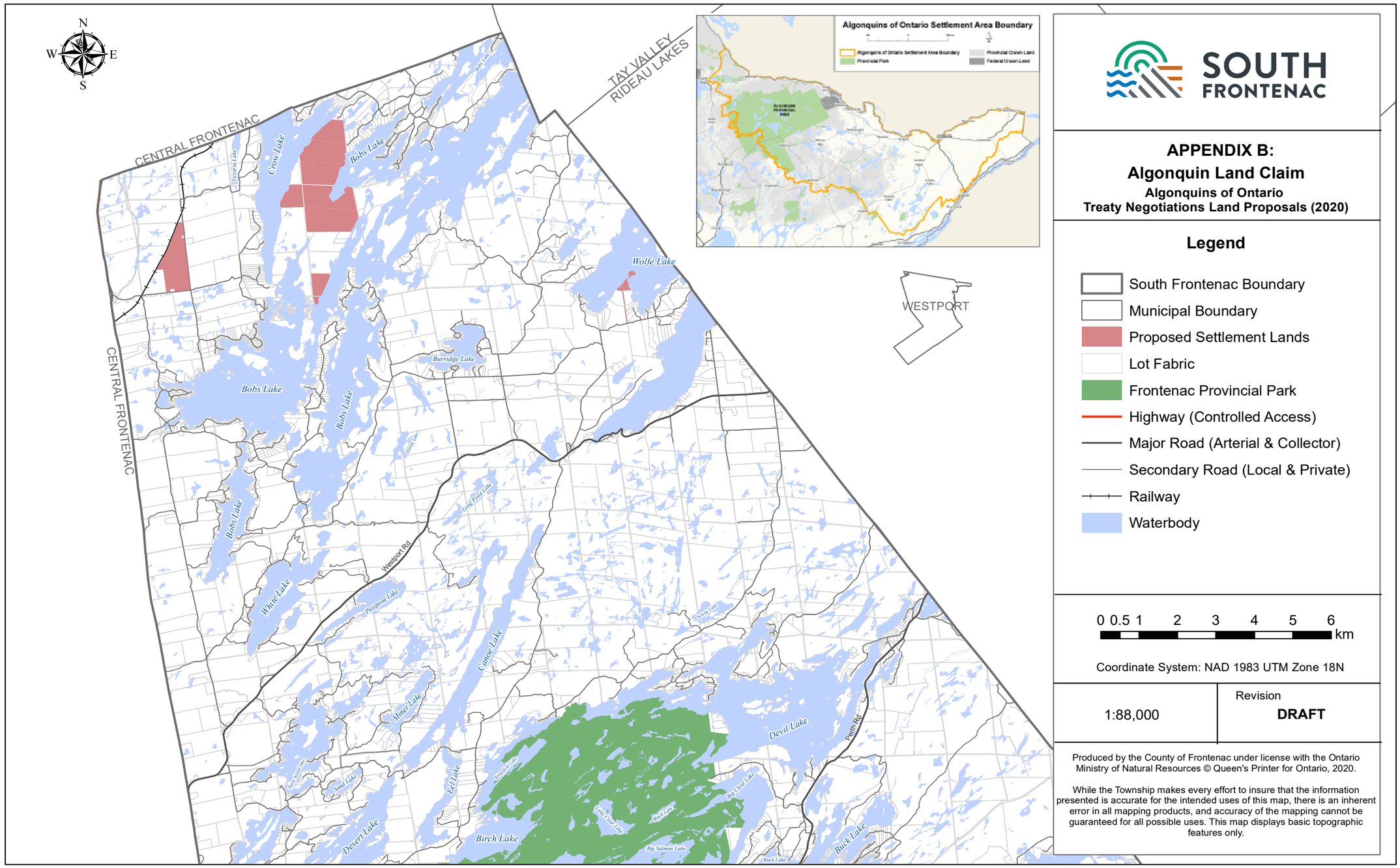
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SOUTH FRONTENAC

APPENDIX B:
Algonquin Land Claim
Algonquins of Ontario
Treaty Negotiations Land Proposals (2020)

Legend

- South Frontenac Boundary
- Municipal Boundary
- Proposed Settlement Lands
- Lot Fabric
- Frontenac Provincial Park
- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Waterbody

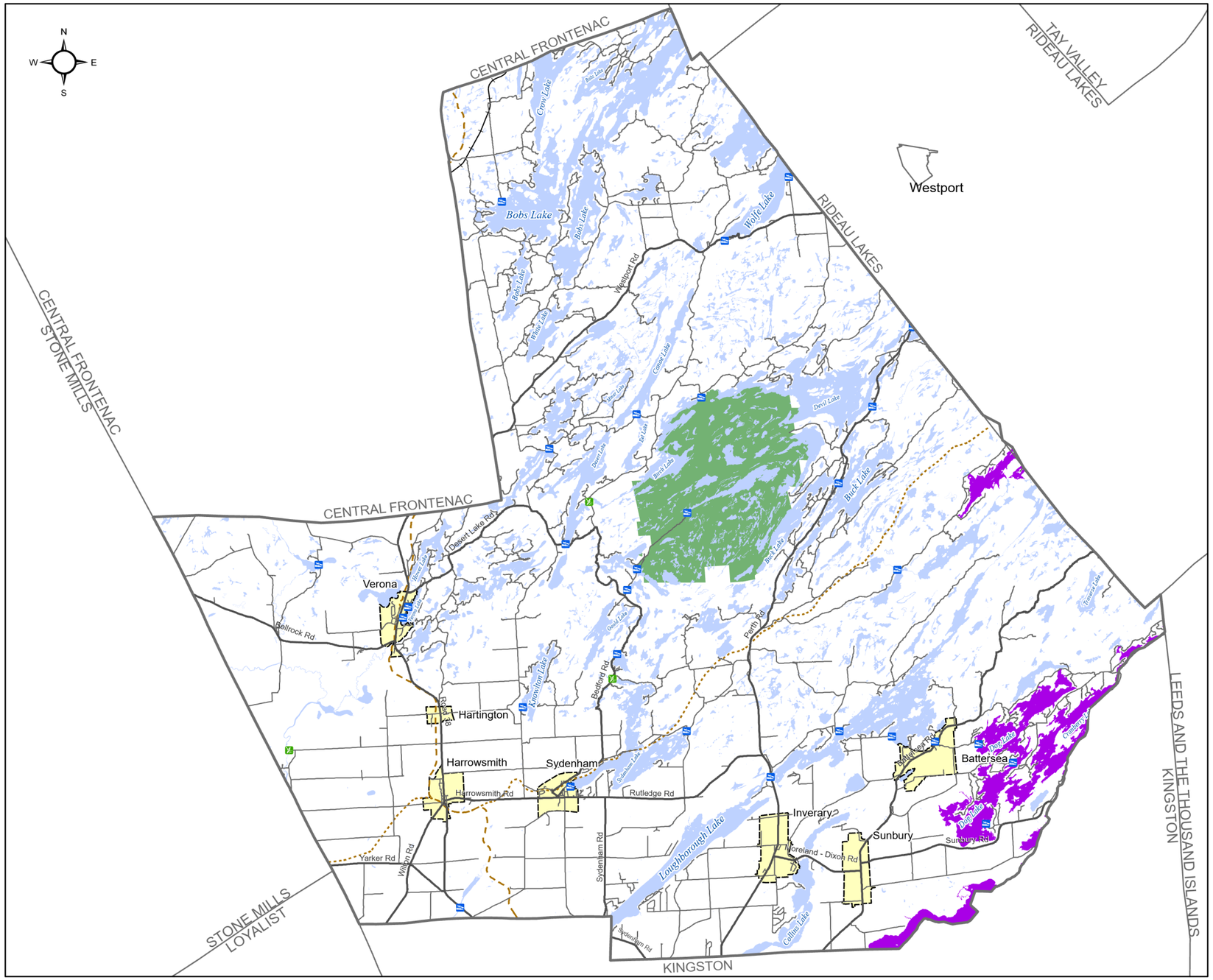
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SOUTH FRONTENAC

APPENDIX C:
Rideau Canal – National Historic Site and World Heritage Site

Legend

- South Frontenac Boundary
- Municipal Boundary
- Settlement Area Boundary
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail
- Boat Launch
- Water Access
- Frontenac Provincial Park
- Rideau Canal / Parks Canada
- Waterbody

0 1 2 4 6 8 10 12 km

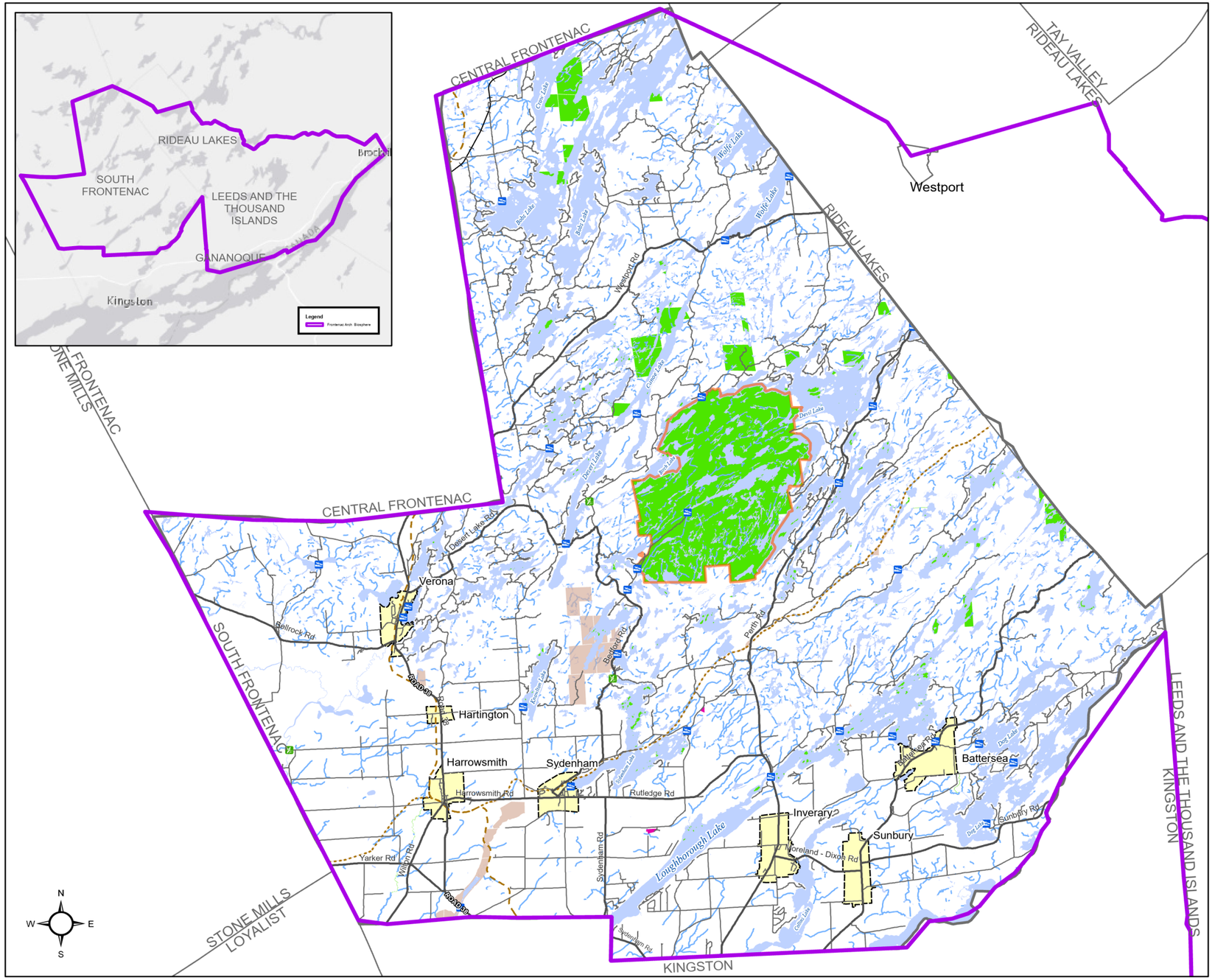
Coordinate System: NAD 1983 UTM Zone 18N

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Revision
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2024-07-30

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SOUTH FRONTENAC

APPENDIX D:

Frontenac Arch Biosphere & Public Lands Map

Legend

- Frontenac Arch Biosphere
- South Frontenac Boundary
- Municipal Boundary
- Settlement Area
- Municipal Parks
- Frontenac Provincial Park
- Conservation Area
- Crown Land
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail
- Boat Launch
- Water Access
- Rivers
- Waterbody

0 1 2 4 6 8 10 12 km

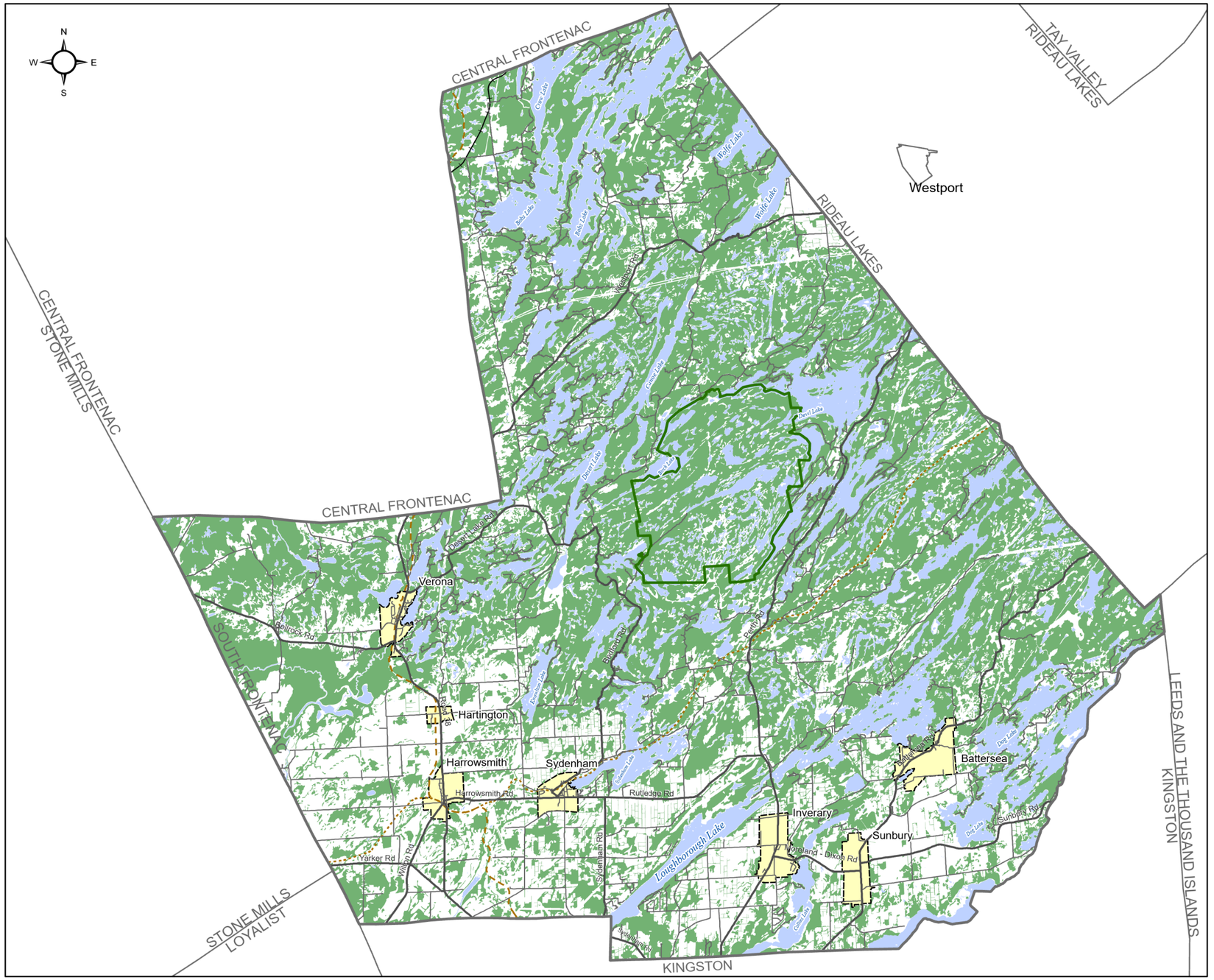
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SOUTH FRONTENAC

APPENDIX E:
Wooded Areas

Legend

- South Frontenac Boundary
- Municipal Boundary
- Settlement Area Boundary
- Frontenac Provincial Park
- Wooded Area
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail
- Waterbody

0 1 2 4 6 8 10 12 km

Coordinate System: NAD 1983 UTM Zone 18N

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Revision
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Report 2025-083

Committee Recommend Report

To:	Chair and Members, Planning & Economic Development Advisory Committee
From:	Richard Allen, Manager of Economic Development
Prepared by:	Jenna Norman, Community Development Summer Intern
Date of meeting:	October 23, 2025
Re:	**Planning and Economic Development Advisory Committee – K&P TRAIL – 2025 Trail User Survey Results**

Recommendation

That the County of Frontenac Planning and Economic Development Advisory Committee receive the 2025 K&P Trail User Survey Results; and

Further That the results of the 2025 K&P Trail User survey be considered as part of the upcoming review of the Frontenac K&P Trail Management Plan.

