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The Corporation of the Township of North Frontenac

By-Law Number 2026-_____

A By-Law to Amend the Official Plan for the Township of North Frontenac (Amendment Number ____ – Site Plan Control Policies)

Whereas a Public Meeting was held regarding this amendment on February 6, 2026;

And Whereas the Municipal Council of the Township of North Frontenac deems it appropriate to amend the Official Plan for the Township of North Frontenac, as it relates to policies regarding Site Plan Control;

Now Therefore Be It Resolved That the Council of The Corporation of the Township North Frontenac, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990.c.P.13, as amended, enacts as follows:

1. The Township of North Frontenac Official Plan is hereby amended by the following changes, which shall constitute Amendment Number ____ to the Official Plan for the Township of North Frontenac:
 - a. Delete Section 6.9.10. “Site Plan Control – Section 41” of the Township of North Frontenac Official Plan in its entirety and replace it with the new text shown in Schedule ‘A’ to this by-law.
2. The Clerk is hereby authorized and directed to make application to the County of Frontenac for the approval of Official Plan Amendment Number ____ for the Corporation of the Township of North Frontenac.
3. This by-law shall come into force and take effect on the date that Official Plan Amendment Number ____ is approved by the Council of The Corporation of the County of Frontenac, subject to the provisions of the *Planning Act*, R.S.O., 1990.c.P.13, as amended.

Read a first and second time this ____ day of _____ 2026.

Read a third time and finally passed this ____ day of _____ 2026.

Gerry Lichty, Mayor

Tara Mieske, Clerk

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Township of North Frontenac

Schedule 'A' to By-Law Number 2026-____

6.9.10. Site Plan Control

1. Site Plan Control will be used by the Township as a means of achieving high quality design, functional and accessible sites and developments, and sustainable communities, in accordance with the Planning Act and the policies of this Plan.
2. The entire area within the Township of North Frontenac is designated as a Site Plan Control Area.
3. The Township's Site Plan Control By-Law, as amended from time to time under Section 41 of the Planning Act, may affect all or part of the Site Plan Control Area, and will outline the land uses and types of development that are subject to Site Plan Control. The Site Plan Control By-Law may also identify specific developments considered to be minor or exempt from Site Plan Control where the Township considers that such approval would serve no useful purpose due to the scale and type of development or where the development is otherwise exempt by the Planning Act.
4. Applications submitted under the Site Plan Control By-Law will be subject to the provisions of the By-Law, and any guidelines prepared by the Township to guide its implementation.
5. In addition to the policies of this section, individual land use designations in this Plan establish criteria for the review of Site Plan Control applications and will be referred to as part of the review of any Site Plan Control application.
6. In accordance with the Planning Act and the policies of this Plan, an applicant may, at the Township's discretion, be required to submit the following as part of a complete application for Site Plan Control:
 - a) Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works (i.e., physical infrastructure), including all facilities designed to have regard for accessibility for persons with disabilities.
 - b) Drawings showing floor plans, elevations, and cross-section views of each building (including a building to be used for fewer than 25 dwelling units located on any lands in the Township) that are sufficient to display:
 - 1) The massing and conceptual design of the proposed building;
 - 2) The relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;

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- 3) The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;
 - 4) Exterior access and design of the building(s) or portions of the building(s) containing affordable housing; and,
 - 5) Facilities designed for persons with disabilities.
- c) Drawings showing sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation, trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.
- d) Drawings showing all elements of site design, including, but not limited to:
- 1) All vehicle access points;
 - 2) All walkways, ramps, and pedestrian access points;
 - 3) All off-street loading spaces and parking areas;
 - 4) Location of all lighting structures;
 - 5) Landscaping of the property for the protection and/or screening of adjoining lands, water bodies or natural heritage features, including the type of vegetation and techniques to be used, the existing vegetation that is to be preserved, and any structures such as walls, fences or barriers that are to be used; and,
 - 6) The location and type of facilities and enclosures for the storage of recyclables, garbage, and other waste materials.
- e) A grading plan for the property to illustrate how storm, surface and waste waters will be disposed of to prevent erosion or flooding, including the period during construction of the project. Plans will show the location and connections for all services to municipal services, including elevations and inverts.
- f) Any other drawings, plans, studies, and information listed in Section 6.9 of this Plan and/or identified through Pre-Application Consultation.
7. As a condition to the approval of the plans and drawings referred to in Section 6.9.10.6, a municipality may require the owner of the land to:
- a) Provide to the satisfaction of, and at no expense to the municipality, any or all of the following:
 - 1) Widening of municipal-owned roads that abut the subject property, in accordance with Section 5.2.9 of this Plan.

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- 2) Subject to the *Public Transportation and Highway Improvement Act*, facilities to provide access to and from the land such as access ramps and curbings and traffic direction signs.
 - 3) Off-street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways.
 - 4) Walkways and walkway ramps, including the surfacing thereof, and all other means of pedestrian access.
 - 5) Facilities designed to have regard for accessibility for persons with disabilities.
 - 6) Facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon.
 - 7) Walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands.
 - 8) Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material.
 - 9) Easements conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the municipality or local board thereof on the land.
 - 10) Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
- b) The Township shall require an owner subject to Site Plan Control to enter into one or more agreements – at the owner's sole risk and expense – to ensure the required works and facilities are provided, properly maintained, and that the development proceeds in accordance with the approved plans. Site Plan Control agreements shall be registered against the title of land to which they apply.
8. In the review of Site Plan Control applications, the Township may circulate to municipal departments and outside agencies that are considered to have a vested interest for their comments prior to the approval of any Site Plan Control application or Site Plan Control agreement.