



Regular Council Agenda
Friday, October 13, 2023 - 9:00 a.m.
Municipal Office - Council Chambers
6648 Road 506, Plevna
[Zoom Meeting Registration](#)

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1. Call to Order

- a) Public Notice regarding Recording of Meetings

2. Approval of Agenda

- a) October 13, 2023

Be It Resolved That Council approves the Agenda dated October 13, 2023 as circulated.

3. Disclosure of Pecuniary Interest and General Nature Thereof

4. Matters considered at a Public Meeting of Council

- a) Jennie Kapusta, Community Planner, County of Frontenac: Zoning By-law #55-19 Housekeeping Amendment

Be It Resolved That Council receives for information Jennie Kapusta, Community Planner, County of Frontenac's Planning Report entitled "Zoning By-law #55-19 Housekeeping Amendment";

And That Zoning By-Law #55-19 be further amended, as per the Draft By-Law to included as Attachment #1 in the report;

And That Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the By-Law;

And That Council will consider a By-law to amend Zoning By-law #55-19 later in the meeting.

10 - 180

5. Business Profile

- a) KXO Timber Frame

Be It Resolved That Council receives for information the Business

181 - 182

Profile of KXO Timber Frame provided by Councillor Huetl, Member of the Economic Development Task Force (EDTF).

6. Presentations

183 - 193

- a) Acting Staff Sargeant Jamie Davis, Frontenac Detachment, Ontario Provincial Police - Billing Summaries

Be It Resolved That Council receives for information the Billing Summary Report and Q3 Report from Staff Sargeant Jamie Davies, Frontenac Detachment, OPP; and thanks him for his time spent today.

194

- b) Janice Powell, Executive Director, Lakelands Family Health Team: Physician Recruitment

Be It Resolved That Council receives for information the presentation from Janice Powell, Executive Director, Lakelands Family Health Team regarding Physician Recruitment; and thanks her for her time spent today.

195 - 238

- c) Director of Emergency Services/Fire Chief: North Frontenac Fire Department (NFFD) Annual Report - 2022

Be It Resolved That Council receives the Director of Emergency Services/Fire Chiefs Administrative Report entitled "North Frontenac Fire Department Annual Report 2022" for information purposes.

7. Delegations

None.

8. Adoption of Minutes

239 - 251

- a) Minutes of Meeting(s) to be Adopted by Council

Be It Resolved That Council adopts the Minutes as circulated, of:

1. A Public Meeting of Council held September 22, 2023;
2. A Regular Meeting of Council held on September 22, 2023; and
3. A Special Meeting of Council held on September 26, 2023.

9. Business Arising Out of Minutes

252 - 254

- a) Resolution #285-23: Frontenac Municipal Services Corporation (FMSC) - Appointment of Member to FMSC Board

Whereas at their meeting on June 20, 2023, Council passed Resolution # 285-23 agreeing to join the proposed Frontenac Municipal Services Corporation (FMSC);

Therefore Be It Resolved That Council receives for information a letter dated September 21, 2023 from Jannette Amini, Manager of Legislative Services/Clerk, County of Frontenac, advising the County of Frontenac at a regular meeting held on September 20, 2023, passed Resolution #166-23 requesting that, prior to October 21, 2023, the Councils of each

member municipality appoint a member to the Board of the FMSC;
And That Council appoints the following member of Council to represent North Frontenac: _____.

10. Communications

255 - 256

- a) Clerk's Administrative Report - Communications 'A' Section

Be It Resolved That Council receives for information Section 'A' Items of the Clerk's Administrative Report entitled "Communications of Interest."

- b) Communications 'B' Section - Action Items

257

- B1. Residents: Request - Mosque Lake Road

Be It Resolved That Council receives for information an email dated September 27, 2023 from Jim Ford, Southside Road Association, Mary Doxtater, Eastside Road Association and Brent Loney, Westside Road Association regarding the blind hill on Mosque Lake Road; and that many residents feel the hill poses a safety hazard as it is impossible to see traffic coming down the road, particularly ATVs and snowmobiles; **And That** the Associations are requesting the Township consider leveling off the top of the hill to improve visibility on the road; And That Council instructs the Public Works Manager to prepare a report including potential costs to level the hill and provide recommendations to be considered at an upcoming meeting.

258 - 269

- B2. Ontario Housing Affordability Task Force - Proposed Response

Be It Resolved That Council receives for information a letter dated September 15, 2023 from Paul Calandra, Minister of Municipal Affairs and Housing, advising the Housing Affordability Task Force delivered its final report with 74 recommendations to tackle to the housing supply crisis and build 1.5 million homes by 2031; and that Minister Calandra is requesting that the Mayor prioritize the top five recommendations for future consideration; and that the completed chart must be returned no later than October 16, 2023:

And That, as per the Mayor's recommendations, Council has identified the following recommendations as priorities:

1. Task Force Recommendation #26: Pre-consultation with all relevant parties
2. Task Force Recommendation #30 - Option of Pay on Demand surety bonds and letters of credit
3. Task Force Recommendation #50 - Provincial and Federal loan guarantees for affordable rental and ownership projects
4. Task Force Recommendation #52 - Develop and implement a Municipal Services Corporation utility model for water and wastewater
5. Task Force Recommendation #56 - Province should establish

"Ontario Housing Delivery Fund"

And That Council instructs the Clerk to provide the recommendations to the Ministry of Municipal Affairs and Housing.

11. Council, CAO, and Managers' Administrative Reports

Reports Requiring Action:

270 - 273

- a) Clerk/Planning Manager Shore Road Allowance Closure and Sale By-law – Rubio and Tement-DeCamillis:

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Shore Road Allowance Closure and Sale By-law – Rubio and Tement-DeCamillis";

And That, as required by By-law #20-23,

- **All That Part** of the Shoreline Road Allowance around Kashwakamak Lake, lying in front of Lot 12, Concession 6, geographic Township of Barrie, being Part 1 on Registered Plan 13R-22967 (Kashwakamak Lake);
- **All That Part** of the Shoreline Road Allowance lying in front of Lot 326, Registered Plan 1045, geographic Township of Barrie, being Part 1 on Registered Plan 13R-22976 (Kashwakamak Lake);

be declared as surplus and sold to the adjoining owner. Appraisal of the properties are not necessary as these are Shore Road Allowances;

And That Council will consider a By-law later in the meeting to Stop-up, Close and Sell a Portion of the Shore Road Allowance.

274 - 276

- b) Clerk/Planning Manager: Proposed 2024 Council Meeting Dates

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Proposed 2024 Council Meeting Dates";

And That Council approves the following meeting schedule:

- Friday, January 12, 2024 at 9:00 a.m.
- Friday, February 2, 2024 at 9:00 a.m.
- Friday, February 23, 2024 at 9:00 a.m.
- Friday, March 15, 2024 at 9:00 a.m.
- Friday, April 5, 2024 at 9:00 a.m.
- Friday, April 26, 2024 at 9:00 a.m.
- Thursday, May 16, 2024 at 5:00 p.m.
- Thursday, June 6, 2024 at 5:00 p.m.
- Thursday, June 27, 2024 at 5:00 p.m.
- Thursday, July 25, 2024 at 5:00 p.m.
- Thursday, August 22, 2024 at 5:00 p.m.
- Thursday, September 12, 2024 at 5:00 p.m.
- Friday, October 4, 2024 at 9:00 a.m.
- Friday, October 25, 2024 at 9:00 a.m.

Friday, November 22, 2024 at 9:00 a.m.

Friday, December 13, 2024 at 9:00 a.m.

And That the Meetings will be held in the Council Chambers;

And That the Clerk shall provide Notice as set out in Section 3.3 of the Procedural Policy.

277 - 283

- c) Clerk/Planning Manager: Assumption of a Portion of Roads – South Bush Road, Shabomeka Lake Road, Smith Road and Folger Road

Be It Resolved That Council receives for information the Clerk/Planning Manager’s Administrative Report entitled “Assumption of a Portion of Roads – South Bush Road, Shabomeka Lake Road, Smith Road and Folger Road”;

And That Council will consider a By-law later in the meeting to dedicate and assume a portions of the Roads as noted in the report;

And That Council instructs the Clerk to have the Municipal Solicitor register the By-law against each of the properties.

284 - 286

- d) Clerk/Planning Manager: Concession Road Allowance Closure – McNicol - Amended

Be It Resolved That Council receives for information the Clerk/Planning Manager Administrative Report entitled “Concession Road Allowance Closure – McNicol - Amended”;

And That based on the Policy for the sale and Disposition of Land not to sell Road Allowances which result in a negative impact on neighbouring owners land, Council denies the Application to close, stop up and sell this Road Allowance;

And That Council instructs the Clerk to advise the Applicant and adjacent property owners of Council’s decision.

287 - 288

- e) Manager of Community Development: Update re: Commercial Use of Campsites within North Frontenac Parklands

Be It Resolved That Council receives for information the Manager of Community Development’s (MCD) Administrative Report entitled “Update re: Commercial Use of Campsites within North Frontenac Parklands”;

And That Council directs the MCD to continue to monitor the use of campsites by all users, including businesses, within the North Frontenac Parklands and to report back to Council if major concerns arise throughout the future.

289 - 290

- f) Manager of Community Development: Snow Road Community Association (SRCA) Request for Cost Sharing for PA system for Snow Road Community Hall

Be It Resolved That Council receives for information the Manager of Community Development’s (MCD) Administrative Report entitled “Snow Road Community Association (SRCA) Request for Cost Sharing for PA System for Snow Road Community Hall”;

And That Council agrees to assist with the purchase of a PA system for the Snow Road Community Hall in the amount of \$500 coming from the current 2023 Budget line 610-50205 (Other Materials);

And That Council accepts the donation of the PA system to be used at the Snow Road Community Hall;

And That Council instructs the Manager of Community Development to contact the SRCA to thank them for their generous contribution to the Snow Road Community Hall.

291 - 293

- g) Treasurer: Auditor Appointment 2023 - 2027

Be It Resolved That Council receives for information the Treasurer's Administrative Report entitled "Auditor Appointment 2023 - 2027";

And That Council approves the appointment of KPMG LLP to be the Township Auditors for the Audit Years 2023 – 2027;

And That Council will consider an appointing By-law later in the meeting.

Reports Received for Information Purposes Only:

294 - 298

- h) Clerk/Planning Manger: Launching New North Frontenac iCompass Portal

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Launching new North Frontenac iCompass Portal".

12. External Committees/Local Boards/Task Force Notes and Reports

299 - 304

- a) Committee of Adjustment/Planning Advisory Committee

Be It Resolved That Council receives for information the Minutes of the Committee of Adjustment/Planning Advisory Committee dated August 28, 2023.

305 - 307

- b) Economic Development Task Force

Be It Resolved That Council receives for information the September 18, 2023 Notes of the Economic Development Task Force (EDTF).

And That Council approves the EDTF Photos & Biography's to be posted on the ICompass page where all Council, Committee & Task Force notes/Agendas are posted.

13. Giving Notice of Motion (By a Member of Council to the Clerk for Council's consideration for inclusion on the next Meeting Agenda)

14. Motions, Written Notice of which has been Given (By a Member of Council and approved by Council at a prior Meeting)

None.

15. Council Portfolio Verbal Reports

308 - 309

- a) Each Council member has a portfolio for which they are responsible. The Councillor may provide a verbal report for information purposes.

16. Introduction and Reading of By-laws

310 - 344

- a) By-law(s) to be Considered:

Be It Resolved That leave be given the Mover to introduce the following By-law(s) that have been circulated to all members of Council:

- By-law #66-23 To Sign Memorandum of Understanding with Quinte Conservation Authority;
- By-law #67-23 To Close and Sell Shore Road Allowances;
- By-law #68-23 To Establish portions of South Bush, Shabomeka Lake, Smith and Folger Roads as a Highway;
- By-law #69-23 To Appoint Auditors
- By-law #70-23 To Amend Zoning By-law #55-19;

And That these By-law(s) be read a first, second and third time and finally passed.

17. Public Forum

18. Closed Session

- a) Closed Meeting of Council

Be It Resolved That Council retires to Closed Session at ____ .m. to:

- a. Adopt Closed Minutes dated September 22, 2023;
- b. Consider Personal Matters about an Identifiable Individual, specifically appointment of a member to a Township Task Force; and
- c. Consider Advice that is Subject to Solicitor Client Privilege, specifically with regards to a Confidential Complaint.

19. Rise and Report (Overview of the Closed Session by the Presiding Officer)

20. Confirmatory By-law

345

- a) Confirming By-law #71-23

Be It Resolved That By-law #71-23, being a By-law to confirm all actions and proceedings of Council for its Regular Meeting held October 13, 2023 be read a first, second, and third time and finally passed.

21. Adjournment

- a) Adjournment of Council Meeting

Be It Resolved That Council adjourns the Meeting at ____ .m. until October 27, 2023 or at the call of the Chair.

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Please be advised North Frontenac Council Meetings are recorded. By attending a public meeting of Council, you are consenting to your image, voice and comments being recorded.

The Chair and/or the Clerk have the discretion and authority at any time to direct the termination or interruption of the recording. Such direction will only be given in exceptional circumstances where deemed relevant. Circumstances may include instances where the content of debate is considered misleading, defamatory or potentially inappropriate to be published.

The Township shall not be responsible should technical difficulties prevent the recording of any meeting, or a portion thereof. Technical issues may include but are not limited to the availability of the internet connection, device failure or malfunction, unavailability of social media platforms or power outages. It should be noted that no protection is afforded to Council Members, Employees or the public for comments made during Meetings which are subsequently challenged in a court of law and/or determined to be defamatory.

Notice is hereby provided that under the authority of the Municipal Act, 2001 and in accordance with the Municipal Freedom of Information and Privacy Act (MFIPPA), that all information provided for at a public meeting or other public process are considered a public record.

Members of Council, Staff, Delegates and attendees should be mindful of using names of individuals or entities when discussing matters in public. Attendees are advised that they may be subject to legal action if their actions result in inappropriate and/or unacceptable behaviour or comments.



Planning Report

To: Mayor and Members of Council

Prepared By: Jennie Kapusta, Community Planner, County of Frontenac

Reviewed By: Sonya Bolton, Manager of Community Planning, County of Frontenac

Re: Zoning By-law Number 55-19 Housekeeping Amendment

Recommendation: Approve

Date Prepared: October 2, 2023

Date of Public Meeting: June 29, 2023

Date of Council Meeting: October 13, 2023

Recommendation

That the Township initiated housekeeping zoning by-law amendment (File Number Z03/23 (Housekeeping)), **be approved**; and,

That Zoning By-Law Number 55-19 of the Township of North Frontenac, as amended, be further amended, as per Attachment 1 (Draft By-Law to Amend Zoning By-Law Number 55-19); and,

That Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the By-Law; and,

That the amending by-law be presented to Council for all three readings.

Background

On July 5, 2019, Council approved Zoning By-law Number 55-19 to Regulate the Use of Land, Buildings and Structures within the Township. A Consolidating By-law Number 38-22 was approved by Council on April 8, 2022, including a list of amendments; dates of decision by Council; and the final approval dates.

On April 28, 2023, Council received for information a planning report from staff regarding the proposed housekeeping amendment update to the Zoning By-law Number 55-19 and directed staff to schedule a public meeting in accordance with the requirements of the *Planning Act*.

On June 29, 2023, a public meeting was held in accordance with the requirements of the *Planning Act*, in advance of the regular Council meeting. In response to the public notification process and at this meeting a number of comments were received regarding the proposed changes. Council also had an opportunity to comment on the proposed changes. The comments received are detailed below, along with the responses from planning staff.

Proposal

The purpose is to undertake a housekeeping amendment to the Zoning By-law that will provide administrative updates for clarification. Below is an overview of the proposed amendments to the Zoning By-law. For further details see the attached redlined zoning by-law document in Attachment 2.

Definitions Section Changes

1. Amendments to various definitions for the purposes of clarification and grammatical modification.
2. Create separate definitions for Sewage Systems and Water Systems.
3. Add the following definitions:

Animal Sanctuary means a building, structure, or land for the purpose of providing a place of refuge for animals and does not include the sale or trade of animals, breeding programs, or animal testing.

Building Footprint means all parts of a building that rest, directly or indirectly, on the ground, including those portions of the building that are supported by posts, piers, cantilever beams, or columns. Building footprint includes all structures attached to a main building including attached garages, covered carports, porches, decks, and cantilevered decks.

Cheese Factory means a commercial establishment that stores, processes, sells or distributes cheese and cheese products produced on site. This may also include an accessory on site retail outlet and accessory food and beverage service.

Float Home means a structure built on or incorporating a floatation system, or a converted vessel, that is primarily used as a self-contained dwelling unit, or any other form of accommodation or habitable space, and is not intended for navigation or use as a navigable craft.

Habitable Space means any room/area within a structure used or intended to be used for human occupancy.

Holding Tank means a closed, water-tight receptacle that is designed and used to receive and store sewage or septic tank effluent and does not discharge waste water.

Live-aboard means a vessel that is used as a dwelling unit or any form of accommodation or human habitation, and is used for navigation or as a navigable craft.

Non-motorized Boat means a watercraft not equipped with, powered or modified to be powered by a motor (e.g., canoe, kayak, paddle boat or stand-up paddle board).

Privy means a latrine consisting of an excavation in the ground or a removable receptacle for human waste, surmounted by a superstructure and is a Class 1 Sewage System under the Ontario Building Code.

Refreshment Vehicle means any vehicle, trailer, cart or other structure not placed on a permanent foundation which is equipped for cartage, storage and the preparation of food stuffs, beverages, confections and such items are offered directly for consumption to the general public; including a chip wagon, an ice cream truck, a mobile canteen and other refreshment vehicles.

Vessel means a boat, ship or craft designed, used or capable of being used solely or partly for navigation in, on, through, or immediately above water, without regard to method or lack of propulsion, and includes a vessel that is under construction.

General Provisions Section Changes

1. Amendments to various definitions for the purposes of clarification and grammatical modification.
2. Updates to the following sections:

Section 3.1.1. General

Remove Section 3.1.1 (c.iv)

- Sewage systems which shall be set back a minimum of 30 metres from a wetland or the high-water mark of a water body. All other setbacks for a sewage system shall be in accordance with the Ontario Building Code.

Add the following provision:

- Unless otherwise specified in this By-law, no accessory use, building or structure shall be erected closer than 7 metres to any Township Road.

Section 3.1.2 Boathouses, Docks, Waterfront Structures, Marine Storage Sheds and Pumphouses

- Provisions regarding permits for docks from Conservation Authorities will be moved to the top of Section 3.1.2 and include the additional clarifications suggested by Mississippi Valley Conservation Authority.

Add the following provisions to **Boathouses**:

- A maximum of one (1) boathouse is permitted on each lot.
- Boathouses shall not be permitted to include any plumbing or contain other accessory uses including a sauna.

Remove the following list of At Capacity Lakes:

- At capacity lake trout lakes include Reid Lake (Boundary Lake), Lucky Lake, Mackie Lake, Camp Lake (Little Mackie), Big Ohlmann Lake (Rock Lake), Mosque Lake, Kishkebus Lake, Shabomeka Lake (Buck Lake), Little Green Lake, Buckshot Lake, Round Schooner Lake. Lake trout lakes not at capacity include Brule Lake, Mazinaw Lake, and Palmerston. At capacity lake, not identified as a lake trout lake include Mississagagon Lake.

Add the following provision to **Docks**:

- A maximum of one (1) dock is permitted on each lot.

Current provision regarding **Waterfront Structures**:

- Waterfront structures which are unattached to a main building shall not exceed a combined horizontal surface area of more than 20 square metres for all structures within the 30-metre setback from the high-water mark.

Proposed provision regarding **Waterfront Structures**:

- Waterfront structures which are unattached to a main building shall not exceed a combined footprint of more than 20 square metres for all structures within the 30metre setback from the high-water mark.

Add the following provision to **Waterfront Structures**:

- A storage structure for non-motorized crafts with an area not exceeding 5 square metres shall be permitted with a minimum of 3 metres of waterbody setback.

Add provisions regarding **Marine Storage Sheds**:

- A maximum of one (1) marine storage shed shall be permitted on each lot.
- A marine storage shed shall not be permitted on a lot which a boathouse is located.
- The maximum footprint of a marine storage shed shall be 15 square metres.
- The maximum height of a marine storage shed shall be 3 metres and limited to a single storey.
- A marine storage shed shall have a minimum waterbody setback of 15 metres.
- A marine storage shed is not permitted to have any habitable space.

Section 3.1.4 Sleep Cabin/Loft-Above-A-Garage

Current provision regarding Sleep Cabins/Loft-Above-A-Garage:

- A sleep cabin or a loft-above-a-garage shall have a minimum area of 10 metre square and shall not exceed 19 metre square in net floor area.

Proposed provision regarding Sleep Cabins/Loft-Above-A-Garage:

- A sleep cabin or a loft-above-a-garage shall have a minimum footprint of 10 square metres and shall not exceed 19 square metres in footprint.

Current provision regarding Sleep Cabins/Loft-Above-A-Garage:

- A sleep cabin or a loft-above-a-garage may be equipped with a toilet and sink only, provided the sewage system is approved by Public Health and the structure is outside of the 30 metre setback. A sleep cabin/loft-above-a-garage shall not have any kitchen facilities provided.

Proposed provision regarding Sleep Cabins/Loft-Above-A-Garage:

- A sleep cabin or a loft-above-a-garage may be equipped with a toilet and sink only, provided the associated sewage system is approved by the designated septic approval authority and the sleep cabin or loft-above-a-garage is located outside of the 30 metre waterbody setback. A sleep cabin/loft-above-a-garage shall not have any kitchen facilities.

Add Section 3.15 Sewage Systems

The following provisions are proposed:

Notwithstanding any other provision of this By-law, all sewage systems shall be subject to the following provisions:

- (a) A Class 1 sewage system (privy) shall be setback a minimum of 15 metres from the high-water mark of all waterbodies/ watercourses/ wetlands. This minimum setback shall only apply where it is not possible to meet the 30 metre waterbody setback.
- (b) All sewage systems other than a Class 1 sewage system shall be setback a minimum of 30 metres from the high-water mark of all wetlands/ waterbodies/ watercourses.
- (c) All other setbacks for a sewage system shall be in accordance with the Ontario Building Code.
- (d) A sewage system is permitted to be located in the front yard where the front yard is on a Township Road or private lane.
- (e) A sewage system is permitted on a vacant lot, provided that the sewage system meets all setback provisions of this zoning by-law, the provisions of the Ontario Building Code, and has a permit issued by the designated septic approval authority.
- (f) An existing holding tank may be replaced in the same location with an increase in footprint and/or volume, if required.

Section 3.16 Frontage and Access

Current provisions regarding Frontage and Access:

No person shall erect any building or structure in any Zone unless the lot upon which such building or structure is to be erected has frontage on and direct access to a public street, a private lane, a Township Road Allowance (subject to an Agreement) or right-of-way/easement as per the requirements of the respective Zone within which the lot is situated.

Notwithstanding the foregoing, for any permitted use on an island or water access lot, no parking is required on the principal lot provided that a public or private access point and adequate parking is available on the mainland. This requirement shall not apply to an

existing water access lot; however, it shall be required as part of the creation of any new water access lot. The arrangement for parking and access if using a private access point shall be secured through a legal agreement registered on title. Parking spaces shall be in accordance with Section 3.32:

a) Ministry of Transportation

All development adjacent to any Provincial Highway is subject to the requirements and permits of the Ministry of Transportation.

b) Township Roads

All development adjacent to a Township Road is subject to the requirements and permits of the Entrance By-law.

c) Private Lane

All development adjacent to a Private Lane is subject to the “Private Lane Policies” contained in the Township of North Frontenac Official Plan.

Proposed provisions regarding Frontage and Access:

(a) Water Access Lots

- i) Notwithstanding the foregoing, this provision shall not apply to any permitted use on an island or water access lot. For island or water access lots no parking is required on the principal lot provided that adequate vehicular parking area and boat launching facilities are provided on the mainland.
- ii) The requirements below for mainland parking area and boat launching facilities access shall not apply to an existing island or water access lot; however, the creation of any new water access lot shall be in accordance with the following provisions:
 - 1) A minimum of two parking spaces shall be required for each dwelling unit, in accordance with Sections 3.31 and 3.32 of this By-law.
 - 2) Legal use of mainland parking area and boat launching facilities shall be tied in perpetuity (legal agreement registered on title) to the water access lot(s) for which the building permit is sought.
 - 3) The mainland area used for parking and boat launching facilities shall have sufficient size for parking and sufficient water frontage for boat launching on the same lot.
 - 4) The parking area shall be setback a minimum of 15 metres from the high-water mark.

(b) Provincial Highways

All development adjacent to any Provincial Highway is subject to the requirements and permits of the Ministry of Transportation.

(c) Township Roads

Lots which have frontage along a public street shall be required to obtain an entrance permit and civic address number subject to the requirements of the Entrance By-law and Civic Addressing By-law.

(d) Private Lanes/Rights-of-Way/Easements

All newly created lots that will be accessed by a private lane/right-of-way/easement shall be subject to the Private Lane Policies contained in the Township of North Frontenac Official Plan.

Section 3.17 Garden Suites

Current provision regarding Garden Suites:

- The maximum net floor area of the garden suite is 50 metres square.

Proposed provision regarding Garden Suites:

- The maximum footprint of the garden suite shall be 50 square metres.

Current provision regarding Garden Suites:

- A garden suite shall not be permitted on an at capacity lake.

Proposed provision regarding Garden Suites:

A garden suite shall not be permitted on a waterfront lot.

Section 3.18 Hazardous Sites

Remove the following provision:

- Notwithstanding any other provisions in the By-law, no building or structure, or sewage tank installation including the weeping tile field, shall be located within 15 metres from the top of bank of any embankment, the slope of which is greater than 30% from horizontal. A reduction in this setback shall only be considered through an application for minor variance or Zoning By-law amendment and shall be supported by an appropriate assessment of the slope by a qualified professional.

Section 3.23 Kennels

Remove provisions from Zoning By-law as these are now included in the Township's Animal Control By-law.

Section 3.24 Legal Non-Conforming Uses and Non-Complying Structures

Current provision regarding **Renovation, Repair or Reconstruction of an Existing Non-Complying/Non-Conforming Building or Structure:**

- Nothing in this By-law shall prevent the renovation, repair or reconstruction of an existing non-complying/non-conforming building or structure including a sewage system provided such renovation, repair or reconstruction does not expand, enlarge or increase the height, size or volume of the original non-complying building or structure or sewage system.

Proposed provision regarding **Renovation, Repair or Reconstruction of an Existing Non-Complying/Non-Conforming Building or Structure:**

- Nothing in this By-law shall prevent the renovation, repair or reconstruction of an existing non-complying/non-conforming building or structure including a sewage system provided such renovation, repair or reconstruction does not expand, enlarge or increase the height, size, volume, footprint or gross floor area of the original non-complying building or structure or sewage system.

Add the following provision to **Renovation, Repair or Reconstruction of an Existing Non-Complying/Non-Conforming Building or Structure**:

- An increase in volume of an existing non-complying/non-conforming building or structure due to the replacement and/or addition of windows (e.g., dormer windows, bay windows) is permitted without planning approvals provided the addition of these windows does not have the effect of increasing the gross floor area of the building or structure.

Remove the following provision regarding **Existing Undersized Lots**:

- Has an absolute minimum lot area of 0.2 hectares.

Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks

Add the following provisions to **Livestock Facility, Manure Storage and Anaerobic Digester**:

- Where development of a sensitive land use is proposed on a vacant lot of record having an area of 2 hectares (5 acres) or less MDS 1 shall not apply.

Add the following provisions to **Pits and Quarries**:

- Where development of a sensitive land use is proposed on a vacant lot of record within a defined settlement area and within the influence area of an existing **pit**, an impact assessment (D-series guidelines) shall not be required prior to the issuance of a building permit.
- Where development of a sensitive land use is proposed on an existing lot of record having an area of 1.0 hectares (2.47 acres) or less and located within the influence area of an existing **pit**, an impact assessment (D-series guidelines) shall not be required prior to the issuance of a building permit.
- An impact assessment (D-series guidelines) shall be required for all newly created lots within the influence area of either a **pit** or **quarry**.

Current Provisions regarding **Wetlands**:

- All structures shall be setback a minimum of 30 metres from the boundary of an unclassified wetland and 120 metres from a Provincially Significant Wetland, unless a reduced setback is supported by an Environmental Impact Statement (EIS) prepared by a qualified professional.

Proposed Provisions regarding **Wetlands**:

- All buildings/structures shall be setback a minimum of 30 metres from the boundary of all wetlands.

Section 3.28 Natural Heritage Features and Areas

Remove the setback of 120 metres to Areas of Natural and Scientific Interest (ANSI)

Remove the following provision:

- Permission is required from the Mississippi Valley Conservation Authority (MVCA) under MVCA Regulation 153/06 – “Development, Interference with Wetlands and Alterations to Shorelines and Watercourses” for the following:
 - a) Alterations to shorelines and watercourses;
 - b) Interference within 120 metres of a PSW;
 - c) Interference within 30 metres of an MVCA Regulated Wetland.

Section 3.31 Parking and Storage of Motor Vehicles

Current provision regarding Parking for Water Access Lots:

- Parking for a water access only lot or a lot on an island shall be provided at a secure access point on the same water body provided each required parking space is provided by means of a registered lease or other legal instrument acceptable to the Township.

Proposed provision regarding Parking for Water Access Lots:

- Parking for a water access only lot or a lot on an island shall be provided on the mainland at a secure access point on the same water body. Each required parking space shall be tied in perpetuity to the water access or island lot by means of a legal agreement registered on title or other legal instrument acceptable to the Township.

Section 3.32 Parking Requirements

Current Provision for Water Access Only Lots and Islands:

- Two (2) parking spaces per dwelling unit shall be provided in a designated parking area to serve water access only or island lots.

Proposed Provision for Water Access Only Lots and Islands:

- Two (2) parking spaces per dwelling unit shall be provided on the mainland of the same waterbody in a designated parking area secured through a legal agreement to serve water access only or island lots.

Section 3.34 Permitted Projections

Add the following clarification:

- No structure permitted to project into any required yard as set out in Table 2 shall be permitted to encroach into the minimum required waterbody/wetland setback [see also Section 3.27 Minimum Distance Separation, Influence Areas, and Special Setbacks].

Section 4 – Zones Changes

Day Nursery

Clarify uses by adding **Day Nursery (Licensed)** and **Day Nursery (Private)** as permitted uses to the following zones:

- 4.3 Residential Multiple
- 4.4 Residential Waterfront

- 4.5 Mobile Home Park Residential
- 4.6 Hamlet
- 4.7 Rural
- 4.8 Limited Service Rural
- 4.9 Limited Service Waterfront
- 4.10 Rural Co-operative
- 4.11 General Commercial

Additional Uses: **Add Loft-Above-A-Garage** and **Sleep Cabin** as permitted uses to the following zones:

- 4.6 Hamlet
- 4.7 Rural
- 4.8 Limited Service Rural
- 4.10 Rural Co-operative

Section 4.12 Recreational Commercial Zone – RC

Add Dwelling – Park Model Trailer as a permitted use.

Add Park Model Trailer to Section 4.12.3(c) regarding density of tourist cabins permitted and spacing between tourist cabins

Add provisions regarding Accessory Uses

Add Section 4.18 Crown Land – CROWN

4.18.1 Permitted Uses – Principal

- Crown Land
- Existing uses
- Conservation Uses
- Provincial Park
- Seasonal Dwelling or Hunt Camp, where authorized by the Province through a Land Use Permit

4.18.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures

4.18.3 Zone Requirements

- No minimum lot area or frontage.
- Minimum setback from the highwater mark of waterbodies and wetlands: 30 metres

4.18.4 Additional Provisions

4.18.5 Exception Zones

Mapping Schedule

The following Technical Revisions to the Zoning map will be included in the housekeeping amendment:

- Change zoning of property (ARN 1042-040-010-72704) from Rural (R) to Mineral Extraction to reflect licenced pit on property.
- Change Zoning of a portion of property (ARN 1042-060-020-12400) from Rural (R), Limited Service Rural (LSR), Residential Waterfront (RW) and Limited Service Waterfront (LSW) to Recreational Commercial (RC)
- Remove "Waste Management Facility" from Ardoch Road (Coxvale)
- Change zoning of property (ARN 1042-010-020-19300) from Residential Waterfront (RW) to Recreational Commercial (RC)
- Change zoning of property (ARN 1042-010-020-19000) from Residential Waterfront (RW) to Recreational Commercial
- Add Crown (CROWN) Zone to property (ARN 1042-090-010-00700) that currently has no zone applied

Pre-application Consultation:

Pre-application consultation was not required as this is a Township-initiated amendment.

Public Meeting Process and Public Notice

As required by the *Planning Act*, a public meeting was held on June 29, 2023 at the Township Council meeting in order to receive comments from the public and members of Council.

In accordance with the *Planning Act*, an advertisement was placed in Frontenac News on June 8, 2023, 20 days in advance of the public meeting.

Comments

Quinte Conservation Authority (QCA)

The proposed zoning by-law amendments were circulated to Quinte Conservation Authority for review. Email correspondence dated June 12, 2023 stated that QCA staff have reviewed the proposed amendments to Zoning By-law Number 55-19 and have no comments or concerns with the proposed changes.

Mississippi Valley Conservation Authority (MVCA)

The proposed zoning by-law amendments were circulated to Mississippi Valley Conservation Authority for review. Comments were provided dated July 27, 2023 (Attachment 3). It was noted that the comments were provided within context of the following:

- Section 1.6.6 Stormwater & 3.1 Natural Hazards of the Provincial Policy Statement (PPS, 2020) under Section 3 of the *Planning Act*;
- The Conservation Authority “Development, Interference with Wetlands and Alteration to Shorelines and Watercourses” regulation 153/06 under Section 28 of the *Conservation Authorities Act*;
- The Mississippi-Rideau Source Protection Plan (2014, revised 2022).

It was further noted that Conservation Authorities no longer provide comments related to Natural Heritage Features, as defined under Section 2.1 of the PPS (2020), in their advisory role.

MVCA comments included minor clarifications to the following sections:

- Section 3.1.2 Boathouses, Docks, Waterfront Structures, Marine Storage Sheds, and Pumphouses
- Section 3.24(d)(i) Legal Non-Conforming Uses and Non-Complying Structures
- Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks
- Section 3.28 Natural Heritage Features and Areas

The suggested clarifications were incorporated into the revised by-law document.

MVCA staff also questioned the rationale behind the proposed removal of the provision in Section 3.18 Hazardous Sites, regarding the minimum setback from the top of steep slopes. County planning staff would like to remove this section as Natural Hazards are provincially mandated to be the jurisdiction of the conservation authorities under Section 3.1 of the PPS, as noted above. Where a property is located in an area that is not regulated by a conservation authority, there are policies and provisions in the Ontario Building Code that also address hazardous sites. Planning staff have confirmed with the Township Chief Building Official that this is something that is reviewed as part of a building permit application.

Removal of this section from the Township Zoning By-law does not mean that concerns with steep slopes will no longer be addressed, rather that additional planning approvals would not be required to permit construction in proximity to steep slopes. Township and planning staff currently rely on the conservation authority to determine whether the slope on a property meets the requirements of a hazardous (steep) slope as well as review any submitted slope stability studies for a proposed reduction in setback. Removing this provision from the Township Zoning By-law would aid in streamlining the process of obtaining building permits for property owners without jeopardizing public health and safety.

Public Comments

As a result of the public notification process and public meeting, a number of comments were received regarding the proposed changes. These comments included concerns with changes to the following sections:

Section 3.16(a)(ii)(3) Water Access Lots – too restrictive to have parking and boat launching on same property (e.g., Palmerston Marina).

The intent of this provision is to ensure that both parking and boat launching are in proximity to one another for easy access for the benefitting property owners. Planning staff acknowledge that in the case of the provided example of Palmerston Marina it is not possible to have both on the same lot due to the size of the marina's waterfront parcel. However, it is not in the best interest to amend this policy on a Township-wide basis to accommodate a single instance. Should there be site-specific instances that do not meet this provision, property owners can still seek relief through the minor variance process.

Section 3.16(a) Water Access Lots – no provisions/details regarding turn around areas in required deeded parking area.

Given the wide variety of site conditions and topography through out the Township it would not be possible to accommodate all situations through zoning provisions. Ensuring appropriate area to accommodate access and turnarounds will be addressed at the time of the consent application to create the deeded parking area.

Section 4.17 Environmental Protection (EP) Zone – concerns regarding the temporary moorage of vessels provisions and Township jurisdiction over regulation.

Between the initial writing of the revised provisions for the EP zone and the writing of this report, the provincial legislation has been amended to include provisions and limitations on the temporary moorage of vessels, along with provisions on float homes. These additional provisions have been removed from the proposed by-law amendment.

Section 3.34 Permitted Projections – suggestion to consider permitting attached decks to encroach an additional 10 feet into the required minimum 30 metre (98.4 foot) waterbody setback compared to the current 4 feet.