Background

The 2025 K&P Trail User survey was conducted by Frontenac County to better understand how people use the K&P Trail, what amenities and improvements they would like to see, and their spending habits related to trail use. The insights gathered are intended to guide decisions on what next step to take in development of the trail, how to continue to develop trail-side communities into recognized trail towns and help local businesses better attract and serve trail users.

Comment

The survey launched on June 16 and continued to be available until July 24, utilizing a range of promotional tactics to maximize engagement. Curbex signs were installed at five key locations along the trail: Harrowsmith, Verona, two sites in Sharbot Lake, and at Mississippi Station. These double-sided signs featured the survey link on one side and historical information about the trail relevant to each specific location on the other.

The survey was promoted on social media platforms, including Instagram and Facebook. Three posts were made on the Visit Frontenac and K&P Trail channels and was also promoted using the Frontenac County channels four times. In addition, the survey was shared on LinkedIn by Frontenac County and Regional Tourism Organization 9 (RTO9).

The most effective online engagement strategy was showcasing the prize merchandise on social media, which led to a significant increase in participation — generating 109 responses within just five days.

Frontenac County also maintained a physical presence along the trail during the survey period. The Community Development Intern engaged directly with trail users in Verona on June 28 (15 interactions, 6 submitted surveys) in Sharbot Lake on July 5 (25 interactions, 8 submitted surveys) and the Lakes & Trails Festival in Sydenham on July 12 (7 interactions, 1 submitted survey).

Additional outreach included distribution through the Frontenac County business newsletter, posters placed in local businesses, and support from local trail user groups. These included the Frontenac ATV Club, Limestone Cycle Club, Snow Road Snowmobile Club, The Eastern Ontario Trails Alliance and the Kingston Velo Club, all of which helped promote the survey within their respective communities.

Survey Response Overview

The survey was open for 4 and a half weeks running from June 16 to July 23. There was a total of 311 responses with 76% of respondents living permanently in Kingston or Frontenac County as illustrated below:

- **I live year-round in Kingston:** 39%
- **I live year-round in Frontenac County:** 39%
- **I live part-time in Frontenac County:** 11%
- **I'm a visitor to Frontenac County:** 12%

Primary Trail Activity

Respondents were asked to identify with the activity they engage with the most on the K&P Trail, with the highest percentage of activities identified being cycling and users who travel on foot – this includes walking, running, hiking and dog walking (see Table 2).

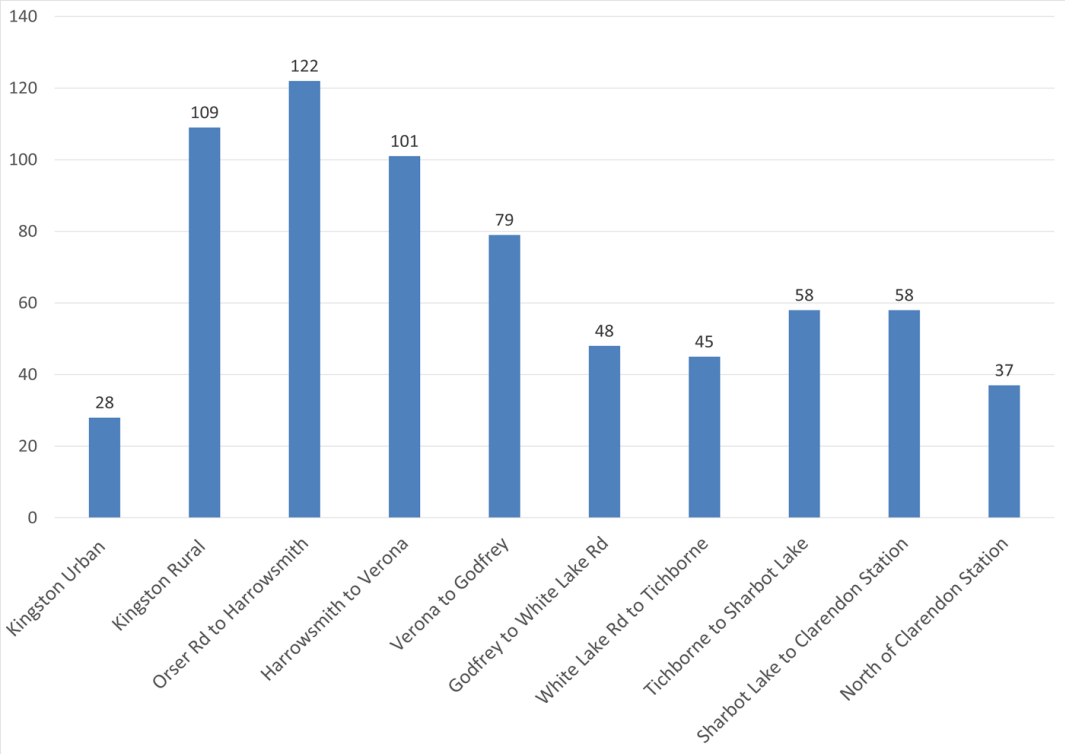
- **Bicycle:** 153 responses
- **On foot (walking/running/hiking):** 127 responses
- **ATV or Side-by-Side:** 47 responses
- **eBike:** 27 responses
- **Snowmobile:** 4 responses
- **Horseback or horse and buggy:** 3 responses
- **Other:** 4 responses

Note: Due to the large percentage of contributions from the cycling and foot-based user groups, the survey results do show a bias towards concerns typically associated with these groups.

Trail Visitation Amount

The majority of respondents use the K&P Trail 2-3 times a month and over 50% of respondents typically travel less than 40 kms while on a visit to the trail. The following chart shows that users report that the most frequently travelled sections of the K&P Trail are south of Verona, primarily Orser Road – Harrowsmith, followed by the rural sections in Kingston.

CHART: Trail Visit Locations – Where Respondents Typically Visit



Response Summary

Many survey questions were open-ended allowing users to express their opinions. This provided rich insights into reoccurring themes around trail management, signage, amenities, and the relationship between trail users and local businesses. A full summary of survey results has been included as Appendix A to this report.

Trail Management

Overall, there was positive feedback on the management and quality of the Frontenac K&P Trail. Users expressed satisfaction with the upkeep of the trail saying it was well maintained, clean and enjoyable to use year-round and commended both summer and winter maintenance efforts. Several respondents highlighted the trail's consistent gravel surface, regular grooming, and well-trimmed edges, contributing to a smooth and safe experience for all trail users.

Some specific praise included comments such as:

- *"The best trail I've used in Ontario."*
- *"Much better than the Cataraqui Trail."*

- *“K&P is equivalent or slightly better than the Millennium Trail.”*

A few users even noted that the K&P Trail is the best rail trail in Canada, highlighting its balance of natural scenery and user-friendly upkeep.

Despite the positive feedback, several users did express interest in continued and improved general maintenance, particularly in the following areas:

- Pothole repair, especially in higher-traffic sections.
- Addressing loose gravel or uneven sections that may pose risks for cyclists.
- Erosion control and edge maintenance, especially after heavy rains or seasonal changes.
- Trimming and brush control along the trail edges to improve visibility and reduce tick exposure.

A few respondents also mentioned concerns about trail obstructions (such as sticks or debris).

Comparison to others trails that are beneficial to note are the restriction of motor vehicles on the Peterborough to Omemee Rail Trail was appreciated by some trail users. Some users also compared the K&P Trail to urban paved trails but appreciate the rural portions creating a peaceful and natural journey. The K&P Trail was also mentioned to be better maintained than many of the other local trails.

Signage

Clear consistent signage was another major theme raised in the survey. Over 30 users mentioned the desire for improved signage for both navigation and user experience. Many respondents noted that less popular trailheads lack clear signage, making it difficult for identify access points. There is a desire for clear, updated signage indicating the distance and direction to nearby businesses, along with visible open/closed status indicators.

Key Signage Requests:

- Trail maps and navigation with distances, exits and nearby points of interest.
- Updated business locations, services and open/close status.
- Amenities, signage for washrooms, water refill, and rest areas.
- Trail Etiquette and rules of the trail - keep right leash & clean-up for dogs, ring bell, speed reminders.

Users mentioned that having well placed, consistent and clear signage makes them feel welcomed and more confident when using the trail. Some even suggested having multiple signs lead to off trail businesses could increase visits.

Amenities

The survey results indicated that access to basic amenities is a high priority for trail users. When asked what amenities were most important three main categories were frequently mentioned:

- Food & Beverage – mentioned 182 times
- Washrooms – mentioned 63 times
- Benches & Rest Areas – mentioned 33 times

Trail users consistently expressed a desire for convenient access snacks, drinks, and light meals. Water refill stations were requested, as was better signage to indicate nearby cafes, restaurants, and convenience stores. To go food options are preferred for users who are looking for a quick stop.

Accessible and regularly spaced washrooms were a top request from trail users. Several respondents mentioned that knowing where the next washroom is located adds a sense of comfort and safety to their travels, especially for long distance users. Some users indicated that having regular signage with the distance to the nearest washroom would back their feeling of comfort.

More benches frequently spaced across all parts of the trail is desired. Respondents noted that benches should ideally be placed at scenic, shaded spots and blend in with the natural surroundings. Users want more frequent places to rest, but also to enjoy the view and have a light meal.

Business Interactions

When respondents were asked if they stopped at businesses before, during or after using the trail, 52% of respondents indicated that they did.

For those who did stop, the most mentioned businesses were:

- Muddy Waters - Verona (26 mentions)
- Cardinal Café – Sharbot Lake (20 mentions)
- Mike Deans Grocery Store – Sharbot Lake (12 mentions)
- Grains and Goods Bakery - Sydenham (8 mentions)

All four are part of the County's pay-to-play trail business sign program, established to create visibility and awareness of nearby businesses to trail users. These businesses are also located on or near to the K&P or Cataraqui trails, have an abundance of signage, presence on social media and offer food and beverage amenities.

When survey respondents were asked why they do not stop at businesses, many said they were well prepared for their trip, packing what they need ahead of time. Others were just out for exercise, taking a short trip, using the trail outside of business hours or travelling a stretch of trail that does not have businesses along it. A few people also

mentioned practical barriers such as having a dog with them or forgetting bike locks. Businesses may be able to help overcome these barriers by creating pet friendly spaces or secure and visible parking for bicycles.

Survey respondents also commented on the value of human connection when stopping at businesses, and how they enjoy being greeted by welcoming staff, receiving genuine service, and getting to experience small-town charms of the trail communities. It is important for businesses to consider trail friendly amenities such as bike racks, restrooms, water refill stations. An inclusive, respectful atmosphere that accommodates pets, embraces diversity, and a staff or environment that does not judge trail-worn visitors enhances overall appeal of a business to respondents. Lastly, clear signage on trail and on route to businesses that are located off the trail are important in drawing trial traffic.

Spending by User Group:

The Frontenac K&P Trail supports a wide variety of users, each contributing to the local economy through their average spending per visit. Based on survey results, the estimated average spend per user type is as follows:

- **Cyclists:** $38.17
- **On Foot:** $36.30
- **ATV or Side by Side:** $67.66
- **eBike:** $52.22
- **Snowmobile**: $87.50
- **Horseback or Horse and Buggy:** $6.67
- **Other:** $80.00

Spending by User Origin:

Average spending on the trail also varies based on where users reside:

- Year-round Kingston residents spend $33.39 per visit
- Year-round Frontenac residents spend $43.42
- Part-time Frontenac residents spend $67.58
- Visitors spend $51.84

These figures highlight the significant economic contribution of non-local users, particularly part-time residents, and visitors, who spend more per outing.

Recommendations for Inclusion in the K&P Trail Management Plan

The 2025 K&P Trail User Survey provided insights into the needs, preferences, and behaviours of visitors to the Frontenac K&P Trail. Based on an internal review of survey findings, the following should be considered with respect to the management and promotion of the Frontenac K&P Trail

1. Consider expanding available amenities
    - Provide washroom facilities, particularly at trailheads, with the possibility of expanding to other areas over time at regular intervals
    - Explore installing benches in new sections of the trail and assessing frequency of spacing when possible
    - Continue to assess opportunities for trail side businesses to make trail user feel more welcomed at their businesses
2. Improve Signage
    - Evaluate consistency of signage throughout trail
    - Review and explore the possibility of updated trail business signage.
3. Support Trail Friendly Businesses
    - Maintain or consider expanding the Trail Business Sign Program
    - Explore the development of informational materials or toolkits to help businesses attract and support trail users
    - Assess opportunities to promote trail-accessible businesses through social media or trail-related groups to raise awareness among users

Frontenac County Strategic Plan Alignment

Goal 2: "Contribute to the Progress of Sustainable Economic Growth and Prosperity Throughout the County"

- Provide business support and resources to existing and prospective businesses.

Financial Implications

There are no financial implications associated with this report.