This section has never included any permitted encroachment into the 30 metre waterbody setback. The permitted projection into a front yard does not apply when the front yard is on the waterfront side of a dwelling. The required waterbody setback is addressed in a separate section that does not include any exceptions for projections such as decks.

Section 3.1.2(b)(ix) Docks – does the maximum limit of one (1) dock per property also apply to properties that have a waterfront business (e.g., marinas) and those zoned Recreational Commercial? If so, this is too restrictive for commercial businesses.

This provision applies to all properties within the Township. Planning staff acknowledge that adjustments to this policy in the case of commercial operations may be warranted. In order to adjust this section and maintain the appropriate policies for shoreline and waterbody protection more detailed investigation is needed. This level of investigation is outside the scope of a housekeeping update and will be reviewed separately at a later date.

Section 3.1.2(e)(iv) Marine Storage Sheds – concern that the maximum 2 metre height limit is too restrictive and may not allow sufficient height to stand up inside the structure.

After reviewing the way building height is measured in the zoning by-law, planning staff concur that the 2 metre height may be limiting, and have amended this section to permit a maximum height of 3 metres (9.84 feet) for marine storage sheds.

Conformity and Consistency with Policy Planning Documents

Zoning by-law amendments are required to be consistent with the Provincial Policy Statement, 2020 and conform to both the County of Frontenac Official Plan and the Township of North Frontenac Official Plan.

Provincial Policy Statement (2020)

The Provincial Policy Statement (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 changes proposed by the Zoning By-Law Amendment are minor in nature because they administrative issues and clarifications being addressed as a housekeeping amendment. It is the opinion of planning staff that the proposed changes are consistent with the PPS.

County of Frontenac Official Plan (2016)

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.

The changes proposed by the Zoning By-Law Amendment are minor in nature because they administrative issues and clarifications being addressed as a housekeeping amendment. It is the opinion of planning staff that the proposed changes comply with the County Official Plan.

Township of North Frontenac Official Plan (2017)

The Township of North Frontenac has unique social and environmental conditions that require varied approaches to land development. The Township’s Official Plan creates the objectives and policies for guiding land use changes by protecting and managing the natural environment, directing and influencing growth patterns and facilitating the vision of Council to develop a strong and diverse economy in the Township, and to ensure all aspects necessary for a healthy community are protected, managed and made available to existing and future residents.

The changes proposed by the Zoning By-Law Amendment are minor in nature because they administrative issues and clarifications being addressed as a housekeeping amendment. It is the opinion of planning staff that the proposed changes comply with the Township Official Plan.

Conclusion

This proposed Township initiated housekeeping zoning amendment was reviewed against the policies of the Provincial Policy Statement, the County of Frontenac Official Plan, and the Township of North Frontenac Official Plan. It is the opinion of planning staff that the proposed

zoning by-law amendment is consistent with and conforms to the planning policies of all these documents.

Attachments

Attachment 1: Draft By-Law to Amend Zoning By-Law Number 55-19

Attachment 2: Redlined Zoning By-law #55-19 document

Attachment 3: MVCA Comments dated July 27, 2023

The Corporation of the Township of North Frontenac

By-Law #00-23 (Draft)

Being a By-law to Amend By-law Number 55-19, By-law to Regulate the Use of Land, Building and Structures within the Township (Zoning By-law) to Update Provisions based on an Administrative Review (Housekeeping Amendments)

Whereas Council passed By-law #55-19 on July 5, 2019 to Regulate the Use of Land, Building and Structures within the Township of North Frontenac;

And Whereas Council deems it necessary to amend By-law #55-19, to update sections of the Zoning By-law through a housekeeping amendment with respect to several minor corrections and administrative changes for clarification;

Therefore Be It Resolved That the Council of The Corporation of the Township of North Frontenac enacts as follows:

1. The Land Use Schedule of Township of North Frontenac Zoning By-Law #55-19, as amended, is hereby further amended as follows:
 - a) The Land Use Schedule, as amended, is hereby further amended to change the zoning of a parcel located on the subject lands legally described as Part Lots 21, 22 and 23, Concession 9, Part Lots 20, 21 and 22, Concession 10, Geographic Township of Barrie, Township of North Frontenac, municipally known as no municipal address Gutheinz Road, from Rural (R), Limited Service Rural (LSR), Residential Waterfront (RW) and Limited Service Waterfront (LSW) Zones to Recreational Commercial (RC) Zone, as shown on Schedule 1 attached to and forming part of **By-Law #00-23**
 - b) The Land Use Schedule, as amended, is hereby further amended to change the zoning of property legally described as Part Lot 3, Concession 1 Crotch Lake, Geographic Township of Palmerston, Township of North Frontenac, municipally known as no municipal address Crotch Lake, from having no zone to Crown (CROWN) Zone, as shown on Schedule 2 attached to and forming part of **By-Law #00-23**
 - c) The Land Use Schedule, as amended, is hereby further amended to change the zoning of property legally described as Part Lot 32, Concession 9, Part 3 on Registered Plan 13R4988, Geographic Township of Barrie, Township of North Frontenac, municipally known as 1679 Marble Lake Road, from Rural (R) to Mineral Aggregate Extraction (MXE), as shown on Schedule 3 attached to and forming part of **By-Law #00-23**
 - d) The Land Use Schedule, as amended, is hereby further amended to change the zoning of property legally described as Part Lot 13, Concession 1, Part 1 on Registered Plan 13R11787, Geographic Township of Barrie, municipally known as 1694 Gull Lake Road, from Residential Waterfront (RW) Zone to

Recreational Commercial (RC) Zone, as shown on Schedule 4 attached to and forming part of **By-Law #00-23**

- e) The Land Use Schedule, as amended, is hereby further amended to change the zoning of property legally described as Part Lot 13, Concession 1, Parts 1 to 4 on Registered Plan 13R1916, Parts 1 to 4 on Registered Plan 13R6524, Geographic Township of Barrie, municipally known as 1692 Gull Lake Road, from Residential Waterfront (RW) Zone to Recreational Commercial (RC) Zone, as shown on Schedule 4 attached to and forming part of **By-Law #00-23**
 - f) The Land Use Schedule, as amended, is hereby further amended to remove the “Waste Management Facility” from Ardoch Road (Coxvale), as shown on Schedule 5 attached to and forming part of **By-Law #00-23**
2. Township of North Frontenac Zoning By-Law #55-19, as amended, is hereby further amended as follows:
- a) **Amend** Part 2 - Definitions of By-law #55-19 as follows:
 - 1) The following new definitions be inserted alphabetically as follows:
 - **Animal Sanctuary** means a building, structure, or land for the purpose of providing a place of refuge for animals and does not include the sale or trade of animals, breeding programs, or animal testing.
 - **Boat, Non-motorized** – see Non-motorized Boat.
 - **Building Footprint** means all parts of a building that rest, directly or indirectly, on the ground, including those portions of the building that are supported by posts, piers, cantilever beams, or columns. Building footprint includes all structures attached to a main building including attached garages, covered carports, porches, decks, and cantilevered decks.
 - **Cheese Factory, Tourist Oriented** means a commercial establishment that stores, processes, sells or distributes cheese and cheese products produced on site. This may also include an accessory on site retail outlet and accessory food and beverage service.
 - **Float Home** means a structure built on or incorporating a floatation system, or a converted vessel, that is primarily used as a self-contained dwelling unit, or any other form of accommodation or habitable space, and is not intended for navigation or use as a navigable craft.
 - **Footprint** – see Building Footprint
 - **Habitable Space** means any room/area within a structure used or intended to be used for human occupancy.

- **Holding Tank** means a closed, water-tight receptacle that is designed and used to receive and store sewage or septic tank effluent, and does not discharge waste water.
- **Live-Aboard** means a vessel that is used as a dwelling unit or any form of accommodation or human habitation, and is used for navigation or as a navigable craft.
- **Non-motorized Boat** means a watercraft not equipped with, powered or modified to be powered by a motor (e.g., canoe, kayak, paddle boat or stand-up paddle board).
- **Outhouse** – see Privy.
- **Privy** means a latrine consisting of an excavation in the ground or a removable receptacle for human waste, surmounted by a superstructure and meets the criteria of a Class 1 Sewage System under the Ontario Building Code.
- **Sewage Systems**
 - (a) **Communal Services** means sewage works and sewage systems that provide for the distribution, collection or treatment of sewage or water and which:
 - i) Are not connected to full municipal sewage services;
 - ii) Are for the common use of more than **five (5)** residential units/lots; and
 - iii) Are owned, operated, and managed by a Municipality or, another public body; **or** a condominium corporation or single owner which has entered into an agreement with the Township or public body, pursuant to Section 51 of the Planning Act, providing for Municipal/public body assumption of the communal services in the event of default by the owner.
 - (b) **Individual On-Site Systems** means individual, autonomous sewage systems that are owned, operated and managed by the owner of the property upon which the system is located, and which do not serve more than five (5) residential units/lots but does not include a privy.
 - (c) **Partial Services** means connection to one communal service where the other connection will be to an individual on-site system.
- **Vessel** means a boat, ship or craft designed, used or capable of being used solely or partly for navigation in, on, through, or immediately above water, without regards to method or lack of propulsion, and includes a vessel under construction.

- **Water Systems**

- (a) **Communal Services** means works, that provide for the distribution, collection and/or treatment of water which:
 - i) Are not connected to full municipal water services; and
 - ii) Are for the common use of more than **five (5)** residential units/lots: and
 - iii) Are owned, operated, and managed by a Municipality, or another Public Body; **or** a condominium corporation or single owner which has entered into an agreement with the Township or public body, pursuant to Section 51 of the *Planning Act*, providing for Municipal/public body assumption of the communal services in the event of default by the owner.
- (b) **Individual On-Site Services** means an individual, autonomous water supply that is owned, operated, and managed by the owner of the property upon which the system is located, and which does not serve more than **five (5)** residential units/lots.
- (c) **Partial Services** means connection to one communal service where the other connection will be to an individual on-site system.

2) Delete and Replace the following definitions:

- Backyard Chickens definition be deleted and replaced with the following new definition:

Backyard Chickens means female chickens (hens) kept on a residential lot.

- Boathouse/Boat Port definition be deleted and replaced with the following new definition:

Boathouse / Boat Port Means a one-storey accessory building with a maximum height of 4.5 metres that does not contain habitable living space or plumbing, has an opening to the water body of an appropriate size to accommodate a boat and is connected to the water body by a boat slip, boat lift, or marine railway

- Dwelling Unit definition be deleted and replace with the following new definition:

Dwelling Unit means a building or structure or part of a building or structure occupied or capable of being occupied as the home or residence of one or more persons, where food preparation and sanitary facilities are provided, but shall not include a hotel, motel,

accommodation unit or similar commercial use of a private or semi-private institution.

- Lot Coverage definition be deleted and replaced with the following new definition:

Lot Coverage means the percentage of the lot area covered by the footprint of all buildings and structures, including without limitation decks and viewing platforms located on the lot

- Marine Storage Shed definition is deleted and replaced with the following new definition:

Marine Storage Shed means a non-habitable, single storey structure and is located within the water body setback.

- Public Service Use definition be deleted and replaced with the following new definition:

Public Service Use means a building, structure or lot used for public services by any public authority, any telephone, communications or railway company, any company supplying natural gas, Ontario Power Generation, Hydro One Networks Inc., any Conservation Authority, Public Utilities Company or similarly recognized agencies. This definition shall include an ambulance facility, fire station, institutional service use, police station, public boat launch and municipal office.

- Refreshment Vehicle definition be deleted and replaced with the following new definition:

Refreshment Vehicle means any vehicle, trailer, cart or other structure not placed on a permanent foundation which is equipped for cartage, storage and the preparation of food stuffs, beverages, confections and such items are offered directly for consumption to the general public; including a chip wagon, an ice cream truck, a mobile canteen and other refreshment vehicles.

- Sleep Cabin definition be deleted and replaced with the following new definition:

Sleep Cabin means a single storey accessory building or structure with a minimum of 10 square metres and a maximum of 19 square metres in building footprint, located on the same lot as the principal building or structure, the accessory use being for sleeping accommodation on an occasional basis. A sleep cabin may include toilet and sink only.

- Viewing Platform definition be deleted and replaced with the following new definition:

Viewing Platform means a freestanding deck or area constructed out of permeable material including interlocking concrete pavers, plastic or concrete grid systems, decking or material deemed satisfactory to the Township, with no roof and unenclosed sides but may have a guard and spindle system if required.

3) Sewage and Water System Definition be deleted in its entirety.

b) **Amend** Part 3 – General Provisions of By-law Number 55-19 as follows:

1) Section 3.1.1 General – subsection (f) and (g) be deleted and insert the following new text:

f) In the case of buildings and structures in a residential zone which are accessory to a principal use, the combined lot coverage for all such accessory buildings and structures shall not exceed five percent (5%) of the lot area;

g) In the case of commercial and industrial Zones, the combined lot coverage of all accessory buildings or structures shall not exceed five percent (5%) of the lot area, unless otherwise specified in this By-law;

2) Section 3.1.1 General – insert a new subsection (n) and insert the following new text:

n) Unless otherwise specified in this By-law, no accessory use, building or structure shall be erected closer than 7 metres to any Township Road.

3) Section 3.1.1 General – Subsection (c) iv) be deleted in its entirety and the remainder of Section 3.1.1 be renumbered accordingly.

4) Section 3.1.2 Boathouses, Docks, Waterfront Structures and Pump Houses the title be deleted in its entirety and insert the following new text
Boathouses, Docks, Waterfront Structures, Marine Storage Sheds and Pump Houses

5) Section 3.1.2 Boathouses, Docks, Waterfront Structures and Pump Houses insert the following new text after the first paragraph and before subsection (a):

A permit from the Conservation Authority may be required and therefore they should be consulted prior to the construction of any dock. In addition, depending on the scale of the proposal, permission may also be required from the Ministry of Natural Resources and Forestry, and/or the Department of Fisheries and Oceans Canada.

6) Section 3.1.2 Boathouses, Docks, Waterfront Structures and Pump Houses delete the following:

A maximum of one (1) boathouse and one (1) dock are permitted on each lot subject to the following:

- 7) Subsection 3.1.2 a) Boathouses insert new subsections v) and vi) and insert the following new text:
 - v) Boathouses shall not be permitted to include any plumbing or contain other accessory uses including a sauna;
 - vi) A maximum of one (1) Boathouse/Boat Port is permitted on each lot.
- 8) Between Subsections 3.1.2 a) Boathouses and 3.12 b) Docks the following be deleted in its entirety:

At capacity lake trout lakes include Reid Lake (Boundary Lake), Lucky Lake, Mackie Lake, Camp Lake (Little Mackie), Big Ohlmann Lake (Rock Lake), Mosque Lake, Kishkebus Lake, Shabomeka Lake (Buck Lake), Little Green Lake, Buckshot Lake, Round Schooner Lake. Lake trout lakes not at capacity include Brule Lake, Mazinaw Lake, and Palmerston. At capacity lake, not identified as a lake trout lake include Mississagagon Lake.
- 9) Subsection 3.1.2 b) Docks add new subsection ix) and insert the following new text:
 - ix) A maximum of one (1) Dock is permitted on each lot.
- 10) Between Section 3.1.2 b) Docks and 3.1.2 c) Waterfront Structures delete the following:

A permit from the Conservation Authority may be required and therefore they should be consulted prior to the construction of any dock. In addition, depending on the scale of the proposal, permission may also be required from the Ministry of Natural Resources and Forestry, and/or the Department of Fisheries and Oceans Canada
- 11) Subsection 3.1.2 c) Waterfront Structures i) be deleted and insert the following new text:
 - i) Waterfront structures which are unattached to a main building shall not exceed a combined footprint of more than 20 square metres for all structures within the 30 metre setback from the high-water mark.
- 12) Subsection 3.1.2 c) Waterfront Structures iii) be deleted and insert the following new text:

- iii) All waterfront structures shall be setback a minimum of 15 metres from the high-water mark with the following exceptions:
 - a. A viewing platform with an area not exceeding 13 square metres shall be permitted with no waterbody setback;
 - b. A gazebo with an area not exceeding 13 square metres shall be permitted with a minimum of 5 metres of waterbody setback;
 - c. A storage structure for non-motorized crafts with an area not exceeding 5 square metres shall be permitted with a minimum of 3 metres of waterbody setback.

- 13) Subsection 3.1.2 d) Pump Houses subsections i) and ii) be deleted and insert the following new text:
 - i) No waterbody setback is required for a pump house;
 - ii) Maximum building footprint of a pump house is 1 square metre;

- 14) Insert a new subsection 3.1.2 e) Marine Storage Shed and insert the following new text:
 - i) A maximum of one (1) marine storage shed shall be permitted on each lot
 - ii) A marine storage shed shall not be permitted on a lot which a boathouse is located.
 - iii) The maximum footprint of a marine storage shed shall be 15 square metres.
 - iv) The maximum height of a marine storage shed shall be 3 metres, and limited to a single storey.
 - v) A marine storage shed shall have a minimum waterbody setback of 15 metres.
 - vi) A marine storage shed is not permitted to have any habitable space.

- 15) Subsection 3.1.4 Sleep Cabin/Loft-Above-a-Garage subsections b) and c) be deleted and insert the following new text:
 - b) A sleep cabin or a loft-above-a-garage shall have a minimum footprint of 10 square metres and shall not exceed 19 square metres in footprint;
 - c) A sleep cabin or a loft-above-a-garage may be equipped with a toilet and sink only, provided the associated sewage system is approved by the designated septic approval authority and the sleep cabin or loft-above-a-garage is located outside of the 30 metre waterbody setback. A sleep cabin/loft-above-a-garage shall not have any kitchen facilities;

- 16) Insert a new subsection 3.1.5 Sewage Systems and insert the following text:

Notwithstanding any other provision of this By-law, all sewage systems shall be subject to the following provisions:

- (a) A Class 1 sewage system (privy) shall be setback a minimum of 15 metres from the high-water mark of all waterbodies/ watercourses/ wetlands. This minimum setback shall only apply where it is not possible to meet the 30 metre waterbody setback.
- (b) All sewage systems other than a Class 1 sewage system shall be setback a minimum of 30 metres from the high-water mark of all wetlands/ waterbodies/ watercourses.
- (c) All other setbacks for a sewage system shall be in accordance with the Ontario Building Code.
- (d) A sewage system is permitted to be located in the front yard where the front yard is on a Township Road or private lane.
- (e) A sewage system is permitted on a vacant lot, provided that the sewage system meets all setback provisions of this zoning by-law, the provisions of the Ontario Building Code, and has a permit issued by the designated septic approval authority.
- (f) An existing holding tank may be replaced in the same location with an increase in footprint and/or volume, if required.

17) Section 3.4 Bed and Breakfast subsection a) iv) be deleted and insert the following new text:

- iv) The requirements for the provision of off-street parking spaces shall be in accordance with Sections 3.31 and 3.32 of this By-law;

18) Section 3.13 Established Building Line in Built-Up Area be deleted and inset the following new text:

Despite any yard and setback provisions of this By-law to the contrary, where a permitted building or structure is to be erected on a non-waterfront lot or on the non-waterfront side of a waterfront lot, where there is an established building line extending on both sides of the lot on the same side of the street to a maximum total distance of 200 metres, such permitted building or structure may be erected closer to the street line, or the centre line of the street as the case may be, than required by this By-law provided such permitted building or structure is not erected closer to the street line or the centre line of the street, as the case may be, than the established building line. All other provisions of this By-law shall apply.

19) Section 3.15 Fences insert the following new introductory text after the title and before sub-section (a):

Notwithstanding any other provision of this By-law, all fences shall be subject to the following provisions:

20) Section 3.16 Frontage and Access the second paragraph be deleted in its entirety and insert the following new text:

(a) **Water Access Lots**

- i) Notwithstanding the foregoing, this provision shall not apply to any permitted use on an island or water access lot. For island or water access lots no parking is required on the principal lot provided that adequate vehicular parking area and boat launching facilities are provided on the mainland.
- ii) The requirements below for mainland parking area and boat launching facilities access shall not apply to an existing island or water access lot; however, the creation of any new water access lot shall be in accordance with the following provisions:
 - 1) A minimum of two parking spaces shall be required for each dwelling unit, in accordance with Sections 3.31 and 3.32 of this By-law.
 - 2) Legal use of mainland parking area and boat launching facilities shall be tied in perpetuity (legal agreement registered on title) to the water access lot(s) for which the building permit is sought.
 - 3) The mainland area used for parking and boat launching facilities shall have sufficient size for parking and sufficient water frontage for boat dockage on the same lot.
 - 4) The parking area shall be setback a minimum of 15 metres from the high-water mark.

(b) **Provincial Highways**

All development adjacent to any Provincial Highway is subject to the requirements and permits of the Ministry of Transportation.

(c) **Township Roads**

Lots which have frontage along a public street shall be required to obtain an entrance permit and civic address number subject to the requirements of the Entrance By-law and Civic Addressing By-law.

(d) **Private Lanes/Rights-of-Way/Easements**

All newly created lots that will be accessed by a private lane/right-of-way/easement shall be subject to the Private Lane Policies contained in the Township of North Frontenac Official Plan.

21) Section 3.17 Garden Suites delete subsections c), d), f) and h) and insert the following new text:

- (c) The maximum footprint of the garden suite shall be 50 square metres;
- (d) The maximum height of a garden suite shall be 6 metres or the average height of the main buildings on the subject lot, whichever is the lesser;

- (f) The garden suite shall be located in a rear or interior side yard and shall meet the minimum yard requirements and maximum accessory lot coverage requirements set out in the corresponding Zone;
- (h) A garden suite shall not be permitted on a waterfront lot.

22) Section 3.18 Hazardous Sites delete the following:

Notwithstanding any other provisions in the By-law, no building or structure, or sewage tank installation including the weeping tile field, shall be located within 15 metres from the top of bank of any embankment, the slope of which is greater than 30% from horizontal. A reduction in this setback shall only be considered through an application for minor variance or Zoning By-law amendment, and shall be supported by an appropriate assessment of the slope by a qualified professional.

23) Section 3.19 Hobby Farms delete subsections e) and f) and insert the following new text:

- (e) The livestock facility shall comply with the Minimum Distance Separation requirements as defined by the Ontario Ministry of Agriculture, Food and Rural Affairs; and
- (f) On lots abutting a waterbody, all buildings, structures, yards, pens and areas intended for livestock shall be located a minimum of 150 metres from the high water mark of all waterbodies.

24) Section 3.20 Holding Provisions delete the first paragraph and insert the following new text:

Where any Zone symbol as shown on the attached schedules is followed by the symbol 'H', this signifies that the use of the land is restricted. The holding classification added to a given zone shall prohibit development of the land until such time as the policies of the Official Plan related to holding zones are complied with. While a holding zone is in effect only existing uses, and uses specifically identified in the individual holding zone, are permitted and no person shall use the land for any new use or erect, alter or enlarge any building or structure on said land until such time as the holding symbol has been removed by the Township in accordance with the provisions of the Planning Act.

25) Section 3.21 Home Based Business, delete subsection b) iii), iv) and ix) and replace with the following new text:

- iii) No more than two (2) home-based businesses shall be permitted on a single lot;
- iv) Not more than twenty-five percent (25%) of the gross floor area of a dwelling unit, up to a maximum of 50 square metres, or up to a

maximum of 50 square metres of an accessory building, may be used for home-based business purposes. Where two (2) home-based businesses exist on a single lot, the maximum gross floor area used for the combined businesses shall not exceed a maximum of 50 square metres;

ix) Parking shall be provided in accordance with Sections 3.31 and 3.32 of this By-law.

26) Section 3.23 Kennels delete the text in its entirety and insert the following new text:

Unless otherwise indicated in Zoning By-law Number 55-19, provisions regarding the placement of kennels on individual lots shall be governed by the Township of North Frontenac Animal Control By-law, as amended from time to time.

27) Section 3.24 Legal Non-Conforming Uses and Non-Complying Structures, subsection d) i) be deleted and insert the following new text:

i) Expand, enlarge or increase the height, size, volume, footprint or gross floor area of the original non-complying building or structure or sewage system; or

28) Subsection 3.24 Legal Non-Conforming Uses and Non-Complying Structures, insert a new subsection d iii) and insert the following text:

iii) An increase in volume of an existing non-complying/non-conforming building or structure due to the replacement and/or addition of windows (e.g., dormer windows, bay windows) is permitted without planning approvals provided the addition of these windows does not have the effect of increasing the gross floor area of the building or structure.

29) Section 3.24 Legal Non-Conforming Uses and Non-Complying Structures, subsection e) delete the title and insert the following text:

Existing Undersized/Undeveloped Lots

30) Section 3.24 Legal Non-Conforming Uses and Non-Complying Structures, delete subsection e) iii) and re-number the remainder of sub-section (e).

31) Section 3.25 Live/Work Units, subsection h) be deleted and insert the following new text:

(h) Sufficient parking to meet the needs of the business and residential uses, in compliance with Sections 3.31 and 3.32 of this By-law, shall be accommodated on the subject property.

- 32) Section 3.26, subsection d) be deleted and insert the following text:
- (d) The loading space requirements stated above shall apply to areas of any expansion or enlargement to such buildings or structures for which building permits have been issued after the date of passing of this By-law.
- 33) Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks, subsection a) Livestock Facility, Manure Storage and Anerobic Digester insert the following new text:
- iii) Where development of a sensitive land use is proposed on a vacant lot of record having an area of 2 hectares (5 acres) or less MDS 1 shall not apply.
- 34) Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks, subsection c) Pits and Quarries delete subsection ii) and insert the following new text:
- ii) The influence area from around a pit shall be 300 metres measured from the property line of a sensitive land use and the license boundary of the pit.
- 35) Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks, subsection c) Pits and Quarries insert the following new text:
- vi) Where development of a sensitive land use is proposed on a vacant lot of record located within a defined settlement area and within the influence area of an existing pit, an impact assessment (D-series guidelines) shall not be required prior to the issuance of a building permit.
 - vii) Where development of a sensitive land use is proposed on a vacant lot of record having an area of 1.0 hectares (2.47 acres) or less and located within the influence area of an existing pit, an impact assessment (D-series guidelines) shall not be required prior to the issuance of a building permit.
 - viii) An impact assessment (D-series guidelines) shall be required for all newly created lots within the influence area of either a pit or quarry.
- 36) Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks, subsection f) Wetlands delete subsections i) and ii) and insert the following new text:
- i) All buildings/structures shall be setback a minimum of 30 metres from the boundary of all wetlands.
- 37) Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks, subsection g) Setback from Provincial Highways, Township

Road and Private Lanes/Right of Way, delete subsection ii) and iii) and insert the following new text:

- ii) The setback for all buildings and structures on lots abutting a Township Road shall be 7 metres.
- iii) The setback for buildings or structures on lots abutting (or bisected by) a private lane/right of way shall be 7 metres for the main use and 3 metres for any accessory use, measured from the edge of the travelled portion of an un-surveyed lane or from the surveyed edge of the right-of-way, whichever is greater.

38) Section 3.28 Natural Heritage Features and Areas delete the following text:

(a) Areas of Natural and Natural Interest (ANSI) 120 metres

Permission is required from the Mississippi Valley Conservation Authority (MVCA) under MVCA Regulation 153/06 – “Development, Interference with Wetlands and Alterations to Shorelines and Watercourses” for the following:

- a) Alterations to shorelines and watercourses;
- b) Interference within 120 metres of a PSW;
- c) Interference within 30 metres of an MVCA Regulated Wetland.

39) Section 3.29 Natural Vegetation Buffer and Waterfront Activity Areas, first paragraph, be deleted and insert the following new text:

The area from the high water mark extending inland a depth of a minimum of 15 metres, for the entire width of the lot, shall be maintained with natural vegetation in accordance with Section 3.29.1 below, subject only to the limited exception of a waterfront activity area as described in Section 3.29.2 below.

40) Section 3.31 Parking and Storage of Motor Vehicles, subsections h), and i) be deleted and insert the following new text:

- (h) Except where permitted elsewhere in this By-law, the required parking for residential uses of land shall be provided on the same lot as the dwelling unit. In all other Zones, parking shall be provided within 100 metres of the building or lot it is intended to serve, subject to an agreement, deed or renewable lease which provides for same.
- (i) Parking for a water access only lot or a lot on an island shall be provided on the mainland at a secure access point on the same water body. Each required parking space shall be tied in perpetuity to the

water access or island lot by means of a legal agreement registered on title or other legal instrument acceptable to the Township.

- (j) Despite Section 3.32, if the calculation of the minimum parking space requirement results in a fraction, the minimum requirement shall be the next higher whole number. (e.g. 7.23 spaces shall be deemed to require 8 parking spaces).

41) Section 3.32 Parking Requirements, Schedule for Parking Requirements, table one (1) section:

- a) Residential- Other under use insert the following new text in alphabetical order:

Garden Suite; and

- b) Water access only lots and islands under Maximum Number of Required Parking Spaces delete the text and insert the following new text:

Two (2) parking spaces per dwelling unit shall be provided on the mainland of the same waterbody in a designated parking area secured through a legal agreement to serve water access only or island lots.

42) Section 3.34 Permitted Projections insert the following new text at the end of the section:

No structure permitted to project into any required yard as set out in Table 2 shall be permitted to encroach into the minimum required waterbody/wetland setback [See also Section 3.27 Minimum Distance Separation, Influence Areas, and Special Setbacks].

c) **Amend** Part 4 – Zones of By-law Number 55-19 as follows:

- 1) Section 4.3 Residential Multiple, Subsection 4.3.1 Permitted Uses – Principal: insert the following new text in alphabetical order:
 - Day Nursery – Licensed
 - Day Nursery – Private
- 2) Section 4.4 Residential Waterfront, Subsection 4.4.1 Permitted Uses – Principal: delete Day Care – Licensed and Day Care – Private and insert the following new text in alphabetical order:
 - Day Nursery – Licensed
 - Day Nursery – Private
- 3) Section 4.5 Mobile Home Park Residential, Subsection 4.5.1 Permitted Uses – Principal: insert the following new text in alphabetical order:

- Day Nursery – Licensed
 - Day Nursery – Private
- 4) Section 4.6 Hamlet, Subsection 4.6.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:
- Day Nursery – Licensed
 - Day Nursery – Private
- 5) Section 4.6 Hamlet, Subsection 4.6.2 Permitted Uses – Accessory insert the following new text in alphabetical order:
- Loft-Above-a-Garage
 - Sleep Cabin
- 6) Section 4.7 Rural, Subsection 4.7.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:
- Day Nursery – Licensed
 - Day Nursery – Private
- 7) Section 4.7 Rural, Subsection 4.7.2 Permitted Uses – Accessory insert the following new text in alphabetical order:
- Loft-Above-a-Garage
 - Sleep Cabin
- 8) Section 4.7 Rural, Subsection 4.7.5 Exception Zones b) delete the words “mini warehouse and public storage” and insert the following new text:
- On lands zoned RU-X3, permitted uses shall include self-storage facility.
All other provisions of this By-law shall apply.
- 9) Section 4.8 Limited Service Rural, Subsection 4.8.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:
- Day Nursery – Licensed
 - Day Nursery – Private
- 10) Section 4.8 Limited Service Rural, Subsection 4.8.2 Permitted Uses – Accessory insert the following new text in alphabetical order:
- Loft-Above-a-Garage
 - Sleep Cabin

11) Section 4.9 Limited Service Waterfront, Subsection 4.9.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:

- Day Nursery – Licensed
- Day Nursery – Private

12) Section 4.10 Rural Co-operative, Subsection 4.10.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:

- Day Nursery – Licensed
- Day Nursery – Private

13) Section 4.11 General Commercial, Subsection 4.11.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:

- Day Nursery – Licensed
- Day Nursery – Private

14) Section 4.12 Recreational Commercial, Subsection 4.12.2 Permitted Uses – Accessory insert the following new text in alphabetical order:

- Dwelling – Park Model Trailer

15) Section 4.12 Recreational Commercial, Subsection 4.12.3 Zone Requirements, b) Principal Use – Tourist Establishment delete:

Special Provisions Tourist Cabins: Minimum Area per Tourist Cabin 0.4 hectares and Minimum Distance between Tourist Cabins – 6 metres

And insert the following new text:

Special Provisions Tourist Cabins/Park Model Trailers: Minimum Area per Tourist Cabin 0.4 hectares and Minimum Distance between Tourist Cabins/Park Model Trailers – 6 metres

16) Section 4.12 Recreational Commercial, Subsection 4.12.3 Zone Requirements add section c) and insert the following new text:

(c) Accessory Uses

| | Metric |
|---------------------------|-----------------|
| Minimum Yard Requirements | See Section 3.1 |
| Maximum Building Height | |

| | | |
|----------------------|------------------------------------|--------------------------------------------------------------------------------|
| | | Metric |
| | Accessory Building | See Section 3.1 |
| Maximum Lot Coverage | | |
| | Accessory Buildings and Structures | 13 square metres per recreational vehicle site or in accordance with Site Plan |

17) Insert Section 4.18 – Crown Land and insert the following new text:

No person shall use any land or erect, alter or use any building or structure in the Crown Land Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.18.1 Permitted Uses – Principal

- Crown Land
- Existing uses
- Conservation Uses
- Provincial Park
- Seasonal Dwelling or Hunt Camp, where authorized by the Province through a Land Use Permit

4.18.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures

4.18.3 Zone Requirements

- No minimum lot area or frontage
- Minimum setback from the highwater mark of waterbodies and wetlands: 30 metres

4.18.4 Additional Provisions

4.18.5 Exception Zones

3. All resolutions, By-laws or parts of By-laws, which are contrary to or inconsistent with this By-law, are hereby repealed.
4. All other provisions of Zoning By-Law Number 55-19 shall continue to apply.
5. This By-law shall come into force and take effect on the date of final passing by the Council of the Township of Central Frontenac, subject to the provisions of the *Planning Act, R.S.O., 1990*, as amended.

Read a first and second time this _____.

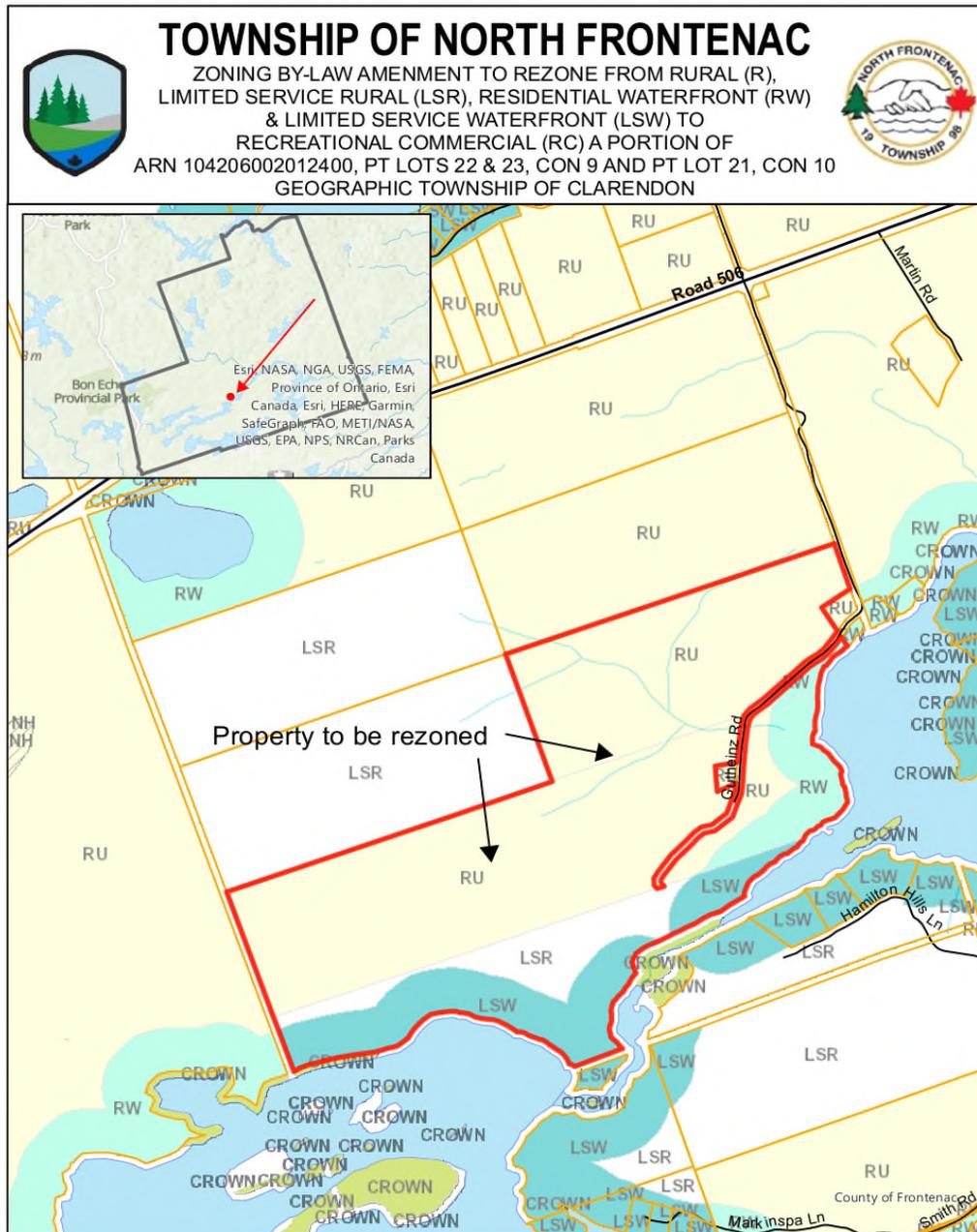
Read a third time and passed this _____.