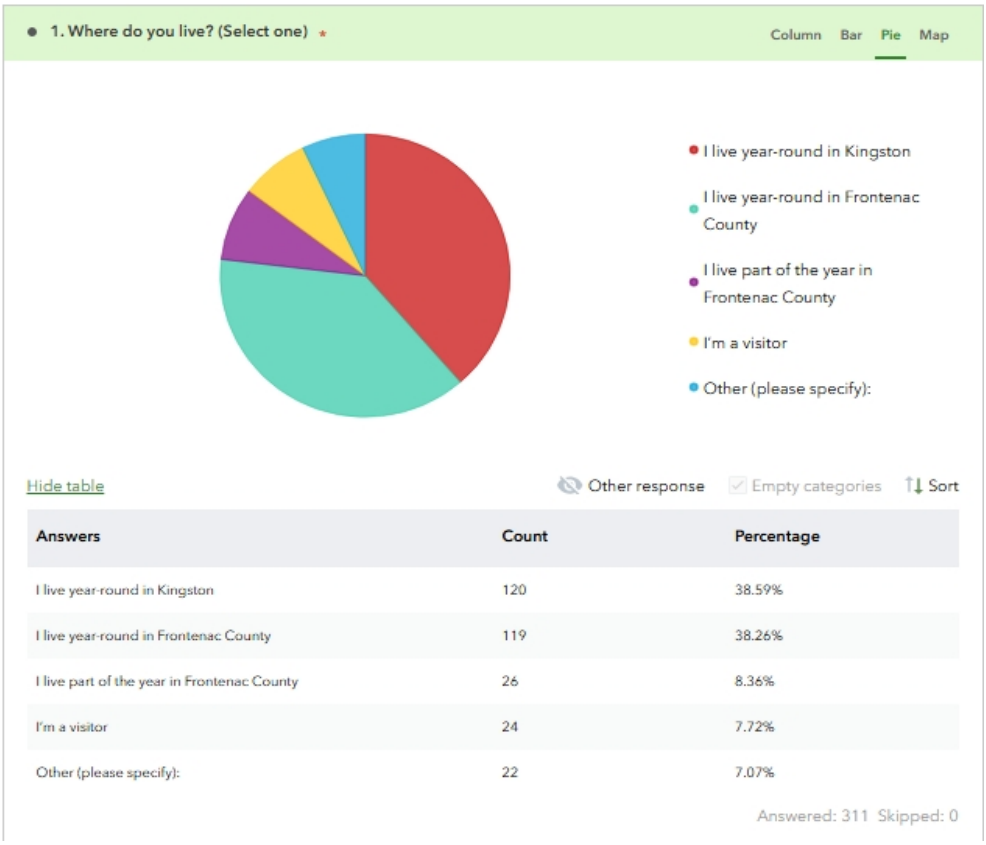
Organizations, Departments and Individuals Consulted and/or Affected

The Eastern Ontario Rail Trail Loop Partnership
Frontenac ATV Club
Eastern Ontario Trails Alliance
Snow Road Snowmobile Club
L&A Ridgerunners Snowmobile Club
Michele Archie, Harbringer Consulting
Amy Camp, Cycle Forward

Appendix A: K&P Trail User Survey - Results

Date Range: June 16, 2025 – July 24, 2025

Submissions: 311



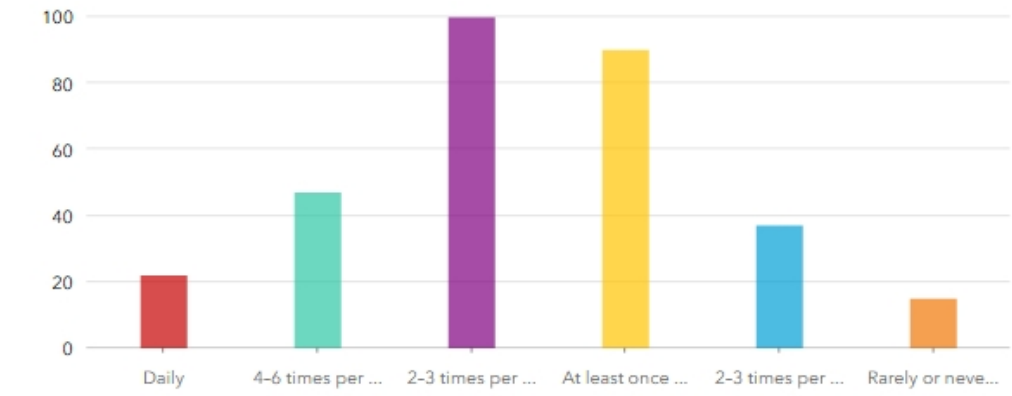
Other:

Lanark County
Wilton in Lennox & Addington County
Victoria, BC
Varty lake
Summer at the cottage

Stonemills
Several times over the year camping
Ottawa
My permanent house is in Kingston, but I camp year-round as much as possible at my woodlot in Frontenac County.
Manotick, ON
Loyalist township
Live in Mississauga and have cottage on Sharbot Lake
land owner in North Frontenac
Lanark Highlands
I live in Yarker
I live in L&A county.
Have a cottage in Frontenac County
Gananoque
Former resident of Kingston/South Frontenac
Cottage on Sharbot Lake
Cottage in sharbot lake
Have a cottage in Frontenac County
Lanark County

● 2. How often do you use the K&P Trail? (Select the best match) *

Column Bar Pie Map

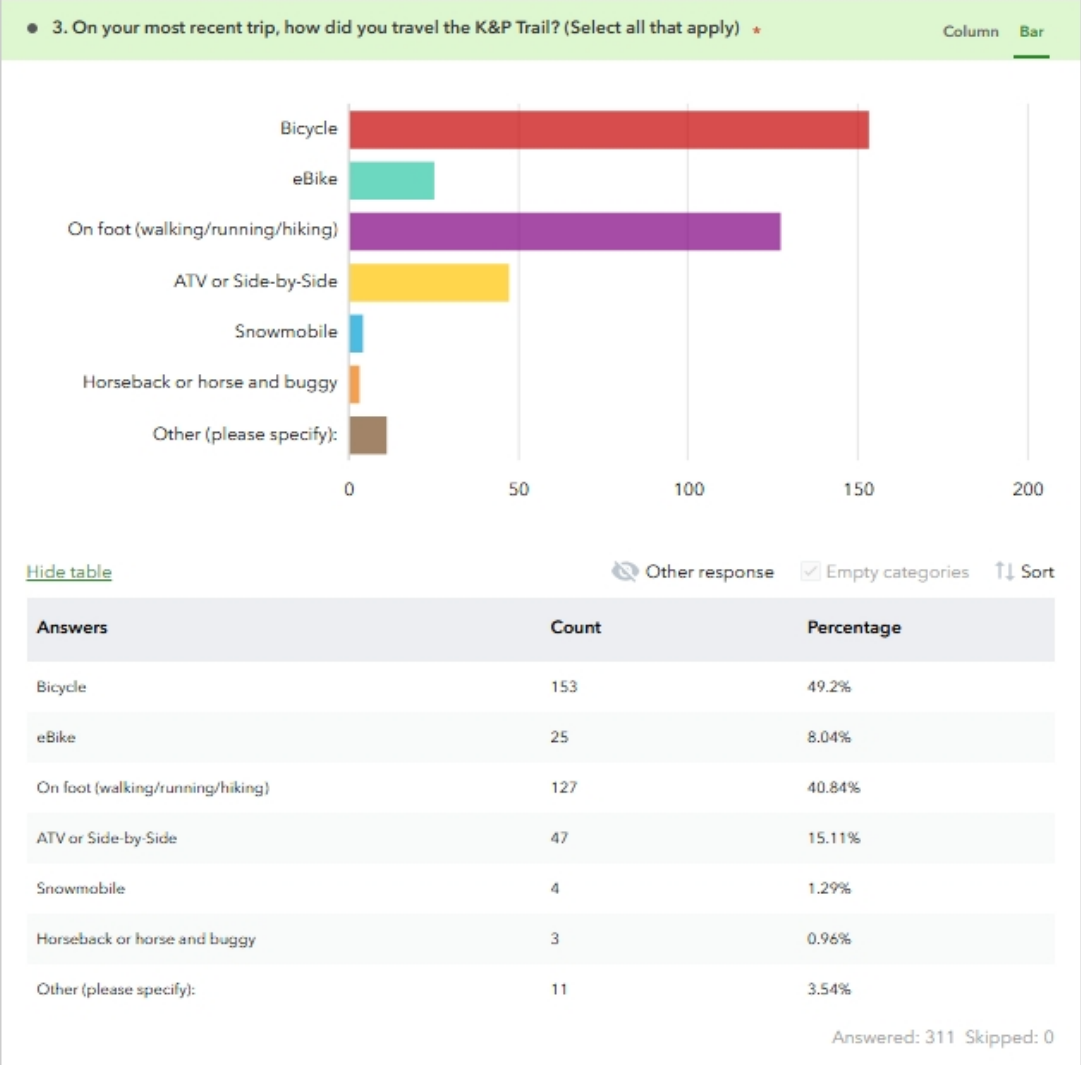


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Empty categories Sort

Answers	Count	Percentage
Daily	22	7.07%
4-6 times per week	47	15.11%
2-3 times per week	100	32.15%
At least once per month	90	28.94%
2-3 times per year	37	11.9%
Rarely or never	15	4.82%

Answered: 311 Skipped: 0



Hide table | Other response | Empty categories | Sort

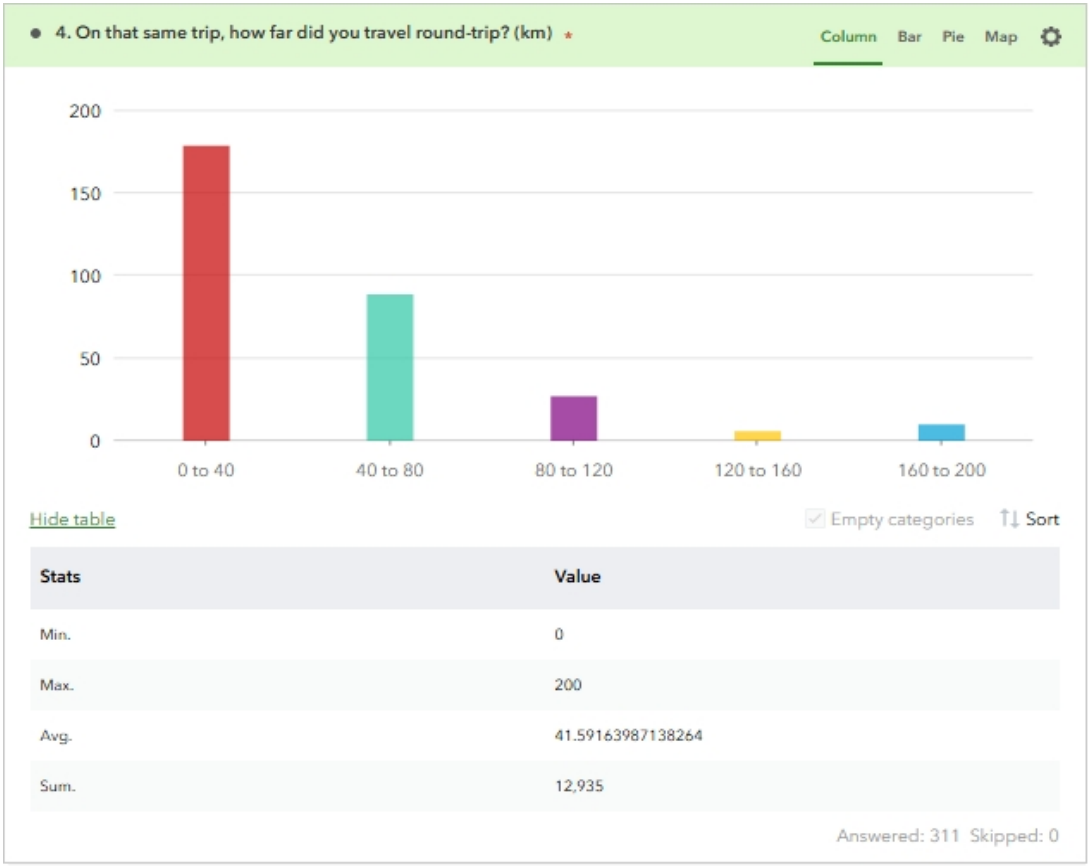
Answers	Count	Percentage
Bicycle	153	49.2%
eBike	25	8.04%
On foot (walking/running/hiking)	127	40.84%
ATV or Side-by-Side	47	15.11%
Snowmobile	4	1.29%
Horseback or horse and buggy	3	0.96%
Other (please specify):	11	3.54%

Answered: 311 Skipped: 0

Other

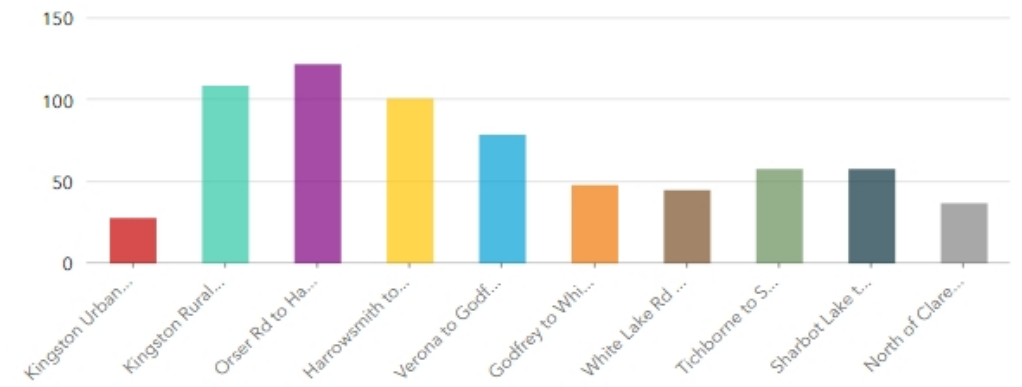
x country skis
Truck
Snowshoe Or fat bike in winter
Snow shoes, cross country ski

Pickup truck
Pedal assist bike
Pedal assist bije
Off road motorcycle
Groomer for the Snowmobile Club
Car
x country skis



● 5. Which sections of the K&P Trail did you use on your most recent trip? (Select all that apply) *

Column Bar

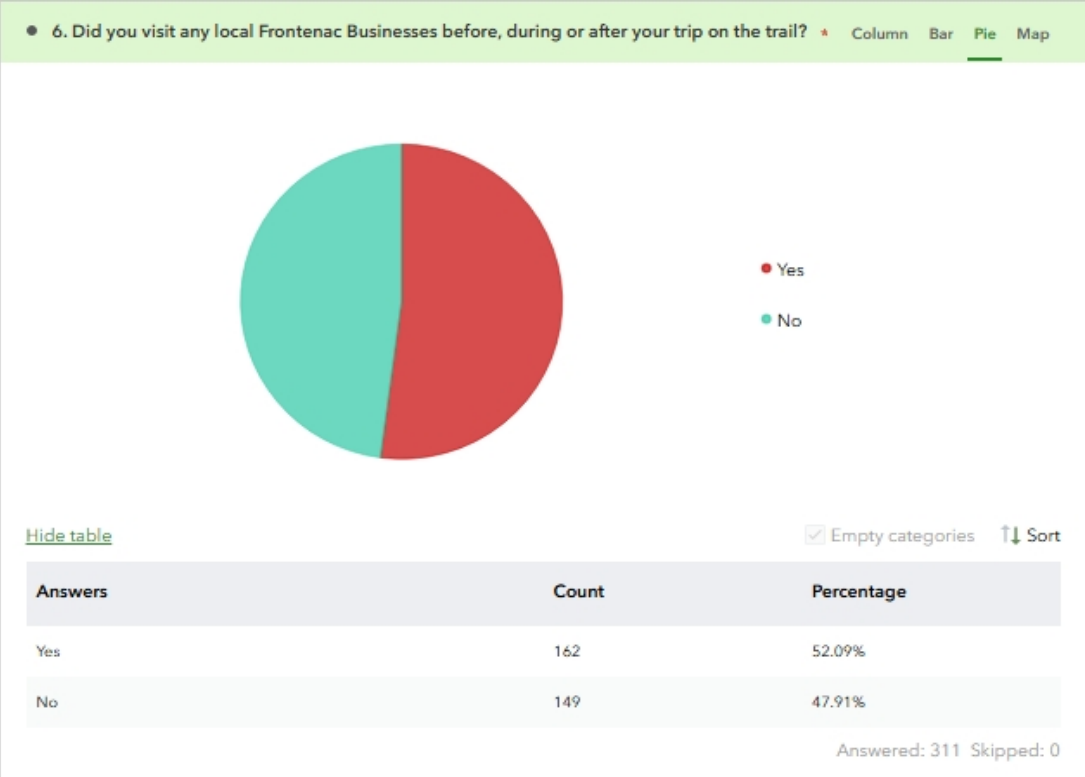


Hide table

Empty categories Sort

Answers	Count	Percentage
Kingston Urban (Douglas Fluhrer Park to Binnington Court)	28	9%
Kingston Rural (Binnington Court to Orser Rd)	109	35.05%
Orser Rd to Harrowsmith	122	39.23%
Harrowsmith to Verona	101	32.48%
Verona to Godfrey	79	25.4%
Godfrey to White Lake Rd	48	15.43%
White Lake Rd to Tichborne	45	14.47%
Tichborne to Sharbot Lake	58	18.65%
Sharbot Lake to Clarendon Station	58	18.65%
North of Clarendon Station	37	11.9%

Answered: 311 Skipped: 0



6. a) If yes, which ones?