Mayor

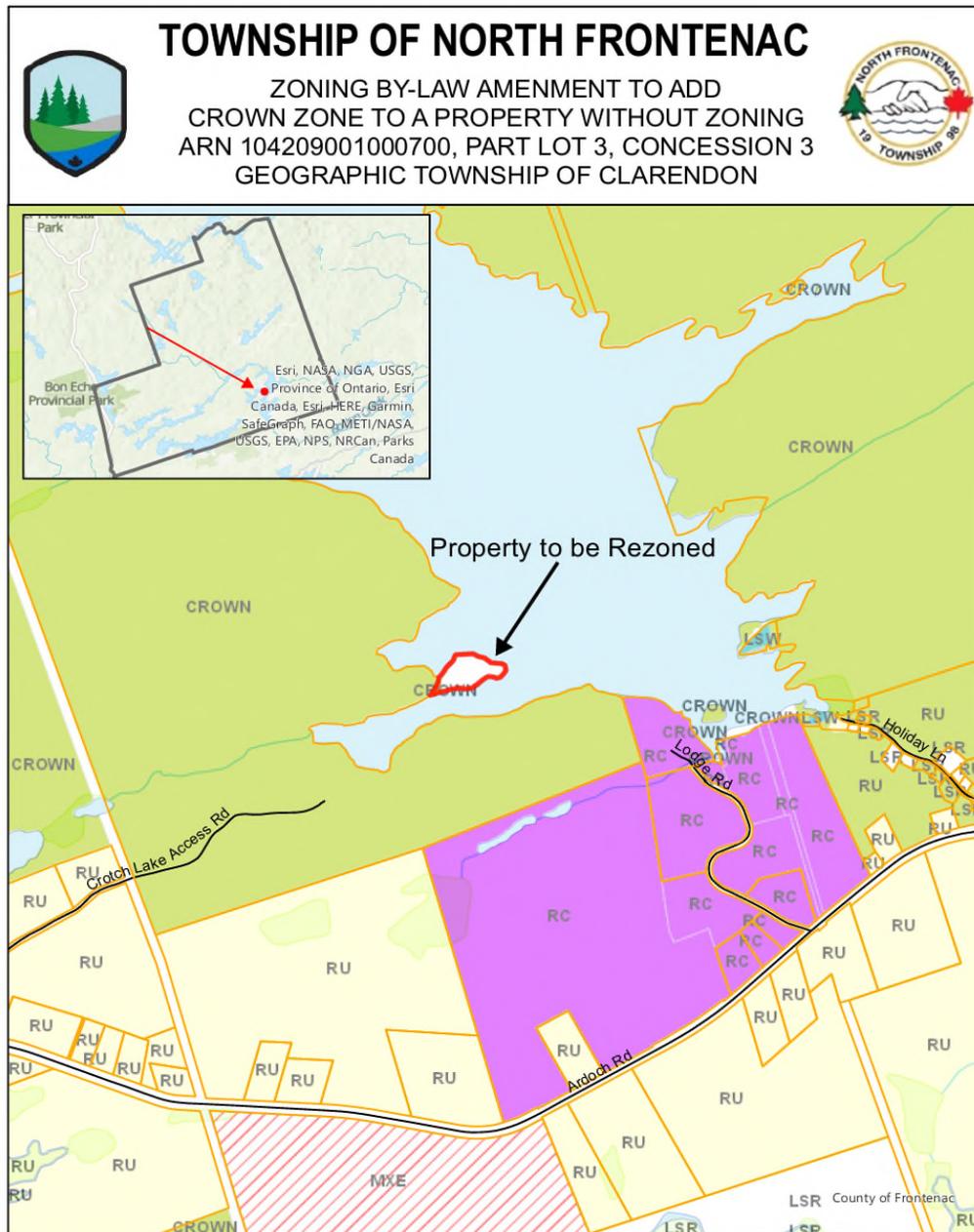
Clerk

Township of North Frontenac

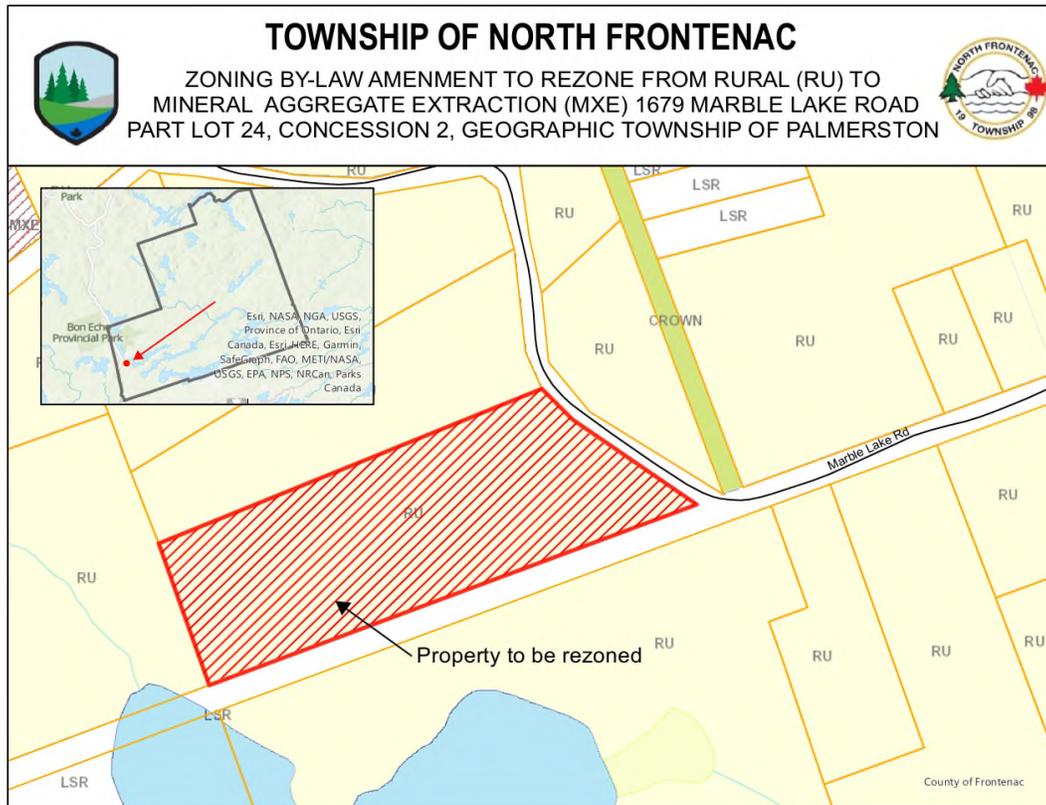
Schedule 1 to By-Law Number 23-XX



Township of North Frontenac Schedule 2 to By-Law Number 23-XX

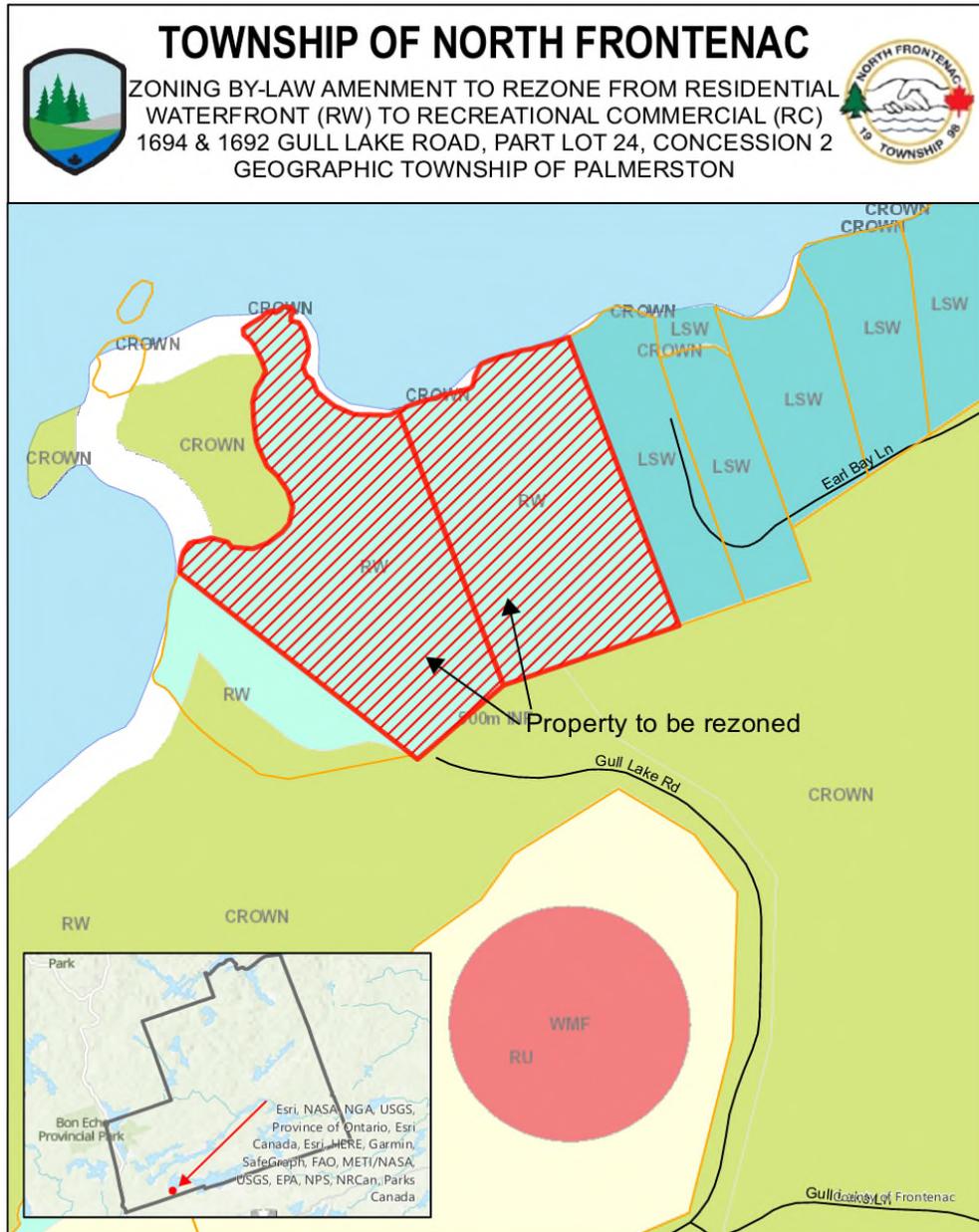


Township of North Frontenac Schedule 3 to By-Law Number 23-XX

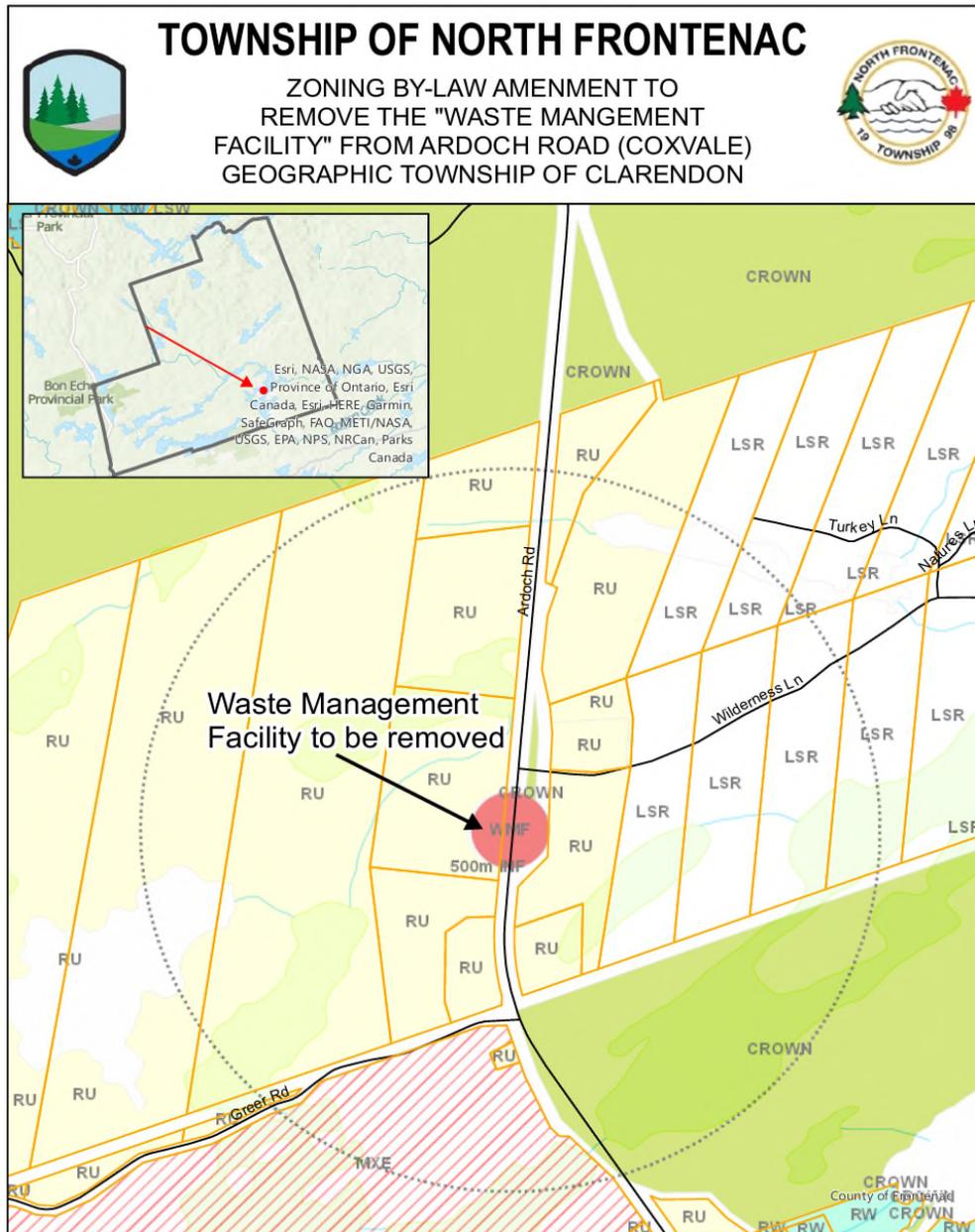


Township of North Frontenac

Schedule 4 to By-Law Number 23-XX



Township of North Frontenac Schedule 5 to By-Law Number 23-XX





Township of North Frontenac



**The Corporation of the Township
Of North Frontenac**

Zoning By-law

By-law #55-19

**Office Consolidation
May 2022**

zanderPLAN
Your rural land planning experts

Office Consolidation

This document is a consolidation of Zoning By-law #55-19 as amended up to and including By-law #32-22, passed by the Council of the Township of North Frontenac on April 8, 2022.

The list of amendments to Zoning By-law #55-19 to date; their dates of decision by the Council of the Township of North Frontenac; and the final approval dates are identified on the following page.

This consolidated document is prepared for purposes of convenience only. For accurate reference, recourse should be made to the actual Zoning By-law Amendments. For copies of the amendments, please contact the Clerk's Department.

DRAFT

The Corporation of the Township of North Frontenac

By-law #55-19

Being a By-law to Regulate the Use of Land, Building and Structures within the Township of North Frontenac

Whereas authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990, to Councils of Municipalities to enact By-laws regarding the use and the erection and use of buildings or structures within the Municipality;

And Whereas the Township of North Frontenac has conducted a review of the Zoning By-law pursuant to Section 26 of the Planning Act, R.S.O. 1990, in association with the update to the Official Plan and deems it appropriate to enact a new Zoning By-law;

Now Therefore the Council for the Corporation of the Township of North Frontenac enacts as follows:

That Schedule A as follows, is hereby deemed to be and to constitute the Zoning By-law for the Township of North Frontenac;

And That By-laws #15-04, 27-04, 77-07, 79-07, 07-08, 54-08, 53-09, 93-09, 98-09, 02-09, 48-09, 14-10, 115-10, 83-14, 97-16, 17-18, 21-18 and 06-19 are hereby repealed;

And That all resolutions, By-laws or parts of By-laws, which are contrary to or inconsistent with this By-laws, are hereby repealed.

And That this by-law shall come into full force and effect from and after its passing.

Read a first and second time this 5th day of July, 2019

Read a third time and passed this 5th day of July, 2019.

Mayor

Clerk

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Part 1 – Application, Interpretation, and Enforcement

1.1 Title of By-law

This By-law may be cited as “the Zoning By-law of the Township of North Frontenac” or for short title as the “Township of North Frontenac Zoning By-law”.

1.2 Scope of By-law

1.2.1 Lands Subject to By-law

The provisions of this By-law shall apply to all lands lying within the corporate limits of the Township of North Frontenac.

1.2.2 Conformity with By-law

No lands shall hereafter be used and no building or structure shall be erected, altered or used within the Corporation except in conformity with the provisions of this By-law and except as permitted by this By-law.

1.2.3 Existing Uses Continued

Nothing in this By-law shall apply to prevent the use of any existing lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on or before the date of passing of this By-law, so long as it continues to be used for that purpose.

1.3 Plans Approved Prior to the Passing of this By-law

Nothing in this By-law shall prevent the erection or use of any building or structure for a purpose prohibited by the provisions of this By-law, if the plans for such building or structure were approved by the Corporation and a building permit was issued on or before the date of passing of this By-law, provided that: (a) when such building or structure is erected, it shall be used and shall continue to be used only for the same purpose for which the said building or structure was intended when such building permit was issued and shall not be altered in any way except in conformity with the provisions of this By-law; and (b) the erection of such building occurs pursuant to the building permit and said permit is not revoked or expired prior to construction.

1.4 Compliance with Other Restrictions

This By-law shall not be construed so as to reduce or mitigate any restrictions or regulations in any By-law, permit, or license lawfully imposed or issued by the Corporation or by any governmental authority having jurisdiction to make such restrictions or regulations. Nothing in this By-law shall prevent the erection, alteration, or use of a building or structure, nor the use or alteration of a lot for which a minor variance has been granted by the Committee of Adjustment.

1.5 Administration

This By-law shall be administered by a person designated from time to time by Council as the Planning Manager or such other person as the Council designates.

1.6 Inspection

- (a) Subject to Subsection 1.6 b) of this Section, and any other applicable provisions of the Planning Act any officer or employee of the Corporation appointed by Council to administer or enforce the provisions of this By-law, or any person acting under his or her instructions, is hereby authorized, upon producing proper identification, to enter at all reasonable times, upon any property or premises to conduct an inspection of which he or she believes on reasonable grounds may be non-compliant with this By-Law;
- (b) Notwithstanding anything to the contrary in Subsection 1.6 (a) of this Section, no officer or employee of the Corporation shall enter any room or place actually being used as a dwelling unit or part thereof without the consent of the occupier, except under the authority of a search warrant issued under Section 49.1 of the 'Planning Act', or any successors thereto. The occupant shall be informed that the right of entry may be refused and entry made only under the authority of a search warrant.

1.7 Requests for Amendments

Every request for an amendment to this By-law shall be accompanied by a completed copy of the appropriate application form provided by the Corporation, the required supporting material and any associated fees.

1.8 Risk, Expense, and Compliance

The facilities, yards, or other matters required by this By-law shall be provided and maintained at the sole risk and expense of the owner of the lands in respect of such matters as are hereby required and the said owner shall at all times bear full responsibility for ensuring compliance in all respects with this By-law.

1.9 Interpretation of By-law

1.9.1 Definitions

In this By-law, unless the context requires otherwise, the definitions and interpretations set out in Part 2 hereof shall apply. Words not defined shall have the customary meaning or as defined in a standard dictionary.

1.9.2 "Shall" is Mandatory

In this By-law, the word "shall" is mandatory.

1.9.3 "Use" and "Occupy"

In this By-law, unless the context requires otherwise:

- (a) The verb “use” shall include “design to be used”, “arrange to be used”, “intend to be used”, and “permit to be used”; and
- (b) The verb “occupy” shall include “design to be occupied”, “arrange to be occupied”, “intend to be occupied”, and “permit to be occupied”.

1.9.4 Schedules to By-law Part of By-law

Schedules which are attached hereto are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein.

1.9.5 Interpretation of Zoning Boundaries

Zone boundaries, where possible, are construed to be lot lines, street lines, centrelines of streets or railway rights-of-way. In the case where uncertainty exists as to the boundary of any Zone, then the location of such boundary shall be determined by using the measurement tool on “Frontenac Maps”.

1.9.6 Multiple Uses

Unless otherwise prohibited by this By-law and provided all the applicable requirements of this By-law are satisfied, a lot, structure, or building may contain more than one use permitted in the designated Zone. Where any land or building is used for more than one purpose, use, or Zone, all provisions of this By-law relating to each use shall be complied with except as otherwise provided for in this By-law. Where there is conflict between the requirements of such uses (e.g. lot size, lot frontage, or yards), the more restrictive requirements shall prevail.

1.9.7 Typographical Corrections

No amendment to this By-law shall be required in order for the Corporation to make typographical changes where, in the opinion of the Corporation, such corrections do not affect the intent of the By-law.

1.9.8 Severability of Provisions

The provisions, sections or subsections of this By-law are hereby declared to be separate from each other and the invalidity of any provision, Section or Subsection does not affect the validity of any other provision, Section or Subsection.

1.9.9 References to Other Legislation and Agencies

Where this By-law makes reference to legislation of the Government of Ontario or the Government of Canada, such reference shall be deemed to include any and all amendments or successors or changes in the titles, numbering, or regulations thereunder. Where this By-law makes reference to the jurisdiction or policy of a public agency and where the name or responsibilities of said public agency are changed, the said reference shall be deemed to include any and all successors to such public agency, legislation or policy.

1.9.10 Compliance with Zoning Requirements

The extent and boundaries of all Zones are shown on the Schedule attached hereto. For all such Zones, both the general provisions and specific Zone provisions shall be met. The provisions of this By-law shall be held to be the minimum (or maximum, where

applicable) requirements adopted by the Municipality. Nothing shall prevent any person from erecting a building or structure or from undertaking any development which is below the maximum (or above the minimum where applicable) requirements of this By-law. Except as otherwise provided in this By-law, no person shall hereafter use any land, buildings or structure unless the use is permitted in the Zone in which it is situated.

1.9.11 Zone Symbols

The short form symbols used on the Schedule attached hereto refer to individual Zones used in the By-law and may be used when describing or making reference to any Zone herein.

1.9.12 Lots in More Than One Zone

Where a lot is divided into more than one Zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the Zone where such portion of the lot is located. Each such portion of the lot shall be considered as a separate lot for the purpose of measuring setbacks, yards, and lot coverage. Notwithstanding the foregoing, where each such Zone contains duplicated principal permitted uses, only one such principal use shall be permitted on the lot. A permitted accessory use may be located in a separate Zone contained within the lot.

1.9.13 Calculation of Numerical Requirements

Where the application of this By-law results in less than a whole number, the more restrictive requirement shall apply.

1.9.14 Measurement Units

This By-law uses the metric system to establish measurements when such measurements form part of a regulation or a requirement.

1.9.15 Lots Affected by Government Action

Where a lot is reduced in area or frontage by a Government action, such as road widening, property acquisition, or expropriation and the lot is below the minimum lot frontage or area for the Zone as a result of such action, or is already undersized and is made smaller as result of such action, the lot shall be deemed to be in conformity with the requirements, provided all other applicable requirements of the Zone and this By-law are satisfied.

1.9.16 Prohibited Uses

With respect to any lands to which this By-law applies, all uses are prohibited unless specifically permitted in this By-law.

1.9.17 Explanatory Note

All Notes included in this By-law are intended for reference purposes only.

1.10 Penalties

Every person who violates any of the provisions of this By-law is guilty of an offense and upon conviction is liable to a fine prescribed under the Planning Act or other applicable statute. Where a conviction is entered under the Act, in addition to any other remedy or any penalty provided by By-law, the applicable court may make an order prohibiting the continuation or repetition of the offence by the person convicted. Penalties imposed by conviction under this Section shall be recoverable under the Provincial Offences Act.

1.11 Remedies

Where any building or structure is erected, altered, reconstructed, extended, or enlarged, or any building or structure or part thereof is used, or any lot is used, in contravention of any requirements or other provisions of this By-law, such contravention may be removed or altered at the insistence of the Township pursuant to the provisions of the Planning Act, or the Municipal Act. The contravention of any requirement of this By-law may be restrained by action of any ratepayer of the Township pursuant to the provisions of the Municipal Act.

1.12 Repeal of Former By-laws

By-law #15-04 and all amendments thereto passed under Section 34 of the Planning Act, or its predecessor, are hereby repealed and such repeal shall come into effect upon the date that this By-law comes in to force, notwithstanding minor variance decisions approved under By-law #15-04 after January 1, 2018 where the appropriate building permit is obtained by December 31, 2019.

Adoption of this By-law shall not prevent any pending or future prosecution of, or action to abate any existing violation of the said By-laws if the violation is also a violation of any of the provisions of this By-law.

1.13 Effective Date

This By-law shall take effect from the date of its passage by Council, subject to the provisions of the Planning Act.

1.14 Pre-Consultation

Applicants are required to consult with the Township prior to submission of the following applications:

- Application for consents;
- Application for a minor variance;
- Application for site plan control approval;
- Application for official plan amendment; and
- Application for zoning by-law amendment.

Without a pre-consultation meeting and/or submission of all required information or material, the Township of North Frontenac will deem an application incomplete.

1.15 Two Year “Time Out”

No person or public body shall apply to amend this By-law before the second anniversary of the day in which this By-law is approved by Council. Notwithstanding the above, Council may, by resolution, declare that an application may proceed. Any application proceeding during this time period is subject to all the normal Planning Act requirements for public meetings, notices and appeal rights. The resolution may be made in respect of a specific application, a class of applications or respective of such applications generally.

Part 2 – Definitions

Abattoir means a commercial use, building or structure, and related uses subject to the regulations under the Food Safety and Quality Act, where animals are killed and/or processed for packaging, distribution and resale, and may include a rendering plant (see also Agricultural Use).

Accessory Use when used to describe a use, building or structure, means a use, building or structure naturally or normally incidental, subordinate and exclusively devoted to a main use, building or structure and located on the same lot therewith. This definition also includes an accessory building.

Accommodation Unit means a room or rooms used or maintained for the accommodation of the travelling or vacationing public and which does not contain a kitchen but may contain washroom/sanitary facilities.

Adult Entertainment Parlour means premises used for entertainment including activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations in which a principal feature or characteristic is the nudity or partial nudity of any person.

Adverse Effect means one or more of:

- a) Impairment of the quality of the natural environment for any use that can be made of it;
- b) Injury or damage to property or plant and animal life;
- c) Harm or material discomfort to any person;
- d) An adverse effect on the health of any person;
- e) Impairment of the safety of any person;
- f) Rendering any property or plant or animal life unfit for use by humans;
- g) Loss of enjoyment of normal use of property;
- h) Interference with normal conduct of business;
- i) Significant loss of view from fences or buildings; and
- j) Negative impacts attributable to the influence of one land use on another.

Aerodrome means any area of land, water (including the frozen surface thereof) or other supporting surface used, designed, prepared, equipped or set apart for use either in whole or in part for the arrival, departure, movement or servicing of aircraft and includes any buildings, installations and equipment situated thereon or associated therewith.

Agricultural Use means the use of land, building(s) or structure(s) for:

- a) The growing of crops, including all related activities such as soil preparation, manure or fertilizer storage and application, planting, spraying, grain drying, irrigating, harvesting and also including the storage and sale of the crops (excludes maple syrup);
- b) Animal husbandry including the raising, boarding, and keeping of all forms of livestock, and all related activities such as breeding, training, feeding, manure storage and grazing;

- c) The production of animal products such as milk, eggs, wool, fur, or honey and related activities such as the collection, storage and sale of the products;
- d) The use and storage of all forms of equipment or machinery needed to accomplish the foregoing activities; and
- e) Shall be deemed to include activities which are normal farm practices as may be determined under the Farming and Food Production Act.

Airfield – Private means an aerodrome in respect of which a Canadian aviation document is in force.

Air Treatment Control means the functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person

Alter

- a) When used in reference to a building, structure or part thereof, means:
 - i) To change any one or more of the external dimensions of such building or structure; or
 - ii) To change the type of construction of the exterior walls or roof of such building or structures; or
 - iii) To change the use of such building or structure or the number or types of uses or dwelling units contained therein; or
 - iv) To change the building systems such as plumbing, heating, and electrical.
- b) When used in reference to a lot, means a change in use or a decrease or increase in the width, depth or area or to decrease or increase the width, depth or area of any required yard, setback, or boundary of such lot with respect to a street or high-water mark, whether such alteration is made by conveyance or alteration or any portion of said lot or otherwise.
- c) When used in reference to a shoreline means to change, straighten, divert or interfere in any way with the channel of any watercourse.

Animal Sanctuary means a building, structure, or land for the purpose of providing a place of refuge for animals and does not include the sale or trade of animals, breeding programs, or animal testing.

Aquaponics means the combination of aquaculture (raising of fish) and hydroponics (the soil-less growing of plants) that grows fish and plants together in one integrated system.

Area of Natural and Scientific Interest (ANSI) means an area of natural and scientific interest that has been identified and recommended for protection by the Ministry of Natural Resources and Forestry (MNRF) that is geological in nature and consists of some of the most significant representative examples of the bedrock, fossil and landforms in Ontario, or represents segments of Ontario's biodiversity and natural landscapes including specific types of forests, valleys, prairies and wetlands, their native plants and animals and their supporting environments.

Antique Sales means the use of land, buildings or structures for the sale of objects of personal property which may have a unique appeal and enhanced value due to the age

of, public demand, or value in a recognized commercial market which is in excess of its original value.

Asphalt Plant means an industrial facility used for the production of asphalt for use in the paving of roads and driveways and the damp-proofing of buildings or structures and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises, and the storage and maintenance of required equipment.

At Capacity means, when referring to a water body, the status of the water body that is determined by the Lakeshore Capacity Model whereby the water body cannot support additional development due to impaired water quality.

Attached means a building or structure otherwise complete in itself which is connected to, and which depends for structural support upon a division wall or walls shared in common with an adjacent building or buildings.

Auto Repair Garage means a building used for the storage, repair and servicing of motor vehicles, having at least one (1) service bay where repairs essential to the actual operation of a motor vehicle are performed. This definition shall include painting, refinishing, restoration and repairs to the exterior of motor vehicles.

Auto Service Station means a building and/or lot used for the sale of fuels for vehicles and may include the renting, servicing, repairing, lubrication, cleaning and polishing of vehicles and the sale of automotive accessories and related products but shall not include any other automotive use defined in this By-law.

Backyard Chickens means female chickens (hens) kept on a residential lot.

Bakery means a building or portion of a building wherein baked foods are produced and processed for packaging and distribution and may include an accessory retail store which sells goods manufactured on the premises.

Balcony means a platform without a roof projecting from the wall of a building with a balustrade or railing along its outer edge, often with access from a door or window which is not connected to the ground by stairs. (See Figure D-1 below)



Figure D-1 - this drawing is for illustration purposes only and does not form part of the definition.

Bank means an establishment where money is deposited, kept, lent or exchanged or where other retail financial services are provided and includes a chartered bank, trust company or similar financial institution.

Basement means the lowest habitable storey of a building, where more than fifty percent (50%) of the foundation wall is above established grade. (See Figure D-2 below)

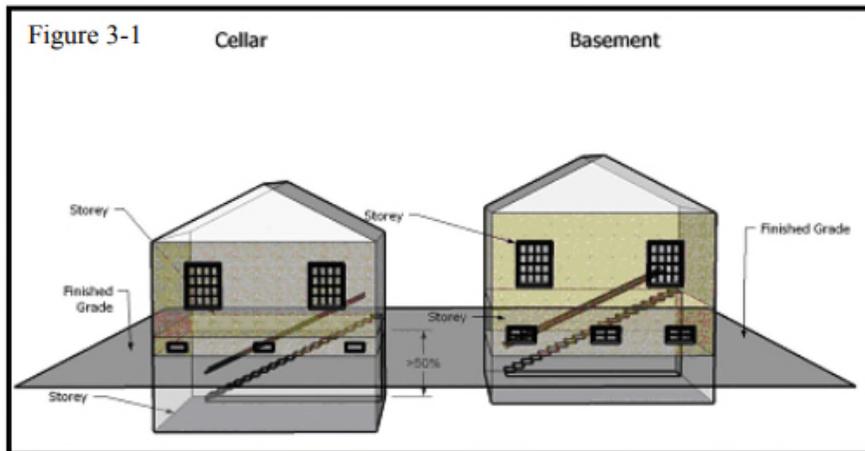


Figure D-2 - this drawing is for illustration purposes only and does not form part of the definition.

Bed and Breakfast means a private dwelling designed to be used in part for the accommodation of the traveling or vacationing public, which may include a bathroom and may also include the provision of meals and complimentary services to the guest room occupants.

Boathouse / Boat pPort Means a one-storey accessory building with a maximum height of 4.5 metres that does not contain habitable living space or plumbing, has an opening to the water body of an appropriate size to accommodate a boat and is connected to the water body by a boat slip, boat lift, or marine railway.

Boat, Non-motorized – see Non-motorized Boat

Boat Launch means an area of land adjacent to a water body that is used to launch and remove boats from the water.

Buffer Strip means a landscaped or planted area reserved for the purpose of screening or obstructing the view of buildings, land or structures or shielding or blocking noise, lights, or other nuisances by the planting of trees and shrubs, fences, berms or other attenuation features.

Building means any structure used or intended for sheltering any use or occupancy. The word "building" shall include the whole of such structure or part thereof and shall include any building types as regulated by the Ontario Building Code.

Building Envelope means the buildable area on a lot, as defined by all of the required yards and setbacks and the maximum height provisions, within which a building can be erected as established in this By-law. (See Figure D-3 below)

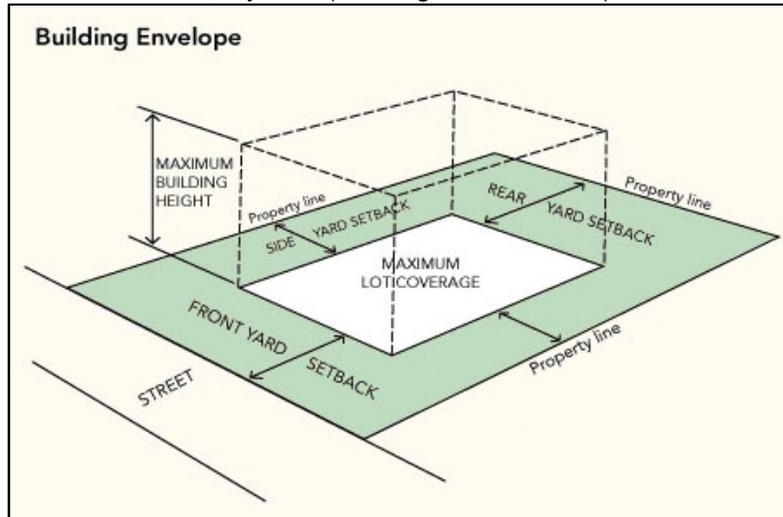


Figure D-3 - this drawing is for illustration purposes only and does not form part of the definition.

Building Footprint means all parts of a building that rest, directly or indirectly, on the ground, including those portions of the building that are supported by posts, piers, cantilever beams, or columns. Building footprint includes all structures attached to a main building including attached garages, covered carports, porches, decks, and cantilevered decks.

Building, Main means a building in which the principal use of the lot is conducted.

Building, Mixed Use means a building containing more than one use (e.g. retail commercial and residential; office and residential; industrial and retail etc.)

Building, Temporary means a building or structure intended for removal or demolition within a prescribed time not exceeding two (2) years, or as a temporary use as permitted by a Temporary Use By-law under the Planning Act.

Building Supply Store means a building, premises, or yard where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning, home improvement and similar goods are sold, stored and displayed.

Cannabis means a psychoactive drug from the cannabis plant, commonly known as marijuana, used for medical or recreational purposes in its derivative forms that is produced, tested, stored, distributed and/or sold.

Cannabis Production and Processing Facility means a building, structure or part thereof, used for growing, altering, assembling, fabricating, finishing, inspecting, making, processing, or producing cannabis products, including cannabis or herbal and natural

medicines, that may use living organisms or parts of living organisms used in the manufacturing process, either by hand or through the use of machinery and may include the temporary on-site storage of commercial motor vehicles (i.e. trucks, tractors, and/or trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s).

Car Wash means a building or portion thereof used for commercial washing or cleaning of motorized vehicles by mechanical or manual means.

Carrying Capacity means the maximum amount of development that a particular environment can sustain without deterioration, as determined through an approved capacity assessment guideline or process (e.g. Lakeshore Capacity Assessment).

Catering Establishment means a commercial operation in which food and beverages are prepared for consumption off the premises and are not served to consumers on the premises.

Cellar means the lowest storey of a building, where more than 50% of the foundation wall is below established grade. (See Figure D-4 below)

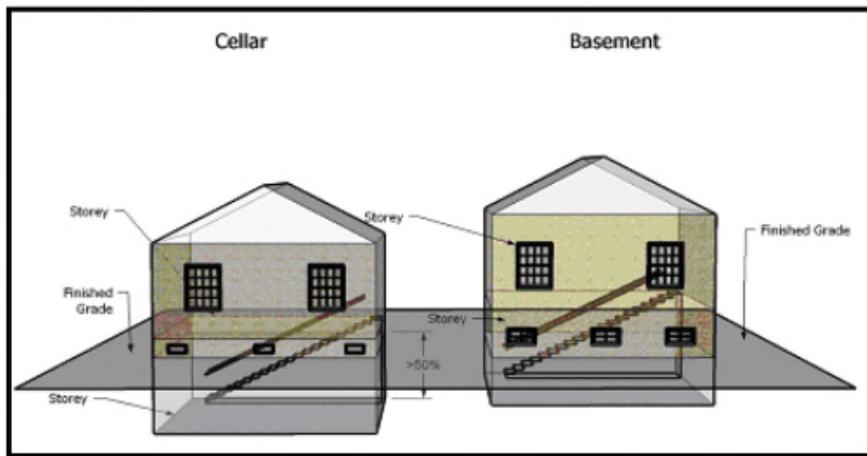


Figure D-4 - this drawing is for illustration purposes only and does not form part of the definition.

Cemetery means lands intended for the interment of human remains and includes a mausoleum, columbarium, or other buildings or structures for storing ashes of human remains that have been cremated or the interment of the dead in sealed crypts or compartments but shall not include a crematorium. Pet cemeteries shall be included in this definition.

Chief Building Official means an officer or employee of the Corporation of the Township of North Frontenac appointed by By-law in accordance with the provisions of the Ontario Building Code.

Cheese Factory, Tourist Oriented means a commercial establishment that stores, processes, sells or distributes cheese and cheese products produced on site. This may also include an accessory on site retail outlet and accessory food and beverage service.

Clearcutting means the cutting and removal of all trees from a lot or part of a lot.

Clinic means a building or part thereof where health services are provided to the public in the form of medical, paramedical, dental, surgical, physiotherapeutic or other human health services including associated technician and laboratory facilities and may also include an incidental pharmaceutical outlet for the sale of prescription and therapeutic drugs and medication and other drug store products and optical equipment but shall not include accommodation for in-patient care or operating rooms for major surgery.

Commercial Forestry Operation means the management, development, cultivation and harvesting of timber resources for financial gain or profit.

Commercial Greenhouse means a building used for the growing of flowers, vegetables, plants, shrubs, trees, and similar vegetation for wholesale or retail sale. This definition also includes a nursery.

Commercial Vehicle means a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, fire apparatus, police vehicles, motor buses and tractor trailers used for hauling purposes on the highway.

Communications Facility means an installation which transmits receives and/or relays communications such as a microwave relay tower, significant antenna, cellular telephone or wireless internet tower, radio or television broadcast tower or similar facility.

Community Facility means any parcel of land or building(s) and/or structures used for community activities, emergency facilities, offices, or recreation purposes, whether used for commercial purposes or not, and the control of which is vested in the Township, County, a public board or agent thereof, or the Government of Ontario or Canada.

Compressed Gas Sales and Services means a commercial building, use or structure used for the legal sale, transfer and storage of gasses or fuels which are compressed, deeply refrigerated, liquefied or dissolved under pressure (e.g., propane, natural gas), and which are legally and properly kept in a retail store or a tank for storage incidental for the purpose of retail sales to the public.

Concrete Plant means an industrial facility used for the production of concrete and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises, and the storage and maintenance of required equipment.

Condominium means land and/or buildings under the control of a corporation under the Condominium Act.

Conservation Use means the use of lands which are intended to remain open in character with the priority use given to preservation of their ecological uniqueness, wildlife habitat and their natural features or ecological functions.

Construction Yard or Contractor's Yard means lands used as a depot for the storage and maintenance of commercial vehicles or heavy equipment used by the contractor or company, and may include facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business, but does not include the crushing of virgin or recyclable aggregates or materials or the storage of building supplies or home improvement supplies that the contractor would typically sell on a wholesale or retail basis.

Continuum-of-Care Facility means a building or a group of buildings which may include a senior citizens apartment building, a nursing home, a long-term care facility, home for the aged and facilities associated with, and designed specifically to serve seniors or persons with disabilities such as clinics, retirement homes, recreation centres, cafeterias and personal service establishments, and may also include independent senior's accommodation in separate structures/living units that share in services such as meals, medical care services or recreation activities that are provided by the facility.

Convenience Store means a building or part of a building used primarily for the sale of grocery and confectionary items and incidentally for the sale of such other merchandise as is required to fulfill the day-to-day needs of a surrounding community.

Council means the Council of the Corporation of the Township of North Frontenac.

County means the County of Frontenac.

Crawl Space means a space such as an attic, duct, ceiling or roof that is oriented in a horizontal plane, that is concealed and generally inaccessible, and through which building services such as pipes, ducts and wiring may pass.

Crisis Care Facility means a building or part thereof which is used to provide for the supervised residency of persons requiring immediate emergency shelter and aid for a short to interim period of time and, without limiting the generality of the foregoing, includes a facility for battered or abused adults and/or children and/or elderly persons, and facilities for substance rehabilitation.

Day Nursery – Licensed means a place where the temporary care of children is provided in facilities and by staff licensed by the Province of Ontario and operated in accordance with the applicable legislation.

Day Nursery – Private means a place where the temporary care of children is provided, in accordance with the applicable provisions of the applicable legislation.

Deck means a structure abutting a dwelling or building which has no roof or walls (except for visual partitions and railings) and which is constructed on piers or a foundation above-grade, with direct access to the ground.

Detached when used in reference to a building, means a building which is not dependent on any other building for structural support or enclosure.

Development means the creation of a new lot, a change in land use, or the construction of buildings and/or structures requiring approval under the Planning Act, but does not include: (a) activities that create or maintain infrastructure authorized under an environmental assessment process; (b) work subject to the Drainage Act; or (c) for the

purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act.

Distribution Sales Office / Mail Order Sales Office means a building, structure or part thereof used for the purpose of storing products or product lines for resale to retailers or direct sales to end users or customers, and includes the provisions of product information, estimates, technical supports, after-sales services or credits to their customers.

Dock means a structure built at or anchored to the shore at which boats or other floating vessels are berthed or secured and which may provide a foundation for a boathouse. Any structure situated in or over lands covered by water, which is within 3 metres of a dock, shall be deemed to be part of the dock unless it is a boathouse / boat port. With the exception a boathouse, no additional structures or buildings are permitted to be located on the dock. (See Figure D-5 below).

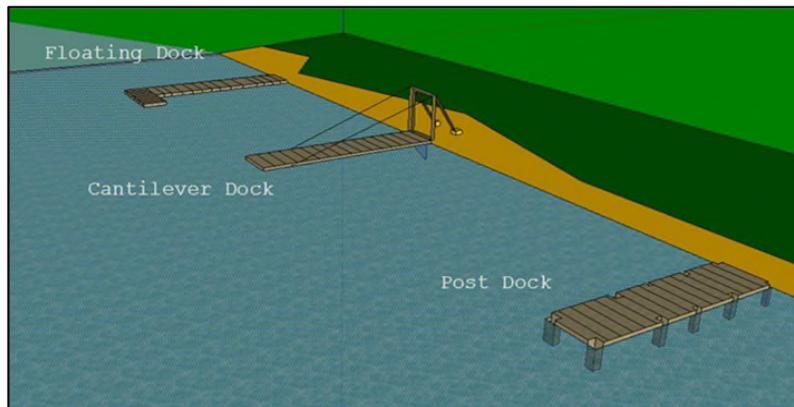


Figure D-5 - this drawing is for illustration purposes only and does not form part of the definition.

Driveway means a vehicular access which is connected to a public road, private lane or thoroughfare, which provides ingress to and/or egress from a lot and may include a shared driveway but shall not include a private lane as defined herein.

Dwelling means a building used or intended to be used for human habitation and in which all usual domestic functions may be carried on. For the purposes of this By-law, dwelling shall not include a tent, bus, boat, vessel, motor vehicle or recreational vehicle.

Dwelling – Apartment means a building containing three (3) or more dwelling units that share a common hall for ingress or egress from each unit but shall not include a row dwelling.

Dwelling – Duplex means a building divided horizontally into two (2) dwelling units each of which has an independent entrance either directly from the outside or through a common vestibule. (See Figure D-6 below)

Dwelling – Earthship means a type of dwelling that is typically off-grid, passive and solar based, that is made of both natural and upcycled materials.

Dwelling – Mobile Home means a transportable, factory-built dwelling designed to be used as a year-round residential dwelling and has been manufactured to comply with the Canadian Standards Association (CSA) Standard No. Z240, as amended or replaced from time to time, but does not include a modular home, a park model trailer, a recreational vehicle, or any other dwelling defined in this By-law.

Dwelling – Modular Home means a single detached dwelling that is constructed by assembling, on a permanent foundation, at least two (2) factory manufactured modular units each of which comprises at least one (1) room or living area and has been manufactured in a Canadian Standards Association (CSA) A277 certified factory. For the purposes of this By-law a modular home dwelling shall be considered as a single detached dwelling.

Dwelling – Park Model Trailer means a manufactured building designed and constructed in conformance with CAN/CSA-Z241 Series “Park Model Trailer”, or its successors, as set out in the Ontario Building Code and is used or intended to be used for seasonal occupancy only. A park model trailer has a minimum dwelling unit area of 19 square metres, is mounted on a single chassis mounted on wheels designed to facilitate relocation from time to time and designed as living quarters for seasonal occupancy and may be connected to those facilities necessary for the operation of installed fixtures and appliances. A park model trailer does not include a mobile home. A park model trailer requires a Building Permit for placement.

Dwelling – Secondary means a dwelling unit that is also known as an accessory unit, basement apartment, and secondary suite or in-law suite. Such units are self-contained residential units with kitchen and bathroom facilities and include units within coach houses and within ancillary building.

Dwelling – Semi-Detached means a building on a single foundation divided vertically into two (2) separate dwelling units by a common wall. (See Figure D-6 below)

Dwelling – Single-detached means a detached building containing one (1) dwelling unit and may include a permanent dwelling, seasonal dwelling, tiny home, yurt, earth-ship, park model trailer, modular home or mobile home. (See Figure D-6 below)

Dwelling – Tiny Home means an alternative form of housing that supports year-round accommodation, is self-sufficient in terms of servicing, is permanent, and includes a minimum gross floor area of 19 square metres but less than 37.2 square metres and any wheels shall be removed. This definition shall not include a Park-Model Trailer or Recreational Vehicle as otherwise defined herein.

Dwelling – Triplex means the whole of a dwelling that is divided horizontally into three (3) separate dwelling units each of which has an independent entrance directly from the outside.

Dwelling – Townhouse/Row means a building divided vertically into three (3) or more dwelling units, each of which has independent entrance to front and rear yards. (See Figure D-6 below)

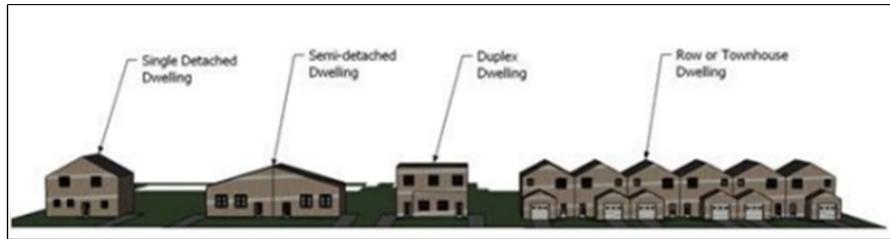


Figure D-6 - this drawing is for illustration purposes only and does not form part of the definition.

Dwelling Unit means a building or structure or part of a building or structure occupied or capable of being occupied as the home or residence of one or more persons, where food preparation and sanitary facilities are provided, but shall not include a hotel, motel, accommodation unit or similar commercial use of a private or semi-private institution.

Easement means the legal right acquired to pass over, along, upon or under the lands of another.

Environmental Protection means any activity designed to maintain or restore the quality of the environment through the prevention of degradation of the landscape and ecosystems.

Equestrian Establishment means an establishment engaged in the operation of a horse riding academy or horse riding stables including ancillary uses.

Equipment Rental Establishment means a building or part of a building wherein the primary use is the rental of machinery, equipment, furniture, fixtures and other goods.

Equipment and Vehicle Storage Yard means an uncovered area which is used for the storage of machinery, equipment, commercial vehicles, and other similar goods requiring large areas for outside storage. Limited repair of such machinery, equipment, motor vehicles and goods may be permitted in a building provided such repair is clearly incidental and secondary to the storage use.

Erect means to create a new structure or to replace an existing structure through the assembly of individual components and shall include the construction of an addition, enlargement or extension of an existing structure.

Established Building Line means the average setback from the street line of existing buildings on one side of a continuous maximum 200 metre strip of land where three (3) or more of the lots having street frontage upon the same side of the street have been built upon. This provision shall not apply to a waterfront lot. (See Figure D-7 below)

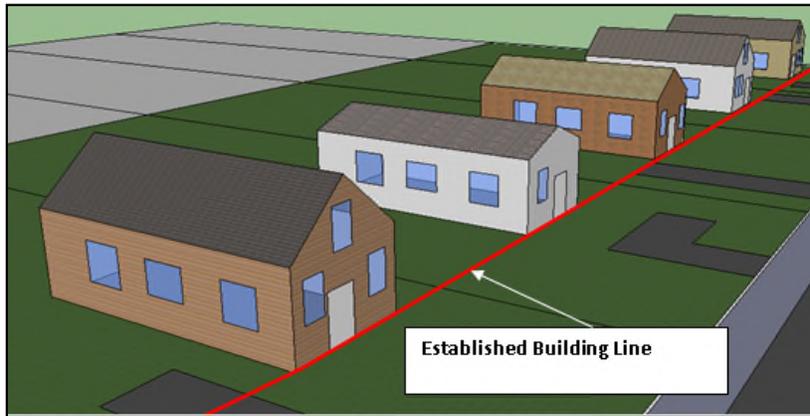


Figure D-7 - this drawing is for illustration purposes only and does not form part of the definition.

Established Grade means the average elevation of the finished level of the ground adjoining all of the exterior walls of the building exclusive of any artificial embankments or berms. This definition also includes finished grade.

Existing means existing as of the date of the passing of this By-law.

Farm Produce Outlet means a use accessory to a main use or an agricultural use which consists of the retail sale of agricultural products produced locally or on the farm, or the incidental sale of products produced by a home-based business and where such outlet is located on the same property as the main use. This definition also includes roadside stand.

Fence means any barrier or structure constructed of chain link, metal, wood, stone, brick or other similar materials or combinations of such materials which is erected for the purpose of screening, safeguarding, enclosing property or delineating property lines.

Fish Habitat means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Float Home means a structure built on or incorporating a floatation system, or a converted vessel, that is primarily used as a self-contained dwelling unit, or any other form of accommodation or habitable space, and is not intended for navigation or use as a navigable craft.

Floodline or Flood Elevation means a line established by a one (1) in one-hundred (100) year storm as established by flood plain mapping or by the appropriate Conservation Authority. Where no mapping is established, the flood-line or flood elevation shall be the “high water mark”.

Flood Plain means the area, usually low lands, adjoining a watercourse or wetland which has been, or may be covered by flood water. (See Figure D-8 below)

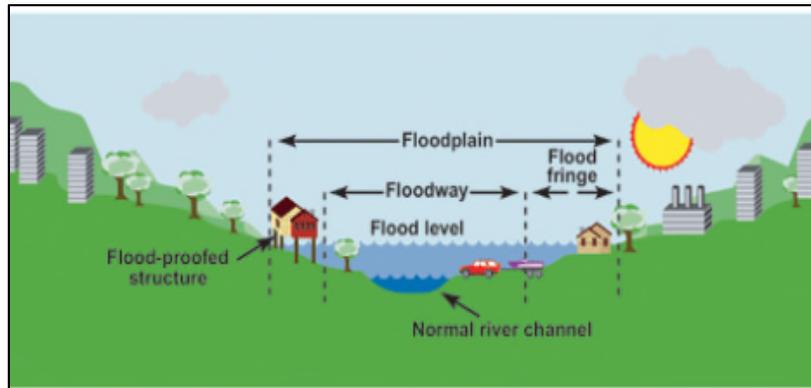


Figure D-8 - this drawing is for illustration purposes only and does not form part of the definition.

Flood Proofing means a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures or properties subject to flooding so as to reduce or eliminate the potential for flood damage.

Floor Area – Gross means the sum of the total area of each floor, including a basement or cellar, measured between the exterior faces of the exterior walls of the building and where there are no walls the total area of a floor within the outer perimeter of the floor.

Floor Area – Net means usable or habitable space above or below grade, measured from the exterior face of the exterior walls of the building or structure but shall not include:

- (a) Any garage, porch, deck, unfinished basement, cellar or attic;
- (b) Any part of the building or structure below grade which is used for building services, storage or laundry facilities;
- (c) Any part of the building or structure used for the storage or parking of motor vehicles.

Footprint – see Building Footprint

Funeral Parlour means a building or part of a building wherein undertaking services are offered and may include accessory activities such as the sale of caskets and funeral accessories, a chapel or parlour. A funeral parlour may also include an accessory dwelling.

Garage means an accessory building which is primarily used for storage of motor vehicles, tools and household equipment incidental to residential occupancy and may include a sink, toilet and laundry facilities but no kitchen facilities.

Garden Centre mean an establishment primarily used for the retail sale of gardening equipment, products and planting materials, including greenhouses for the cultivation of such materials.

Garden Suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable but does not include a recreational vehicle.

Gasoline Bar means one or more pump islands, and an accessory building or structure used for transacting sales and may include the sale of automotive accessories and related products and confectionary items and may include other accessory features such as sanitary facilities. This definition shall also include a Card Lock Facility designed for the retail sale of gasoline or diesel fuel using pumps which are operated automatically by credit or debit cards.

Gazebo means an accessory, detached roofed structure open on all sides or screened in, which is used as an outdoor non-habitable sitting or leisure area.

Golf Course means a public or private area operated for the purpose of playing the sport of golf, including such accessory buildings and structures as are necessary for the operation and maintenance of the golf course, such as club house facilities, and other complimentary uses normally associated with golf course activity.

Graveyard means a Cemetery, as herein defined, that is located beside a church.

Group Home means a residence licensed or funded under a federal or provincial statute for the accommodation of three (3) to ten (10) persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

Habitable Space means any room/area within a structure used or intended to be used for human occupancy.

Hazardous Site means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include but are not limited to unstable soils (sensitive marine clays [Leda], organic soils) or unstable bedrock (karst topography), which may not contain sufficient strength to support a building or structure.

Height means the vertical distance of a building between the established grade (See Figure D-9 below) and:

1. The highest point of the roof surface or the parapet, whichever is the greater of a flat roof; or
2. The deck line of a mansard roof; or
3. The mean level between eaves and ridge of a gabled, hip, gambrel or other type of pitched roof; or
4. The highest point of a roof in which one side of the roof is parallel to the main wall; or
5. The highest point of the roof in the case of a fabric covered (domed) structure.

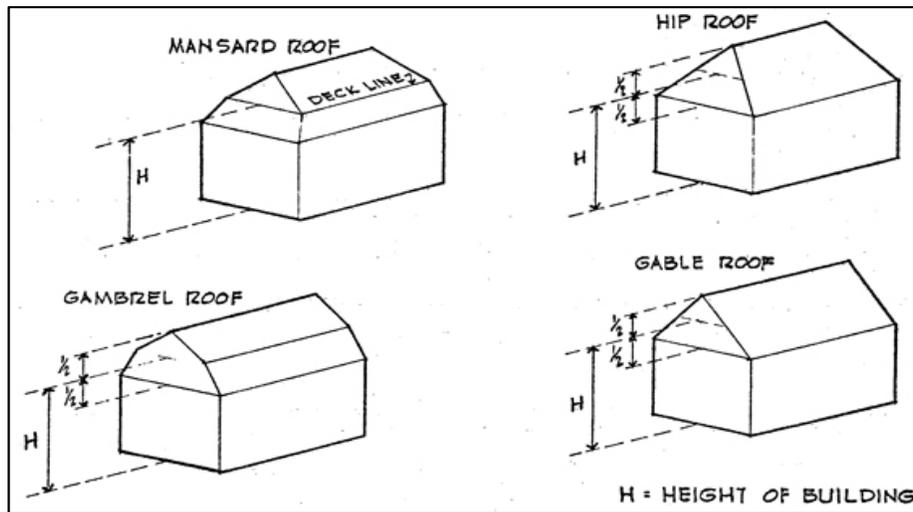


Figure D-9 - this drawing is for illustration purposes only and does not form part of the definition.

Helipad means a landing area or platform for helicopters and powered lift aircraft, or as otherwise defined by the Government of Canada – Aeronautics Act.

Heliport means an area of land, water, or structure used or intended to be used for the landing and takeoff of helicopters and includes its buildings and facilities (if any), or any other uses as defined by the Government of Canada. Designated heliports typically contain one or more touchdown and liftoff area and may also have limited facilities such as fuel or hangars; customs facilities may also be available.

Hereafter means after the date of the passing of this By-law.

Herein means in this By-law and shall not be limited to any particular Section of this By-law.

High Water Mark means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

Hobby Farm means the small scale keeping, breeding, raising and grazing of livestock and/or poultry, other than domestic pets, for the personal use of the household operating the hobby farm and excludes an agricultural use as herein defined.

Holding Tank means a closed, water-tight receptacle that is designed and used to receive and store sewage or septic tank effluent, and does not discharge waste water.

Holding Zone means a Zone established under the enabling authority of the Planning Act where uses may be permitted subject to meeting certain conditions.

Home Based Business means a privately-operated legal occupation, enterprise or business which is carried out as a use clearly accessory to a dwelling unit for pursuits conducted by the occupant thereof and any employees and is compatible with a domestic household.

Hotel means a building designed or used for the accommodation of the travelling or vacationing public, containing therein three (3) or more accommodation units served by a common building entrance. Accessory uses may include accommodation for permanent staff and one (1) or more beverage rooms, dining rooms, meeting rooms, or similar uses.

Industrial Use

Class I Industry – Light Industrial Uses means a place of business for a small scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage. See MOECC guideline six (6) for classification criteria and examples to categorize a specific industry.

Class II Industry – Medium Industrial Uses means a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours. See MOECC guideline six (6) for classification criteria and examples to categorize a specific industry.

Class III – Heavy Industrial Uses means a place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions. See MOECC guideline six (6) for classification criteria and examples to categorize a specific industry.

Intermittent Stream means a body of water through which water flows or is present during some parts of the year but not others, and includes a stream used for drainage, a swale and a seasonal wetland.

Kennel means a premise, building or structure where dogs, cats or other similar domestic animals are kept, and intended for commercial purposes such as breeding, boarding, training or sale. Dogs kept as household pets, for livestock herding (where agricultural uses are permitted), and for hunting and working service dogs/police dogs shall not be classed as a kennel.

Kitchen means a room or part of a room used for cooking and food preparation in a dwelling or in a commercial establishment.

Lake Trout Lake means any lake that is deep enough and cold enough to support lake trout, and which contains a lake trout population.

Laundromat means a building or structure where laundry machines are made available to the public for the purpose of laundry cleaning.

Live/Work Unit means a small-scale development which is specifically designed to include both commercial/business floor space and residential space for the principal residence of the business operator. Live/work units may be established through the conversion of an existing space or through new construction.

Livestock Facility means all livestock barns capable of housing livestock and manure storages on a lot, as well as all unoccupied livestock barns and unused manure storages on a lot.

Livestock Sales Outlet means a building or structure where livestock such as cattle, goats, sheep, horses or the young thereof are bought and sold.

Live-Aboard means a vessel that is used as a dwelling unit or any form of accommodation or human habitation, and is used for navigation or as a navigable craft.

Loading Space means a space or bay located on a lot or within a building which is used or intended to be used for the temporary parking of any motor vehicle while loading or unloading goods, merchandise, or materials in connection with the use of the lot or any building thereon, and which has unobstructed access not necessarily in a straight line to a street.

Loft-Above-a-Garage means an accessory residential use on a waterfront lot, contained within that portion of a detached garage located on the upper storey of the garage in which sleeping and sanitary facilities are located, but which shall not contain a kitchen.

Lot means a parcel of land which is capable of being legally conveyed in accordance with the Planning Act.

Lot Area means the total horizontal area measured within the limits of the lot lines of the lot.

Lot – Corner means a lot situated at an intersection of two (2) or more streets, or at the intersection of two (2) parts of the same street which have an interior angle or intersection of not more than one hundred and thirty-five (135) degrees. Where such street lines are curved, the angle of the intersection of the street lines shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the side lot lines. In the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents. (See Figure D-10 and D-11 below).

Lot Coverage means the percentage of the lot area covered by the ground floor area footprint of all buildings and structures, including without limitation decks and viewing platforms located on the lot.

Lot Depth means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "lot depth" means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. If there is no rear lot line, "lot depth" means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

Lot Frontage means a continuous horizontal distance between the side lot lines measured along the front lot line. Where the side lot lines are not parallel, it shall be the width of a lot measured between the intersections of the side lot lines with a line 7.5 metres back from and parallel or concentric to the front lot line.

Lot – Interior means a lot other than a corner or a through lot which is situated between adjacent lots and has frontage on a public street or private lane. (See Figure D-10 and D-11 below).

Lot Line means a boundary line of a lot.

Lot Line – Exterior Side means a lot line located between the front and rear lot lines and dividing the lot from a street. (See Figure D-10 and D-11 below).

Lot Line – Front means:

- (a) In the case of an interior lot with no frontage on a water body, the line dividing the lot from the street line, street allowance, or private lane or registered right of way;
- (b) In the case of a lot with frontage on a public street, private lane or registered right-of-way and on a water body, the front lot line shall be measured on the water side only;
- (c) In the case of a corner lot, the shorter lot line abutting a side which provides ingress or egress from the street shall be deemed to be the front lot line;
- (d) In the case of a corner lot with two (2) street lines of equal lengths, the lot line that abuts the wider street, or abuts a Provincial highway shall be deemed to be in the front line, and in the case of both streets being under the same jurisdiction and of the same width, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line;
- (e) In the case of a lot with water access only, the front lot line shall be on the water side. In the case of a through waterfront lot with water access only, the longest shoreline shall be deemed to be the front lot line;
- (f) In the case of a corner lot abutting a 0.3 metres reserve or other reserve, the lot line so abutting the reserve shall be deemed an exterior lot line and the other lot line abutting the street shall be deemed to be the front lot line;
- (g) In all other cases not described above, the front lot line shall be deemed to be where the principal access to the lot is approved. (See Figure D-10 and D-11 below).

Lot Line – Rear means the lot line furthest from, and opposite to, the front lot line. (See Figure D-10 and D-11 below).

Lot Line – Interior Side means a lot line other than a front, rear or side exterior lot line. (See Figure D-10 and D-11 below).

Lot of Record means an existing, legally created and legally conveyable parcel of land, including a lot in a plan of subdivision, a lot created by consent, and/or any other distinct and separate holding, the deed to which is registered in the Land Registry Office. For further clarification, a lot of record is deemed to be a lot that meets the above criteria and existed as of May 19, 2017.

Lot – Through means a lot having a frontage on two (2) parallel or approximately parallel streets or frontage on a water body on both sides. (See Figure D-10 and D-11 below).

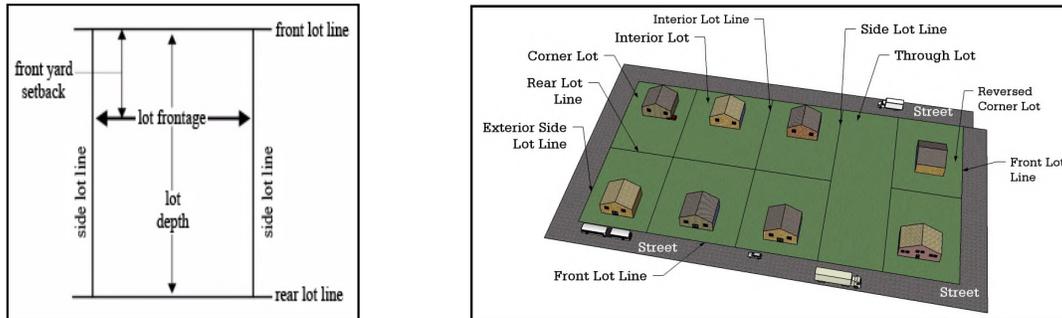


Figure D-10 and D-11 - this drawing is for illustration purposes only and does not form part of the definition.

Lot – Waterfront means a lot abutting a water body or abutting a shore road allowance.

Lot – Width means the average horizontal dimension between the two longest opposite sides.

Lumber Yard means lands, buildings and structures where the primary use is the storage of construction grade wood and building supplies for retail or wholesale sale.

Main Building means the building designed or used for the principal use on the lot. This definition shall include main use.

Maple Syrup Processing and Sales Establishment means land, buildings and/or structures used to collect, manufacture, and/or store maple syrup products produced on the property where such use is established. This shall also include the retail sales of maple syrup products but shall not include a restaurant.

Marina means a lot, building, and/or structure with or without docking facilities where boats and boat accessories are berthed, constructed, stored, serviced, repaired or kept for sale or rent and may include the facilities for the sale of marine fuels, marine equipment, lubricants, bait as well as the sale of foods, provisions or supplies as an accessory use.

Marine Storage Shed means a non-habitable, single storey structure ~~designed to store marine related items (e.g., lifejackets, lawn chairs, paddles, kayaks)~~ and is located within the water body setback.

Market means a commercial market located either outside or within a structure composed of a series of individual retailer's booths or tables where sundry, new or second-hand articles, fresh produce or preserves are offered for sale.

Micro-Brewery means a building used for the making of beer, cider or spirits on a small scale and may include tasting and dining facilities and the retail sale of related items.

Mine Hazard means any feature of a mine as defined under the Mining Act or any related disturbance of the ground that has not been rehabilitated.

Mineral Aggregate Operation means an operation under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act, or successors thereto and the associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Aggregate Resource means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral Deposits means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present and future extraction, as determined by the Ministry of Energy, Northern Development and Mines.

Mineral Mining Operation means a mining operation and associated facilities, or, a past producing mine with remaining mineral development potential that has not been permanently rehabilitated to another use.

Minimum Distance Separation (MDS) means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Mining Exploration and Prospecting means the search for materials in the earth's crust that appear in high enough concentrations and amounts to be extracted and processed for profit.

Mobile Home Site means an area located in a mobile home park, intended to be or occupied by a mobile home plus permitted accessory buildings and structures.

Mobile Home Park means land which has been provided and designed for the location thereon of three (3) or more occupied mobile homes and may also include such buildings and structures as are necessary for the operation and maintenance of a mobile home park including administrative office, laundromat, and other complimentary uses normally associated with mobile home park activities.

Mobile Home Yard means a line analogous to a front yard, rear yard, interior or exterior side yard applied to a mobile home on a mobile home site.

Motel means a building or buildings designed or used for the accommodation of the traveling or vacationing public, containing therein three (3) or more accommodation units, each accommodation unit having a separate entrance directly from outside and may include an accessory eating establishment, and an accessory dwelling unit for the owner/operator.

Motor Vehicle means an automobile, motorcycle, motor-assisted bicycle and any other vehicle propelled or driven other than by muscular power. Not included are the cars of

electric or steam railways or other motor vehicles running only upon rails; motorized snow vehicles; traction engines; farm tractors; power-assisted bikes; or road-building machines.

Narrow Water Body Channel means any water body where the perpendicular distance from shoreline to shoreline is 200 metres or less.

Natural Heritage Features and Areas means features and areas, including significant wetlands, fish habitat, significant woodlands, significant valleylands, significant habitat of endangered and threatened species; significant wildlife habitat and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural Vegetation Buffer means a natural area 15m in depth extending perpendicular from the high-water mark of a water body and encompassing the area between the side lot lines, which is used to buffer buildings and structures on a lot from an abutting water body or wetland.

Negative Impact means:

1. In regard to individual on-site sewage services and individual on-site water services or partial services, the degradation of the quality and quantity of drinking water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development;
2. In regard to water, the degradation of the quality and quantity of drinking water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
3. In regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act and;
4. In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

Non-Complying means any building, structure or lot legally existing prior to the passing of this By-law which does not comply with the zone requirements and standards of this By-law.

Non-Conforming means any use of a building, structure or lot legally existing prior to the passing of this By-law, and which does not conform with the permitted use provisions of the Zone in this By-law in which the use, building, structure or lot is located.

Non-motorized Boat means a watercraft not equipped with, powered or modified to be powered by a motor (e.g., canoe, kayak, paddle boat or stand-up paddle board).

Nutrient Unit means a measure of the number of livestock housed on a farm unit, calculated as the number of animals that will give the fertilizer replacement value of the lower of 43 kilograms of nitrogen or 55 kilograms of phosphate per year as nutrients.

Obnoxious Uses means any use which is a nuisance to the occupant or owner of any neighbouring lands or buildings by reason of the emission from the neighbouring land or building or any part thereof, or the creation thereon, of odours, gases, dirt, radiation, smoke, noise, vibration, fumes, cinders, soot, waste or water carried waste, or depositing or leaving unsightly objects or chattels thereon. (Note: This definition is not intended to limit the normal use or enjoyment of a property. Uses or activities which create or have the potential to create a public health or safety concern may be considered to be obnoxious, i.e. the burning of toxic waste materials in an outdoor furnace).

Office means a building or structure or part thereof used or intended to be used in the performance and transaction of business including administrative, clerical and professional services and activities but shall not include the manufacturing or any product.

Official Plan means the Official Plan of the Township of North Frontenac, including the text and associated schedules, which is approved by Council and provides the municipality's objectives and policies that guide the physical development of all lands within the Township.

On-site Processing and Smelting means the preparation of mineral concentrates and extraction of metal from its ore by a smelting (pyrometallurgical) or hydrometallurgical processes.

Open Space means the open, unobstructed space on a lot including landscaped areas, pedestrian walkways, patios, pools or similar areas but not including any driveway, ramp, parking spaces or aisles, loading spaces or manoeuvring areas and similar areas. An Open Space may include a combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property.

Organic Soils means soils normally formed in a water saturated environment (e.g. wetland) where the soil is not exposed to the air for a sufficient enough time to permit the breakdown of vegetative material. As a result, these soils may not contain sufficient strength to support a building or structure.

Outdoor Display means an area set aside outside of a commercial building or structure, other than a parking area or parking space, for the storage and display of goods and merchandise.

Outhouse – see Privy

Park means an area of land, whether enclosed or not, maintained by the Township or other public authority for the enjoyment, health and well-being of people and open to the public with or without charge and, for the purposes of this definition, includes a Conservation Area.

Parking Area means a lot or portion thereof required in accordance with the provisions of this By-law for the temporary storage or parking of motor vehicles accessory or incidental to uses in all Zones.

Parking Lot – Commercial means a lot or portion thereof used for profit for the temporary storage or parking of four (4) or more commercial vehicles which are for hire and gain but does not include the sale of new or used motor vehicles or the storing of impounded or wrecked motor vehicles.

Parking Space means an area used for the temporary parking of one motor vehicle within a parking area and includes accessible spaces.

Person means an individual, an association, a chartered organization, a firm, a partnership, a corporation, an agent or trustee and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

Personal Service Establishment means an establishment wherein a personal service is performed. This definition may include a barber shop, beauty salon, shoe repair, photography store, a dry-cleaning distribution station or other similar uses but excludes any manufacturing or fabrication of goods for sale.

Pet Grooming means an occupation, enterprise or business providing hygienic care and cleaning of pets as well as a process by which the pet's physical appearance is enhanced.

Pit means land or land under water from which unconsolidated aggregate such as soil, earth, clay, marl, sand, or gravel is being or has been excavated in order to supply material for construction, manufacturing or industrial purposes but shall not include rehabilitated land or an excavation incidental to the erection of a building or a structure for which a building permit has been granted by the Township, or an excavation incidental to the construction of any public works. This definition includes all accessory activities which are normally associated with the operation of a pit such as crushing, screening, processing, washing, storage, weighing and includes a wayside pit, and may include an accessory dwelling.

Place of Amusement means an establishment wherein amusement equipment, rides, devices or other facilities or experiences are provided to provide enjoyment, including without limitation a video arcade or arcade, billiard or pool room, pinball machines and video games, trampoline facility, mini golf course, and skateboard park, but does not include an adult entertainment parlour, casino or bingo hall.

Place of Assembly means a building specifically set aside for and primarily engaged in the operation of arts and craft shows, trade fairs, fashion show, public meetings, banquets, conference meetings and similar activities (e.g., assembly halls, auditorium, convention facilities).