Lenny's, food less traveled, stone corner Cafe and cardinal cafe
Canteen at arena in Sharbot lake. We also frequent Back 40 cheese and fuel at Esso in sharbotblake
Muddy Waters, Sharbot Lake Petro-Canada
Godfrey chip wagon
Syd's Snack Shack, LCBO in Sydenham, Lenny's Deli
Syd's Snack Shack, the Sydenham LCBO and Lenny's Deli
K AND P Brewery

lcbo
Grains and goods bakery , Balzac's
Centex Harrowsmith and Muddy Waters
Juniper cafe
Godfrey General Store. Cardinal Cafe and Grocery Store in Sharbot Lake
Foodland
Cardinal Cafe
Belong Cafe, and Cardinal Cafe, Stinson gas station
Gas
Lennys ,Foodland, Sydenham Trousdales, Home Hardware
Food Less Traveled
Food less travelled
Muddy Waters, Food Less Travelled
Foodland
Coffee shop bakery in Sydenham
muddy waters
Grains and Goods
The restaurant in sharbot lake
Cardinal; Mike Deans seed to sausage
Nicole's gifts, Verona hardware

Belong’s
corner store near Harrowsmith
Park in Sydenham
Beyond Cafe, grocery store
Nicole gifts
Food less travelled in Verona
Deans Sharbot Lake
Pharmawell Verona
Deans Grocery, LCBO
Dean Grocer
Godfrey gas
Frontenac Farmers Market
Gilmore's
Mike Deans Grocery Store
Glenburnie grocery
stores
I can't recall.
Muddy Waters
Dean's, Muddy waters, food less traveled toppers
Foodland

Toppers
Pizza Place
Verona convenience store
Cardinal Cafe
Muddy Waters
Downtown, conservation area
Food Less Travelled
Gas, and groceries. A couple of food spots in the arwa
Egg stand on Burbrook, Sydenham: Mike's Pizza, Grains and Goods Bakery, Foodland
Juniper Cafe at the water front
Dean's Grocery. Sharbot Lake Home Hardware
Parham general store
Mike Dean's and seed to sausage
Stone Corner
Food less Traveled in Verona. Friday Market in Harrowsmith
Petro Canada, Kick and Push,
Sharbot lake restaurants
Food less traveled, muddy waters
Pet can Sharbot Lake
Grains & Goods

Farmers market', restaurant
Mike Deans, Cardinal Cafe
Godfrey general store and food truck
Mike Deans, Cardinal Cafe
Gas station
Godfrey general store
Mike Deans, Esso gas station
The pizza place
Seed to Sausage
Pizza place in Harrowsmith
Mike DEAN Local Grocer Sharbot Lake
Mike DEAN Local Grocer Sharbot Lake
fuel in Godfrey and lunch in Sharbot lake
Cardinal Cafe
Local family farms kin Verona
Goods and Grains in Sydenham
Topper's Verona
Mike Deans Cardinal cafe
Downtown Sharbot lake, Mike Dean, library, the beach
Gas in Sharbot lake. Muddy Waters

Subway
Restaurants
Muddy Waters, Rona, Food Less Travelled, Foodland
Bakery in Sydenham... Can't remember the name
Cardinal Cafe, food less travelled
Grains &Goods Bakery Sydenham
Grains & Goods Bakery
Godfrey gas ststion
Muddy waters, food less travelled, Zaks Diner (Sydenham accessed via K&P and Cat), the gas station near the trailhead in Harrowsmith.
Cafe and supermarket in Sharbot Lake
Food Less travelled. Godfrey store.
Foodless travelled
Muddy Waters, Cardinal Cafe, Dean’s
Muddy waters restaurant
muddy waters
Restaurant and gas
Centex
Muddy Waters, Nicole’s
Cardinal Cafe, Mike Dean’s, Pharmacy in Sharbot Lake

Muddy Waters
Cardinal cafe, Mike Dean’s, Pharmacy in Sharbot Lake
Godfrey GG, fry truck
Sydenham one stop/trusdales
Muddy Waters (Verona), Subway (Sharbot Lake)
Food Less Travelled, Woodland Verona, Muddy Waters
Stinson in Verona. I wanted to go to Food less traveled but it wasn't open
Sharbot lake farmers market
Gas station in Hartington; restaurant in Sharbot Lake; Sharbot Lake Provincial Park
Gas and snacks in sharbot lake, car wash in hartington
Gas and food
Subway and General Store in Sharbot Lake
gas stations, restaurant
Gas station in Verona and subway on #7 hwy.
Rivermill
Godfrey Store
Seed to Sausage
Muddy waters
Kingston olive oil company
Restaurant

Corner store
Cardinal Cafe in Sharbot Lake
Godfrey Gas Station, Sharbot Lake grocery store
Home Hardware, Foodland
Muddy Waters the gathering
Verona restaurants, Food Less Travelled, Sharbot Lake grocery store and restaurants
Hartington Gas Station, Muddy Waters, Petro Canada Sharbot Lake, Subway Sharbot Lake
Food Less Travelled, Kick and Push Brewery
Cardinal cafe or kick and push brewery
Pharmawell
Muddy Waters Restaurant

6. b) If not, why not?

Not when cycling alone. Visit when on a group ride.
I usually do, just was in between meals so not needed
Fully packed for my ride and don't need to stop
I was running a loop from my house
There are no retail stores in Rural area near the KP trail. Closest visited is Centex gas station off Cataraqui trail and hwy 38 in Harrowsmith.
no need to
I live in Sydenham

Typically not part of my run.
Didn't need any food/drink/services on that ride (or most rides).
No need
nothing that i wouldbuy,or nothing i can carry
Had everything I needed on my bike
No need to
Rode K&P to Cataraqui trail then to the Opinicon restaurant for lunch and then back
Didn’t need anything
Was just up for a run. Sometimes we ride to Verona and stop in at Food less travelled
Time crunch. But will next visit for sure
No need, unless I ride to Sharbot Lake I stop at Cardinal Cafe and grocery store
No need. Nothing close by where we were.
I didn’t need to
I just ran on it and then went to work
Just went for exercise
Idk
No need.
Not required
Don't see any
no interest, no need

On a bicycle - just ride out and back for three hours.
Morning bike
Not the purpose of my visit
No commerce on these route
Live close
There were none
No businesses nearby.
Just out for a walk
Didn’t need anything
Quick trips
It was after closing time? We tried :)
No need.
It was just a quick in and out this time
Trail use is for exercise, not shopping.
To expensive
Just went for a run
I always have my dog with me
No need to
Haven’t stopped so far but will on the way back
No close by businesses in the section I rode.

Don’t believe there are any along this section of the trail
There were not any to visit.
We live by trail
The trail runs through my property and I shop locally
There are none on the route I took
Live here
Just out for exercise
No reason
No reason to
I just wanted to cycle
The only cycling friendly place I've found is Muddy Waters restaurant.
No real options along this section ie. cafe, breweries, restaurants, I tend to wait to get back to Kingston.
It was Canada Day and they were closed
My interest was to cycle, not to visit businesses
Quick dog walk on a hot day
Question not clear. Right before, right after? No. I visit lots of local businesses otherwise, but not related to using the trail.
Didn’t go far enough to each the business
Didn’t walk far enough
Not enough time

We just want to cycle. We do shopping on other days.
Didn’t need anything
I was just going for a morning run.
Did not travel a business stretch
Walking dog
The gate to gas station was closed
Didn't need to.
Wasn’t that close to any local Frontenac businesses
Not part of my regular route
No need to
I was justbout for a walk
Visitinfriends
Petro Canada, Home Hardware, kick and push brewery and Cheese Shop was closed!
There were no stops along my route
No interest
Sometimes do for a drink or gas but not this time.
Didn’t have bike lock
No need
Non on my route
Early morning

No time.
Just out for exercise.
N/A
Because I live in the area and buy local all the time.
I visit local Frontenac businesses on a regular basis and didn't visit at the time of using the trail.
Took my own supplies.
Walk it daily
Just recreation
Not on my route
Came to run
Poverty
Too far from the trail
On foot. rural
Sunday after 5
Usually leave the house fully stocked ready to ride
did not ned to
We didn't need to
None on that section of trail.
I live in the area
On our most recent trip we walked from home and stayed on the trail. We didn't pass any

local businesses. We have stopped on previous trips.
just out for a walk
Had dogs with me
Parked at invista. Often go to glenburnie on way back. If in Sydenham go to grocery store
Walking dogs
I live in the area
Ran out of time
Not necessary
They are not really that useful when you are biking by. More restaurants or cafes would be appealing or sports specific shops like cycling, running and then snow machine or x country skiing.
Close to home
Didn’t go near a business
Didn't need anything
We didn’t stop
I live local and didn’t need anything.
None available
No need to.
I live here and visit businesses independently whether I use the trail or not
Not when cycling alone. Visit when on a group ride.

7. Approximately how much did you spend on this trip at local businesses?

40	20	0	0	0	0	80	0	30	20	0	40
20	10	40	0	10	400	0	0	130	50	0	40
490	0	100	10	0	10	160	0	350	200	0	60
100	30	20	60	0	0	50	10	190	60	20	30
0	0	0	20	10	370	0	100	40	20	460	0
50	0	10	20	30	20	0	0	0	0	50	0
10	0	40	40	0	250	20	70	10	40	0	0
150	210	0	60	0	0	110	0	100	80	80	30
150	50	0	10	30	0	10	10	0	80	60	60
30	0	20	60	130	0	10	30	30	300	0	40
10	0	10	20	20	40	10	30	0	10	40	10
50	0	0	40	0	40	20	0	50	0	60	20
0	20	0	60	0	50	80	140	30	110	90	170
20	10	0	120	50	0	50	50	30	0	0	10
0	10	80	30	20	420	20	0	20	70	30	0
40	0	50	0	10	0	60	0	0	100	30	10
10	130	390	0	10	50	500	0	0	80	0	
0	0	0	0	0	10	30	50	0	30	0	
0	0	0	0	40	0	100	50	10	90	10	
0	0	0	0	0	0	10	0	0	50	0	
20	50	150	30	0	0	0	10	30	40	70	
30	0	0	30	0	60	0	10	0	80	0	
30	120	10	0	40	20	10	20	20	130	0	

● 8. When do you typically stop at a local business? (Select all that apply) *

Column Bar



Hide table

Empty categories Sort

Answers	Count	Percentage
Before using the trail	47	15.11%
During my trip	141	45.34%
After using the trail	117	37.62%
I do not usually stop	85	27.33%

Answered: 311 Skipped: 0



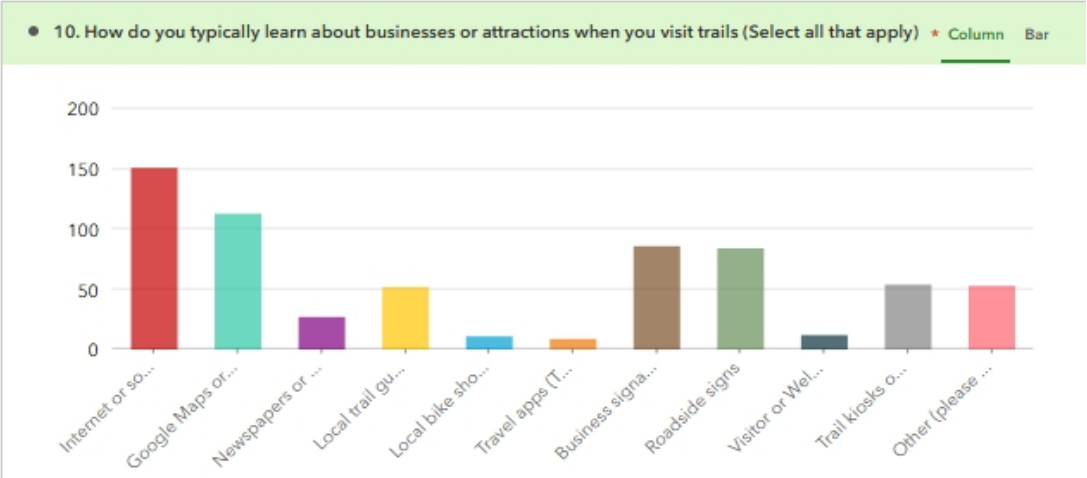
Answers	Count	Percentage
Beverages	187	60.13%
Ice cream/snacks	129	41.48%
Meals	127	40.84%
Clothing/souvenirs	6	1.93%
Gas	67	21.54%
Nothing	70	22.51%
Other (please specify):	23	7.4%

Answered: 311 Skipped: 0

Other:

groceries
Medications
Supplies
Regular errands. It's why I use the trail.
Pie!
Miscellaneous Groceries

Meat!
Lottery tickets
I live right on the trail so always shop locally
Hardware,
Hardware
Groceries, harware
Groceries from seed to sausage
Frozen food
Car wash
Bakery items
groceries
Medications
Supplies
Regular errands. It’s why I use the trail.
Pie!
Miscellaneous Groceries
Meat!



Hide table Other response Empty categories Sort

Answers	Count	Percentage
Internet or social media	151	48.55%
Google Maps or similar	113	36.33%
Newspapers or local print media	27	8.68%
Local trail guide	52	16.72%
Local bike shop	11	3.54%
Travel apps (TripAdvisor, Yelp, etc.)Travel apps (TripAdvisor, Yelp, etc.)	9	2.89%
Business signage	86	27.65%
Roadside signs	84	27.01%
Visitor or Welcome Centre	12	3.86%
Trail kiosks or information boards	54	17.36%
Other (please specify):	53	17.04%

Answered: 311 Skipped: 0

Other:

We are familiar with the area
Word of mouth
Run chat.