Place of Worship means lands or buildings dedicated to religious worship by an association of persons that is charitable under the laws of the Province of Ontario or the Federal Government, organized for the advancement of religion and for the conduct of religious worship, service or rites, and permanently established as to the continuity of its existence, and may include accessory uses such as a dwelling for the caretaker or head

of congregation, and other complimentary uses normally associated with a place of worship. This definition also includes a church and a graveyard.

Pod means a portable, self-sufficient structure used for temporary accommodation and usually constructed on a solid foundation structure and shell.

Porch means a roofed structure which is structurally dependent upon and projecting from a dwelling with walls that are open or screened-in, which is used only as an outdoor un-winterized living area but does not include a deck as defined. This definition includes verandah.

Principal Storage Unit means a storage building or structure located on a rural residential lot.

Printing and Publishing Establishment means a building or part thereof used primarily for printing, regardless of the method, and publishing of newspapers, periodicals, books, maps and similar publications and also includes the sale and servicing of printing and duplicating equipment.

Private Lane means a road under private ownership, which serves two (2) or more legally conveyable lots and may include a right-of-way registered on title. (A driveway, by contrast, provides access to only one (1) property or legally conveyable lot, despite the length of the driveway. A driveway also includes a shared driveway between two (2) abutting properties).

Privy means a latrine consisting of an excavation in the ground or a removable receptacle for human waste, surmounted by a superstructure and meets the criteria of a Class 1 Sewage System under the Ontario Building Code.

Public Authority means the Township of North Frontenac and any Boards, Committees or Commissions thereof and any Ministry or Department of the Governments of Ontario or Canada, County of Frontenac or other similarly recognized public utility or agencies established or exercising any power or authority under any special or general statute.

Public Service Use means a building, structure or lot used for public services by any public authority, any telephone, communications or railway company, any company supplying natural gas, Ontario Power Generation, Hydro One Networks Inc., any Conservation Authority, Public Utilities Company or similarly recognized agencies. This definition shall include an ambulance facility, fire station, **institutional service use**, police station, public boat launch and municipal office.

Public Street means an opened and maintained thoroughfare under the jurisdiction of the Township, the Province of Ontario, or the Government of Canada, which affords the principal means of access to abutting properties and which has been dedicated to and assumed by a Public Authority. This definition includes highways, roads, rights-of-way and road allowances, but excludes a private lane and a private right-of-way.

Public Utility means a water works or water supply system, sewage works, electrical power or energy generating transmission or distribution system, street lighting system, natural or artificial gas works or supply system, a transportation system or a telephone system, scientific research system, and includes any lands, buildings, or equipment

required for the administration or operation of any such system and which is operated by a Public Authority or a publicly governed company.

Pumphouse means a small structure which houses the equipment used to pump surface water.

Quarry means land or land under water from which consolidated rock or mineral is being or has been excavated in order to supply material for construction, manufacturing or industrial purposes but shall not include rehabilitated land or an excavation incidental to the erection of a building or a structure for which a building permit has been granted by the Township, or an excavation incidental to the construction of any public works. This definition includes all accessory activities which are normally associated with the operation of a pit such as a crushing, screening, processing, washing, storage, weighing and includes a wayside quarry.

Recreational Vehicle means any contrivance so constructed that is suitable for being attached to a motor vehicle for the purposes of being drawn or is propelled by the motor vehicle or self-propelled. A Recreational Vehicle includes a travel trailer, motor home, or camper but does not include a Park Model Trailer, Tiny Home or Tent Trailer.

Recreational Vehicle Sales and Storage means a building, structure and/or lot which is used for the display, storage, maintenance and repair and/or sale of recreational vehicles or recreational equipment.

Recycling Depot or Transfer Station means a waste management facility which serves as a temporary storage site for waste and recyclable materials such as glass, paper, cardboard, plastic, metal and other similar products which will be transferred to another location for reuse or transport. This definition does not include any other type of waste management system.

Redevelopment means the alteration of a developed lot or structure and may include the removal or rehabilitation of buildings or structures and the construction, reconstruction renovation or alteration of buildings or structures.

Refreshment Vehicle means ~~a portable trailer or motor vehicle used commercially for the preparation and sale of food to the public. This definition does not include a Restaurant~~any vehicle, trailer, cart or other structure not placed on a permanent foundation which is equipped for cartage, storage and the preparation of food stuffs, beverages, confections and such items are offered directly for consumption to the general public; including a chip wagon, an ice cream truck, a mobile canteen and other refreshment vehicles.

Renovate means to strengthen, improve, repair, retrofit or restore to a better state any aspect of an existing building.

Residential Use means the use of land, buildings or structures for human habitation.

Restaurant means a commercial building or structure where the principal business is the preparation and serving of food and refreshments to the public for immediate consumption within the establishment or on an abutting terrace or patio, and which may include home delivery, catering or food pick-up/take-out services.

Retail Store means a commercial building or part thereof wherein goods wares, merchandise, substances or articles are offered for sale to the general public and may include the limited storage and display of goods, wares, merchandise, substances or articles, and shall not include any other use defined herein.

Rural Co-operative Use means a use of land, buildings and structures for a single planned development on property which is owned in common through an incorporated co-operative, non-profit organization or land trust, where the ownership and responsibility for the maintenance of all land uses, buildings, structures and services and general management rests with the members.

Salvage Yard means an establishment where motor vehicles, metal, machinery or parts thereof, goods, wares, merchandise, articles or things are kept, repaired, processed or dismantled wholly or partly in the open, for further use and offered for sale.

Satellite Dish means a structure designed and used for the reception of signals relayed back to earth from a communications satellite.

Sauna means an accessory building or structure wherein facilities are provided for the purpose of a steam bath.

Saw Mill or Planing Mill means a building, structure or use where timber is cut or sawn, either to finished lumber or as an intermediary step.

School – Private means an educational establishment wherein teaching or instruction is offered for gain in such fields as academics, dancing, music, art, sports, business or trade, and any other such specialized school conducted for gain. A Private School may be an elementary, secondary or adult school.

School – Public means an educational establishment under the jurisdiction of a Board as defined in the Education Act.

Seasonal means activities, uses, buildings, structures and facilities operated, maintained and used during part of the year only.

Seating Capacity means the number of persons which can be accommodated in a building or structure or part thereof in a seated position on chairs, benches, forms or pews as determined by the Ontario Building Code.

Self-Storage Facility means a commercial building or part of a building wherein items are stored in separate, secured storage areas or lockers which are generally accessible by means of individual loading doors.

Sensitive Land Use means a land use or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one (1) or more adverse effects from contaminant discharges generated by nearby facilities and includes, but is not limited to, a residential use (including a dwelling), a day nursery, an educational or health facility (e.g. school, hospital). A sensitive land use may be a part of the natural or built environment.

Service Outlet means a building or part thereof whether in conjunction with a retail store or not, used for the repair or servicing of goods, commodities, articles or materials, but not the manufacturing thereof but does not include automotive repairs and services.

Setback means:

- (a) With reference to a road, street or private lane the least horizontal distance between the building lot line and the nearest part of the building or structure;
- (b) With reference to a water body, the least horizontal distance between the high-water mark of the water body and the nearest building line;
- (c) With reference to a building, structure or land use and not applicable under paragraph (a) or (b), the least horizontal distance from the building, structure or land use in question to an applicable lot line;
- (d) With reference to a private lane, the least horizontal distance between the shoulder of the travelled portion of the private lane and any building or structure, or the limit of the private lane as shown and measured on a survey, whichever is greater.

Sewage ~~and Water~~ Systems

- (a) **Communal Services** means sewage works and sewage systems ~~and water works, or any of them,~~ that provide for the distribution, collection or treatment of sewage or water and which:
 - i) Are not connected to full municipal sewage ~~and water~~ services;
 - ii) Are for the common use of more than **five (5)** residential units/lots; and
 - iii) Are owned, operated, and managed by a Municipality or, another public body; **or** a condominium corporation or single owner which has entered into an agreement with the Township or public body, pursuant to Section 51 of the Planning Act, providing for Municipal/public body assumption of the communal services in the event of default by the owner.
- (b) **Individual On-Site Systems** means individual, autonomous ~~water supply and~~ sewage systems that are owned, operated and managed by the owner of the property upon which the system is located, and which do not serve more than five (5) residential units/lots but does not include a privy.
- (c) **Partial Services** means connection to one communal service where the other connection will be to an individual on-site system.

Shipping Container means a container with strength suitable to withstand shipment, storage, and handling. Shipping containers include large reusable steel boxes used for intermodal shipments. This definition also includes sea cans.

Shooting Range or Gun Club means land, buildings, structures or premises used for recreational and/or commercial target practice, skeet shooting, gun or hunter safety instruction and is operated by a club, organization, or individual. This definition also includes a gun club.

Sight Triangle means a triangular space, free of buildings, structures and obstructions, formed by the street lines abutting a corner lot and a third line drawn from a point on a street line to another point on a street line, each such point being the required sight distance from the point of intersection of the street lines as specified in this By-law. (See Figure D-12 below).

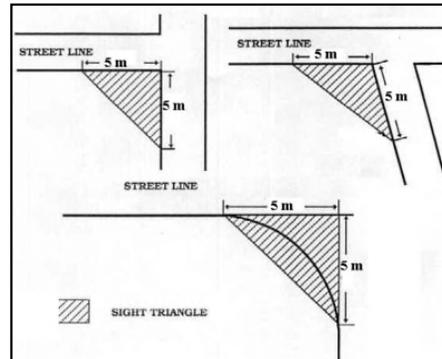


Figure D-12 – this drawing is for illustration purposes only and does not form part of the definition.

Sign means any writing, letter work or numeral, any pictorial representation, illustration, drawing, image or decoration, any emblem, logo, symbol or trademark or any device with similar characteristics which:

- (a) Is a structure, or part of a structure, or which is attached thereto or mounted thereon, or is free-standing; and
- (b) Which is used to advertise, inform, announce, claim, give publicity or attract attention.

Silo means an agricultural building which is used for the storage of agricultural products, grain, and feed for farm animals or similar substances.

Skateboard Park means a building or structure or part thereof or an area of land occupied by structures used in skateboarding, roller skating, roller blading, BMX riding or other similar activities, such structures including ramps, half-pipes, rails, etc. A skateboard park may be part of a park.

Sleep Cabin means a single storey accessory building or structure with a minimum of 10 square metres and a maximum of 19 square metres in net floor area building footprint, located on the same lot as the principal building or structure, the accessory use being for sleeping accommodation on an occasional basis. A sleep cabin may include sanitary facilities.

Solar Collector means a device consisting of photovoltaic panels that collect solar power or panels to produce solar heat from the sun. A solar collector may be attached to a building or structure or erected on a post(s).

Solar Panel – Ground Mounted means a panel designed to absorb the sun's rays as a source of energy for generating electricity or heating mounted directly to the ground either by a single vertical post or by structural legs.

Solar Panel – Roof/Wall Mounted means a panel or panels designed to absorb the sun's rays as a source of energy for generating electricity or heating directly installed on a rooftop.

Sporting Establishment means an establishment, premises, or building where any recreational, social or cultural uses are operated on lands in private ownership, such as health clubs, open or enclosed skating or curling rinks, open or enclosed pools, open or enclosed badminton or tennis courts, squash courts, bowling alleys, gymnasias, band shell or open theatre, tree-top trekking, zip-lining, horseback riding, wildlife viewing, hiking trails, and other similar uses.

Storage Shed means an accessory structure designed for the storage of goods incidental to a residential use.

Storage Compound means a secure enclosed area providing storage protection for large items, such as automobiles, trucks, recreational vehicles, boats, etc. and may be covered or open.

Storey means that portion of a building other than a cellar or basement included between the surface of any floor and the surface of the floor, roof deck, ceiling or roof immediately above it.

Street Allowance shall have a corresponding meaning to that of Public Street or Private Lane.

Street Line means the limit of the road or street allowance and is the dividing line between a lot and a Public Street or Private Lane.

Structure means anything constructed or erected, either temporary or permanent, the use of which requires location on the ground or attached to something located on the ground or on or in water and shall for the purposes of this definition, include a recreational vehicle (for setback purposes only), a sewage disposal system (for setback purposes only) a swimming pool whether in-ground or above-ground, a viewing platform, a shed, or a pumphouse, but excludes a fence.

Studio means a building or part thereof used as the workplace for such crafts as a photographer, artist, cabinet maker, jewellery crafter or comparable artist or craftsperson where unique or custom-made articles or goods are fabricated or created and may be offered for sale but does not include any industrial use. This definition may also include the instruction of art, music, languages or similar disciplines.

Support Infrastructure includes, plant water supply, and on-site plant waste disposal facilities, hydro-electric power facilities, natural gas facilities and internal roads.

Swimming Pool means an in-ground or above-ground open or covered outdoor pool used for swimming, wading, diving or recreational bathing which is at least 0.6 metres in depth and may include a hot tub or whirlpool.

Tourist Cabin means a rental cottage, cabin or pod in which accommodation is provided on a short term or temporary basis to guests at a tourist establishment, and may include kitchen and washroom facilities.

Tourist Establishment means any parcel of land which is used to provide temporary accommodation for the public or members of an organization in tents, trailers, tourist cabins, tourist trailers or recreational vehicles. This definition also includes a campground

and a lodge, and may include common buildings for dining, showers and washroom facilities.

Township means the Corporation of the Township of North Frontenac.

Tradesperson's Establishment means a building or part of a building where mechanical, electrical, structural, plumbing or similar contractors conduct their businesses, whether in conjunction with a retail store or not, and may include offices, display areas and storage areas, but shall not include open storage.

Transportation Depot means land, or a structure or a building where commercial vehicles are kept for hire, rental and/or lease, or stored and/or parked for remuneration and/or from which such motor vehicles are dispatched for hire as common carriers and where such land, structure or building may be used for the storage and/or distribution of goods, wares, and merchandise.

Use means the purpose for which a lot or a building or a structure or any combination thereof is designed, arranged, occupied or maintained. All uses shall be in conformity with the general intent and policies of the land use designations of the Official Plan and the Zoning By-law.

Vehicle Sales Establishment means a building and/or lot used primarily for the display, storage and sale of new and/or used motor vehicles and associated equipment and may include maintenance, repair and the sale of accessories and related products and the leasing or renting of motor vehicles.

Vessel means a boat, ship or craft designed, used or capable of being used solely or partly for navigation in, on, through, or immediately above water, without regards to method or lack of propulsion, and includes a vessel under construction.

Veterinary Establishment means a building or part of a building in which facilities are provided by a qualified veterinarian for the prevention, cure and alleviation of disease and or injury to animals, in conjunction with which there may be facilities provided for the sheltering of animals during the treatment period but does not include a kennel as otherwise defined.

Viewing Platform means a freestanding deck or area constructed out of permeable material including interlocking concrete pavers, plastic or concrete grid systems, decking or material deemed satisfactory to the Township, with no roof ~~or~~ and unenclosed sides but may have a guard and spindle system if required.

Warehouse means a building or structure or portion thereof used or intended to be used for the bulk storage of goods, merchandise, or material.

Waste Management Facility means a site which is licensed or approved by the Ministry of the Environment, Conservation and Parks and/or its agents where garbage, refuse, domestic or industrial waste, excluding radioactive or toxic chemical wastes is disposed of or dumped. This definition shall include waste transfer stations and recycling depots, compost sites, hauled sewage or sewage disposal sites and sewage lagoons. This definition shall also include such buildings and structures as are necessary for the operation and maintenance of waste management facility, and other complimentary uses

normally associated with waste management facilities. This definition also includes Solid Waste Disposal Site.

Water Access Lot means a lot that is accessed solely by a navigable water body.

Water Systems

(a) **Communal Services** means works, that provide for the distribution, collection and/or treatment of water which:

- i) **Are not connected to full municipal water services; and**
- ii) **Are for the common use of more than five (5) residential units/lots; and**
- iii) **Are owned, operated, and managed by a Municipality, or another Public Body; or a condominium corporation or single owner which has entered into an agreement with the Township or public body, pursuant to Section 51 of the *Planning Act*, providing for Municipal/public body assumption of the communal services in the event of default by the owner.**

(b) **Individual On-Site Services** means an individual, autonomous water supply that is owned, operated, and managed by the owner of the property upon which the system is located, and which does not serve more than five (5) residential units/lots.

(c) **Partial Services** means connection to one communal service where the other connection will be to an individual on-site system.

Waterfront Activity Area means an area along the waterfront of a residential or commercial lot designed to be used for one or a combination of the following uses: waterfront structures, leisure area and natural beach/swimming area.

Waterfront Structure means a non-habitable single storey building or structure including a sauna or hot tub, a gazebo, a marine storage shed, a viewing platform or a similar structure, built within the 30 metre setback from the high water mark of a waterfront lot, but shall not include a boathouse/boat port or a dock.

Water Body means any bay, lake, river, natural watercourse or canal but excluding a drainage or irrigation channel.

Water Frontage means the strip of land comprising part of a lot that directly abuts a water body, or Shore Road Allowance. When used as an adjective, means a lot or lands that has frontage on a water body or Shore Road Allowance.

Wayside Pit means land from which unconsolidated aggregate is removed by means of open excavation for use in a public undertaking which is legally accessed via a public street or private lane.

Wayside Quarry means a place from which consolidated aggregate is removed by means of open excavation for use in a public undertaking which is legally accessed via a public street or a private lane.

Wellness Centre means a building or part thereof used by professional therapists, doctors, chiropractors, drugless practitioners, professional trainers and nutritionists

trained in a range of disciplines such as massage therapy, physiotherapy, naturopathic medicine, chiropractic, acupuncture, homeopathy, orthotics, health counselling and personal training, and may include accessory uses such as administrative offices, physical fitness rooms and waiting rooms, directly associated with the facility.

Wetland means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytes or water tolerant plants. The four (4) major types of wetlands are swamps, marshes, bogs and fens. Lands being used for agricultural purposes, that are periodically "soaked" or "wet", or which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildlife Habitat means areas where plants, animals and other organisms live, and find adequate amounts of food, water shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual life cycle; and areas which are important to migratory or non-migratory species.

Windmill/Wind Turbine shall mean any device used or designed to be used for the production of electrical power where wind is the energy source, being a designated structure under the Ontario Building Code if it has a rated output greater than 3kW.

Yard means the area between a building and a lot line that, except for landscaping or accessory buildings, structures and uses and projections specifically permitted elsewhere in this By-law, is unobstructed above grade. (See Figure D-13 below).

Yard, Front means the space extending across the full width of the lot between the front lot line and the nearest part of any main building or structure for which such yard is required. Where a lot has water frontage and uses, buildings, and structures located on the lot that are oriented towards the water, the front yard shall be the space extending across the full width of the lot between the high-water mark and the nearest part of any main building or structure on the water side (whether separated by a shore road allowance or not). (See Figure D-13 below).

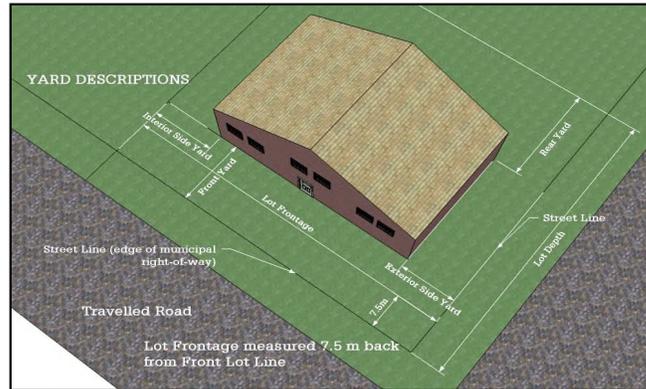
Yard, Rear means a space extending across the full width of the lot between the rear lot line and the nearest part of any main building or structure for which such a yard is required. Where there is no rear lot line, the rear yard shall be measured from the intersection of the side lot lines to the closest point of the main building. Where a lot has water frontage and uses, buildings and structures located on the lot are oriented towards the water, the rear yard shall be the space extending the full width of the lot between the lot line opposite the shoreline and the nearest part of any main building or structure for which such yard is required. (See Figure D-13 below).

Yard, Side means a space extending from the **front yard** to the **rear yard** between the **side lot line** and the nearest part of any main building or structure for which such a yard is required. (See Figure D-13 below).

Yard, Side – Exterior means a side yard adjacent to a public street. (See Figure D-13 below).

Yard, Side – Interior means a side yard other than an exterior side yard. (See Figure D-13 below).

Figure D-13 – this drawing is for illustration purposes only and does not form part



of the definition.

Yurt means a circular domed structure that is portable and self-sufficient, usually consisting of a wooden frame covered by felt or canvas.

Zone means a designated area of land use designated on the Schedule attached hereto.

Part 3 – General Provisions

Explanatory Note

The General Provisions Section of the By-law provides the regulations which apply to all properties regardless of the specific zoning (Section 4). Whereas the zones provide site specific controls corresponding to such items as permitted uses and locational restrictions, the General Provisions provide regulations more general in nature, applying to a variety of uses regardless of the Zone in which the uses are located. All lots and uses of property must comply with both the general provisions as well as the specific provisions applicable to the specific lot in Section 4.

All Notes included in this Section are intended for reference purposes only.

3.1 Accessory Buildings, Structures and Uses

3.1.1 General

Where this By-law provides that land may be used or a building or structure may be erected or used for a purpose, that purpose shall include an accessory use, building, or structure located and erected in accordance with the following provisions, unless otherwise indicated in this By-law:

- (a) All accessory uses, buildings and structures to a permitted principal use shall be located on the same lot as the principal use;
- (b) The use of any accessory building for human habitation is not permitted except for uses set out in this Section or where specifically listed as a permitted use in any Zone;
- (c) No accessory use, building or structure shall be erected closer to the front or exterior side lot lines than the minimum yard setbacks required for the main building, unless otherwise specified in this By-law. This provision shall not be applicable to:
 - i) Boathouses, docks and waterfront structures which comply with the provisions of Section 3.1.2;
 - ii) A partially enclosed shelter having a gross floor area less than 9.3 square metres for use by students waiting for a school bus; or
 - iii) One farm produce outlet having a gross floor area of less than 9.3 square metres;
 - ~~iv) Sewage systems which shall be set back a minimum of 30 metres from a wetland or the high water mark of a water body. All other setbacks for a sewage system shall be in accordance with the Ontario Building Code.~~
- (d) Unless otherwise specified in this By-law, no accessory use, building or structure shall be erected closer than 3 metres to any interior side, or rear lot line, or to any private lane/right of way;
- ~~(d)~~(e) Any building or structure which is attached to the main building shall not be considered an accessory building or structure (examples: garage, carport, balcony, deck);

- (f) In the case of buildings and structures in a residential zone which are accessory to a principal use, the combined lot coverage for all such accessory buildings and structures shall not exceed five percent (5%) of the lot area;
- (g) In the case of commercial and industrial Zones, the ~~total-combined~~ lot coverage of all accessory buildings or structures shall not exceed five percent (5%) of the lot area, unless otherwise specified in this By-law;
- (h) Buildings or structures which are accessory to a residential use shall not exceed 8 metres in height and shall not exceed two (2) storeys;
- (i) Buildings or structures which are accessory to a non-residential use shall not exceed the maximum height provision of the Zone in which the use is located, except that there shall be no height restriction on buildings and structures such as barns and silos which are accessory to an agricultural use;
- (j) Except where specified otherwise, no accessory building shall be erected closer than 3 metres to the main building and other accessory structures;
- (k) Common semi-detached garages or carports may be centred on the mutual side lot line;
- (l) Accessory uses, buildings and structures shall not be erected or established prior to the erection or establishment of the main building or use, except where it is necessary for the storage of tools and materials in connection with the construction of the main use, building or structure and provided that there is a limit of one structure and said structure does not exceed 14 square metres;
- (m) In the case of a water access property a detached garage or storage building may be constructed on a mainland property provided the property is owned by the owner of the water access property that it serves.
- (m)(n) Unless otherwise specified in this By-law, no accessory use, building or structure shall be erected closer than 7 metres to any Township Road.

3.1.2 Boathouses, Docks, Waterfront Structures, Marine Storage Sheds and Pumphouses

The area cleared to construct a waterfront structure shall not exceed the building envelope of the structure and there shall be no undue cutting of natural vegetation or erosion caused by the construction of the structure. Adequate protection for the abutting water body shall be provided during and after construction, until such time as appropriate vegetation is re-established.

A permit from the Conservation Authority may be required and therefore they should be consulted prior to the construction of any dock, structure, or building in, or in proximity to the shoreline. In addition, depending on the scale of the proposal, permission may also be required from the Ministry of Natural Resources and Forestry, and/or the Department of Fisheries and Oceans Canada.

~~A maximum of one (1) boathouse and one (1) dock are permitted on each lot, subject to the following:~~

- (a) **Boathouses**

- i) The maximum gross area of a boathouse shall not exceed 47 square metres;
- ii) A boathouse shall not exceed 4.5 metres in total height and is limited to a single storey;
- iii) A boathouse shall not be constructed closer than 3 metres from the nearest adjacent side lot line where the lot abuts another property and 7 metres where the lot abuts an opened or unopened road allowance and shall not encroach on adjacent lot lines when the lot boundaries are extended into the water. There is no front yard setback for a boathouse;
- iv) Boathouses may project a maximum of 8 metres into the waterfront.
- v) ~~Boathouses shall not be permitted to include any plumbing, or contain other accessory uses including a sauna.~~
- vi) ~~A maximum of one (1) Boathouse/Boat Port is permitted on each lot.~~

~~At capacity lake trout lakes include Reid Lake (Boundary Lake), Lucky Lake, Mackie Lake, Camp Lake (Little Mackie), Big Ohlmann Lake (Rock Lake), Mosque Lake, Kishkebus Lake, Shabomoka Lake (Buck Lake), Little Green Lake, Buckshot Lake, Round Schooner Lake. Lake trout lakes not at capacity include Brule Lake, Mazinaw Lake, and Palmerston. At capacity lake, not identified as a lake trout lake include Mississagagen Lake.~~

(b) **Docks**

- i) Docks shall be limited to floating, cantilevered or post dock construction;
- ii) Land below the high-water mark shall not be permanently altered except to accommodate the placement or use of docks as approved by the authority having jurisdiction;
- iii) The surface area of a dock shall not exceed 25 square metres in area regardless of the shape of the dock. Any component of a dock located above the high-water mark and designed to anchor the dock to the waterfront shall be excluded from the calculation except where the dock is constructed parallel to the shoreline, in which case the entire surface area shall be included in the calculation;
- iv) A dock may extend to a maximum of 10 metres from the shoreline, and may not be any wider than 4 metres along the shoreline itself;
- v) A dock shall not be constructed closer than 3 metres from the nearest adjacent side lot line where the lot abuts another property and 7 metres where the lot abuts an opened or unopened road allowance and shall not encroach on adjacent lot lines when the lot boundaries are extended into the water. There is no front yard setback for a dock;
- vi) Despite these dimensions, no dock shall be constructed which constitutes a navigation or safety hazard;
- vii) A viewing platform may be attached to the land side of a dock;
- viii) Commercial docks for new and existing commercial uses may be subject to Site Plan Control Approval.
- ix) ~~A maximum of one (1) Dock is permitted on each lot.~~

~~A permit from the Conservation Authority may be required and therefore they should be consulted prior to the construction of any dock. In addition, depending on the scale of the proposal, permission may also be required from the Ministry of Natural Resources and Forestry, and/or the Department of Fisheries and Oceans Canada.~~

(c) **Waterfront Structures**

- i) Waterfront structures which are unattached to a main building shall not exceed a combined ~~horizontal surface area~~footprint of more than 20 square metres for all structures within the 30metre setback from the high-water mark.
- ii) Waterfront structures shall not be constructed closer than 3 metres from the nearest adjacent side lot line where the lot abuts another property and 7 metres where the lot abuts an opened or unopened road allowance and shall not encroach on adjacent lot.
- iii) All waterfront structures shall be setback a minimum of 15 metres from the high-water mark with the following exceptions:
 - a. ~~a~~A viewing platform with an area not exceeding 13 square metres shall be permitted with no waterbody setback;
 - b. ~~, or a~~ gazebo with an area not exceeding 13 square metres shall be permitted with a minimum of 5 metres of waterbody setback;
 - a-c. A storage structure for non-motorized crafts with an area not exceeding 5 square metres shall be permitted with a minimum of 3 metres of waterbody setback.

(d) **Pump Houses**

- i) No ~~waterfront~~waterbody setback is required for a pump house;
- ii) Maximum ~~size~~building footprint of a pump house is 1 square metre;
- iii) Minimum side yard setback for a pump house shall be 3 metres;
- iii)iv) Maximum height shall be 3 metres.

(e) Marine Storage Shed

- i) A maximum of one (1) marine storage shed shall be permitted on each lot
- ii) A marine storage shed shall not be permitted on a lot which a boathouse is located.
- iii) The maximum footprint of a marine storage shed shall be 15 square metres.
- iv) The maximum height of a marine storage shed shall be 23 metres, and limited to a single storey.
- v) A marine storage shed shall have a minimum waterbody setback of 15 metres.
A marine storage shed is not permitted to have any habitable space.

3.1.3 Secondary Dwelling Unit

Where permitted as an accessory use, a secondary dwelling unit may be created provided the following provisions are met:

- (a) A maximum of one (1) secondary dwelling unit per lot is permitted;
- (b) A secondary dwelling unit is only permitted on a lot with a minimum area of 0.4 hectares;
- (c) The secondary dwelling unit is located within a dwelling or in an accessory building or structure on the same lot as the dwelling;
- (d) The minimum lot area conforms with the Zone in which the secondary dwelling is located;
- (e) The secondary dwelling unit has a gross floor area not exceeding 45% of the principal dwelling or 100 square metres, whichever is lesser;
- (f) When a secondary dwelling is located in an accessory building or structure, the structure shall comply with all the provisions of this By-law that relate to accessory buildings and structures;
- (g) The lot area conforms with the Zone in which the secondary dwelling is to be located;
- (h) A secondary dwelling unit is not permitted within a boathouse;
- (i) Access for the secondary dwelling unit shall be provided by an independent entrance or through a common vestibule entrance shared, where the secondary dwelling unit is located within the principal dwelling. If the access is provided at the side or rear of the building, a minimum 1.2 metre-wide walkway shall be provided from the front (street-facing façade) of the building to the side or rear entrance;
- (j) A minimum of one (1) parking space shall be provided for the secondary dwelling unit. The required parking for the secondary dwelling and primary dwelling is permitted in a tandem arrangement;
- (k) A secondary dwelling unit shall only be permitted if it can be demonstrated that there is an adequate supply of potable water, and adequate capacity for the disposal of waste within the subsurface sewage disposal system;
- (l) A secondary dwelling unit shall be located outside of areas subject to natural hazards; and
- (m) On lands within 300 metres of the high-water mark of an at capacity lake, secondary dwelling units are not permitted.

3.1.4 Sleep Cabin/Loft-Above-a-Garage

Where permitted as an accessory use, one (1) sleep cabin or one (1) loft-above-a-garage shall be permitted per lot as an accessory use to a permitted residential dwelling on a waterfront lot, for occasional use, subject to the following provisions:

- (a) A sleep cabin or loft-above-a-garage shall comply with the accessory building provisions of the Zone in which it is located;
- (b) A sleep cabin or a loft-above-a-garage shall have a minimum ~~area-footprint~~ of 10 ~~metre-squaresquare metres~~ and shall not exceed 19 ~~metre-squaresquare metres~~ in ~~net floor-area~~~~footprint~~;

- (c) A sleep cabin or a loft-above-a-garage may be equipped with a toilet and sink only, provided the associated sewage system is approved by ~~Public Health~~the designated septic approval authority and the ~~structure-sleep cabin or loft-above-a-garage~~ is located outside of the 30 metre waterbody setback. A sleep cabin/loft-above-a-garage shall not have any kitchen facilities ~~provided~~;
- (d) A sleep cabin or a loft-above-a-garage shall not be considered dwelling units.
- (e) A sleep cabin or a loft-above-a-garage shall not be located on a lot on which a garden suite or secondary dwelling unit is constructed;
- (f) A sleep cabin or a loft-above-a-garage shall not be located within the 30 metre setback from the high-water mark of a water body;
- (g) No loft-above-a-garage shall be permitted in a non-complying garage without appropriate planning approvals from the Township;
- (h) On lands within 300 metres of the high-water mark on an at capacity lake, sleep cabins and lofts-above-a-garage shall not be permitted.

3.1.5 Sewage Systems

Notwithstanding any other provision of this By-law, all sewage systems shall be subject to the following provisions:

- (a) A Class 1 sewage system (privy) shall be setback a minimum of 15 metres from the high-water mark of all waterbodies/ watercourses/ wetlands. This minimum setback shall only apply where it is not possible to meet the 30 metre waterbody setback.
- (b) All sewage systems other than a Class 1 sewage system shall be setback a minimum of 30 metres from the high-water mark of all wetlands/ waterbodies/ watercourses.
- (c) All other setbacks for a sewage system shall be in accordance with the Ontario Building Code.
- (d) A sewage system is permitted to be located in the front yard where the front yard is on a Township Road or private lane.
- (e) A sewage system is permitted on a vacant lot, provided that the sewage system meets all setback provisions of this zoning by-law, the provisions of the Ontario Building Code, and has a permit issued by the designated septic approval authority.
- (a)(f) An existing holding tank may be replaced in the same location with an increase in footprint and/or volume, if required.

3.2 Auto Service Station, Gasoline Bar, Car Wash

Notwithstanding any other provisions contained in this By-law, for all Zones within which an auto service station, gasoline bar, and/or car wash is permitted, the use shall comply with the lot size and setback requirements of the Zone in which it is located.

- (a) Notwithstanding any other provisions in this By-law, the minimum distance between any overhead canopy and any lot line shall be 5 metres; and
- (b) A buffer strip with a minimum width of 3 metres shall be provided along all of the property lines.

3.3 Backyard Chickens

Notwithstanding Section 3.17 of this By-law, the keeping of backyard chickens shall be excluded from the definition of a Hobby Farm and shall be permitted on all properties that are zoned to permit a single detached dwelling unit. These provisions are not intended to restrict agricultural uses in permitted Zones. The following conditions/restrictions shall apply:

- (a) Properties must have a minimum of 0.2 hectares;
- (b) On residential properties hens may be kept and housed in an enclosed, roofed coop or structure based on the following:

| Lot Size | Number of Hens Permitted | Maximum Coop Area | Maximum Coop Height |
|---------------------------------|-------------------------------|--------------------------|---------------------|
| 0.2 hectares to 1.2 hectares | Maximum six (6) Hens | Maximum 3 metre square | Maximum 4.5 metres |
| Over 1.2 hectares to 4 hectares | Maximum twelve (12) Hens | Maximum 10 square metres | Maximum 4.5 metres |
| Over 4 hectares | Maximum twenty-five (25) Hens | Maximum 15 square metres | Maximum 4.5 metres |

- (c) The keeping of roosters is prohibited;
- (d) Hens must be kept in an enclosed/fenced hen run when not in their coop;
- (e) Hen coops and runs shall be located a minimum distance of 7 metres from the rear and interior side lot lines;
- (f) Hen coops and runs are not permitted in any exterior side yard or front yard;
- (g) Hen coops and runs shall be maintained in a clean condition and kept free from obnoxious odours, substances and vermin; and be designed to ensure proper ventilation and sufficient space for the hens;
- (h) Stored manure shall be kept in an enclosed structure, such as a compost bin;
- (i) No hens, hen runs/yards or coops shall be located within 30 metres of any water body.

3.4 Bed and Breakfast

- (a) A Bed and Breakfast as herein defined shall be permitted as an accessory use to any permitted single detached dwelling subject to the following requirements:
 - i) The use of the dwelling as a Bed and Breakfast shall not change the residential character of the property;
 - ii) A Bed and Breakfast shall only be permitted where listed as an accessory use in the Zone in which the lands are located;
 - iii) A Bed and Breakfast shall not be subject to the home-based business requirements of Section 3.4 of this By-law;
 - iv) The requirements for the provision of off-street parking spaces shall be ~~met~~ in accordance with (see Sections 3.31 and 3.32) of this By-law;
 - v) One (1) sign may be permitted to advertise the Bed and Breakfast that shall not exceed 2 square metres in surface area and shall not be back-lit. The permitted sign may be a freestanding sign in a front or side yard, or a rear yard where the lot abuts a waterfront or may be attached to a wall of a permitted building or structure. The sign may be illuminated by lights where the illumination is directed directly onto the sign; and
 - vi) The Bed and Breakfast shall be operated by the owner or the lessee of the single detached dwelling.

3.5 Buffer Strip

- (a) Where a lot is used for a primarily non-residential purpose in any Zone and the side or rear lot line abuts a residential use and/or portion of a street, the opposite side of which abuts a residential use, then a buffer strip along the abutting lot line(s) in the case of the primarily non-residential use shall be provided and maintained on the lot in accordance with the following provisions:
 - i) Where a buffer strip is required, it shall have a minimum width of 3 metres measured perpendicular to the lot line it abuts. The buffer strip shall only be required to visually obscure the area of land actually used by the non-residential use from the adjacent residential use;
 - ii) A buffer strip shall consist of a continuous, unpierced hedgerow of evergreens or shrubs, not less than 1.2 metres high at maturity or a 1.2 metres high berm or privacy fence or combination thereof provided the land is adequately obscured. The remainder of the strip shall be planted with shrubs, flower beds, grass or a combination thereof; and
 - iii) In all cases where ingress and egress driveways or walks extend through a buffer strip, it shall be permissible to interrupt the strip within 3 metres of the edge of such driveway or within 1.5 metres of the edge of such walk.

3.6 Buildings or Structures during Construction

Nothing in this By-law shall prevent the use of land or the use or erection of a building or structure or a scaffold or other equipment essential to the construction in progress for which a building permit has been granted.

In addition, temporary accommodation for a business or other use which is intended to occupy a building which is under construction with the work in progress on such building may be temporarily permitted on the same lot in the form of a mobile, relocatable, portable or transportable building provided:

- (a) Building permit approval is obtained pursuant to the matters contained herein;
- (b) Such temporary accommodation is removed from the lot immediately upon completion of construction, abandonment of construction or at such time as in the opinion of the Township it is no longer required.

3.7 Buildings to be Moved

No building or structure shall be moved within the limits of the Township or shall be moved from outside the Township into the Township unless the building or structure and the use thereof is a permitted use and satisfies all the requirements of the zone in which it is to be located.

3.8 Cannabis Production and Processing Facility

Notwithstanding any other provision of this By-law, any Cannabis Production and Processing shall be subject to the following provisions:

- (a) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control may be located closer to any Residential Zone or Commercial Zone than 70 metres;
- (b) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control may be located closer to any dwelling, public school, private school, place of worship, or day care nursery than 150 metres;
- (c) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is not equipped with air treatment control may be located closer to any dwelling, public school, private school, place of worship, or day care nursery than 300 metres;
- (d) A building or structure used for security purposes for Cannabis Production and Processing may be located in the required front yard and does not have to comply with the required minimum front yard, side yard, and rear yard setbacks;
- (e) Outdoor storage is prohibited on the property in which the Cannabis Production and Processing is located;
- (f) Cannabis Production and Processing shall only be permitted within the Zones as explicitly indicated in this Zoning By-law;
- (g) All development in relation to the establishment of or expansion to Cannabis Production and Processing shall be subject to Site Plan Control.

3.9 Change of Use

A use of lot, building or structure which, under the provisions hereof is not permissible within the Zone in which such lot, building or structure is located, shall not be changed except to a use which is permissible within such Zone or as otherwise authorized by the Approval Authority under the Planning Act.

3.10 Commercial Forestry Operations

Commercial Forestry Operations, as defined herein, shall be permitted in all Zones, subject to any By-law of the Township regarding Forestry or Tree Preservation and subject to the following provisions:

- (a) Clearcutting shall be prohibited within the Natural Vegetation Buffer;
- (b) Selective cutting is permitted in the area commencing at a point of 15 metres inland from the high water mark of a waterbody up to 30 metres from the high water mark;
- (c) Additional tree removal within 30 metres of the high water mark of a waterbody shall only be permitted where trees are marked for removal by a certified Tree

Marker, Registered Forester or Certified Arborist, or where tree removal takes place by a Registered Professional Forester;

- (d) In the case where a property is under a forestry plan the requirements of this By-law would not apply.

3.11 Day Nurseries – Private or Licensed

Day nurseries shall be permitted in all Zones where residential uses are permitted as a principal use. Such day nurseries shall comply with the provisions of the underlying zone.

3.12 Equestrian Establishment

An equestrian establishment shall only be permitted on a lot with a minimum lot area of 4 hectares and shall be subject to the Minimum Distance Separation (MDS) Criteria.

3.13 Established Building Line in Built-up Area

Despite ~~the any~~ yard and setback provisions of this By-law to the contrary, where a permitted building or structure is to be erected on a non-waterfront lot or on the non-waterfront side of a waterfront lot, where there is an established building line extending on both sides of the lot on the same side of the street to a maximum total distance of 200 metres, such permitted building or structure may be erected closer to the street line, or the centre line of the street as the case may be, than required by this By-law provided such permitted building or structure is not erected closer to the street line or the centre line of the street, as the case may be, than the established building line. All other provisions of this By-law shall apply.

3.14 Exception Zone

Where a zone symbol is followed by the suffix "-X" this shall mean that a specific exception is being made to one or more of the standards of that zone for a specific area governed by the By-law. All other provisions of the By-law shall continue to apply. A number after the "-X" (e.g., R-X1) indicates the order of the various exception zones.

3.15 Fences

Notwithstanding any other provision of this By-law, all fences shall be subject to the following provisions:

- (a) The maximum height of a fence along an interior side or rear lot line for a residential or recreational commercial use shall be 2 metres;
- (b) The maximum height of a fence along a front lot line or exterior lot line for a residential use or a recreational commercial use shall be 1.5 metres;
- (c) The maximum height of a fence along any lot line in the General Commercial (GC), or Industrial (I) Zones, or on lands used primarily used for commercial or agricultural purposes, shall be 3 metres;

- (d) Barbed-wire fences and electric fences may only be used for agricultural purposes, utilities, an impound lot, commercial operations where security is required, or for Municipal purposes;
- (e) No fence shall be erected that may pose a safety hazard due to obstruction of a sight triangle.

3.16 Frontage and Access

No person shall erect any building or structure in any Zone unless the lot upon which such building or structure is to be erected has frontage on and direct access to a public street, a private lane, a Township Road Allowance (subject to an Agreement) or right-of-way/easement as per the requirements of the respective Zone within which the lot is situated.

(a) Water Access Lots

- i) Notwithstanding the foregoing, this provision shall not apply to any permitted use on an island or water access lot. For island or water access lots no parking is required on the principal lot provided that adequate vehicular parking area and boat launching facilities are provided on the mainland.
- ii) The requirements below for mainland parking area and boat launching facilities access shall not apply to an existing island or water access lot; however, the creation of any new water access lot shall be in accordance with the following provisions:
 - 1) A minimum of two parking spaces shall be required for each dwelling unit, in accordance with Sections 3.31 and 3.32 of this By-law.
 - 2) Legal use of mainland parking area and boat launching facilities shall be tied in perpetuity (legal agreement registered on title) to the water access lot(s) for which the building permit is sought.
 - 3) The mainland area used for parking and boat launching facilities shall have sufficient size for parking and sufficient water frontage for boat dockage on the same lot.
 - 4) The parking area shall be setback a minimum of 15 metres from the high-water mark.

(b) Provincial Highways

All development adjacent to any Provincial Highway is subject to the requirements and permits of the Ministry of Transportation.

(c) Township Roads

Lots which have frontage along a public street shall be required to obtain an entrance permit and civic address number subject to the requirements of the Entrance By-law and Civic Addressing By-law.

(d) Private Lanes/Rights-of-Way/Easements

All newly created lots that will be accessed by a private lane/right-of-way/easement shall be subject to the Private Lane Policies contained in the Township of North Frontenac Official Plan.

~~Notwithstanding the foregoing, for any permitted use on an island or water access lot, no parking is required on the principal lot provided that a public or private access point and adequate parking is available on the main land. This requirement shall not apply to an existing water access lot; however, it shall be required as part of the creation of any new water access lot. The arrangement for parking and access if using a private access point shall be secured through a legal agreement registered on title. Parking spaces shall be in accordance with Section 3.32:~~

~~a) **Ministry of Transportation**~~

~~All development adjacent to any Provincial Highway is subject to the requirements and permits of the Ministry of Transportation.~~

~~b) **Township Roads**~~

~~All development adjacent to a Township Road is subject to the requirements and permits of the Entrance By-law.~~

~~c) **Private Lane**~~

~~All development adjacent to a Private Lane is subject to the "Private Lane Policies" contained in the Township of North Frontenac Official Plan.~~

3.17 Garden Suites

Subject to the passing of a site-specific 'Temporary Use By-law' under Section 39.1 of the Planning Act, a Garden Suite may be permitted as a separate dwelling unit to a permitted main residential use subject to the following provisions:

- (a) A garden suite shall not be located on a lot on which a sleep cabin, a secondary dwelling unit or a loft-above-a-garage is also located;
- (b) The minimum lot area conforms with the Zone in which the garden suite is to be located;
- (c) The maximum ~~net floor area~~footprint of the garden suite ~~is shall be 50 metres squares~~square metres;
- (d) The maximum height of ~~the a~~ garden suite ~~is shall be~~ 6 metres or the average height of the main buildings on the subject lot, whichever is the lesser;
- (e) The minimum separation distance from the principal dwelling is 3 metres;
- (f) The garden suite ~~is shall be~~ located in a rear or interior side yard and ~~shall~~ meets the minimum yard requirements and maximum accessory lot coverage requirements set out in the corresponding Zone; ~~and~~
- (g) Adequate servicing and parking spaces shall be provided on the lot; ~~and~~
- (h) A garden suite shall not be permitted on ~~an at capacity lake~~ a waterfront lot.

3.18 Hazardous Sites

Buildings and structures shall not be permitted to locate in hazardous sites where the use is:

- (a) An institutional use associated with hospitals, day nurseries, continuum-of-care facilities, retirement homes and private or other schools or similar uses;
- (b) An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; and
- (c) Associated with the disposal, manufacture, treatment or storage of hazardous substances.

~~Notwithstanding any other provisions in the By-law, no building or structure, or sewage tank installation including the weeping tile field, shall be located within 15 metres from the top of bank of any embankment, the slope of which is greater than 30% from horizontal. A reduction in this setback shall only be considered through an application for minor variance or Zoning By-law amendment, and shall be supported by an appropriate assessment of the slope by a qualified professional.~~

3.19 Hobby Farms

Hobby Farms, as defined herein, shall be considered an accessory use to a residential use and shall be permitted in all Zones in which a single detached dwelling house is permitted as a principal use in accordance with the following provisions:

- (a) The minimum lot size for a hobby farm shall be 2 hectares;
- (b) A hobby farm shall not be permitted in the Hamlet Zone;
- (c) A hobby farm shall be restricted to one livestock facility to house livestock generating not more than four (4) nutrient units (as defined herein);
- (d) The livestock facility shall comply with the provisions for accessory buildings and structures described in Section 3.1;
- (e) ~~A hobby farm~~The livestock facility shall comply with the Minimum Distance Separation requirements as defined by the Ontario Ministry of Agriculture, Food and Rural Affairs; and
- (f) On lots ~~Zoned Residential Waterfront and Limited Services Waterfront~~abutting a waterbody, all buildings, structures, yards, pens and areas intended for livestock shall be located a minimum of 150 metres from the high water mark of all waterbodies.

3.20 Holding Provisions

Where any Zone symbol as shown on the attached schedules is followed by the symbol 'H', this signifies that the use of the land is restricted. The holding classification added to a given zone shall prohibit development of the land until such time as the policies of the Official Plan related to holding zones are complied with. While a holding zone is in effect only existing uses, and uses specifically identified in the individual holding zone, are permitted and no person shall use the land for any new use or erect, alter or enlarge any building or structure on said land until such time as the holding symbol has been removed by the Township in accordance with the provisions of the Planning Act.

This Section shall not prevent the renovation of any building or structure on a property zoned with a Holding symbol, provided such alteration or renovation will not increase the height, size or volume, or change the use of such building or structure.

Once the Holding Symbol 'H' is removed, the lands shall be used in accordance with the permitted uses and regulations of the associated Zone.

3.21 Home Based Business

(a) The following uses shall be considered as a home-based business use accessory to any residential use:

- i) Office
- ii) School – Private
- iii) Respite Care or Day Nursery provided that no residential accommodation is provided on a permanent basis
- iv) Personal service establishment
- v) Pet Grooming
- vi) Studio
- vii) Antique sales
- viii) Farm produce outlet; or
- ix) Tradesperson's establishment.

(b) Home-based businesses shall be permitted provided that:

- i) The use is clearly secondary to the use of the dwelling unit and shall be located within the dwelling unit and/or an accessory building which complies with the provisions of this Section;
- ii) Where instruction is carried on (e.g. instructional services), there shall not be more than five (5) pupils instructed at any given time;
- iii) No more than two (2) home-based businesses shall be permitted on a single lot;
- iv) Not more than twenty-five percent (25%) of the gross floor area of a dwelling unit, up to a maximum of 50 square metres, or up to a maximum of 50 square metres of an accessory building, may be used for home-based business purposes. Where two (2) home-based businesses exist on a single lot, the maximum gross floor area used for the combined businesses shall not exceed a maximum of 50 square metres ;
- v) The home-based business shall be operated by the owner or occupant of the dwelling unit within which it is located and shall not employ more than two (2) non-household members who work on-site;
- vi) The use does not create nor become a public nuisance in particular in regard to noise, traffic, parking, or health and safety, and shall not be noxious use, trade, business or activity;
- vii) A retail store as defined herein shall not be permitted;
- viii) One (1) sign may be permitted to advertise a home-based business that shall not exceed 2 square metres in surface area and shall not be back-lit. The permitted sign may be a freestanding sign in a front or side yard or

may be attached to a wall of a permitted building or structure. The sign may be illuminated by lights where the illumination is directed directly onto the sign; and

- ix) Parking shall be provided in accordance with Sections [3.31](#) and [3.32](#) of this [By-law](#).

3.22 Illumination

Illumination of buildings and grounds shall be permitted in accordance with the Township's lighting guidelines (as amended from time to time) enacted by the Township under the authority of the Municipal Act.

3.23 Kennels

Unless otherwise indicated in Zoning By-law Number 55-19, provisions regarding the placement of kennels on individual lots shall be governed by the Township of North Frontenac Animal Control By-law, as amended from time to time.

~~Where permitted, a Kennel shall be subject to the following provisions:~~

- ~~(a) No part of any kennel shall be located less than 70 metres from an abutting or neighbouring lot occupied by a sensitive land use or a lot Zoned for residential use. The measurement shall be taken as the shortest horizontal distance between the kennel and the nearest lot line of the sensitive land use or the lot Zoned for a residential use;~~
- ~~(b) No part of any kennel shall be located within 30 metres of any lot line;~~
- ~~(c) No part of any kennel shall be located within a front yard or exterior side yard;~~
- ~~(d) Provisions of the Zone in the lot in which the Kennel is located shall apply for lot coverage;~~
- ~~(e) The maximum height for a kennel shall be 6 metres~~
- ~~(f) No part of any kennel shall be located within 100 metres of the high water mark of water body; and~~
- ~~(g) Site Plan Control shall apply.~~

3.24 Legal Non-Conforming Uses and Non-Complying Structures

- (a) **Continuance of Existing Uses (Non-Conforming)**
Nothing in this By-law shall apply to prevent the use of any land, building or structure for any purpose prohibited by the By-law if such land, building or structure was lawfully used for such purpose as of the passing of the By-law, so long as it continues to be used for that purpose.
- (b) **Prior Building Permits**
Nothing in this By-law shall prevent the erection or use of any building or structure for which a building permit has been issued under the Ontario Building Code prior to the passing of this By-law, so as long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under the Ontario Building Code.

(c) **Road Widening**

Nothing in this By-law shall prevent the use of any land, building or structure or the erection of any building or structure on a lot which does not comply to the minimum lot frontage and/or lot area and/or front yard setback and in the case of a corner lot, the side yard setback, as a result of a road widening taken by the Township of North Frontenac or the Ministry of Transportation, provided all other requirements of this By-law are complied with.

(d) **Renovation, Repair or Reconstruction of an Existing Non-Complying/Non-Conforming Building or Structure**

Nothing in this By-law shall prevent the renovation, repair or reconstruction of an existing non-complying/non-conforming building or structure including a sewage system provided such renovation, repair or reconstruction does not:

- i) Expand, enlarge or increase the height, size, ~~or~~ volume, footprint or gross floor area of the original non-complying building or structure or sewage system; or
- ii) Relocate the building or structure from its original footprint.
- ~~iii)~~ An increase in volume of an existing non-complying/non-conforming building or structure due to the replacement and/or addition of windows (e.g., dormer windows, bay windows) is permitted without planning approvals provided the addition of these windows does not have the effect of increasing the gross floor area of the building or structure.

(e) **Existing Undersized/Undeveloped Lots**

Notwithstanding anything else contained in this By-law, where an existing lot of record having a lesser frontage and/or area than is required by this By-law is held under distinct and separate ownership from adjoining lots, according to the register for land in the Land Titles, or Registry Office, as of the passing of this By-law, it may be used for a purpose permitted in the Zone in which the said lot is located, provided it:

- i) Can be adequately serviced with water and sewage systems;
- ii) Has a building envelope compliant with all performance standards in this By-law; and
- iii) ~~Has an absolute minimum lot area of 0.2 hectares; and~~
- iv) All other applicable provisions in this By-law are complied with.

3.25 Live/Work Units

Where a live/work unit is a permitted use, the following uses shall be permitted: Antique Sales, Bakery, Catering Establishment, Day Nursery – Private, Distribution Sales Office or Mail Order Sales, Farm Produce Outlet, Maple Syrup Processing and Sales Establishment, Office, Personal Service Establishment, Pet Grooming but not including overnight keeping and boarding of animals, Printing and Publishing Establishment, School – Private, Studio, Veterinary Establishment, and Wellness Centre.

Live/work units shall be permitted where specifically defined as a permitted use, subject to the following provisions:

- (a) New live/work units and conversions of buildings to live/work units may be subject to Site Plan Control;
- (b) The living and working uses shall be balanced (maximum fifty-five percent (55%) work use and forty-five percent (45%) living use) and shall be located within the structure and not an accessory building;
- (c) Occupancy of the residential space shall be restricted to the operator of the business;
- (d) Where instructional services are provided, there shall not be more than five (5) pupils instructed at any one time;
- (e) The business shall be operated by the owner or occupant of the dwelling unit within which it is located, and shall not employ more than two (2) non-household members;
- (f) The use shall not create or become a public nuisance, in particular with regard to noise, traffic, parking or health and safety, and shall not be a noxious use, trade, business or activity;
- (g) One (1) sign, not to exceed 2 square metres in area shall be permitted to advertise the business. The sign may be a freestanding sign in a front or side yard or may be attached to a wall of a permitted building or structure. The sign shall not be back-lit; however, it may be illuminated by lights where illumination is directed directly onto the sign;
- (h) Sufficient parking to meet the needs of the business and residential uses, in compliance with Sections [3.31](#) and [3.32](#) of this By-law, shall be accommodated on the subject property.

3.26 Loading Requirements

For every building or structure for a commercial, institutional or industrial use, involving the shipping, loading or unloading of persons, animals, wares, merchandise or other goods, there shall be provided and maintained loading facilities or spaces in accordance with the following requirements:

- (a) Each loading space shall have a minimum height clearance of 4.25 metres and shall be at least 3.75 metres wide by 7.50 metres long if situated inside of or at right angles to a building or structure or 3.75 metres wide by 9.0 metres long if situated parallel to the wall of a building or structure;
- (b) Loading spaces shall be located in a building or structure, an open rear yard, or an open side yard, on the same lot on which the main use is located, provided such a space shall be in an area whose distance from lot line to building or structure is not less than 7.50 metres and shall have unobstructed ingress and egress to and from a public street by means of a driveway, land or aisle of a minimum width of 6 metres.
- (c) The number of required loading spaces shall be based on net floor area of the building or structure as follows:

i) Commercial and Institutional Uses:

| <u>Net Floor Area</u> | <u>Spaces Required</u> |
|-----------------------|------------------------|
| 0 – 200 square metre | 0 |

| | |
|------------------------|---|
| 200 – 500 square metre | 1 |
| over 500 square metre | 2 |

ii) Industrial:

| <u>Net Floor Area</u> | <u>Spaces Required</u> |
|------------------------|------------------------|
| 0 – 500 square metre | 1 |
| 500 – 200 square metre | 2 |
| over 2000 square metre | 3 |

- (d) The loading space requirements stated ~~in Section 3.25 above~~ shall apply to areas of any expansion or enlargement to such buildings or structures for which building permits have been issued after the date of passing of this By-law.

3.27 Minimum Distance Separation, Influence Areas and Special Setbacks

No person shall use any land, building or structure unless it complies with the following minimum distance separations, influence areas or special setbacks except where such distances have been waived or reduced by a public authority, where upon the revised distance, influence area or setback shall apply. Separation distances, influence areas or setbacks shall be measured as set out for the respective requirement.

(a) **Livestock Facility, Manure Storage and Aerobic Digester**

- i) Any livestock facility, manure storage or material storage facility shall comply with Minimum Distance Separation Formulae II, as amended by the Province from time to time;
- ii) All new development after the date of passing of this By-law shall comply with the Minimum Distance Separation Formulae I as amended by the Province from time to time.
- iii) Where development of a sensitive land use is proposed on a vacant lot of record having an area of 2 hectares (5 acres) or less MDS 1, shall not apply.

(b) **Waste Management Facility**

- i) The influence area of a waste management facility shall be measured 500 metres from the perimeter of the active fill area boundary of the waste management facility to the nearest proposed land use. No sensitive land use shall be permitted within the influence area unless a compatibility study is prepared by a qualified professional to evaluate environmental conditions, and the presence of and impact of any adverse effects or risks to health and safety and to recommend any remedial measures to be taken;
- ii) No development or land use shall be permitted within 30 metres of the perimeter of the active fill area boundary of an active waste management facility;
- iii) No waste management facility shall be permitted within 30 metres of any water body or on land covered by water or in any area subject to flooding.

(c) **Pits and Quarries**

- i) The setbacks for pits and quarries from property lines shall be as set out in the Aggregate Resources Act;
- ii) The influence area ~~from around~~ a **pit** shall be 300 metres measured from the property line of a sensitive land use and the license boundary of the pit.
- ~~ii)iii)~~ The minimum separation distance shall be 70 metres measured from the lot line of the sensitive land use and the license boundary of the **pit**;
- iv) The influence area around a **quarry** shall be 500 metres measured from the property line of a sensitive land use and the license boundary of the quarry.
- v) The minimum separation distance shall be 300 metres measured from the lot line of the sensitive land use to the license boundary of the **quarry**. No sensitive land use shall be permitted within the influence area of a **quarry**, with the exception of a dwelling unit for the owner/operator.
- vi) Where development of a sensitive land use is proposed on a vacant lot of record located within a defined settlement area and within the influence area of an existing **pit**, an impact assessment (D-series guidelines) shall not be required prior to the issuance of a building permit.
- vii) Where development of a sensitive land use is proposed on a vacant lot of record having an area of 1.0 hectares (2.47 acres) or less and located within the influence area of an existing **pit**, an impact assessment (D-series guidelines) shall not be required prior to the issuance of a building permit.
- ~~ii)viii)~~ An impact assessment (D-series guidelines) shall be required for all newly created lots within the influence area of either a **pit** or **quarry**.

(d) **Industrial Uses**

- i) **Class I Industrial Use**
The setback between a sensitive land use and a Class I Industrial use shall be 20 metres and shall be measured from the sensitive land use to the closest lot line of the Class I Industrial Use.
- ii) **Class II Industrial Use**
The setback between a sensitive land use and a Class II Industrial use shall be 70 metres and shall be measured from the sensitive land use to the closest lot line of the Class II Industrial Use.
- iii) **Class III Industrial Use**
The setback between a sensitive land use and a Class III Industrial use shall be 300 metres and shall be measured from the sensitive land use to the closest lot line of the Class III Industrial Use.

(e) **Water Bodies**

- i) All structures shall be setback from the high-water mark of all water bodies a minimum of 30 metres with the exception of waterfront structures which shall comply with the setbacks established in Section 3.1;
- ii) The setback shall be measured from the shortest horizontal distance from the nearest structure to the high-water mark;

- iii) In addition to the maximum lot coverage provisions in this By-law, the following additional provisions shall apply to any development within 60 metres of the high water mark on a lot abutting a water body; the maximum lot coverage of this By-law shall also be complied with on the basis of including only that portion of the lot area situated within 60 metres of the high water mark for the purpose of the calculation.

(f) **Wetlands**

- i) All buildings/structures shall be setback a minimum of 30 metres from the boundary of an unclassified wetlands and
~~i) 120 metres from a Provincially Significant Wetland, unless a reduced setback is supported by an Environmental Impact Statement (EIS) prepared by a qualified professional.~~
- ii) Permits and approvals may be required from the Conservation Authority for any development site alteration, or interference within 120 metres of a Provincially Significant Wetland or within 30 metres of an unclassified wetland.
- iii) The setback shall be measured from the shortest horizontal distance from the nearest structure to the wetland boundary.

(g) **Setback from Provincial Highways, Township Roads and Private Lanes/Right of Way**

- i) The setback for all buildings and structures on a lot abutting a Provincial Highway shall be in accordance with the standards set by the Ministry of Transportation.
- ii) The setback for all buildings and structures on lots abutting a Township Road shall be ~~in accordance with the provisions of each Zone in which the building or structure is located~~ 7 metres.
- iii) The setback for buildings or structures on lots abutting (or bisected by) a private lane/right of way shall be 7 metres for the main use and 3 metres for any accessory use, measured from the edge of the travelled portion of an un-surveyed lane or from the surveyed edge of the right-of-way ~~or easement~~, whichever is greater.

3.28 Natural Heritage Features and Areas

No use of land, buildings or structures shall be permitted within the distances prescribed below of an identified natural heritage feature unless appropriate permits and approvals have been granted, or as otherwise permitted within this By-law.

Feature or Area:

| | | |
|-----|-----------------------------------------------------|-------------------|
| (a) | <u>Areas of Natural and Natural Interest (ANSI)</u> | <u>120 metres</u> |
| (b) | Waterbodies and Watercourses | 30 metres |

~~Permission is required from the Mississippi Valley Conservation Authority (MVCA) under MVCA Regulation 153/06 — “Development, Interference with Wetlands and Alterations to Shorelines and Watercourses” for the following:~~

- ~~a) — Alterations to shorelines and watercourses;~~
- ~~b) — Interference within 120 metres of a PSW;~~
- ~~c) — Interference within 30 metres of an MVCA Regulated Wetland.~~

3.29 Natural Vegetation Buffer and Waterfront Activity Areas

The area from the high water mark extending inland a depth of a minimum of 15 metres, for the entire width of the lot, shall be maintained with natural vegetation in accordance with Section 3.2829.1 below, subject only to the limited exception of a waterfront activity area as described in Section 3.2829.2 below.

3.29.1 Natural Vegetation Buffer

The area from the high water mark extending inland a depth of a minimum of 15 metres, for the entire width of the lot, shall retain natural vegetation, subject only to the following:

- (a) One (1) access corridor not greater than 7 metres in width passing through the natural vegetated buffer shall be permitted to provide an access between the main use of the land and the waterfront activity area;
- (b) A pathway within the access corridor not greater than 2 metres in width is permitted provided it is constructed of permeable material. Permeable material include permeable interlocking concrete pavers, plastic or concrete grid systems, decking, or material deemed satisfactory to the Township;
- (c) Stairs for access to the shoreline are permitted with a maximum width of 2 metres;
- (d) Pruning of trees for viewing purposes is permitted;
- (e) Removal of dead or diseased trees for safety reasons is permitted;
- (f) Stumps should be retained wherever possible;
- (g) Clearcutting is prohibited in this area; however selective cutting is permitted in the area commencing at a point 15 metres inland from the high water mark up to 30 metres from the high water mark;
- (h) Additional tree removal shall only be permitted where trees are marked for removal by a Licensed Tree Marker, Registered Professional Forester or Certified Arborist;
- (i) Notwithstanding the pathway and stairs permitted within the access corridor and permitted waterfront structures, no additional constructed permeable or non-permeable surfaces are permitted within the natural vegetation buffer.

3.29.2 Waterfront Activity Area

A waterfront activity area shall be permitted on waterfront lots, in order to accommodate waterfront structures, docks and other shoreline features including access to the water body.

- (a) A maximum of twenty-five percent (25%) of the shoreline frontage or up to 15 metres of shoreline frontage, whichever is the lesser, may be used for a waterfront activity area for residential use;

- (b) A maximum of thirty-three percent (33%) of the shoreline frontage may be used for a waterfront activity for non-residential uses.

3.30 Open Storage, Sales and Display

No person shall use any lot or part thereof for open storage, sales or display except as permitted by this By-law and as an accessory use to a permitted principal use and in accordance with the following:

- (a) Open storage shall not be permitted within any required front yard and shall not be located closer than 5 metres to any side or rear lot line;
- (b) Where open storage areas abut a Zone in which residential uses are permitted, the required setback of the open storage area shall be increased to 10 metres and must also be visually screened from any Zone in which residential uses are permitted;
- (c) An open storage, sales and display area shall be permitted in association with any permitted commercial, industrial or public service use, provided that the open storage, sales and display area does not occupy any required parking or loading area and meets the required setbacks.

3.31 Parking and Storage of Motor Vehicles

- (a) Except as provided herein, no motor vehicles shall be parked or stored in a Zone in which residential uses are the main use unless the motor vehicle is located within a garage, carport, driveway, or designated parking area;
- (b) No parking space in a Zone in which residential uses are the main use shall be used for the outdoor parking or storage of a motor vehicle unless such motor vehicle is used in operations incidental to the main permitted use of the lot on which it is parked or stored and bears a motor vehicle license plate or sticker which is currently valid (historical motor vehicles exempted);
- (c) Each standard parking space shall have a minimum width of 2.7 metres and a minimum length of 6 metres. Each barrier-free parking space shall have a minimum width of 3.7 metres and a minimum length of 6 metres or in accordance with the Accessibility for Ontarians with Disabilities Act;
- (d) Unless permitted elsewhere in this By-law, where two (2) or more uses are permitted in anyone (1) building or on any one (1) lot, then the off-street parking requirements for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces so calculated shall be provided;
- (e) The parking space requirements shall not apply to any building in existence at the date of passing of this By-law so long as the net floor area, as it existed at such date is not increased and no change in use occurs. If an addition is made to the building or structure which increases the net floor area or a change in use occurs, parking spaces for the addition or area changed in use shall be required;
- (f) Parking spaces for single-detached, semi-detached, duplex and converted dwellings, shall comply with the following:

- i) The driveway and parking space shall be constructed of crushed stone, asphalt paving, concrete, paver stones or similar materials and shall be maintained and treated so as to reduce dust, scattering of stones and similar potentially undesirable effects on adjoining properties;
 - ii) No more than fifty percent (50%) of the area of any required front yard on a non-waterfront lot or fifty percent (50%) of the area of any required rear yard on a waterfront lot shall be used or constructed as a driveway or parking space;
- (g) Parking areas for more than four (4) motor vehicles, shall comply with the following:
- i) The parking area shall be constructed of crushed stone, asphalt paving, concrete, paver stones, or similar materials and shall be maintained and treated so as to reduce dust scattering of stones and similar undesirable effects on adjoining properties and shall incorporate drainage facilities that comply with the requirements of the Township;
 - ii) Ingress and egress directly to and from every parking space shall be by means of a driveway, lane or aisle having a width of at least 6 metres for two-way traffic and 3.5 metres for one-way traffic where parking is angled;
 - iii) A driveway or lane which does not provide ingress and egress directly to a parking space, shall have a minimum width of 3.5 metres where designed for one-way vehicular circulation or 6 metres where designed for two-way vehicular circulation; and
 - iv) Wherever barrier-free access to a building is required under the Ontario Building Code, one (1) barrier-free parking space shall be provided for every twelve (12) standard parking spaces or part thereof and shall be included in the total number of parking spaces required under the Schedule for Parking Requirements.
- (h) Except where permitted elsewhere in this By-law, the required parking for residential uses of land shall be provided on the same lot as the dwelling unit. In all other Zones, parking shall be provided within 100 metres of the building or lot it is intended to serve, subject to an agreement, deed or renewable lease which provides for same.
- (h)(i) Parking for a water access only lot or a lot on an island shall be provided on the mainland at a secure access point on the same water body. ~~provided~~ Each required parking space ~~is provided~~ shall be tied in perpetuity to the water access or island lot by means of a ~~registered lease~~ legal agreement registered on title or other legal instrument acceptable to the Township.
- (i) Despite Section 3.32, if the calculation of the minimum parking space requirement results in a fraction, the minimum requirement shall be the next higher whole number. (e.g. 7.23 spaces shall be deemed to require 8 parking spaces).

3.32 Parking Requirements

In any Zone, the owner or occupant of any building or structure erected, enlarged or changed in use after the date of passing of this By-law shall provide off-street parking in accordance with the following provisions as set out in Table One (1) below:

Schedule for Parking Requirements – Table One (1)

| Use | Minimum Number of Required Parking Spaces |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential: <ul style="list-style-type: none"> • Dwelling – converted • Dwelling – duplex • Dwelling – mobile home • Dwelling – modular home • Dwelling – park model trailer • Dwelling – single-detached • Dwelling – semi-detached • Dwelling – townhouse / row • Dwelling – triplex • | Two (2) spaces per dwelling unit (may include one (1) or more spaces in a garage or carport) |
| Multi-Residential: <ul style="list-style-type: none"> • Dwelling - apartment • Group Home • Continuum-of-Care Facility | One and a half (1.5) spaces per dwelling unit, fifteen percent (15%) of which shall be reserved as visitor parking. One (1) space for each non-resident staff member plus two spaces. |
| Residential – Other: <ul style="list-style-type: none"> • Dwelling - accessory • Dwelling – secondary • <u>Garden Suite</u> • Sleep cabin • Loft-above-a-garage | One (1) space for each, in addition to the required residential spaces required for the main use. |
| Other Uses: <ul style="list-style-type: none"> • Auto repair garage • Auto service station • Gasoline bar | Three (3) spaces per service bay plus One (1) space per employee. |
| <ul style="list-style-type: none"> • Recreational Vehicle Sales and Storage • Equipment Rental Establishment • Compressed Gas Sales and Services | One (1) space for every 32 square metres of gross floor area |

| Use | Minimum Number of Required Parking Spaces |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Place of Assembly | One (1) space for every four (4) seats, fixed or otherwise and where there are no seats, one (1) space for every 10 square metres assembly space. |
| <ul style="list-style-type: none"> • Building supply store • Lumber yard • Garden centre • Farm produce outlet • Market • Construction yard & contractor's yard • Commercial greenhouse | One (1) space for each 20 square metres of gross floor area and one (1) space for each 35 square metres of open storage. |
| Car wash | Three (3) spaces minimum plus two stacking spaces per bay for a manual wash or five (5) spaces for an automated car wash. |
| Day nursery | One (1) space per operator/employee and one (1) space per five (5) children. |
| Golf Course | Four (4) spaces per hole, minimum fifty (50) spaces. |
| <ul style="list-style-type: none"> • Retail or convenience store • Personal service establishment • Bank • Office • Laundromat • Market • Printing and publishing establishment • Studio • Bakery • Funeral parlour | One (1) space per 20 square metres of gross floor area, minimum three (3) spaces. |
| Home based business | Two (2) spaces plus one (1) space for each employee. |

| Use | Minimum Number of Required Parking Spaces |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Hotel and motel • Bed and breakfast | One (1) space per accommodation unit, plus one (1) space for each six (6) persons of designated seating capacity of any accessory eating establishment (restaurant). The latter does not apply to a bed and breakfast. |
| Industrial uses | One (1) space for every 35 square metres of floor area up to 200 square metres, plus one (1) additional space for every 200 square metres of floor area thereafter. |
| <ul style="list-style-type: none"> • Manufacturing • Industrial storage or wholesale • Warehouse • Micro-brewery | One (1) space per 95 square metres of gross floor area plus one (1) space per every three (3) employees per shift. |
| Marina | One (1) space for every seasonal boat slip, plus one (1) space for every four transient boat slips plus one (1) trailer space for every ten (10) boat slips. |
| <ul style="list-style-type: none"> • Clinic • Veterinary Establishment | Four (4) spaces/practitioner or one (1) space per 15 square metres, whichever is greater. |
| Place of worship | One (1) space for every five (5) seats, fixed or otherwise. |
| <ul style="list-style-type: none"> • Restaurant • Beverage establishment • Tavern • Road house | One (1) space per 10 square metres of gross floor area or one (1) space for every four (4) persons to be accommodate whichever is greater. |
| Sporting Establishment | One (1) space per site plus required spaces for accessory uses based on type of use listed in this table. |
| <ul style="list-style-type: none"> • School – private • School – public | One (1) space per each staff member plus one (1) space per 3.7 square metre of floor area in the gymnasium, auditorium or assembly area. |
| Water access only lots and islands | Two (2) parking spaces per dwelling unit shall be provided <u>on the mainland of the same waterbody</u> in a designated parking area <u>secured through a legal agreement</u> to serve water access only or island lots. |

| Use | Minimum Number of Required Parking Spaces |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| All other uses not listed above. No parking shall be required for the uses listed in Section 4.14, 4.15 or 4.16 , or an agricultural use. | One (1) space per 30 square metre of gross floor area. |

3.33 Parts of Buildings or Structures Permitted Above Height Level

The height regulations herein set forth shall not apply to any of the following:

- Air conditioning system
- Chimney
- Place of Worship spire, belfry or steeple
- Clothesline
- Elevator or stairway enclosure
- Enclosed mechanical and electrical equipment
- Farm structures such as a silo
- Flag pole
- Hydro electric transmission tower
- Receiving and transmitting antenna
- Satellite dish
- Solar collectors
- Solar panels
- Ventilating fan or skylight
- Water tower or tank
- Wind sock
- Windmill/Wind Turbine

3.34 Permitted Projections

Every part of any yard required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky except those structures listed in the following table shall be permitted to project into the minimum required yards required by this By-law for the following specified distances as set out in Table Two (2) below:

Schedule for Maximum Projections – Table Two (2)

| Structure | Maximum Projection Into Required Yard |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Chimney breasts, cornices, sills, bay windows, pilasters, eaves or gutters, solar collectors, heat pumps, ventilators, shutters, parapets, or other ornamental structures. | 0.75 metres into any required front, rear or side yard. |
| Porch or Verandah | No encroachment into any required side yard. 1.5 metres into any required front or rear yard. |
| Fire escapes, exterior staircases, ramps and landings. | 1.5 metres into any yard. |
| Fences, hedges, shrubs, trees, flagpoles, light standards, garden trellises, clothesline and similar structures or features | Unlimited in any yard. |

No structure permitted to project into any required yard as set out in Table 2 shall be permitted to encroach into the minimum required waterbody/wetland setback [See also Section 3.27 Minimum Distance Separation, Influence Areas, and Special Setbacks].