I’ve lived in the area for 60 years. Friends introduced me to them.
Driving through
Friends
Word of mouth
I don’t
I go for exercise and to get fresh air only. No intention yo shop.
I can see Food Less Traveled from the K&P Trail and access across Road 38 is safe.
Word of mouth
Known from memorial farmers market
I've lived in area for 37 years. I know where to go
Just want to ride.
I live locally
Driving through town
Google search if required
Knowledge of the area
From other riders
We used to eat at Muddy Waters when we had a cottage nearby.
Just by going by them.
I live in Sharbot Lake
Personal knowledge from living in Verona
L&A email newsletter

We live in Frontenac County
I live in the area and already know about them
I live locally, it's a small town...
I live in Kingston and just use the K&P for biking
I live right on the trail
Locals
See them on main streets
I just like the woods, no people
friends
Word of mouth
Friends
I see them with my eyes and then go to them.
Local Neighbours
I know the area.
Are familiar with these businesses in Sharbot Lake already
Familiar with Sharbot Lake
Memory l used to live in the area
Know where they are
Dont use businesses
I live in the area
They are our usual stops and we stop frequently

WordOfMouth or local
I’m local and know the businesses.
I live here and support local all the time

11. What type of amenity or product is most important to you when traveling the trail?

Tea and snack stops	Bike fix area
Somewhere to buy water or sport drink	Refreshments
Safety	Food and drink
Food and fuel	Water
None	Water, food
Gas stations and signage to indicate.	Nothing really but often do errands so grocery store is good for drinks snacks and groceries
A place to purchase a refreshment	Go well maintained trail
beverages, food, bike repair options	Refreshments, gas
water, toilet, camp site	Enjoy nature.
Restaurant. Food truck	Weeds mowed and bicycle fix it station
Washroom	Garbage receptacles at the trailheads
Clean good trail	electrolyte drinks, healthy snacks/meals
Quick food and drinks close to the trail	Safety of road crossings
Amenity: toilet. Product: snacks/food/beverages	Nothing that I can think of
water	Gas, Food
Smooth trail	The signs indicating the business's
Benches to sit on - not too many. Vegetation cut within travelled way	Trail conditions

NA	Varies, see above
Social gathering spot (cafe with patio, place to grab a beer at the end of a ride).	We use the grocery store most but don't always combine it with the trail
Convenience stores	Toilet
none	Fresh air
Trail conditions	we need some pubs along the way!
Food, restrooms, secure place to store bike while in store/restaurant	Places to sit and rest
Beverages	Water and good shoes
Water and snacks	Water and healthy snacks
a bike shop,and avegan eatery would be nice to have	Camping sites
Being able to purchase fluids and snacks to fuel my body.	Hard smooth surface
None	Rest area
Access and signage	Cutting grass and other trail maintenance
Garbage cans, spot to get a drink	snacks and drinks
Good trail for riding gravel bike	Toilet!
Snacks and beverages	map signage
I love a good bakery	Toilet
A safe trail	Restroom
Snacks	Food
Maintained trail surface	Trail map signs
Washrooms. Bottle fill station.	Bathroom and bench to rest
Porta poly would be nice	the trail

None. Not why I use the trail. Or maybe a well maintained trail?	bottle of tap water
Bathrooms can be a concern	Good trail conditions.
Hydration	Trail map signage
Benches	Coffee
That the trail is well maintained. No debris, sticks, etc.	Clean trail
Signage	Water and food
Clear paved paths, free of bush snd and ground cover. I'm weary of Lyme born ticks	Going for a great walk or bike ride
Beverages	Washrooms, signage, benches
Benches are appreciated. Bathrooms would be nice. Good to know there is a bicycle service stand at Verona.	Washroom and restaurant
Water/beverages	Washrooms. Easy to manoeuvre gates
Fountain, restrooms	places to get food and beverages
Ice Cream	It would be great if there were cafes or places to buy snacks . We really like the lovely benches along the trail. The signage and maps are very important.
Benches/garbage	Bathrooms
Coffee	Drinks and snacks and washrooms
gas/food	Water
NA	place that sells drinks
None	Resting stations
Water, packed lunch, insect repellant, sunblock.	Bathrooms. Beverages.
N/A	Good fuel
Hydration	Restaurants
Parking	Easy access from trail, cold and refreshing drinks/treats. Quick and nutritious food is always nice for long bike

	rides.
Fuel, food	Bench to sit on at rest stop
Rest areas	benches to rest if needed
Bathroom	Making sure it's dog friendly
Na	Trails in good condition matters most
Gas	Food
Food	Good quality trail surface
Stores and food	Gas, food and beverage
The surface of the trail	Water
Water	signage, benches
Local items that are made locally.	Just an easy to ride trail
Bathrooms, snacks	Access to parking , convenience store
Restrooms / stops	Garbage cans
Washrooms would be nice. Place to get a drink/light snacl	Restaurants
Bathrooms where we can refill water	Water, bathroom
Food and beverages	Washrooms
Parking, beverages, rest stop	clean drinking water
Keeping the trailmaintained	Washrooms
Washrooms	Gas & beverage
Quiet	Occasional bench
Parking at trailhead.	Food and drink.
Essentials, water, snacks etc.	Water

Food and drinks	Gad & Food
Clean well maintained washrooms,	Clear trails - well maintained for cycling
NA	Safety
Drinking water, granola or nut bars, espresso, quick bitess	N/a
Na	Beverages
Water	N/a
Nothing	Drinks
Short trips 10 to 20 km but may get gas or beer Godfrey	Bench
Outhouses	Cell service
Access to food and drink and storage.	Snacks and drinks
Coffee and perhaps a sandwich	Washroom and picnic tables
Bathroom facilities.	Bike fix area
cafe, restaurant, brewery. As more middle age users use the trail more washroom facilities would be welcome. Look to the MIllennium Trail for a model.	Refreshments
N/A	Food and drink
Gas	Comfortable footwear
Covered Picnic spots	Food
Trail condition	Dont understand the question
I always bring my own water and food but it would be helpful to have access to a bathroom along the route with adequate signage- especially helpful for women	fuel, food
food, beverages, gas	Water and bathrooms
Restaurants and overnight accommodation	Gas
Parking	Not sure

Benches and washrooms	Water/Powerade/Benches/Portable Chair/Medications/Hat/Sunscreen/Bugspray
Food and drink. Places to sit. Parks and beaches.	Benches, food/water, first aid
Food	Drinks
Washroom	Water
Water	Food & drinks
Weed	Water
Water,	NA
bathrooms, food and drink	Bathrooms
Restaurants and fuel	Snacks and bathroom
N/A	Natural beauty
Bathroom, food, gas	Stores for food and coffee shops
N/A	Rest rooms
Drinks	Water and bathroom
easy access to fuel and local businesses by atv.	Benches or large rocks for sitting
Bathrooms and somewhere to purchase gas	Water and Food
Good trail conditions.	Garbage,washroom
Washroom facilities	Drinks
Snacks and beverages	Comfy clothes, water bottle
Just enjoying the outdoors.	Well groomed trail
Washrooms, benches and trail signage	Rest stops
Benches	Well groomed trail
To have access to business or rec areas	Shade, rest areas

The trail itself	A clean walking path is all I need
Toilets	N/A
Everything	Parking nearby and areas where I dont feel uncomfortable walking alone
N/a	Bathrooms
Water - it would be nice if there were water spigots!	Drinks
maintained flat level trail surface for bicycle user	Toilet. Water.
maintained flat level trail surface for bicycle user	Bathrooms, bike parking, coffee, water
Fuel, water/pop	Bathroom
food, fuel and accomodations	Water refill station.
Gas, food	The trail! Signage also which is excellent.
Bathroom	Place to obtain drinks and food.
Clean washrooms	Fuel and washroom
N/a	Parking, outhouse, coffee/bakery
Water	Toilets
Smooth trails, washrooms	Coyote/bear spray
None. Just keep it in good shape	Bike repair stations
Clean washrooms	Quality of the trail and safety at intersections
cafe or pubs with washrooms	A place to Pee and a place to buy a drink if I'm parched
Beverages	Good footing
Coffee!	Bathroom, coffee,
Food and drink	Water
That it goes somewhere. I have travelled to the Back 40 as an outing for an event. I have gone to the library for	Washroom access and water

a book. Most often groceries. I would go to an event.	
Gas and food	Bike repair, washrooms, drinking water access
Food and Gas	Food and beverages
Bathroom	Gas
Places to stop and refuel	Gas
Retail	Proper signage & garbage or recycling areas
A bathroom	Drinks, lunch
condition of the trail	Food & gas
na	Fuel food
Surface comfortable for cycling,	quadon
Coffee water treats	Food and drink

12. What makes you feel welcome when you visit a business during a trail trip?

Bike friendly
Parking for bikes where they can be secured
Bike tack
Quality of product and hospitality
Friendly staff
Recognition. Politeness.
Friendly staff
a nice hello, a publicly available bathroom, even when I stink (from biking, camping etc)
water station ... like at Food Less travelled

Friendly service
.
Everything
Bike racks, outdoor welcome
Good customer service.
kind cashier
Price
An uncluttered entrance
NA
Friendly people
Ya
don't normally
Outside patio seating near bicycles
Place to secure bike while in store/restaurant
Inclusive atmosphere - not feeling judged about being dirty/sweaty
Caters to cycling and running
nothing
The warm welcome and product.
I don't
Adequate area to place a bike.
Friendly staff

Country charm like cardinal cafe in Sharbot lake
Hi and a smile
Friendly staff
I don’t typically visit a business
Benches. Water. Friendly people.
Not being judged because I’ve been cycling
The clean parking areas, welcoming signs and clean trails.
Everyone is nice
Staff
The people running the business
A nice smile and a hello
N/A
I don’t often visit businesses during a trip
When a business owner is appreciative of our method of travel
?
Access to a public washroom lol
Staff recognize you, ask about your ride/destination, and support your involvement in the community.
Friendly people, bike racks
Access
Smiles

N/A
Friendly staff
Signs on trail to business
Smiles
Friendly
Friendly staff
Browsing
n/a
???
Just the gas station at the North end of Verona.
Smiles !
Friendly people
None
Bike parking, lgbtq flags
That they are open and able to get what ever you
Just generally friendly businesses. The trail does not always come up.
Being there
Friendliness and use of facilities
They have space outside to leave my bike that remain visible from within, or a patio for eating.
Access directly from the trail, clear signage that seems up-to-date, friendly people
Bathrooms

Good service
The friendly people
Na
Bike parking
Friendly service ... reasonably priced goods
The friendly service and the people I meet on the trail.
I don’t stop
A friendly greeting
Doesn't really apply at the grocery store but the Farmers Market vendors are great
Smile and a greeting
Smiling faces
family businesses, friendly folk
Friendly staff and local people.
Smiles
A spot to lock up my bike. I normally cycle the trail
Staff saying hello
Staff
I don't stop
Reasonable prices, friendly ppl
friendly
Friendly and happy to see you using the trail

friendly service
Clean establishment.
When there is space for trail users (eg, Muddy Waters), nice owners and other patrons
NA
I don’t
The friendliness of the local folks.
N/A
Dog friendly
The people we meet
That they are there, but we need more
Staff
Not applicable
Na
Open to ATV users
A smile
Great owners
The cold drink
Friendly staff
Friendly welcome, and local souvenirs
Safe place for a bike, bathrooms
A place to secure my bike

Them having a secure place for my bike to be secured
Warm prompt service
Anything
Friendly service
Smiles
Na
Signage
Being open on weekends
Just friendly interactions at the business
The store is open and the staff is friendly and welcoming.
Courteous ATV users. As a pedestrian user, I find ATV users generally discorteous and rude
NA
Friendly staff.
Good safe trails
Friendliness
N/A
Not sure
Greeting
The people.
To acknowledge my presence
Bike racks

Good customer service.
N/A
Nothing
Smiles
Place to park our bikes
I don’t visit businesses as I am there to cycle
friendly staff, ATV parking
Not sure
Friendly staff
I do not visit business during my trips on the trail
Friendly staff and good products
Friend
Bike rack
Smiles
Smiles
Friendly passersby’s
Parking for bike/recreational vehicle
Friendly service
Not sure
Table where I can stop to est
N/A

Courtesy and not on their phone while dealing with me
atv club discounts
Friendliness
Don’t visit businesses.
Open sogns
Place to leave the boke
I don't visit businesses during a trail trip.
Friendly and welcoming workers
I don’t visit businesses
Welcoming staff
N/a
Nice people
To rest and maybe have a bite to eat
N/a
Kindliness
store staff except I got Lost in the maze at the grocery store - EXIT sign is really needed.
store staff except I got Lost in the maze at the grocery store - EXIT sign is really needed.
Clear signage
friendliness
Parking for ATV's. Conversation with owners
Ease of access

I live right on the trail so I am not visiting
N/a
Reasonable opening hours
Friendly people
Bike rack
Bike stand/racks (rather than having to find a place to lean our bikes).
Bike friendly parking
Bike racks
They all are welcoming
Friendly welcome - smiles!
They are open, they welcome me and others.
The staff are really nice and will recommend other local places
Friendly people
Locals
Friendly and helpful if need directions
Good connections between trail and retail
Not engaging
a smile
na
Friendly staff
The staff

Friendly staff
Smiles and a bike rack
Signage
The folks at the business
Bike parking
Welcoming people?
I don't
Friendly people
Friendly
Bike racks, access to bottle fill stations
N/A
Bike racks
Always have what you need
The local people
Friendly staff
Bike friendly dly
Friendly
Welcome atv/sxs
signs
Good service
Friendliness

N/A
Proximity to trail
I don’t visit during trail walk
Friendly staff
Friendly staff
Good service
All the businesses are welcoming
Good customer service
Business are always welcoming
The community in itself
Friendly attitude
Local businesses
Regular kindness?
Warm greeting
Signage. Safety of bike.
Public bathrooms
A business that is ipen
A smile
I dont usually
Friendly staff.
Ff

Comfort
Ample parking
Good friendly service
good service
Being greeted
Smiles
Friendly staff
Friendly People, Rainbow Signage (LGBTQ positive)
A clean trail
Friendly people
Friendliness
That they don't mind the dust we have on 7s from the trail and welcome our business.
Staff
NA
Friendleness
The local charm
Saying Hi
Smiling folk
Friendly owner / employee
Not applicable
clean drinking water

Bicycle friendly businesses
Politeness
allows dog inside or has water outside for dogs
Place to park your bike
Warm greetings
Feeling welcome
The people
Bike racks!
courteous service
friendly staff
Just friendly faces!
Being able to use their bathroom
Attitude
Smiling faces
Usual places
The people that are there.
WHen they are happy to see people utilizing the trials
Everyone is very welcoming
Friendly staff who welcome cyclists
Availability
Friendly Staff

Inclusiveness
Specials of the day
?
Catering to trail activities.
Friendly
Easily accessible with ATV
Local love
Friendly staff
N/a
A greeting when entering
Friendly
Easy in and out
Friendly
Place to lock bike
Friendly helpful faces
Welcome
Na
.
Pleasant greeting
Someone who acknowledges that we are trail users.
Asking about my ride

Smiling employees
Nothing yo add here
Bicycle friendly, good coffee, other attractions waterfront benches picnic areas or directions to from the trail
Friendly staff
You learn more about what's around.
Usually friendly people
I don’t visit businesses during my trail trips. I live here and visit businesses independently whether I use the trail or not
place to put bike where we can see it
Connection to trail