3.35 Principal Storage Units

A Principal Storage Unit, as defined herein, shall be permitted in the Rural (RU) and Limited Services Residential (LSR) Zones subject to the following provisions:

- (a) Only one principal storage unit shall be permitted on a lot;
- (b) A principal storage unit shall not exceed 100 square metres in gross floor area;
- (c) A principal storage unit shall not exceed 4.5 metres in height and shall not contain a second storey or loft;
- (d) A principal storage unit shall have a minimum gross floor area of 10 square metres;
- (e) A principal storage unit shall not be permitted on a lot with an area less than 10 hectares;

- (f) A principal storage unit shall only be permitted on a waterfront lot where it can be located a minimum of 150 metres from the high water mark of the waterbody;
- (g) A principal storage unit shall meet the minimum yard requirements for the principal use as set out in the applicable Zone;
- (h) A principal storage unit shall not contain any plumbing fixtures nor be connected to any water or sanitary services;
- (i) A principal storage unit shall not be connected to hydro;
- (j) A principal storage unit shall not be used for human habitation; and
- (k) No accessory uses or decks are permitted with a principal storage unit.

3.36 Public Service Use

Notwithstanding anything else in this By-law, Public Authorities for the purpose of Public Service Use, Public Utilities and Communications Facility shall be permitted in all Zones subject to the Zone provisions for the principal use in the Zone within which the use is located. Any use within or abutting a residential Zone under the provisions of this section shall be designed so as not to intrude into the residential character of the area. The Township may require that such public use buildings shall be subject to the Site Plan Control By-law.

3.37 Recreational Vehicles on Individual Lots

Unless otherwise indicated in Zoning By-law Number 55-19, provisions regarding the placement of recreational vehicles on individual lots shall be governed by the Township of North Frontenac Recreational Vehicles By-Law, as amended from time to time.

3.38 Renewable and Alternative Energy Systems

- (a) **Solar Panel – ground mounted**
Ground mounted solar panels are permitted in any Zone and are subject to the following:
 - i) Must comply with all required setbacks in the applicable Zone;
 - ii) Be suitably anchored and secured; and
 - iii) Must not be located in the front yard.
- (b) **Solar Panel – roof/wall mounted**
Solar panels attached to a roof or wall of a structure are permitted in any Zone, subject to the following:
 - i) Must comply with all required setbacks to roadways and property lines in the applicable Zone; and
 - ii) Must be suitable anchored and secured, to the satisfaction of the Chief Building Official.
- (c) **Windmill/Wind Turbine**
Windmill/Wind Turbines providing power only to the property on which it is located, are permitted in any Zone, subject to the following:
 - i) The tower shall be set back a minimum distance equal to the height of the tower including the blades from all property lines and a minimum distance of 3.0 metres from any other structure on the property on which the system

is located if not attached to a structure. In addition, the system's tower is set back a minimum distance equal to the height of the tower from any structure on abutting properties;

- ii) The system's tower may not exceed a maximum height of 12.2 metres on a parcel of less than 0.4 hectares, a maximum of 19.8 metres on a parcel of 0.4 hectares to less than 2.0 hectares, and maximum height of 24.4 metres on a parcel 2.0 hectares or more;
- iii) No more than one (1) windmill/wind turbine shall be allowed on a single property;
- iv) Upon abandonment or termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures and all equipment, shall be removed and the site shall be restored to its pre-construction condition.

3.39 Sight Triangles

On a corner lot, no obstruction higher than 0.75 metres measured from the grade on the centre line of the intersecting street lines, (except a chain link fence for a school or park or an agricultural use) shall be permitted on that part of a lot at the street corner composed of a triangle having sides 5 metres in length along each street line measured from the street corner formed by the lot lines, or by the straight-line projection of lot lines when lot lines are connected by a curved line. Any vegetation that interferes with a sight triangle shall be removed but only as much vegetation as is needed to comply with the sight triangle requirements.

3.40 Signs

Unless otherwise stated in this By-law, signs shall be permitted only in accordance with the applicable By-law(s) of the Township.

3.41 Site Plan Control

No development shall take place on any parcel of land designated as a Site Plan Control Area in the Site Plan Control By-law unless the municipality has approved such plans and drawings required under the provisions of the Site Plan Control By-law.

3.42 Swimming Pools

Private swimming pools, both above-ground and in-ground, both outdoor and indoor, and including inflatable pools with a minimum depth of 0.6 metres, shall be permitted subject to any By-law of the Township regarding swimming pools and the following requirements:

- (a) **Outdoor Pools**
 - i) Outdoor pool areas shall be totally enclosed by a fence constructed of suitable materials, having a minimum height of 1.4 metres and which is installed to include a self-locking gate to prevent unauthorized entry;
 - ii) Where a pool is an above-ground pool, any combination of the pool wall, surrounding fence or structure totalling a minimum of 1.4 metres in height

shall be deemed to meet the fencing requirements of Section 3.13 and provided that there is a self-locking gate or equivalent arrangement to prevent unauthorized entry;

- iii) The maximum height of an above-ground pool shall not be more than 2 metres above the established grade;
- iv) Any building or structure, other than a dwelling, required for changing clothing or pumping, filtering or storage or any similar purposes shall comply with the provisions respecting accessory uses and structures and shall be included in the calculation of lot coverage for accessory uses;
- v) No part of an outdoor pool including an associated apron or platform shall be constructed closer to any lot line than the requirements for a main building in the Zone within which it is located;
- vi) Notwithstanding the foregoing, outdoor swimming pools which are accessory to sporting establishments may be located in the front yard and shall meet all other requirements of this By-law.

(b) **Indoor Pools**

Indoor pools shall conform with the main building requirements of the applicable Zone if the pool is located within the main building, and with the accessory building requirements contained in Section 3.1.1; if the pool is located in an accessory building.

Part 4 – Zones

4.1 Zone Classification

For the purposes of this By-law, the Township of North Frontenac is divided into the following Zones as named and described in the following sections, the boundaries of which are shown on the **Zoning Schedule** which is attached to and forms part of this By-law.

4.2 Zones

| | Zone Name | Zone Symbol |
|----------------------------------------|------------------------------|-------------|
| Residential Zones | | |
| | Residential – Multiple | RM |
| | Residential – Waterfront | RW |
| | Mobile Home Park Residential | MHPR |
| | Hamlet | H |
| | Rural | RU |
| | Limited Services Rural | LSR |
| | Limited Services Waterfront | LSW |
| | Rural Co-Operative | CO |
| Commercial And Industrial Zones | | |
| | General Commercial | GC |
| | Recreational Commercial | RC |
| | Industrial | I |
| | Mineral Aggregate Extraction | MXE |
| | Mining | MR |
| | Waste Management Facility | WMF |
| Environmental Zones | | |
| | Environmental Protection | EP |
| | Natural Hazards Overlay | NH |

4.3 Residential Multiple - RM

No person shall use any land or erect, alter or use any building or structure in the Residential Multiple Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.3.1 Permitted Uses – Principal

- Continuum-of-Care-Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Apartment
- Dwelling – Duplex
- Dwelling – Row
- Dwelling – Single Detached
- Dwelling – Triplex

4.3.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Bed and Breakfast
- Home Based Business
- Secondary Dwelling
- Swimming Pool

4.3.3 Zone Requirements

(a) Principal Uses

| | Metric |
|-----------------------------|-------------------------------------------------------------|
| Minimum Lot Area | |
| Up to three dwelling units | 1.0 hectares |
| Four or more dwelling units | 1.0 hectares -or- as required by a hydrogeology study |
| Minimum Lot Frontage | 46 metres |
| Minimum Yard Requirements | |
| Front Yard | 7 metres |
| Rear Yard | 7 metres |
| Interior Side Yard | 7 metres |
| Exterior Side Yard | 7 metres |
| Maximum Building Height | 10 metres |

| | |
|----------------------|------------------------|
| Maximum Lot Coverage | fifteen percent (15)% |
|----------------------|------------------------|

(b) **Accessory Uses**

| | Metric |
|---------------------------------------------------------|-------------------|
| Minimum Yard Requirements | |
| Accessory Uses | See Section 3.1 |
| Bed and Breakfast | See Section 3.4 |
| Secondary Dwelling | See Section 3.1.3 |
| Maximum Building Height | See Section 3.1 |
| Maximum Lot Coverage | See Section 3.1 |
| Maximum Number of Secondary Dwellings per Dwelling Unit | One (1) |

4.3.4 Additional Provisions

- (a) Minimum landscaped open space of ten percent (10%) of the lot area shall be required for an apartment dwelling or Continuum-of-Care Facility;
- (b) Despite the provisions of **Section 4.3.3**, the minimum interior side yard requirement shall be zero (0) metres where freehold row or townhouse dwellings share a common fire rated wall;
- (c) The minimum separation distance between one detached dwelling unit and another shall be 5 metres.

4.3.5 Exception Zones

4.4 Residential Waterfront - RW

No person shall use any land or erect, alter or use any building or structure in the Residential Waterfront Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.4.1 Permitted Uses – Principal

- Day ~~Care~~ Nursery – Licensed
- Day ~~Care~~ Nursery – Private
- Dwelling - Single Detached
- Group Home
- Maple Syrup Processing and Sales Establishment
- Place of Worship
- School - Private

4.4.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Backyard Chickens
- Bed and Breakfast
- Garden Suite
- Hobby Farm
- Home Based Business
- Kennel
- Loft-Above-a-Garage
- Sleep Cabin
- Studio
- Swimming Pool
- Waterfront Structures

4.4.3 Zone Requirements

(a) Principal Uses

| | | Metric |
|---------------------------|-------------------------------------------------------|--------------|
| Minimum Lot Area | | 0.8 hectares |
| Minimum Lot Frontage | | |
| | Minimum Water Frontage | 77 metres |
| | Minimum Water Frontage on a Narrow Water Body Channel | 91 metres |
| | Minimum Road Frontage | 46 metres |
| Minimum Yard Requirements | | |

| | | |
|--|-----------------------------------------|------------------------|
| | Front Yard – with shoreline frontage | 30 metres |
| | Front Yard – without shoreline frontage | 7 metres |
| | Rear Yard | 7 metres |
| | Interior Side Yard | 3 metres |
| | Exterior Side Yard | 7 metres |
| | | |
| | Maximum Building Height | 10 metres |
| | | |
| | Maximum Lot Coverage | fifteen percent (15)% |
| | | |
| | Maximum Number of Dwellings per Lot | One (1) |

(b) **Accessory Uses**

| | | Metric |
|--|---------------------------|-------------------|
| | | |
| | Minimum Yard Requirements | |
| | Waterfront Structures | See Section 3.1.2 |
| | All other Accessory Uses | See Section 3.1 |
| | | |
| | Minimum Lot Area | |
| | Hobby Farm | 2 hectares |
| | | |
| | Maximum Building Height | |
| | Accessory Building | See Section 3.1 |
| | Boathouse | See Section 3.1.2 |
| | Hobby Farm | 10 metres |
| | | |
| | Maximum Lot Coverage | See Section 3.1 |

4.4.4 Exception Zones

- (a) Sunday Lake Subdivision
 - i) On lands zoned as **RW-X1**, the minimum lot area shall be 0.8 hectares (1.97 ac.) and the minimum floor area per dwelling unit shall be 70 square metres - (753 square ft²) while all other provisions of this By-law shall prevail.
- (b) Norcan Lake Subdivision (By-law 9-94)

On lands zoned **RW-X3**, the following additional provisions shall also apply:

 - i) On lands Zoned **RW-X3a**, the permitted uses shall be restricted to a conservation use;
 - ii) On lands Zoned **RW-X3b**, the minimum lot area shall be 0.7 hectares (1.72 ac.), the minimum setback from the high-water mark elevation of 201.17 metres G.S.C. Datum (660 ft²) shall be 30 metres (98.4 ft²) and the

measurement of the Zone provisions shall be made in relation to lot lines even though the lot is in more than one (1) Zone;

- iii) On lands Zoned **RW-X3c**, the minimum lot area shall be 10 hectares (24.5 ac.), the minimum lot frontage and lot width respectively shall be 100 metres (328 ft²), the minimum setback from the high-water mark of 201.17 metres G.S.C. Datum (660 ft²) shall be 30 metres (98.4 ft²), the maximum setback from the shoreline shall be 300 metres (984 ft²) and the measurement of the Zone provisions shall be made in relation to lot lines even though the lot is in more than one (1) Zone;
- iv) On lands Zoned **RW-X3d**, the minimum lot area shall be 3.3 hectares (8.15 ac.), the minimum lot frontage shall be 55 metres (180.4 ft²), the minimum lot width shall be 45 metres (147.6 ft²), the minimum setback from the high-water mark of 201.17 metres GSC Datum (660 ft²) shall be 30 metres (98.4 ft²) and the measurement of the Zone provisions shall be made in relation to lot lines even though the lot is in more than one Zone;
- v) On lands Zoned **RW-X3e**, the permitted uses shall include an agricultural use, a public service use, a camp, a forestry management, a conservation use, an air strip, an open space use, a single detached dwelling, a seasonal dwelling and a mobile home and the minimum lot area shall be 160 hectares (395.3 ac.);
- vi) On lands Zoned **RW-X3f**, the uses permitted shall be those uses in the RW-X3F Zone, the minimum lot area shall be 20 hectares (49.4 ac.) and the measurement of the Zone provisions shall be made in relation to lot lines even though the lot is in more than one Zone;
- vii) All other provisions of this By-law shall prevail.

Note: Despite the Residential Waterfront Zoning, some of the properties within the subdivision do not have direct access to an opened and maintained public highway and are accessed via a private lane (i.e. Victory Lane, Nacron Lane, Kestrel Way, Misty Way, Huron Way). This means that municipal services which may normally be provided on an opened public highway will not be provided or guaranteed on these private lanes, including but not limited to: snow ploughing, road upgrading and school bussing.

(c) Buckshot Lake Subdivision (By-law 15-97)

On lands Zoned **RW-X4**, the minimum lot frontage including water frontage shall be 45 metres (147.6 ft²), the minimum setback from the high water mark for all buildings and structures (except a marine facility) shall be 30 metres (98.4 ft²); on Lot fourteen (14) the minimum setback shall be 40 metres (131.2 ft²) at the boundary of Block twenty-eight (28) and extending in a straight line to 30 metres (98.4 ft²) from Buckshot Lake at the boundary of Lot thirteen (13); On Lot ten (10) the minimum setback shall be 30 metres (98.4 ft²) at the boundary of Lot eleven (11) and extending in a straight line to 45 metres (147.6 ft²) from the lake at the boundary of the road allowance; on Lot nine (9), the minimum setback shall be 50 metres (164 ft²) from the high water mark; all doors and openings in all buildings and structures shall be above the flood elevation of 294 metres (964.5 ft²) GSC Datum; and all docks or landings shall be floating, on piles or removable.

- (d) Roll #1042- 020-020-42600, 020-020-42610, 020-020-42620 (By-law #79-07)
RW-X2 – Part of Lot 25, Concession 5, Township of Barrie (Kings Cottages)
On lands zoned **RW-X2**, the following exemptions to setbacks, net floor areas and accessory buildings shall be permitted:
- i) Marine storage facility on northeast side of Parcel 'C' shall be permitted with a minimum shoreline setback of 10.6 metres [35 ft.];
 - ii) A sleep cabin, as defined, shall be permitted on Parcel 'A', with a net floor area not to exceed 41.7 square metres [449 ft²];
 - iii) A sleep cabin as defined, shall be permitted on Parcel 'B', with a net floor area not to exceed 38.2 square metres [412 ft²];
 - iv) A sleep cabin as defined, shall be permitted on Parcel 'C', with a net floor area not to exceed 38 square metres [409.5 ft²]; and
 - v) A maximum lot coverage for accessory buildings shall be permitted on Parcel 'C' of 551.25 square metres [4,883.52 ft²].
- (e) Roll #: 1042-020-020-43000; 020-020-43002; 020-020-43003
RW-X5 – Part of Lot 25, Concession 5, Barrie – Aragain Lodge TC to WR-X13
On lands Zoned **RW-5**, rezone the retained and severed lots to WR, including an Exception to permit the existing oversized sleep cabins – Planning Applications B1/13 – NF(Ba) and B2/13 – NF(Ba).
- (f) **1671 Road 509; Roll # 104207001031000** (By-Law Number 46-21)
RW-X6 – Lot 12, Registered Plan Number 1321, Geographic Township of Miller
- Despite the provisions of Section 3.27(e) (Setbacks to Water Bodies) and Section 4.4.3 (a) (RW Zone Requirements, Principal Uses) to the contrary, on lands zoned **RW-X6**, the following provisions also apply:
- i. Minimum setback of the Principal Use (dwelling and attached decks) from the high water mark of the water body: 20 metres (66 feet);
 - ii. Maximum enclosed habitable area of the Principal Use (dwelling): 152.5 square metres (1640 square feet); and,
 - iii. Maximum area of uncovered and unenclosed decks attached to the Principal Use: 50.5 square metres (544 square feet).

4.5 Mobile Home Park Residential –MHPR

No person shall use any land or erect, alter or use any building or structure in the Mobile Home Park Residential Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.5.1 Permitted Uses – Principal

- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Single Detached
- Mobile Home
- Parking Area
- Recreational Vehicle

4.5.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Home Based Business
- Swimming Pool

4.5.3 Zone Requirements

(a) Principal Uses

| | Metric |
|--------------------------------------------------|---------------|
| Minimum Lot Area for Mobile Home Park | 4 hectares |
| Minimum Lot Frontage for Mobile Home Park | 200 metres |
| Minimum Site Area for Mobile Home Lot | 0.16 hectares |
| Minimum Site Frontage for Mobile Home Lot | 15 metres |
| Minimum Yard Requirements | |
| All Yards – Mobile Home Park | 15 metres |
| Front Yard – per Mobile Home Lot or Site | 6 metres |
| Rear Yard – per Mobile Home Lot or Site | 5 metres |
| Interior Side Yard – per Mobile Home Lot or Site | 3 metres |
| Exterior Side Yard – per Mobile Home Lot or Site | 6 metres |
| Maximum Building Height | 10 metres |

| | |
|---------------------------------------------------------|--------------------------|
| | |
| Maximum Lot Coverage | Fifteen percent (15%) |
| Maximum Number of Dwellings per Mobile Home Lot or Site | One (1) |

b) Accessory Uses

| | | |
|-------------------------------------------|--------------------|-----------------|
| | | Metric |
| | | |
| Minimum Yard Requirements | | See Section 3.1 |
| | | |
| Maximum Building Height | | |
| | Accessory Building | See Section 3.1 |
| | | |
| Maximum Lot Coverage for Mobile Home Park | | See Section 3.1 |

4.5.4 Additional Provisions

- (a) Each Mobile Home Lot or Site shall be accessible by means of an internal road;
- (b) A landscaped open space shall be provided on all lot boundaries of a Mobile Home Park that is a minimum of 7.5 metres in width.

4.5.5 Exception Zones

4.6 Hamlet - H

No person shall use any land or erect, alter or use any building or structure in the Hamlet Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.6.1 Permitted Uses – Principal

- Auto Repair Garage*
- Auto Service Station **(see Section 4.6.4.b)***
- Bakery
- Bank
- Building Supply Store **(see Section 4.6.4.b)***
- Car Wash **(see Section 4.6.4.b)***
- Cemetery
- Clinic
- Commercial Greenhouse **(see Section 4.6.4.b)***
- Community Facility
- Compressed Gas Sales and Services
- Construction Yard/Contractor's Yard
- Continuum-of-Care Facility
- Convenience Store
- Crisis Care Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Apartment
- Dwelling – Duplex
- Dwelling – Mobile Home
- Dwelling – Row
- Dwelling – Semi Detached
- Dwelling – Single Detached
- Dwelling – Triplex
- Equipment Rental Establishment **(see Section 4.6.4.b)***
- Funeral Parlour
- Garden Centre
- Gasoline Bar **(see Section 4.6.4.b)***
- Group Home
- Hotel
- Laundromat
- Live/Work Unit
- Lumber Yard
- Maple Syrup Processing and Sales Establishment
- Marina
- Market
- Micro-Brewery

- Motel
- Office
- Parking Lot – Commercial
- Personal Service Establishment
- Place of Amusement
- Place of Assembly
- Place of Worship
- Printing and Publishing Establishment
- Sporting Establishment
- Recreational Vehicle Sales and Storage (**see Section 4.6.4.b**)*
- Refreshment Vehicle
- Restaurant
- Retail Store
- School – Private
- School – Public
- Self-Storage Facility
- Service Outlet
- Studio
- Tourist Establishment
- Transportation Depot
- Vehicle Sales Establishment (**see Section 4.6.4.b**)*
- Veterinary Establishment
- Warehouse (**see Section 4.6.4.b**)*

4.6.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3.

- Accessory Buildings and Structures
- Backyard Chickens
- Bed and Breakfast
- Garden Suite
- Home Based Business
- Loft-Above-a-Garage
- Secondary Dwelling
- Sleep Cabin
- Swimming Pool

4.6.3 Zone Requirements

(a) Principal Uses (excluding Tourist Establishment)

| | | Metric |
|-------------------------------------|-------------------------------------------------------------------|-----------------------|
| Minimum Lot Area | | 0.4 hectares |
| Minimum Lot Frontage | | 46 metres |
| Minimum Yard Requirements | | |
| | Front Yard | 7 metres |
| | Rear Yard | 7 metres |
| | Interior Side Yard | 3 metres |
| | Interior Side Yard – where commercial use abuts a residential use | 7 metres |
| | Exterior Side Yard | 7 metres |
| Maximum Building Height | | 10 metres |
| Maximum Lot Coverage | | Fifteen percent (15%) |
| Maximum Number of Dwellings per Lot | | Two (2) |

(b) Principal Use – Tourist Establishment

| | | Metric |
|-----------------------------------------------------|-------------------------------------------------------------------|------------|
| Overall Minimum Lot Area | | 4 hectares |
| Overall Minimum Lot Frontage –Water (if applicable) | | 200 metres |
| | - Road | 75 metres |
| Overall Minimum Yard Requirements | | |
| | Front Yard – Water (if applicable) | 30 metres |
| | - Road | 7 metres |
| | Rear Yard | 7 metres |
| | Interior Side Yard | 3 metres |
| | Interior Side Yard – where commercial use abuts a residential use | 7 metres |
| | Exterior Side Yard | 7 metres |
| Overall Maximum Building Height | | 10 metres |

| | |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Maximum Lot Coverage (Total) | Forty percent (40%) |
| Maximum Number of Dwellings per Lot | One (1) |
| Minimum Distance Separation between Detached Dwelling Unit and a Commercial Use on the same lot | 6 metres |
| Special Provisions Tourist Cabins: | |
| Minimum Area per Tourist Cabin | 0.4 hectares |
| Minimum Distance between Tourist Cabins | 6 metres |
| Special Provisions Camping Lots - Tents: | |
| Density of Camping Lots | One (1) camping lot per 185 square metres |
| Special Provisions Trailer Park: | |
| Density of Recreational Vehicles | One (1) recreational vehicle per 660 square metres |
| Minimum Distance between Recreational Vehicles | 6 metres |

(c) **Accessory Uses**

| | Metric |
|------------------------------------|-----------------|
| Minimum Yard Requirements | See Section 3.1 |
| Maximum Building Height | |
| Accessory Building | See Section 3.1 |
| Maximum Lot Coverage | |
| Accessory Buildings and Structures | See Section 3.1 |
| Non-Residential Uses | See Section 3.1 |
| Residential Uses | See Section 3.1 |

4.6.4 Additional Provisions

- (a) An accessory dwelling unit may be located within a building occupied by a commercial use.

- (b) Permitted uses denoted with an * shall only be permitted where the lot has frontage on and direct access to highway 41, Highway 506, highway 509 or a Township-owned Class Four (4) road as set out in the Township's Level of Service Policy for Township roads.
- (c) For a Tourist Establishment with Recreational Vehicles, enclosures, overhangs, porches, roof-overs, expansions, or additions are not permitted on or abutting a recreational vehicle, with the exception of pre-engineered and removable add-a-rooms manufactured specifically for the purpose of adding additional space to a recreational vehicle.

4.6.5 Exception Zones

- (a) **Roll # 1042-050-010-85603**
H-X1 - Part of lot 15, Range B, Township of Barrie, Hamlet of Cloyne, (Jewell Road) Part 11 of Plan 13R-142.
On lands zoned **H-X1**, only an accessory garage shall be permitted.
- (b) **Roll #1042-060-010-12600** (By-law #08-90)
H-X2 - Lots 16, 17, 18 and 19 on Plan 61, Township of Clarendon, Hamlet of Plevna, located at the northwest corner of the intersection of Road 506 and the Buckshot lake Road.
On lands zoned **H-X2**, permitted uses shall include an arcade.
- (c) **Roll #1042-060-010-10400** (By-law #09-94)
H-X3 - Part of lot 38, South West Range, Township of Clarendon, Hamlet of Plevna, further described as Part 1 on Plan 13R-10074
On lands Zoned **H-X3**, permitted uses shall include a dining lounge.
- (d) **Roll # 1042-100-030-15420** (By-law #23-92)
H-X4 - Part of lot 29, Concession 3, Township of Palmerston, Plan 13R-4225, Hamlet of Ompah.
On lands Zoned **H-X4**, permitted uses shall include a heliport provided that:
 - i) The minimum separation distances between the outer fenced perimeter of the heliport landing surface and any lot line shall be 29 metres (95.1 ft.);
 - ii) Visual screening, noise attenuation and downwash abatement measures will consist of any combination of plantings, grassed open space and fencing sufficient in materials and size to provide an effective screen;
 - iii) Screening will consist of a minimum width of 3 metres (9.84 ft.) of landscaped open space where these lands abut a lot.

4.7 Rural - RU

No person shall use any land or erect, alter or use any building or structure in the Rural Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.7.1 Permitted Uses – Principal

- Agricultural Use
- Cemetery
- Commercial Greenhouse
- Community Facility
- Continuum-of-Care Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Mobile Home
- Dwelling – Single Detached
- Equestrian Establishment
- Group Home
- Live/Work Unit
- Maple Syrup Processing and Sales Establishment
- Place of Worship
- Principal Storage Unit
- Refreshment Vehicle
- School – Private
- School – Public
- Studio
- Wayside Pit
- Wayside Quarry

4.7.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Backyard Chickens
- Bed and Breakfast
- Garden Suite
- Hobby Farm
- Home Based Business
- Kennel
- Loft-Above-a-Garage
- Secondary Dwelling

- [Sleep Cabin](#)
- Swimming Pool

4.7.3 Zone Requirements

(a) Principal Uses – All Uses Except Agricultural and Equestrian Establishment

| | Metric |
|-------------------------------------|-----------------------|
| Minimum Lot Area | 0.8 hectares |
| Minimum Lot Frontage | 46 metres |
| Minimum Yard Requirements | |
| Front Yard | 7 metres |
| Rear Yard | 7 metres |
| Interior Side Yard | 3 metres |
| Exterior Side Yard | 7 metres |
| Maximum Building Height | 10 metres |
| Maximum Lot Coverage | fifteen percent (15%) |
| Maximum Number of Dwellings per Lot | One (1) |

(e) Principal Uses – Agricultural and Equestrian Establishment

| | Metric |
|-------------------------------|---------------------------|
| Minimum Lot Area | 4 hectares |
| Minimum Lot Frontage | 75 metres |
| Minimum Yard Requirements | |
| Front Yard | 15 metres |
| Rear Yard | 10 metres |
| Interior Side Yard | 10 metres |
| Exterior Side Yard – per site | 10 metres |
| Maximum Building Height | 10 metres |
| Maximum Lot Coverage | twenty-five percent (25%) |

(a) **Accessory Uses**

| | Metric |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Minimum Lot Area | |
| Hobby Farm | 2 hectares |
| Kennel | 0.8 hectares |
| Secondary Dwelling | 0.8 hectares |
| Minimum Yard Requirements | |
| Accessory Building and Structures | See Section 3.1 |
| Hobby Farm | In compliance with Minimum Distance Separation (MDS) Criteria |
| Kennel | 30 metres from any lot line and 150 metres from a waterbody |
| Maximum Building Height | |
| Accessory Building and Structures | See Section 3.1 |
| Hobby Farm | See Section 3.19 |
| Kennel | See Section 3.23 |
| All other Accessory Uses | See Section 3.1 |
| Secondary Dwelling | 10 metres |
| Maximum Lot Coverage | |
| | See Section 3.1 |
| Maximum Number of Secondary Dwellings per Lot | |
| | One (1) |
| Minimum Separation Distance between residential use and non-residential use on the same lot | |
| | 6 metres |

4.7.4 Additional Provisions

- (a) Despite anything in Section 4.7.2 to the contrary, on land within 300 metres of the high water mark of Reid Lake, Lucky Lake, Mackie Lake, Camp Lake, Big Ohlman Lake, Mosque Lake, Kishkebus Lake, Shabomeka Lake or Little Green Lake, the maximum permitted number of dwelling units per lot shall be one (1);

- (b) A park or parking area shall not be subject to minimum lot area or lot frontage requirements but shall comply with the setback requirements of Section 4.7.2;
- (c) Cemeteries shall not be governed by the above standards but shall conform with appropriate legislation;
- (d) Despite anything in Section 4.7.2 to the contrary, Wayside Pits and Wayside Quarries shall be subject only to a minimum yard requirement of 15 meters;
- (e) Development shall only be on lots with frontage on a public street;
- (f) Any livestock or manure storage facility, shall comply with the Minimum Distance Separation (MDS) Criteria.

4.7.5 Exception Zones

- (a) **Roll #: 1042-090-020-03506** (By-law #14-10)
RU-X2 - Part of Lot 27, Concession 8, Township of Palmerston
On lands Zoned **RU-X2**, despite the definition of Kennel in this By-law, a kennel in the **RU-X2** zone shall not be required to be registered or eligible to be registered with the Canadian Kennel Club or any other recognized registry;
- (b) **Roll # 1042-060-010-18900** (By-law #21-18)
RU-X3 - Part of Lot 41 (E1/4), Concession 10, Geographic Township of Clarendon.

On lands zoned **RU-X3**, permitted uses shall include ~~mini-warehouse and public storage~~self-storage facility. All other provisions of this By-law shall apply.

- (c) **12059 Road 509; Roll # 104209002003103** (By-Law Number 42-21)
RU-X4 – Part of Lot 23, Concession 8, Geographic Township of Palmerston

On lands zoned **RU-X4**, permitted uses shall include a maximum of one principal Dwelling and two Secondary Dwelling Units (see Section 3.1.3) for a total of three Dwelling Units, in addition to all other uses permitted in the Rural zone.

- (d) **1406 Gully Road; Roll # 1042 090 010 12900** (By-Law #30-22)
RU-X5 – Part Lots 7 and 8, Concession 10, Geographic Township of Palmerston
 - (1) Despite the provisions of Section 4.7.1 and Section 4.7.2 (RU Zone Permitted Uses) to the contrary, on lands zoned **RU-X5**, only the following uses are permitted:
 - (a) Permitted Uses – Principal
 - Agricultural Use
 - Cemetery
 - Commercial Greenhouse
 - Community Facility

- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Single Detached
- Equestrian Establishment
- Group Home
- Maple Syrup Processing and Sales Establishment
- Place of Worship
- School – Private
- Studio

(b) Permitted Uses – Accessory

- Accessory Buildings and Structures
- Backyard Chickens
- Bed and Breakfast
- Cheese Factory, Tourist-Oriented
- Farm Produce Outlet
- Garden Suite
- Hobby Farm
- Home-Based Business
- Kennel
- Micro-Brewery
- Refreshment Vehicle
- Sleep Cabin
- Loft-Above-a-Garage
- Secondary Dwelling
- Swimming Pool
- Tourist Cabin
- Tourist Establishment

- (2) Despite the provisions of Section 2 (Definitions) to the contrary, on lands zoned **RU-X5**, the following definitions shall also apply:

Cheese Factory, Tourist Oriented: Means a commercial establishment that stores, processes, sells or distributes cheese and cheese products produced on-site. This may also include an accessory on-site retail outlet and accessory food and beverage service.

- (3) Despite the provisions of Section 4.7.3 (Zone Requirements) to the contrary, on lands zoned **RU-X5**, the following provisions shall apply:

(a) Principal Uses – Residential Uses

| Lot Area and Frontage | |
|-----------------------------------------|--------------|
| Minimum Lot Area | 0.8 hectares |
| Minimum Water Frontage | 77 metres |
| Minimum Road Frontage | 46 metres |
| Minimum Yard Requirements | |
| Front Yard – without shoreline frontage | 7 metres |
| Front Yard – with shoreline frontage | 30 metres |
| Rear Yard | 7 metres |
| Interior Side Yard | 3 metres |
| Exterior Side Yard | 7 metres |
| Other Provisions | |
| Maximum Building Height | 10 metres |
| Maximum Lot Coverage | 15 percent |
| Maximum Number of Dwellings per Lot | One |

(b) Principal Uses – Agricultural Use and Equestrian Establishment

| Lot Area and Frontage | |
|-----------------------------------------|------------|
| Minimum Lot Area | 4 hectares |
| Minimum Water Frontage | 77 metres |
| Minimum Road Frontage | 75 metres |
| Minimum Yard Requirements | |
| Front Yard – without shoreline frontage | 15 metres |
| Front Yard – with shoreline frontage | 150 metres |
| Rear Yard | 10 metres |
| Interior Side Yard | 10 metres |
| Exterior Side Yard – per site | 10 metres |
| Other Provisions | |
| Maximum Building Height | 10 metres |
| Maximum Lot Coverage | 25 percent |

(c) Principal Uses – All Uses Except Residential Uses, Agricultural Uses and Equestrian Establishment

| Lot Area and Frontage | |
|-----------------------------------------|--------------|
| Minimum Lot Area | 0.8 hectares |
| Minimum Water Frontage | 77 metres |
| Minimum Road Frontage | 46 metres |
| Minimum Yard Requirements | |
| Front Yard – without shoreline frontage | 7 metres |
| Front Yard – with shoreline frontage | 60 metres |

| Lot Area and Frontage | |
|-------------------------------------|------------|
| Rear Yard | 7 metres |
| Interior Side Yard | 3 metres |
| Exterior Side Yard | 7 metres |
| Other Provisions | |
| Maximum Building Height | 10 metres |
| Maximum Lot Coverage | 15 percent |
| Maximum Number of Dwellings per Lot | One |

(d) Accessory Uses

| Minimum Lot Area | |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Hobby Farm | 2 hectares |
| Kennel | 0.8 hectares |
| Minimum Yard Requirements | |
| Accessory Buildings and Structures | See Section 3.1 |
| Farm Produce Outlet Micro-Brewery Refreshment Vehicle Secondary Dwelling Tourist Cabin Tourist Establishment | 60 metres from a waterbody |
| Hobby Farm | In compliance with Minimum Distance Separation (MDS) criteria and 60 metres from a waterbody |
| Kennel | 30 metres from any lot line and 150 metres from a waterbody |
| Maximum Building Height | |
| Accessory Buildings and Structures | See Section 3.1 |
| Hobby Farm | 10 metres |
| Kennel | See Section 3.23 |
| Maximum Lot Coverage | |
| | 25 percent |
| Minimum Separation Distance between residential use and non-residential use on the same lot | |
| | 6 metres |
| Maximum Floor Area | |
| Cheese Factory, Tourist-Oriented – principal production facility | 190 m ² |
| Cheese Factory, Tourist-Oriented – accessory structures (total combined floor area) | 75 m ² |

(e) **1200 Road 506; Roll # 1042 060 010 69040** (By-Law #31-22)
RU-X6 – Part Lot 35, Concession 4, Geographic Township of Barrie

- (4) Despite the provisions of Section 4.7.1 and Section 4.7.2 (RU Zone Permitted Uses) to the contrary, on lands zoned **RU-X6**, the following uses are also permitted:
- (c) Permitted Uses – Principal
 - Animal Sanctuary
 - (d) Permitted Uses – Accessory to an Animal Sanctuary
 - Restaurant
- (5) Despite the provisions of Section 2 (Definitions) to the contrary, on lands zoned **RU-X6**, the following definitions shall also apply:
- Animal Sanctuary:** Means a building, structure, or land for the purpose of providing a place of refuge for animals and does not include the sale or trade of animals, breeding programs, or animal testing.
- (6) Despite the provisions of Section 4.7.3 (Zone Requirements) to the contrary, on lands zoned **RU-X6**, the following provisions shall apply:
- (e) Minimum Lot Area for an Animal Sanctuary or Hobby Farm: 0.635 hectares (1.57 acres)
 - (f) Maximum Cumulative Gross Floor Area of all buildings or structures for an Animal Sanctuary or Hobby Farm: 260 square metres (2,798.7 square feet)
 - (g) Maximum Gross Floor Area of an Accessory Restaurant: 70 square metres (753.5 square feet)
 - (h) The use of an Accessory Restaurant shall not include a drive-through facility.