13. How does the K&P Trail compare to other rail trails you’ve used?

Kp trail is excellent
It's great and one of the best
Good
A little better maintained
It’s comparable. However the influx of unhoused people is concerning
Smoother, busier with users.
KP is superior
the K+P Trail is awesome, a real gem. thank you.
well maintained

Top of the line
Decently well maintained for the most part. Some parts are still rough
Par
It is very well maintained surface compared to other rail trails and not having motorized traffic makes it more family friendly
Fairly good quality gravel trail. Dusty though. (Use of unwashed fine linestone)
it's the only one I have used so far
Nice
Good but you have more money for maintenance than some other local trails.
Similar. Nice smooth surface.
Well maintained, fairly smooth in most areas
Same
adequate
Keeping it good trail conditions
Generally it’s good and comparable
I prefer cataraqui - less travelled/busy
Better than average
not full of atv created potholes,like millenial in PEC
I live 1 km from the Cat trail and use it to access the K&P. you can’t compare the two for safe travel.
Good
It's in good shape

Pretty well maintained
Really good condition
My favourite
My favourite
It’s not paved
Great
Where motorized users are allowed, it’s one of the better ones.
K&P Trails are outstanding. The CAT trails sure could learn a thing or two if they visited one of your trails.
A lot smoother and more groomed
Only fair. No public toilets. No bike repair stations. No potable water.
I’ve been on other rail trails with shelters/ picnic tables etc., right on the trail
I like how the gravel isn’t soft, compared to some rail trails. It’s much easier to cycle on trails like K&P.
Haven’t used other rail trails
It’s awesome, one of the best
Good
Much the same.
Never trued any others
I prefer other trails that don't allow motorized travel e.g., Peterborough to Omemee Rail Trail. However, I really like the relative accessiblity of the K&P in Kingston and the ride is very enjoyable up to Verona.
Trails are very well maintained! Good but not much for overnight or meal stops other than Verona

Good
Well maintained
Never used any others
N/a
Good, should be open to sleds and ATV's from Kingston up as well as the Cat trail
Excellent
Better
Very well maintained. Above standard
Okay I like it
outstanding
great
Great!
It’s busy, others are less busy. I find some people using motorized vehicles in winter and other seasons do not always respect others use on trails.
More wild
Ok
Very nice! Very well maintained
That it is most often well maintained
Not applicable
Outstanding
First class
The section from Kingston to Verona is world-class. North of there is also veey good but

someplaces get chewed up by overzealous ATVers.
It’s lovely! But fewer amenities than other trails.
Good condition
Excellent
A
Very well maintsined
The trail has improved significantly over the past few years. The addition of clearer signage and gate signage improves way finding and safety, by making gates more obvious.
Excellent trail ... maintained better than most
Never been on another trail.
Great
Among the best
It's well maintained and passes nice sce6
Better
It is very good.
lovely. lots of geographical variety. well-kept
It is an exceptionally beautiful trail. It is a great way to experience our local area.
Quiet, clean, peaceful
It’s the safest and flattest one I use. My kids love it
Good
One if the best
Excellent

The front section is better maintained than the Kingston end
friendly and well maintained
Better than Cat Trail. Not as sophisticated as Petit Train du Nord
don't know
Good, but ot up to the standard as other well developed rail trails in Quebec Maine or Vermont.
Good! Love it all except the urban (and the rural before McIvor until it gets destroyed by development)
Only trail I've used
It's awful
The environments and countryside is beautiful, but, there could be more rest stops, and bicycle repair stations.
Not as smooth riding as some of them but, still pretty nice here
It is great, buggy at times but that is to be expected
A-one!
Too smooth
I haven't used any other trails
It's nicer due to length of trail
Well maintained and easily accessible
Great
Nine out of ten
Excellent. Great shape.
Better than most

It’s very clean
The best!
Good
Grass needs cutting more regularly. KP trail is very narrow in spots - some areas need more stone dust. There are some really nice sections. We don’t go south past division st due to the Montreal St hub.
It’s ok. Better when grass is kept cut back so weeds/ grass not hitting my legs when going by.
It's about the same.
High
9 out of 10
Excellent, best in area
Better
Not as well controlled as BC trails
Pretty good trail conditions for hybrid bike.
I enjoy it much more
Pretty well kept both quality of surface and removal of plant growth that is encroaching
7/10
Lots
Good surface and maps and signage along the way.
Quite good, though there are some pot holes
Same
Not as well maintained

The best by far
9 out of 10
Its exceptional!
It’s great
It's been very well maintained.
Very underrated, excellent trail and I do a lot of them. My YouTube channel features videos of the trail: https://youtu.be/1xFOaFLzr4c of the trail
Excellent
We only use k and p
Great on the section I used today
As good or better
Other trails go through parks or old railway stations that have bathrooms
about the same, sometimes better
Better trail surface
As good or better
It's wonderful, well maintained.
Unsure.
Number one
Excellent
Way better maintained
Can’t compare

Great
Similar
Getting better every year
The K&P is so well maintained!
They where the best so far
Not bad, generally well-maintained, a bit rough in places.
Not sure
this is the trail I use the most. I have been impressed with the maintenance I have seen this spring. I hope it continues!
Very well kept
Very good.
It’s nice.
It's a bit rougher but I love it
Very well maintained, a pleasure to use. Particularly the sections that are free of ATVs.
It is the best rail trail I have ever been on. It is so well maintained
Only used kp
It was awesome, first time on it well kept, loved the fencing in spots
Well maintained; smooth surface; well marked
Good
Sydenham and kingston
Longest by far and also the best maintained

Very well
Trail was really rough Snow Road Station to Wilbur because of loose surface gravel
Trail was really rough Snow Road Station to Wilbur because of loose surface gravel
Recent upgrades are first rate
compares well except for a few road links
K&P becoming world class
Outstanding
Great
Very good, it's wider than the cataraqui trail
It's wonderful! Such a fabulous resource in the area.
Top notch, some rough parts
Same
Very well maintained.
Very well kept up in Kingston and in more remote areas
One of my favorites
At least as good as Simcoe county
K&P is very well maintained
Four wheelers. Snowmobiles. Horses. I have used a lot of trails in the GTA and Ottawa. I also travelled in Europe.
It’s great one of the best
It’s a nicer trail due to the many curve’s and its Geography

Good
Better maintained.and good signage
Road crossings are scarier on K&P
Good
the best!
too developed - prefer more natural - too flat - too straight
Very good,
Very good trail system.
Great trail. Well maintained.
Excellent shape and signage.
One of the best trails I've used
Similar
Better!
Nothing really to compare to.
Average
It’s an awesome trail, well groomed
Good
It's excellent I love it, well maintained, beautiful
The maintenance of the trail surface is exceptional, and much better than the TransCanada trail
Surface is excellent compared with the Cataraqui Trail and Millennium Trail
Don't use any other trail

It's good. But a pain atving from Verona to harrowsmith. Would go that way with Steve more often and support Sydenham and harrowsmith if trail was open.
Very well maintained
The best
Great trail
Railbed are good
great
Kp trail is number 1 trail . Have been on every rail in onartio
Well maintained most people are courteous.
Very, very busy with bike traffic
Not sure
It’s one k&P is excellentof the best
There are businesses along the the way in certain spots
It’s beautiful and well kept
Haven’t used other rail trials
There are more Karen’s om this trail
Haven’t used others
Above average
This is local and easy to get to
N/A
Beautifully maintained and convenient
Fine. Seems fairly well maintained. I believe signage on the K&P and the Cat are worn down in

some places.
It’s good
Well marked. Great distance markers. Well maintained. Posted maps.
Only trail
Excellent
Well maintained.
I love it... such excellent condition, varied landscapes
It is the best of all the trails I'm used to.
K&P is the nicest railed trail in eastern Ontario
Haven’t tried other trails
Cleaner
Don't use other trails
It's not a trail anymore. It's more like a road now.
My favourite
Smooth
Well maintained
Great, but needs far more sitting options for accessibility (mobility issues; exercise is required for many disabled folks like me but heat stroke and getting stuck somewhere is a risk without more seating); Also need more accessible transportation there
Mostly level
Excellent
Clean

Much better shape than other trails.
It's similar to most of the other trails I've used.
It’s great
N
One of the best maintained
Top shelf
Very well kept thank you
Compared to the cat trail atvs are welcome
Fairly good shape however the waterfront trail is paved and just learned about it and tried it out
simular to Cat trail
Equal or better
It’s good
good
It is good
Okay
We’ll maintained
A lot more welcoming
It’s very good
You have more maintenance funds than the connecting Cataraqui Trail
very nice trail - easy to walk
High - we love the trails

One of my faves.
Excellent
Excellent!
About the same
Better than most
The constant improvements are always noticable
It's my favourite :)
Amazing!
Above other trails
Above and beyond
Ok
Great!
Prefer Cataraqui trail
Very good.
Well maintained
Smooth ride
Great although it can get busy with atvs
N/a
N/a
Great!
Best

Great
Comparable
Very well maintained. Several upgrades over the last few years are greatly appreciated.
Well maintained
Middle of the pack
Clean and safe
.
Excellent
better than most
Very good
It's wider
Love ut
very well maintained, well marked, friendly users
Nice
Pretty cool
Not kept up to same standards
It is very well maintained
great, but no all-encompassing website like the petit train d nord
Best condition, but poor connections to beaches and businesses

14. What do you enjoy about the K&P Trail?

The well kept terrain and nature
It's in my hometown and easily accessiblee
No trqffic
Proximity to where we live and the places we can go
How accessible it is.
The mix of environments. EX: Shaded areas to open swampy areas.
Peace and tranquility
a nice way to get out and around, on a beautiful, shaded trail with friends and family. a great gateway to further travels, esp by bike.
scenery
Smooth ride. Great scenery
Quiet and has enough distance to get a good ride in
Proximity to Kingston
Running without any vehicles
Close to home.
nature within the city limits
Away from traffic
Enjoying the quiet of nature.
Peaceful and scenic.
No cars
Lack of cars

nature
No motor vehicles
Safety- away from traffic
Nature, broad trail enables me to pass others with my dog without stress
Not busy and well maintained
no atvs,to verona at least
I can ride my bike(s) year round
The quiet
The countryside it runs through
The quiet and safe
Lots of shade from trees and being able to roll through the country side on a well groomed trail (especially around sharbot lake and north
It’s diversity between Kingston and Sharbot Lake
Gravel path is wonderful for running
The wildlife we see
Well maintained
The natural space away from cars and houses
The condition of the trail is great.
That is actually exists.
Natural surroundings. No traffic.
The nature around me

The wildlife I can encounter
Well maintained path
How long it is
Variety of user. How well the snowmobile club and atv club maintain the trails
It's close to home and convenient to reach. Usually parking at the trailhead is available.
Diversity .. lakeside…. Hilly… neighbouring farms ,
The stretch from Kingston to Verona is my favourite because people are walking, cycling, or horseback riding and everyone takes the time to greet each other and sometimes even stop to chat.
Getting exercise with friends -no cars/safer to ride
Nature without being fat away from amenities
Nature - fresh air
Nature
Ease of access
Snowmobile season
Off the road in scenic rural landscapes, wildlife.
No cars
Ease of access and use, ability to travel far on it.
The fresh air the trees
rural character
absence of traffic, nature, wildlife
Can ride it from my house and length. Kept in good condition.

Easy access
Quietness
Quiet
The scenery and environment
That I can have a safe walk or bike ride
Proximity to home, overall condition, the shade view and landscape.
Quality of work and maintenance
The quietness. I don't go as often up north because of the ATV s
Countryside is wonderful. Other users are friendly and respectful. Trail quality is very good.
That it is here! Well maintained.Lovely bridges over the beautiful wetlands. Birds! Peace and quiet. That fact that it is so natural.
Car-free space
Clean and well groomed and well marked
Nature, wildness, quiet
Nature
It is quite quiet and reasonably well maintained (see above)
Scenery ... how well maintained it is ... very welcoming with benches, grass cut on the sides
It's beauty! I love it, so close to our house!
The wuiet
Safety, footing, scenery, convenience
Enjoy the length of it

Easily traversed
What I see.
the quiet, the friendly people, the beauty and the occasional wildlife
Enjoying the natural scenery and wildlife. Riding alongside Sharbot Lake.
The nature
It is well maintained and it’s close to home
The ease of access
Well maintained good parking
Many different areas to explore and the surface is excellent for biking
Great for running, partial shade, blocks the wind, no traffic, reasonably flat . Great place to meet friends for various distance runs
ease of access and friendly ppl
Feeling safe while riding a bike; free from most traffic. ATVs are generally very responsible. Also loved that the wildflowers had not been cut back! Drives us crazy that City cuts the sides south of Orser
easy access
Well maintained and scenic lakes.
It’s long, I can choose a quick or longer trip. Most of the other users north of 401 are nice. I love that it gets slower once you get out of the city. It’s beautiful!
Away from auto traffic and exhaust pollution and partially tree covered trail
Nothing
The natural surroundings, and the relatively flat terrain, typical of railway routes.
It's nice and flat for my runs

The variety of land based on where you start
Scenery, nature
Its close by
The people you meet
Ability to get exercise
Close to home
Smooth surface
Well kept safe
Length and connectivity to other trails and villages
No hills to climb
The scenery and nature
Clean, open speces
Nature
We don’t have to deal with cars.
No vehicles. Enjoy seeing the wildlife and the few ponds/ streams
The heavily treed sections
It’s fairly well maintained
Scenery
No traffic
Accessibility
Well maintained.

Scenery and respectful trail users
How quiet it is, the wildlife, and native vegetation
The scenery and the proximity to my home. The ability to go places with no danger of car traffic. And the ability to go to more secluded places in mature where you can’t get there any other way.
AFTER 9pm-6am when there's essentially no one using itno noise, dust
Its free parking
Riding in nature away from traffic and connecting to other communities.
Safety from cars
Well maintained
Location- it allows me to bicycle to pickleball at Centennial Park Harrowsmith
Scenery less heav
Beautiful ride through the trees
Well maintained. Not too wide not too narrow.
Lately, I have enjoyed the shaded areas.
Few hills
Diversity of the trail, being in nature
The quiet; away from roads and train noise
It is beautifully maintained
Connectivity to Cataraqui trail and into Kingston.
The tranquility
It’s rural and a beautiful trail; it feels safe to me and I love riding on it. I don’t use it as much in the winter but use it alot from May to November to cycle. In the winter I sometimes walk on it but

the cross country skiing is not good.
route thru local areas, towns,
Nature
So many options and cleanliness
Scenery, relatively quiet, well maintained.
We live on the trail so it helps us to have a healthy and active lifestyle.
The way the trail is maintained. It is excellent.
Beautiful rock cuts; farms; wildlife; birds
The views
Beautiful view
Goes where I want to go.
Well maintained and scenic route
Scenery. Wildlife and fellow courteous riders bickers and walkers
The crushed gravel paths.
The trail grooming, the trail identification maps
Love the recent efforts to develop by installing nice benches and guard rails. Really appreciate the ability to travel from Kingston to Sharbot Lake and beyond.
Peacefulness
it connects communities by trail which is more enjoyable than by car and my atv uses less fuel. The totally illogical speed limits and signs.
Loved the trails especially where the trees cover over making it like a tunnel
Close to home.

Scenery changes often.
The forest
Being outdoors, enjoying nature.
How much the scenery changes as you travel the trail
Quiet
Clean
Near family cottage; great for cycling
The scenery
Just going for a long walk with my family
How long it is, and how consistent the gravel is so I don’t get stuck at a spot due to challenging terrain
It's nearby; it's beautiful and well kept; it's well used but not overused.
Natural environment with railway history reminders
Natural environment with railway history reminders
Natue
scenery as with most... and having options for food and fuel.
The Trail is in almost perfect condition.
Well maintained
The way that it is maintained
Nature
The fact that it is accessible from downtown Kingston and many other spots along the route

Wild life
Off road
Don't have to worry about car traffic, offers a sheltered place to ride when the winds are too strong for road riding.
Away from cars and close to nature
Nature
Lake and forest scenery
Scenic from Sharbot Lake north
The wildlife. It’s a back door to the countryside.
There are so many options to stop and the trail is in great shape
Scenery
Shade on hot days
The diverse landscape..marshes lakes lots of wildlife..
Proximity to businesses while beautiful and natural
Remote location
condition of the trail
easy access
Well maintained, safe, good vegetative management.
Location smoothness of the trail.
Well maintained. Lots to explore.
Nature quiet no cars and easy grade

Everything! It is really well maintained
Close to home
Size, safety, and the nature
There are places that are completely void of people. I escape traffic (cars)
Close to my home. Edges are keep trimmed in the summer and it's groomed in the winter.
Great ride, see lots of lakes, lots of places to stop and rest
My walking group
I live right near the urban K&P access. I love that I can get on my bike in my neighbourhood and go all the way to Sharbot lake or further. The connections with other rail trails make this such an exciting jumping off point for adventures.
Scenery and safety
Varied terrain
That I can access my property
Scenery
Close to home and wide enough for shared space
Great bike trail, scenery
The scenery
Location
condition
Well maintained
Nature and unimpeded by motor vehicles.
Accessibility

Condition and length of it.
Quiet
Its clean and well kept
Nature, quiet, trees, fresh air
We’ll maintained & convenience - runs right through town
The quiet
Well maintained
Clean and clear
Silence, walking my dogs
Views
It's local, well-maintained with lots of access points
Great biking
It’s close to my house!
Its beauty. Getting into rural area and natural settings.
Convenient Access, safety scenery
The distance
Wide track
Good condition, close to home, beautiful, not crowded
The scenery, especially in the Canadian shield; also the quieter sections; the good condition of the trail, eg north and south of Sharbot Lake.
The wooded sections of the trail and the rock cuts

Getting to know the other regular walkers, riders
The scenery
Nature
It's a connection between Verona and Crown land to the north
Long distances between cross roads
It is easy to navigate
The distance
Trees, wildlife, views, flat surfaces, few inclines, shade, FREE
Idk
Trails are well kept. Scenery is beautiful none
Clean, nature
The scenery and location.
It's an easy way to get into nature.
Location
The aceneey
Lack of traffic
Nature
Quiet scenic, lots of natural foliage and dragonflies
Atv
The wilderness
mostly away from vehicle traffic

The quality of the trail surface (not overgrown, smooth, etc.)
Distance I can travel and the views along the way.
the section we use is motor vehicle free spring, summer and fall
The sites
Good signage. Wide enough.
Not that crowded
That we can share the trail with everyone
The scenery; it’s varied and never gets too boring.
Surrounded by greenery away frommthe bustle of motorized traffic
that is kept in such good condition
Quiet, clean, dog friendly
Changing scenery even with changing seasons
Most people on trail are polite. Some of the younger ones on ATV’s/dirt bikes need a good……
Nature
Being able to use our side by side on it
Varied terrain and scenery.
The myriad of geological landscapes that the trails weaves in and out of
The scenery and the beer after
Natural beauty and usually no motorized vehicles!
Not very busy
Scenery smooth ride

Being outside and safe
Safety, cleanliness
Ease of getting on the trail
Connecting Kingston with the rural areas and then connecting each village from there.
Access
Just being outside and site seeing
Close toHome / accessible
Being out in thr country. Serenity
Close to home
Being able to enjoy a well maintained trail in nature
No one bothers you and you have freedom unlike CRCA ttails
Scenery
Scenery
The scenery. All seasons are beautiful to see from the trail.
The cleanliness
Route wildlife
Sheer length and ability to find a new route each time
.
Quality of surface, Scenery, curtesy of ATV users
The hard surface and the scenery.
Signage is good. It’s consistently a very good surface and there is nice scenery.

I like when you can ride dirtbikes and fourwheelers on it.
Close to Kingston and my cottage in south frobtenac
Good distances, not too short, good destinations
Nature
Scenery
No motorized vehicles on it. That’s why I don’t go past Verona
Ease of access to it and how well it is maintained
accessibility to Kingston
Tree coverage, vistas

15. What improvements or changes would you like to see on the K&P Trail?

People need to respect dogs on leashes. Have had a couple issues of dogs chasing bikes and owners not leashing their dogs
Keep improving the trail north to Calabogie to make it a bike friendly surface free of flooding
Speed limit on e bikes
Need to improve the trail at snow road and from 509 to Lavant station where there is flooding
None
More signs; indicating amneties and distance to/from locations. Trail indicators when having to use off-trail paved) roads.
I don't see that it needs many
there are some sections (in the City, and County) that have railroad bed ballast poking up, which can cause people to trip or bikes to get flat tires. so I don't know if adding gravel, or chipping off rock heads would be the best way to reduce the height
Please keep up with the edge-mowing, it helps keep biting insects and itchy/burning plants

further from the trail. Thank you for widening the gates, narrow gates can be difficult to pass through for many riders.
Can't think of any
Regular and routine maintain. Some parts of the trail are washed out
Keep it maintained
Official crossing on Sydenham Road would be a big win for pedestrian traffic yhere
More maintenance, especially at Farmer cross overs, consistent (years) potholes/sinkhole, I.e. near sydenham rd parking lot. Vault toilet at Unity Rd or Orser would be nice instead of using a tree as a bathroom on the side of the trail.
surface improvements
More trails to Kingston
Keep up your high maintenance standards
More nature.
Expansion in the east/west directions (feeder sections from areas to the east/west). This would allow for more variety and abilty to explore more areas while using an 'off the road' trail (or possibility of using quieter back roads as well).
Mandatory dogs on leashes at all times, people staying on their respective side of the trail, and horse owners cleaning up the horse poop they leave in the middle of the trail
less power machines, bikers who know to say something when coming up on the horses
I don’t like to share narrow trail with ATV. They are speedy and take all trail.
Posted rules/expectations of users.
Outhouse
More control over motorized vehicles south of allowed zone
crackdown on kids on dirtbbikes riding very fast,illegally, from macyver rd to harrowsmith
I think you do a very good job on staying on top of maintaining the surface. The signage and new

gates are a huge improvement for safely going through.
I feel like the cyclists should be slower when passing people walking or running ande bikes should have a speed limit
More loops
More garbage containers
The Clariton station B&B is a great spot at roughly 100km from Kingston is a great stop for 1 days ride. It would be nice if the good trail would continue to renfrew and have similar lodging
Better policing some side by sides are to big for the trail.
Water fountains, portable toilets, no ATV access
Paved
Unsure
Trail surface maintenance that keeps pace with growing motorized use
Outdoor washroom facilities on the trail.
Nonstop cars from driving on the trail. Came across two today just north of Verona.
Intersection at Cordukes Rd at Jackson's Mill is treacherous as a cyclist (and dangerous!). Poor visibility and lots of loose gravel. More frequent edge trimming.
My least favourite, is the ATV vehicles. My last trip every time they passed us we were in a cloud of dust. For this reason, I'm no longer going to use the trail north of Verona now
Filling in some of the potholes and rough spots
Access to lakes so my dog can drink water
Maybe better signage on the Kingston Urban section. It can be hard to find
Dust suppression
More gravel paths less ground cover to reduce the chances if ticks.

I like them as is … maybe more benches here and there to rest or have a snack
Paved ingress/egress between Road 38 and the K&P where the trail crosses. It's difficult for bicycles to cross loose gravel and dangerous near busy roads. Ideally, push-button crossings could be established at Harrowsmith and near Craig Road.
A couple of BnBs to facilitate overnight/2-3 day rides like in the Laurentian area
Na
Garbages to dispose of doggie poop bags
Please add a people crossing sign or slow down sign on bellrock road where the trail crosses the road near car pool. There's a bend/hill there and people have been almost hit crossing when people come flying down the road
A better way to connect it to downtown Kingston and more entry points from the east
Access to Kingston via sled/atv
None
Keep sides cut
Expand the trail. Would love to see more trail added (adjacent N-S trail for a possible loop, more trails in Frontenac county
More sand gravel on spots were a bunch of stones stick out, benches would be nice every 10 km.
none
a more rigorous ban on motorized vehicles
Fewer motorized vehicle. Most owners are great but some aren’t respectful and dangerous. It’s an outing in nature - keep it as nature. Motorized vehicles have so many back roads to use.
It would be nice to see them policed for inappropriate use.
Control the atvs!
None

More road signage at trail crossings to inform road users
All good here
The trail at this time June 18 is long overdue for a brush cut. The tall grass and either side of the trail does not make for a pleasant experience, especially with dogs and ticks in the area.
Keep doing what you are doing
Limit size of ATVs on trail. Some are very wide and difficult to get by.
Perhaps directions to any water sources along the route - places where you can refill water bottles.
We love the trail! But would be lovey to see more businesses cropping up around the trail.
More groomed trail after Clarendon Station
Better groomed in parts where traffic isn't heavy
Remove the phragmites
Na
Some areas of the trail need maintenance/grading. Also, greater enforcement of no ATV/4-wheeler/side-by-side south of Verona.
None really ... only sore spot is the portion that runs through Sharbot Lake just past the public boat leading towards the beach... need barriers to stop the frequent car traffic using the path as a short cut.
Nothing, the trail is beautiful and clean. Just very sad to see all the turtle eggs destroyed:-((
Never open the other end to 4wheelers
Consistent km markers
For my purposes it works well
Use different stone dust.
Less cumbersome gates at entrances.

less "Tour de Francers" the bicyclists that are going too fast to react to anything and do not announce their arrival in a timely fashion. it's not a Velodrome!
Regular maintenance to fill the pot holes that form on the trail so it is safer to ride on. Sheltered stops to protect from rain and bad weather. Have garbage bins and signs to remind people to not litter on the trail and to clean up after their dogs.
Good as is
Goose prevention would be nice. They have been getting aggressive and territorial in the last couple years
Camping sites
All good
Certain areas could be wider to make two way traffic easier
Signs to remind people to pick up poop and to use a bell on bike when passing walkers /runners. Bicycles sometimes creep up and scare the shit out of me. Also need better train maintenance in Kingston. Bad tripping hazard rocks, esp burbrook to unity
maintenance of the brush on sides of trail minimizing ticks etc
Another toilet than just one maintained by snowmobile club -which is very much appreciated. Nothing fancy needed!
Perhaps some art, sculptures along the trail to enhance the views in some bare spaces? or signs with animal and plant life that could be found nearby
Additional chemical toilets at trailheads.
I love love love the benches you put up already, those make a huge difference! Maybe better signage here and there? Especially towards businesses that are kp user friendly.
A few spots have some rough limestone rocks requiring coverage with stone dust (Sydenham Rd and Burbrooke Rd areas
Land should go back to original owners and shut down trail
More signage of distances in kilometers traveled, and more rest stops.
Just keep it the way it is. Keep trimming the edges and make sure the trail is safe. Those gates are

just a joke.
Speed signs for bikers or "shared" signs
Parking in Sharbot Lake
Open to at least harrowsmith to ATV's and east and west to tie into other trails, just like the snowmobile trails
More benches and rest areas
Trim back grass, brush, and branches
Km travelled
None so far
Less atvs
Extension for bikes north of hwy 7
Eliminate the loose gravel in some places
N/A
More rest areas that feature local information and education about the history.
Bathrooms and garbage cans.
Grass cutting. Widen narrow areas. Trail rangers to enforce dog owners who let pets run loose.
Regular mowing. A washroom.
There are a couple of places on the Harrowsmith to Verona section where tree branches are growing over the trail right a head height for cyclists. It's a bit dangerous. I'd love to see them trimmed back. Also some of the ATVs go too fast.
Visibility at road crossings
Upkeep of trail
You do very well, but more frequent maintenance if grass on sides

Washrooms
Better enforcement. ATV's use excessive speed, disregard stop signs and intimidate non-motorized users.
Trailhead parking easy to find for whole trail on one map
More garbage bins?
Things are good. If you could minimize or eliminate motorized traffic, that would be great. But I think if you can simply maintain the current surface quality and keep plants, trees and branches from impeding the ability to ride bikes side-by side.
More signage: STOP, 20 KPH, SLOW DOWN
More counters and more parking lot lighting
Bike tool stand and pump at certain stops, like Cat Trail has when emerging in Sydenham.
Improve the downtown core, I'd ride more of i could just ride the waterfront in a dedicated bike lane
None.
Better brush tree and grass trimming. Better surface repairs- large gravel is not safe for bicycling
Less heavy gravel between Gofrey and White Lake
More calcium for the dust
More storage options. Anything along the trail that allows me to store my ATV, gear, materials, dry clothes etc. That would be great.
Bike repair stand. Remove loose gravel.
More bathroom facilities
Better amenities along the trail, opportunities for stops for food, drink and washrooms. Market this gem.
I find the trail very dusty and would like to see something done about that.

Love to see the access to the Highway 7 open to get gas, LCBO et w 7
A few covered picnic apots
More work on Northern segment from Snow Road to Calabogie
Better access to bathroom facilities; good to keep the trail cleared at each side so the weeds and grasses don't limit safety; better signage for access to public bathroom facilities; sections with groomed trails for skiing in winter; removal of dog poop
none come to mind
Campsites along route
Easier winter wslking
Most ATV users are very good to cyclists, walkers, but still a few too many to go way to fast, make tons of noise.
None.
Is excellent
Better signage between Harrowsith and Hartingtongto
Less construction
None
Remove the car parking at the Sharbot Lake Government Dock to the east side of the road and leave the lake area for view and picnic tables.
Maybe more bathrooms and more trash cans to avoid garbage/pollution
Better access to gas stations at Sharbot Lake and more maintained restrooms
Water fountains would be lovely
Nothing everything was good
The 'new' ish corner at Jackson Mills Road and Bur Brook Road is treacherous. The signage warning of the curb helps mitigate the danger somewhat.

Not much
I want to see more coordination with the snowmobile club trails, especially the trail that goes from the KP over the Village Woods drive. Last year a gate was installed forcing atvs on to hwy7. Consistent signs and speed limits that makes sense.
People walking with earbuds and don’t hear atv coming
All is good.
Nothing. It’s perfect.
There's a couple places which are washed out.
I really enjoy the sections that are free of ATVs.
More garbages along the trail
Cyclists should sound a warning when approaching hikers from the rear. When walking my dog I need to know when they are approaching so I can bring my dog closer to me. Many cyclists think the trail is only for them .
Can't think of anything
Can’t think of any
More swimming places
More friendlier ppl
I would love to see more clear guidelines for people with dogs. A lot of dog walkers have their pets off leash and it makes it dangerous for myself as a cyclist and their dog. Signage to remind people to keep their dogs on leash would be great.
Water spigots (as mentioned above). But if one might dream, it would be lovely if the K&P connected with pubs or beer gardens, as trails in the UK often do.
I would like to see fewer dead animals - turtles and snakes - signs for ATV's to slow down.
I would like to see fewer dead animals - turtles and snakes - signs for ATV's to slow down.
None at this time

Lose the unfriendly and untrained trail wardens from the local ATV Club. They are liability to Frontenac County.
Keep it multi use.
Fill in any low sections
I live right on the trail & have property alo g side of the trail for many acres. I would like better monitoring of the speed in the village.
Maintenance of holes in the trail
I don't think that there is a need to have the benches. Perhaps a better use of money would be to provide more outhouses or just funding for path maintenance to fill holes and eroded areas
Smooth trails
Get rid of the gates
A clean washroom at the junction of K&P and Cataraqui Trails near Harrowsmith would be most welcome!
Some (not all) ATV users go too fast and don't leave enough room when passing. They seem to also hate cyclists and can get aggressive if you object to their dangerous riding
People picking up after themseleves
Reduce atv traffic
It's pretty good!
You must have washrooms!! Access to water. Less dust, fix the corners that four wheelers create. Very dangerous.
Advertising on the trail
Less road running in and around the Snow Road area, but recent improvements are a real benefit to all users.
Waypoint 02B is extremely dangerous & needs a warning for abrupt stop at road. Saw a lady fall today and if a car was there it could have ran over her head when she fell onto the road due to poor signage

Can't think of any
Better and safer connections to businesses and destinations (beaches) near the trail
Locally who pay taxes in the township should get a free trail pass.
convince others to maintain their trail as well as yours?!
less development
Just a little attention to the curves where ATVs dig up the surface.
In some areas could use alittle tree branch trimming
Outhouses along the route.
Toilets in a few places, the odd bench or picnic table. Camp spots for through travellers.
Nothing - We are so lucky to have it
Continued maintenance
Some sections could use some upkeep (holes, rocks etc)
I keep seeing improvements over the years. It's not hard to please me. Maybe some animatronic, singing animals...maybe not.
Better signage asking bicycle riders to respect pedestrians and horseback riders when they approach from behind. Possibly some speed limits.
Better signage to slow down and arrows where the trail crosses the road
Notices for bikers to use their bells when coming upon others
Gateway signage that gives clear guidance to different trail users on how to use the trail, how to give way and to whom etc. Trail etiquette reminders.
More porta potties
Need more porta potties. Need to enforce ban on dirt bikes and off leash dogs
Don't want to see any changes I want to access our property like we have been for the past 45

years
Open the trail for ATVs south of bellrock rd
More speed signage to keep motor vehicles from driving too quickly
None, really, don’t change anything
Not having to pay to use the trail, as seniors K & P Trail is no longer an option due to the cost of the permit for ATV’s
Longer
grading
Would like to able to go into kingston with utv
Can't think of any, I like to see it stay as natural as it can.
Wider shoulders, where possible.
More rest areas
Garbage and bathrooms
Some need benches so you can make stops and take a break if walking
Maybe more benches?
None - it’s great
Nothing at this time
None
None at this time
Honestly where we go it's great
N/A
None, great job

Not always good parking options, but not terrible.
I’m not sure
For dog owners to pick up their poop and take it home.
Composting toilets/outhouse, campsites
The bikes are hard on the trail-trail entrances need some work in kingston
More Parking options along the trail
It keeps getting better. It isnt great in kingston.. not sure what coild be done there.
I appreciate the efforts to improve the trail north of Sharbot Lake. I hope this continues to at least Calabogie.
Better Truck/trailer parking north of Clarendon station
The dead trees need to be removed for safety
More access for atv's
It is fine as is
Continuity, without travelling on paved roads
Water and bathrroms
Be able to use motorized vehicles from harrowsmith
Dog poop bags not thrown on side of trail
Accessibility, far more seating at frequent spots, shade stations, more info (eg indigenous) on plaques, bear/wildlife warnings, accessible signs, transportation there and back
Less parsnip
More signage
Emergency lighting, phones

To be used by motorized vehicles south of Verona
Please keep limiting ATV use south of Verona.
NA
Added portapotties
More tree coverage and washrooms
Keep it natural
It’s great
No trail pass or atleast a ontario wide pass .
Some sections need better maintenance
completed from end to end
Signage letting walkers know to expect cyclists to ring their bells (I've startled walkers with my bell before)
Allow appropriately licensed off road motorcycles legal access to the trail.
garbage pail at parking lots
Maybe more information on overnight stays
Signs that guide you to a purpose oriented stop: drinks, bathrooms
Charge all users (cycles horse back etc)
More garbage cans
Outhouses would be awesome.
Make sure ATVs do not come south of Verona
enforcement of dogs on leash

None
Pretty happy with it
Occasional enforcement of speeds in community zones.
Less motorized vehicles and horse-riders cleaning up after their horses
Extending the use of side by sides from Harrowsmith to Verona
None
Safer / better marked highway crossings
Another stop between sharbot lake and Claredon station would be nice.
Keep up the good work!
People picking up dog poop at disposing in a gabage at home or on the trails
Washrooms
All good
Garbage cans, washrooms
Better grass cutting
More restaurant like and shop amenities . Places for accommodation. Please capitalize on the historical opportunities..ex. the old rail car outside Sydenham could be repurposed as a cafe/restaurant. use Cove inn as example in Westport .
More parking at trail heads
Extend how far we can travel without going onto highway which is becoming very busy and don't feel comfortable on
N.A
No homeless people. No loose dogs. No dog poop/baggies left behind

No permits!
None that I can think of
Bikes stop speeding dangerously
More garbage cans
Maybe a few garbage/ recycle
More bathrooms
It's perfect
Washroom. Rest aread
Perfect
.
A bench at Clarendon Station
A few more benches would be nice. The occasional toilet would really help.
I’m noticing the trail is getting narrower due to vegetation growth.
Letting dirtbikes and fourwheelers on the trails
More bathrooms st parking lots
Maybe washrooms at some parking areas
Keeping them clean
Benches to sit on
No motorized vehicles and resurfacing in washed out areas
Perhaps signage at the trailheads educating people on how to properly eliminate and dispose of their waste when in nature

maybe some signage to explain yielding, staying on right side of trail, etc.
Safe crossings of highway 38

By-Law No. 2025-038

of

The Corporation of the County of Frontenac

being a by-law to establish a fees and fares schedule for the Frontenac-Howe Islander Ferry operation for the year 2026

Whereas Section 391 of the *Municipal Act, 2001, S.O. 2001, c.25, as amended* authorizes a municipality to impose fees or charges on persons:

(a) for services or activities provided or done by or on behalf of it;

(b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and

(c) for the use of its property including property under its control.

And Whereas the Corporation of the County of Frontenac operates a ferry to and from Howe Island known as the Frontenac-Howe Islander Ferry;

And Whereas the Council of the County of Frontenac deems it expedient to adopt the following fees and fares in relation to the Frontenac-Howe Islander Ferry operation for the year 2026;

Now Therefore Be It Resolved That the Council of the County of Frontenac hereby adopts the following fees and fares structure in relation to the Frontenac-Howe Islander Ferry operation for the year 2026:

1. The 2026 pass shall provide access to both the County and Township operated ferries.

2. A common fee structure shall apply for both the County and Township operated ferries.

4. Fees shall only be collected when vehicles are coming onto Howe Island from either the County or Township operated ferry.

5. The County and the Township will continue to make available temporary passes to provide for short term requirements, which can be arranged at the Frontenac-Howe Islander Ferry office or the Township of Frontenac Islands' municipal office on Howe Island.

6. The 2026 fees are as follows:

Fee Type	**2026**
Annual pass for a single vehicle	$300.00

Fee Type	2026
Annual pass for a single vehicle	$300.00
**One additional annual pass for a single vehicle in same name	$100.00
*Discounted annual pass for a single vehicle (65+)	$270.00
Discounted additional annual pass for a single vehicle in the same name (65+)	$90.00
Trailer pass (Island resident who has purchased a vehicle pass)	$300.00
Two way trip for a single vehicle	$10.00
Two way trip for single vehicle with trailer in tow	$20.00
Additional charges for annual pass holder with trailer in tow	$8.00
Two way trip for any heavy vehicle	$20.00
Replacement fee per annual pass (Charged for every replacement)	$25.00
Book of 10 discounted tickets per pass holder (Friends and Family)	$75.00
Cyclist	$2.00

Definitions

Single Vehicle

Single vehicle will include a car, motorcycle, van, SUV, or pickup truck.

Heavy Vehicle

Any vehicle greater than 6,000 kgs and/or 7 metres (23 feet).

* These discounted fees apply to applicants who can show documentation indicating they are 65 years of age or older during 2026.

** A second pass for $100.00 will only be available if the second vehicle involved is registered to:

- The same individual who purchased the first full-price 2026 annual pass;
- An individual who is married to or is in a common-law relationship with the full-price 2026 annual pass purchaser;
- The dependent child of a full-price 2026 annual pass purchaser or the full-price pass purchaser's married or common-law spouse who is under the age of 18;
- The dependent child of a full-price 2026 annual pass purchaser or the full-price pass purchaser's married or common-law spouse who is over the age of 18, only if the dependent child has both the same permanent address as the full-price 2026 annual pass purchaser and is attending school full-time.

Documentation must be provided that satisfies the staff person issuing the passes. A third pass at a reduced rate is not available.

- Township of Frontenac Islands vehicles and vehicles which, through previous notification, the Township of Frontenac Islands identifies as undertaking Township business are exempted.

8. That By-law 2024-038 is hereby rescinded.

9. That this by-law shall come into force and take effect on the date of final passing.

Read a first and second time this 19th day of November, 2025.

Read a third time and finally passed this 19th day of November, 2025.

The Corporation of the County of Frontenac

_____ _____

, Warden Jannette Amini, Clerk

By-Law No. 2025-039

Of

The Corporation of the County of Frontenac

being a by-law to amend By-law No. 2023-001 (appoint Members of Council and Members of the Community to External Boards and Committees for the Term of Council) regarding the Council appointment to the Kingston Frontenac Public Library

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Whereas Section 5 of the *Municipal Act* provides that a municipal power, including a municipality's capacity, rights, powers and privileges, 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 Corporation passed By-law No. 2023-001, being a by-law to appoint Members of Council and Members of the Community to External Boards and Committees for the Term of Council on January 18, 2023;

And Whereas the Council of the County of Frontenac deems it expedient to amend by-law 2023-001;

Now Therefore, The Council of the Corporation of the County of Frontenac hereby enacts as follows:

1. **That** Council remove Councillor Bill Saunders as the 1 Member of County Council appointed to the Kingston Frontenac Public Library;

2. **That** Councillor xxx be appointed to the Kingston Frontenac Public Library for the remainder of the term of Council:

2. **That** this by-law shall take effect on the date of its final passing.

Read a first and second time this 19th day of November, 2025.

Read a third time and finally passed this 19th day of November, 2025.

The Corporation of the County of Frontenac

_____ _____

, Warden Jannette Amini, Clerk

By-Law No. 2025-040

Of

The Corporation of the County of Frontenac

being a by-law to authorize the execution of an Agreement with the Canadian Union of Public Employees, Local 2290

Whereas the Canadian Union of Public Employees has been designated by the Labour Relations Board as the bargaining agent to represent the unionized Fairmount Home and County Administration staff; and,

And Whereas the County of Frontenac's collective agreement with CUPE Local 2290 expired as of December 31, 2024;

And Whereas a three year collective agreement, effective January 1, 2024 to December 31, 2026, was reached and has been affirmed by a union membership ratification vote taken November 13, 2025;

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:

Now Therefore Be It Resolved That the Corporation of the County of Frontenac hereby enacts as follows:

1. **That** the Warden and Clerk be authorized to execute a three year collective agreement, effective January 1, 2024 to December 31, 2026, with Local 2290 of the Canadian Union of Public Employees (CUPE Local 2290) which represents the County's unionized Fairmount Home and County Administration staff;

2. **That** the agreement shall be attached to and form part of this by-law.

3. **That** this By-law shall come into force and take effect as of the final passing thereof.

Read a first and second time this 19th day of November, 2025.

Read a third time and finally passed this 19th day of November, 2025.

The Corporation of the County of Frontenac

_____ , Warden

_____ Jannette Amini, Clerk

By-Law No. 2025-041

of

The Corporation of the County of Frontenac

Being a By-Law to adopt an Asset Management Plan for the County of Frontenac

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Whereas on December 27, 2017, under the Infrastructure for Jobs and Prosperity Act, 2015, the province of Ontario enacted Ontario Regulation 588/17, Asset Management Planning for Municipal Infrastructure;

And Whereas the *Infrastructure for Jobs and Prosperity Act*, 2015 and Ontario Regulation 588/17 require municipalities to adopt an Asset Management Plan in stages, including a Strategic Asset Management Policy, an Asset Management Plan for Core Assets, and an Asset Management Plan that builds on first phases of the asset management plan and add proposed levels of services and lifecycle management and financial strategy to asset management plan;

And Whereas the approval of this Asset Management Plan will allow the County of Frontenac to remain in line with provincial standards and regulations to enable the organization to take full advantage of available grant funding opportunities, as well as represents an important step to align the County's mission and goals to a formal plan to ensure that core municipal infrastructure assets are maintained and provided to the community in a reliable, sustainable manner;

Now Therefore Be It Resolved That the Council of the Corporation of the County of Frontenac hereby enacts the following:

1. **That** the Council of the County of Frontenac herby adopts an Asset Management Plan for the County of Frontenac, attached to this by-law as Appendix A;

2. **That** By-law 2024-027 being a By-law to adopt an Asset Management Plan for Core Assets of the County of Frontenac is hereby rescinded;

3. **That** this By-law shall come into force and take effect upon the date of final passing.

Read a First and Second Time this 19th day of November, 2025.

Read a Third Time, Signed, Sealed and Finally Passed this 19th day of November, 2025.

The Corporation of the County Of Frontenac

_____ _____

, Warden Jannette Amini, Clerk

By-Law No. 2025-042

Of

The Corporation of the County of Frontenac

being a by-law to adopt the estimates for the sums required during the year 2026 for the purposes of the County of Frontenac.

Whereas pursuant to Section 289 of the *Municipal Act, S.O. 2001, and amendments thereto ('the Municipal Act')*, the County of Frontenac shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the County of Frontenac;

And Whereas it is necessary for the County of Frontenac to raise for the year 2026 certain sums;

Now Therefore Be It Resolved That the Council of the Corporation of the County of Frontenac enacts as follows:

1. **That** the 2026 budget of the County of Frontenac, which is set out as Schedule A attached hereto and forming part of this by-law, and which incorporates estimates for revenue and reserve transfers in the amount of $72,140,262 and estimates for expenditures in the amount of $72,140,262 be approved and adopted by the Council of the County of Frontenac.

2. **That** this by-law shall come into force and take effect as of the date of final passing.

   Read a First and Second Time this 19th day of November, 2025.

   Read a Third Time and Finally Passed, Signed and Sealed this 19th day of November, 2025.

The Corporation of the County of Frontenac

_____ _____

, Warden Jannette Amini, Clerk

By-Law No. 2025-043

of

The Corporation of the County OF Frontenac

being a by-law to confirm all actions and proceedings of County Council on November 19, 2025

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 regular meeting held on November 19, 2025, 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 regular meeting held on November 19, 2025, 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 regular meeting held on November 19, 2025, 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 19th day of November 2025

Read a Third Time and Finally Passed, Signed and Sealed this 19th day of November 2025.

The Corporation of the County of Frontenac

_____ _____

, Warden Jannette Amini, Clerk