4.8 Limited Service Rural - LSR

Explanatory note (does not form part of this By-law): The Limited Service Rural Zone identifies land which does not have access to or frontage on an opened and maintained public highway and means that municipal services which may normally be provided on an opened public highway will not be provided or guaranteed, including, but not limited to:

- Snow ploughing, road upgrading, and school bussing.

No person shall use any land or erect, alter or use any building or structure in the Limited Service Rural Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.8.1 Permitted Uses – Principal

- Agricultural Use
- Cemetery
- Community Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling- Single Detached
- Equestrian Establishment
- Group Home
- Live/Work Unit
- Maple Syrup Processing and Sales Establishment
- Principal Storage Unit
- School – Private
- Studio
- Wayside Pit
- Wayside Quarry

4.8.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Backyard Chickens
- Bed and Breakfast
- Garden Suite
- Hobby Farm
- Home Based Business
- Kennel
- Loft-Above-a-Garage
- Secondary Dwelling
- Sleep Cabin
- Swimming Pool

4.8.3 Zone Requirements

(a) Principal Uses – Residential

| | | Metric |
|-------------------------------------|-------------------------------|-----------------------|
| Minimum Lot Area | | 0.8 hectares |
| Minimum Lot Frontage | | 46 metres |
| Minimum Yard Requirements | | |
| | Front Yard | 7 metres |
| | Rear Yard | 7 metres |
| | Interior Side Yard | 3 metres |
| | Exterior Side Yard – per site | 7 metres |
| Maximum Building Height | | 10 metres |
| Maximum Lot Coverage | | Fifteen percent (15%) |
| Maximum Number of Dwellings per Lot | | One (1) |

(b) Principal Uses – Agricultural and Equestrian

| | | Metric |
|-----------------------------------------------------------------------------|-------------------------------|---------------------------|
| Minimum Lot Area | | 4 hectares |
| Minimum Lot Frontage | | 75 metres |
| Minimum Yard Requirements | | |
| | Front Yard | 15 metres |
| | Rear Yard | 10 metres |
| | Interior Side Yard | 10 metres |
| | Exterior Side Yard – per site | 10 metres |
| Maximum Building Height | | 10 metres |
| Maximum Lot Coverage – all uses | | Twenty-five percent (25%) |
| Minimum Separation Distance between residential use and non-residential Use | | 6 metres |

(c) **Accessory Uses**

| | | Metric |
|------------------------------------------------------|------------------------------------|---------------------------------------------------------------|
| Minimum Lot Area | | |
| | Hobby Farm | 2 hectares |
| | Kennel | 0.8 hectares |
| | Secondary Dwelling | 0.8 hectares |
| Minimum Yard Requirements | | |
| | Accessory Buildings and Structures | Section 3.1 |
| | Hobby Farm | In compliance with Minimum Distance Separation (MDS) Criteria |
| | Kennel | 30 metres from any lot line and 150 metres from a waterbody |
| | Secondary Dwelling | See Residential Uses above – 4.8.3 (a) |
| Maximum Building Height | | |
| | Accessory Building and Structures | Section 3.1 |
| | Hobby Farm | 10 metres |
| | Kennel | Section 3.23 |
| | Secondary Dwelling | 10 metres |
| | All other Accessory Uses | Section 3.1 |
| Maximum Lot Coverage | | |
| | All Uses | Section 3.1 |
| Maximum Number of Secondary Dwellings per Lot | | |
| | | One (1) |

4.8.4 Additional Provisions

- (a) Cemeteries shall not be governed by the above standards but shall conform with the appropriate legislation;
- (b) Despite anything in Section 4.8.2 to the contrary, Wayside Pits and Wayside Quarries shall be subject only to a minimum yard requirement of 15 metres;

- (c) Any livestock or manure storage facility shall comply with the Minimum Distance Separation (MDS) Criteria.

4.8.5 Exception Zones

4.9 Limited Service Waterfront – LSW

Explanatory note (does not form part of this By-law): The Limited Service Waterfront Zone identifies land which has water frontage and does not have direct access to an opened and maintained public highway and means that municipal services which may normally be provided on an opened public highway, will not be provided or guaranteed, including but not limited to:

- Snow ploughing, road upgrading, and school bussing.

No person shall use any land or erect, alter or use any building or structure in the Limited Service Waterfront Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.9.1 Permitted Uses – Principal

- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling- Single Detached
- Maple Syrup Processing and Sales Establishment
- Studio

4.9.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Backyard Chickens
- Bed and Breakfast
- Garden Suite
- Hobby Farm
- Home Based Business
- Kennel
- Loft-Above-a-Garage
- Sleep Cabin
- Swimming Pool
- Waterfront Structures

4.9.3 Zone Requirements

(a) Principal Uses

| | Metric |
|-------------------------------------------------------|-----------------------|
| Minimum Lot Area | 0.8 hectares |
| Minimum Lot Frontage – Water | 77 metres |
| Minimum Water Frontage on a Narrow Water Body Channel | 91 metres |
| Minimum Lot Frontage – Road | 46 metres |
| Minimum Yard Requirements | |
| Front Yard – with shoreline frontage | 30 metres |
| Front Yard – with no shoreline frontage | 7 metres |
| Rear Yard | 7 metres |
| Interior Side Yard | 3 metres |
| Exterior Side Yard | 7 metres |
| Maximum Building Height | 10 metres |
| Maximum Lot Coverage | Fifteen percent (15%) |
| Maximum Number of Dwellings per Lot | One (1) |

(b) Accessory Uses

| | Metric |
|--------------------------------------------|--------------|
| Minimum Lot Area | |
| Hobby Farm | 2 hectares |
| Kennel | 0.8 hectares |
| Minimum Yard Requirements | |
| Front Yard – Waterfront Structures | Section 3.1 |
| Interior Side Yard – Waterfront Structures | Section 3.1 |
| Maximum Building Height | |
| Accessory Buildings and structures | Section 3.1 |
| Hobby Farm | 10 metres |
| Kennel | 6 metres |
| Maximum Lot Coverage | Section 3.1 |

4.9.4 Additional Provisions

- (a) With the exception of a boathouse or dock all shoreline structures shall be constructed within the confines of the property boundaries of a lot;
- (b) Despite anything in Section 4.9.2 to the contrary, on land within 300 metres of the high water mark of Reid Lake, Lucky Lake, Mackie Lake, Camp Lake, Big Ohlman Lake, Mosque Lake, Kishkebus Lake, Shabomeka Lake, Buckshot Lake, Round Schooner Lake or Little Green Lake, the maximum permitted number of dwelling units per lot shall be one (1).

4.9.5 Exception Zones

(a) **Carson Subdivision**

On lands Zoned as **LSW-X1**, no development shall occur below an elevation of 2 metres (6.56 ft.) above the high-water mark of the Mississippi River and the McLaren's Depot Snye; also, that on Blocks 42, 43, 44, 45, 46 and 47, Registered Plan 1882, the provisions of the Open Space (OS) Zone shall apply excepting that no building or structure except a marine facility shall be located closer than 6 metres (19.6 ft.) from any lot line. All other provisions of this By-law shall prevail;

(b) **North Shore Estates**

On lands Zoned **LSW-X2**, the minimum setback of any sewage disposal system shall be 30 metres (98.4 ft.) from the high-water mark of Palmerston Lake; all lands within 30 metres (98.4 ft.) of the shoreline shall be left in their natural state; the minimum floor area of any dwelling shall be 112 square metres (1,205.5 ft²).

(c) **Roll #1042-110-040-19950** (By-law #93-09)

LSW-X3 - Norcan Lake Subdivision, Part of Lots 18 and 19, Concession 8 and 9, North Canonto.

On lands Zoned **LSW-X3**, the minimum lot frontage shall be 32.82 metres [107.7 ft.]. Also, frontage on a public street or road shall mean lots which front on a road dedicated to the Municipality but maintained privately under an agreement with the Township of North Frontenac. Lots which are deemed to comply with this provision for access may be developed for any permitted use. For the purposes of this By-law, the minimum lot area shall be the lot areas as set out in the final approved plan of subdivision. The minimum setback for the main building or accessory building from Juniper Creek shall be 30 metres [98.4 ft.] measured from the centre line of the creek. Lots within the **LSW-X3** Zone shall be deemed to fall within a Limited Service Zone which means that municipal or community services which may normally be provided to an open public highway will not be guaranteed including but not limited to school bussing, garbage pickup, access by emergency vehicles;

(d) **Roll #1042-110-040-19990; 19910; 19920; 19930; 19940; 19980; 20020; 20030; 20040; 20050; 20060; 20070; 20080** (By-law #93-09)

LSW-X4 – Plan 13M83, Norcan Lake

On lands Zoned **LSW-X4**, the lot line abutting the Shoreline of Norcan Lake shall be deemed the front lot line and the lot frontage for waterfront lots shall be calculated on the water side of the lot. Also, frontage on a public street or road shall mean lots which front on a road dedicated to the Municipality but maintained

privately under an agreement with the Township of North Frontenac. Lots which are deemed to comply with this provision for access may be developed for any permitted use. For the purposes of this By-law, the minimum lot area shall be the lot areas as set out in the final approved plan of subdivision. The minimum setback for the main building or accessory building from Juniper Creek shall be 30 metres [98.4 ft.] measured from the centre line of the creek. Lots within the **LSW-X4** Zone shall be deemed to fall within a Limited Service Zone which means that municipal or community services which may normally be provided to an open public highway will not be guaranteed including but not limited to school bussing, garbage pickup, access by emergency vehicles;

- (e) **Roll #1042-110-040-19140** (By-law #160-12)
LSW-X5 – Norcan Lake – Temporary Use By-law (Wilston)
That despite any provision of By-law #15-04 to the contrary, on lands Zoned **LSW-X5** pursuant to this Temporary Use By-law, the following provision shall apply:
- “A garden suite is permitted subject to the provisions of Section 39 of the Planning Act; that the period that this Temporary Use By-law shall apply from December 10, 2012 to December 9, 2032 inclusive”.
- (f) **Roll #1042-110-040-19170** (By-law #17-18)
LSW-X6 – Norcan Lake – Lot 15 Plan 13M-53
On lands Zoned **LSW-X6** the minimum lot area shall be 10 hectares (24.5 ac) and the maximum lot coverage for accessory uses shall be five percent (5%) to a maximum of 140 square metres (1,500 ft²); the minimum setback for a seasonal dwelling and accessory uses shall be 30 metres from the high-water mark and within the 30 metre setback of the high-water mark, the permitted shoreline uses shall be a boathouse (wet or dry); a wharf and a dock;
- (g) **Roll #1042-010-010-16302** (By-law #27-04)
LSW-X7 – Mississagagon Lake, Part of Lot 13, Concession 8, Plan 13R-8472
On lands Zoned **LSW-X7** permitted uses shall include a seasonal dwelling and accessory buildings or structures. The shoreline shall be maintained in its natural state including the existing vegetation cover;
- (h) **Roll #1042-030-020-52110** (By-law #77-07)
LSW-X8 - Part of Lot 12, Concession 6, Township of Barrie.
On lands Zoned **LSW-X8**, a sleep cabin as defined, shall be permitted with a net floor area not to exceed 30 square metres [322.9 ft²].
- (i) **Roll #1042-010-010-03905** (By-law #06-19)
LSW-X9 – Part of Lots 16, 17 and 18, Concession 7, Township of Barrie.
On lands Zoned **LSW-X9**, the following provisions shall apply:
- i. Accessory structures shall be permitted prior to the construction of the main building on the subject property;
 - ii. Four (4) sleep cabins not to exceed a net floor area of 275 ft² and a height of two (2) storeys shall be permitted on the subject property setback a minimum of 150 metres from the high water mark of Kashwakamak Lake and shall comply with all other provisions in the Zoning Bylaw;
 - iii. Maximum accessory lot coverage permitted shall not exceed five percent (5%) lot coverage for all accessory structures.

4.10 Rural Co-operative – CO

No person shall use any land or erect, alter or use any building or structure in the Rural Co-operative Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.10.1 Permitted Uses – Principal

- Agricultural Use
- Commercial Greenhouse
- Construction Yard/Contractor's Yard
- Continuum-of-Care Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Apartment
- Dwelling – Duplex
- Dwelling – Mobile Home
- Dwelling Row
- Dwelling – Single Detached
- Industrial Use – Class I
- Live/Work Unit
- Maple Syrup Processing and Sales Establishment
- Market
- Office
- Personal Service Establishment
- Place of Assembly
- Place of Worship
- Printing and Publishing Establishment
- Retail Store
- School – Private
- Studio
- Wayside Pit

4.10.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3.

- Accessory Buildings and Structures
- Backyard Chickens
- Bed and Breakfast
- Garden Suite
- Hobby Farm
- Home Based Business
- Kennel
- Secondary Dwelling
- Swimming Pool

4.10.3 Zone Requirements

(a) **All Uses**

| | Metric |
|-------------------------|------------------------------|
| Minimum Lot Area | 10 hectares |
| Minimum Lot Frontage | 100 metres |
| Maximum Building Height | 11 metres |
| Maximum Density | One (1) dwelling per hectare |
| Maximum Lot Coverage | ten percent (10%) |

4.10.4 Additional Provisions

- (a) Site Plan Control approval shall be required;
- (b) All principal structures shall be erected not closer than 6 metres to other principal structures;
- (c) No building or structure shall be erected in the Rural Co-operative (CO) Zone unless the lot upon which such building or structure is to be erected has frontage onto and direct access to a public street, private lane or un-assumed road or is an authorized water access lot (see Section 3.14);
- (d) An accessory dwelling unit may be located within a building occupied by any commercial use or may be detached where it complies with the requirements of Section 3.1;
- (e) Accessory uses, buildings, and structures, parking, special separation distances and other general provisions shall be in accordance with Section Three (3) of this By-law; and
- (f) Despite the requirements of Section 4.10.3, setback and frontage requirements for buildings and structures within a Rural Co-Operative (CO) Zone shall be measured from a private lane used to provide access to a dwelling, as applicable.

4.10.5 Exception Zones

4.11 General Commercial – GC

No person shall use any land or erect, alter or use any building or structure in the General Commercial Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.11.1 Permitted Uses – Principal

- Auto Repair Garage
- Auto Service Station **(see Section 4.11.4.b)***
- Bakery
- Bank
- Building Supply Store **(see Section 4.11.4.b)***
- Car Wash **(see Section 4.11.4.b)***
- Clinic
- Commercial Greenhouse **(see Section 4.11.4.b)***
- Compressed Gas Sales and Services
- Construction Yard/Contractor's Yard
- Convenience Store
- Day Nursery – Licensed
- Day Nursery – Private
- Equestrian Establishment
- Equipment and Vehicle Storage Yard
- Equipment Rental Establishment **(see Section 4.11.4.b)***
- Farm Produce Outlet
- Funeral Parlour
- Garden Centre
- Gasoline Bar **(see Section 4.11.4.b)***
- Golf Course
- Hotel
- Laundromat
- Live/Work Unit
- Lumber Yard
- Maple Syrup Processing and Sales Establishment
- Marina
- Market
- Micro-Brewery
- Motel
- Office
- Parking Lot – Commercial
- Personal Service Establishment
- Place of Amusement
- Place of Assembly
- Place of Worship
- Printing and Publishing Establishment

- Sporting Establishment
- Recreational Vehicle Sales and Storage (see Section 4.11.4.b)*
- Refreshment Vehicle
- Restaurant
- Retail Store
- School – Private
- Self-Storage Facility
- Service Outlet
- Shooting Range
- Storage Compound
- Studio
- Tradespersons Establishment
- Transportation Depot
- Vehicle Sales Establishment (see Section 4.11.4.b)*
- Veterinary Establishment
- Warehouse (see Section 4.11.4.b)*
- Wellness Centre

4.11.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Bed and Breakfast
- Backyard Chickens
- Dwelling – Single Detached
- Kennel
- Secondary Dwelling
- Swimming Pool

4.11.3 Zone Requirements

(a) **Principal Uses**

| | Metric |
|-------------------------------------------------------------------|--------------|
| Minimum Lot Area | 0.8 hectares |
| Minimum Lot Frontage – Water (if located on water) | 77 metres |
| - Road | 60 metres |
| Minimum Yard Requirements | |
| Front Yard | 7 metres |
| Rear Yard | 7 metres |
| Interior Side Yard | 3 metres |
| Interior Side Yard – where commercial use abuts a residential use | 7 metres |
| Exterior Side Yard | 7 metres |

| | |
|-------------------------------------------------------------------------------------------------|---------------------|
| Maximum Building Height | 10 metres |
| Maximum Lot Coverage | Forty percent (40%) |
| Maximum Number of Dwellings per Lot | One (1) |
| Minimum Distance Separation between Detached Dwelling Unit and a Commercial Use on the same lot | 6 metres |

(b) **Accessory Uses**

| | Metric |
|---------------------------------------|--------------|
| Minimum Lot Area | |
| Kennel | 0.8 hectares |
| Minimum Yard Requirements | Section 3.1 |
| Maximum Building Height | |
| Accessory Buildings and structures | Section 3.1 |
| Kennel | 6 metres |
| Secondary Dwelling | 10 metres |
| Maximum Lot Coverage | Section 3.1 |
| Maximum Number of Secondary Dwellings | One (1) |

4.11.4 Additional Provisions

- (a) An accessory dwelling unit may be located within a building occupied by a commercial use;
- (b) Permitted uses denoted with an * shall only be permitted where the lot has frontage on and direct access to Highway 41 or Township owned Class Four (4) roads as set out in the Township's Level of Service Policy for Township Roads;
- (c) Where a commercial use abuts a residential or sensitive land use on an adjacent lot, a buffer strip shall be provided along the abutting lot line(s) in accordance with Section Three (3).

4.11.5 Exception Zones

- (a) **Roll # 1042-100-030-01618**
GC-X1 – Part of Lot 28, Concession 1, Hamlet of Ompah

On lands Zoned **GC-X1**, the minimum front yard and interior yard shall be 8 metres (26.2 ft²); the minimum rear yard shall be 10 metres (32.8 ft²); the maximum lot coverage shall be fifty percent (50%) and the maximum building height shall be 11 metres (36 ft²);

(b) **Roll # 090-010-05400**

GC-X2 – Part of Lot 4, Concession 6, Township of Palmerston

On lands Zoned **GC-X2**, permitted uses shall include an explosive testing facility that shall be operated in compliance with the relevant provisions of the Explosives Act and associated regulations (Federal) and the Occupational Health and Safety Act and associated regulations (Provincial);

(c) **Roll # 1042- 090-010-17107 (By-law #97-16)**

GC-X3 – Part of Lot 10, Concession 11, Township of Palmerston

On lands Zoned **GC-X3**, that Schedule 'A1' to By-law #15-04 is amended by changing the Zoning of certain lands, having an area of approximately 0.4097 hectares (1.01 ac) legally described as Part of Lot 10, Concession 11, geographic Township of Palmerston, of the Township of North Frontenac, from the Recreational Commercial (RC) Zone to the General Commercial Exception (GC-X3) Zone.

Despite Section 5.12.1 of By-law #15-04, on lands Zoned **GC-X3**, the permitted uses shall be:

- Accessory Dwelling Unit
- Accessory Use
- Bakery
- Bank
- Clinic
- Convenience Store
- Garden Centre
- Market
- Motel
- Office
- Parking Lot - Commercial
- Personal Service Establishment
- Place of Amusement
- Place of Assembly
- Place of Worship and accessory buildings
- Public Service Use
- Public Utility
- Recreational Commercial Establishment
- Restaurant
- Retail Store
- Studio
- Tourist Establishment
- Veterinary Establishment
- Workshop or Custom Workshop

Despite Section 5.12.2 of By-law #15-04, on lands Zoned **GC-X3**, the Minimum Lot Area shall be 0.4 hectares; the Lot Frontage shall be 89 metres; the Minimum Yard Requirements for the Main Use shall be for Interior Side Yard 3 metres and for the Rear Yard shall be 7 metres.

(d) **Roll #1042-040-010-69500** (By-law #48-09)

GC-X4 – Part of Lot 34, Concession 5, Township of Barrie

On lands Zoned **GC-X4**, despite Section 4.11.1 of this By-law to the contrary, permitted uses shall be limited to a mixed use development consisting of a commercial greenhouse and a single detached dwelling, as well as accessory uses in accordance with Section 3.1.

4.12 Recreational Commercial – RC

No person shall use any land or erect, alter or use any building or structure in the Recreational Commercial Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.12.1 Permitted Uses – Principal

- Golf Course
- Hotel
- Marina
- Motel
- Tourist Establishment

4.12.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Compressed Gas Sales and Services
- Convenience Store
- Dwelling – Park Model Trailer
- Dwelling – Single Detached
- Gasoline Bar
- Laundromat
- Place of Amusement
- Place of Assembly
- Place of Worship
- Refreshment Vehicle
- Restaurant
- Retail Store
- Sporting Establishment
- Studio
- Waterfront Structure

4.12.3 Zone Requirements

(a) Principal Uses (Excluding Tourist Establishment)

| | Metric |
|----------------------------------------------|--------------|
| Minimum Lot Area | 0.8 hectares |
| Minimum Lot Frontage – Water (if applicable) | 77 metres |
| - Road | 60 metres |
| Minimum Yard Requirements | |
| Front Yard – Water (if applicable) | 30 metres |
| - Road | 7 metres |

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| | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------|
| | Rear Yard | 7 metres |
| | Interior Side Yard | 3 metres |
| | Interior Side Yard – where commercial use abuts a residential use | 7 metres |
| | Exterior Side Yard | 7 metres |
| | | |
| Maximum Building Height | | 10 metres |
| | | |
| Maximum Lot Coverage (Total) | | Forty percent (40%) |
| | | |
| Maximum Number of Dwellings per Lot | | One (1) |
| Minimum Distance Separation between Detached Dwelling Unit and a Commercial Use | | 6 metres |

(b) Principal Use – Tourist Establishment

| | | Metric |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------|
| | | |
| Overall Minimum Lot Area | | 4 hectares |
| | | |
| Overall Minimum Lot Frontage –Water (if applicable) | | 200 metres |
| | - Road | 75 metres |
| | | |
| Overall Minimum Yard Requirements | | |
| | Front Yard – Water (if applicable) | 30 metres |
| | - Road | 7 metres |
| | Rear Yard | 7 metres |
| | Interior Side Yard | 3 metres |
| | Interior Side Yard – where commercial use abuts a residential use | 7 metres |
| | Exterior Side Yard | 7 metres |
| | | |
| Overall Maximum Building Height | | 10 metres |
| | | |
| Maximum Lot Coverage (Total) | | Forty percent (40%) |
| | | |
| Maximum Number of Dwellings per Lot | | One (1) |
| | | |
| Minimum Distance Separation between Detached Dwelling Unit and a Commercial Use on the same lot | | 6 metres |
| | | |
| Special Provisions Tourist Cabins/ <u>Park Model Trailers:</u> | | |

| | | |
|------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------|
| | Minimum Area per Tourist Cabin/ <u>Park Model Trailer</u> | 0.4 hectares |
| | Minimum Distance between Tourist Cabins/ <u>Park Model Trailers</u> | 6 metres |
| Special Provisions Camping Lots - Tents: | | |
| | Density of Camping Lots | One (1) camping lot per 185 square metres |
| Special Provisions Trailer Park: | | |
| | Density of Recreational Vehicles | One (1) recreational vehicle per 660 square metres |
| | Minimum Distance between Recreational Vehicles | 6 metres |

(c) Accessory Uses

| | | |
|--|-------------------------------------------|---------------------------------------------------------------------------------------|
| | | <u>Metric</u> |
| | <u>Minimum Yard Requirements</u> | <u>See Section 3.1</u> |
| | <u>Maximum Building Height</u> | |
| | <u>Accessory Building</u> | <u>See Section 3.1</u> |
| | <u>Maximum Lot Coverage</u> | |
| | <u>Accessory Buildings and Structures</u> | <u>13 square metres per recreational vehicle site or in accordance with Site Plan</u> |

4.12.5 Additional Provisions

- (a) An accessory dwelling unit may be located within a building occupied by a commercial use;
- (b) Where a commercial use abuts a residential or sensitive land use on an adjacent lot a buffer strip shall be provided along the abutting lot line(s) in accordance with Section Three (3).
- (c) For a Tourist Establishment with Recreational Vehicles, enclosures, overhangs, porches, roof-overs, expansions, or additions are not permitted on or abutting a

recreational vehicle, with the exception of pre-engineered and removable add-a-rooms manufactured specifically for the purpose of adding additional space to a recreational vehicle.

4.12.6 Exception Zones

- (a) **Roll # 1042-010-010-22400 (By-law #92-19)**
RC-X1 - Mississagagon Lake, Part of Lots 6 and 7, Concession 9
On lands zoned **RC-X1**, the maximum number of recreational vehicle sites shall be twelve (12). All other provisions of this By-law shall prevail.
- (b) **Roll # 1042-080-010-57400 (By-law #05-97)**
RC-X2 - Mackie Lake, Part of Lot 28, Concession 10
On lands Zoned **RC-X2**, the zone requirements shall be deemed to conform with the conditions of severance and this By-law;
- (c) **Roll # 1042-060-020-05600 (By-law #07-97)**
RC-X3 - Mississippi River, Part of Lot 26, Concession 6
On lands Zoned as **RC-X3**, the maximum number of recreational vehicle sites shall be fifty (50) on lands which include the shoreline road allowance of the Mississippi River. All other provisions of this By-law shall prevail.
- (d) **Roll# 1042-100-030-01550 (By-law #08-01)**
RC-X4 – Palmerston Lake, Part of Lot 28, Concession 1, Township of Palmerston
On lands Zoned **RC-X4**, the following exceptions to this By-law shall apply:
Permitted Uses
 - Maximum of three (3) rental residential units plus accessory buildings and structures per lot.**Zone Restrictions**
 - Minimum Lot Area 0.4 ha (1 ac.)
 - Minimum Front Yard 45 metres (147.6 ft.)
 - Minimum Rear Yard 10 metres (32.8 ft.)
 - Minimum Interior Side Yard 8 metres (26.2 ft.)
 - Minimum Exterior Side Yard 8 metres (26.2 ft.)
 - Minimum Setback from water for all buildings and structures including sewage disposal systems 15 metres (49.2 metres)
- (e) **Roll #1042-070-020-34400 (By-law #07-08)**
RC-X5 – Part of Lot 18, Concession 14, Township of Clarendon
On lands Zoned **RC-X5**, the minimum front yard requirements for a lot with shoreline frontage shall be the existing setbacks for each of the four (4) cabins respectively, as shown on Schedule ‘B’ to By-law #07-08.

4.13 Industrial – I

No person shall use any land or erect, alter or use any building or structure in the Industrial Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.13.1 Permitted Uses – Principal

- Abattoir
- Auto Repair Garage
- Auto Service Station
- Building Supply Store
- Cannabis Production and Processing Facility
- Car Wash
- Class I Industry
- Class II Industrial
- Class III Industrial
- Concrete Plant
- Construction Yard/Contractor’s Yard
- Equipment and Vehicle Storage Yard
- Lumber Yard
- Maple Syrup Processing and Sales Establishment
- Office
- Parking Lot Commercial
- Printing and Publishing Establishment
- Salvage Yard
- Saw Mill
- Self-Storage Facility
- Service Outlet
- Warehouse

4.13.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures;
- Accessory Dwelling.

4.13.3 Zone Requirements

(a) **Principal Uses**

| | Metric |
|----------------------|------------|
| Minimum Lot Area | 2 hectares |
| Minimum Lot Frontage | 100 metres |

| | |
|---------------------------------------|---------------------|
| Minimum Yard Requirements – all yards | 15 metres |
| Maximum Building Height | 15 metres |
| Maximum Lot Coverage | forty percent (40%) |

(b) Accessory Uses

| | Metric |
|------------------------------------------------------------------------------|-------------|
| Minimum Yard Requirements | |
| Front Yard | 15 metres |
| Rear Yard | 5 metres |
| Interior Side Yard | 5 metres |
| Rear/Interior Side Yard – where an industrial use abuts a sensitive land use | 10 metres |
| Exterior Side Yard | 15 metres |
| Maximum Building Height – All Accessory Uses | Section 3.1 |
| Maximum Lot Coverage | Section 3.1 |

4.13.4 Additional Provisions

- (a) Where an industrial use abuts a residential or sensitive land use on an adjacent lot, a buffer strip shall be provided along the abutting lot line(s) in accordance with Section Three (3);
- (b) For a salvage yard, the storage compound for motor vehicles or other materials shall be completely obscured from any public road or adjacent use by an opaque fence, screen, or berm of not less than 1.8 metres in height;
- (c) An accessory dwelling located on a lot occupied by a Class II or Class III Industrial Use or an Automotive Use shall have a minimum separation distance of 100 metres.

4.13.5 Exception Zones

4.14 Mineral Aggregate Extraction – MXE

No person shall use any land or erect, alter or use any building or structure in the Mineral Extraction Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.14.1 Permitted Uses – Principal

- Agricultural Use
- Concrete Plant
- Construction Yard/Contractor’s Yard
- Dwelling – Single Detached
- Equipment and Vehicle Storage Yard
- Mineral Aggregate Operation
- Pit
- Quarry
- Wayside Pit
- Wayside Quarry

4.14.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures;
- Support Infrastructure.

4.14.3 Zone Requirements

(a) **Principal Uses**

| | | Metric |
|---------------------------|-------------------|---------------------------------------------------------------------|
| Minimum Lot Area | | The lesser of 0.8 hectares or in accordance with License Provisions |
| Minimum Lot Frontage | | The lesser of 46 metres or in accordance with Licence Provisions |
| Minimum Yard Requirements | | |
| | All Yards | 15 metres |
| | From Public Roads | 30 metres |
| Maximum Building Height | | 15 metres |

(b) Accessory Uses

| | | Metric |
|----------------------------------------------|----------------------------------------------------------------------------------|-------------|
| Minimum Yard Requirements | | |
| | Front Yard | 15 metres |
| | Rear Yard | 5 metres |
| | Interior Side Yard | 5 metres |
| | Rear Yard/Interior Side Yard – where an aggregate use abuts a sensitive land use | 10 metres |
| | Exterior Side Yard | 15 metres |
| Maximum Building Height – All Accessory Uses | | Section 3.1 |

4.14.4 Additional Provisions

- (a) Where a property in the Mineral Aggregate Extraction Zone contains a Single Detached Dwelling, the Dwelling shall comply with the provisions of the Rural Zone;
- (b) Where lands Zoned as Mineral Aggregate Extraction are occupied by a dwelling, this By-law shall not be deemed to prevent the extension or expansion of the existing dwelling or the erection or extension of an accessory building;
- (c) Where an interior side or rear yard is contiguous to another licensed pit or quarry, no interior side yard or rear yard is required;
- (d) Where the setback provisions or yard requirements of this By-law conflict with the Aggregate Resources Act the setbacks or yard requirements of the Act shall prevail.

4.14.5 Exception Zones

4.15 Mining – MR

No person shall use any land or erect, alter or use any building or structure in the Mining Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.15.1 Permitted Uses – Principal

- Mining Exploration and Prospecting
- Mineral Mining Operations
- On-site Smelting and Processing
- Outdoor Recreation
- Pit
- Quarry
- Storage Buildings

4.15.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions of Section Three (3):

- Accessory Buildings and Structures
- Support Infrastructure

4.15.3 Zone Requirements

(a) **Principal Uses**

| | | Metric |
|---------------------------|-------------------|-------------------------------------------------------|
| Minimum Lot Area | | 0.8 hectares or in accordance with License provisions |
| Minimum Lot Frontage | | 46 metres or in accordance with License provisions |
| Minimum Yard Requirements | | |
| | All Yards | 15 metres |
| | From Public Roads | 30 metres |
| Maximum Building Height | | 15 metres |

(b) **Accessory Uses**

| | Metric |
|----------------------------------------------|-------------|
| Minimum Yard Requirements | Section 3.1 |
| Maximum Building Height – All Accessory Uses | Section 3.1 |

4.15.4 Additional Provisions

4.15.5 Exception Zones

4.16 Waste Management Facility – WMF

No person shall use any land or erect, alter or use any building or structure in the Waste Management Facility Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.16.1 Permitted Uses – Principal

- Agricultural Use
- Office
- Recycling Depot
- Transfer Station
- Waste Management Facility

4.16.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions of Section Three (3):

- Accessory Buildings and Structures
- Support Infrastructure

4.16.3 Zone Requirements

(a) **Principal Uses**

| | | Metric |
|---------------------------|-------------------|-----------------------------------------------------|
| Minimum Lot Area | | 4 hectares or in accordance with License provisions |
| Minimum Lot Frontage | | 46 metres or in accordance with License provisions |
| Minimum Yard Requirements | | |
| | All Yards | 15 metres |
| | From Public Roads | 30 metres |
| Maximum Building Height | | 15 metres |

(b) **Accessory Uses**

| | Metric |
|----------------------------------------------|-------------|
| Minimum Yard Requirements | Section 3.1 |
| Maximum Building Height – All Accessory Uses | Section 3.1 |
| | |

4.16.4 Additional Provisions

4.16.5 Exception Zones

4.17 Environmental Protection – EP

No person shall use any land or erect, alter or use any building or structure in the Environmental Protection Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.17.1 Permitted Uses – Principal

- Natural Heritage Features and Areas
- Existing uses
- ~~_____~~

4.17.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures

4.17.3 Zone Requirements

- No minimum lot area, frontage or setbacks.

4.17.4 Additional Provisions

- (a) All land under water is within the Environmental Protection (EP);
- (b) No new development shall be permitted unless the lands are rezoned to an appropriate Zone to suit the proposed development, subject to verification through supporting studies that any site constraints such as organic soils or natural hazards can be suitably addressed. Existing uses shall be permitted and extensions thereto subject to the requirements of the Ontario Building Code.

~~i) _____~~

4.17.5 Exception Zones

4.18 Crown Land – CROWN

No person shall use any land or erect, alter or use any building or structure in the Crown Land Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.18.1 Permitted Uses – Principal

- Crown Land
- Existing uses
- Conservation Areas
- Provincial Park
- Seasonal Dwelling or Hunt Camp, where authorized by the Province through a Land Use Permit

4.18.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures

4.18.3 Zone Requirements

- No minimum lot area or frontage.
- Minimum setback from the highwater mark of waterbodies and wetlands: 30 metres

4.18.4 Additional Provisions

4.18.5 Exception Zones

Part 5 – Overlays

5.1 Overlay Zone Classification

For the purposes of this By-law, the Township of North Frontenac has established overlay(s) to identify areas which may require additional review or studies prior to development. These overlay(s) as named and described in the following sections, the boundaries of which are shown on the **Zoning Schedule** which is attached to and forms part of this By-law.

5.2 Overlay Zone

| Overlay Name | Overlay Symbol |
|-----------------|----------------|
| Natural Hazards | NH |

5.3 Natural Hazards (NH) Overlay

The Natural Hazards (NH) Overlay Zone as identified in Land Use Schedule to this By-law applies to lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (organic soils), unstable bedrock, or floodplain. The provisions of the Natural Hazard (NH) Overlay Zone shall take precedence over the underlying Zone category requirements.

Permitted Uses – Principal

- No building or structure shall be erected, altered or used except in accordance with the recommendations of an Environmental Impact Study or engineering study undertaken to the satisfaction of the Township. Where it is identified by the Conservation Authority having jurisdiction in the area that no natural hazard is present on the subject property, no study shall be required to be undertaken and the provisions of the underlying Zone shall be in effect.

Permitted Uses – Accessory

- Accessory uses are permitted to an existing principal use.



23-NF-ZB

July 27, 2023

Township of North Frontenac
P.O. Box 97
Plevna, ON K0H 2M0

Re: North Frontenac Zoning By-law – Housekeeping Amendments

We appreciate the opportunity to review and provide input on the draft housekeeping amendments to the Township of North Frontenac Zoning By-Law. The Mississippi Valley Conservation Authority (MVCA) is providing the following comments to address some key issues that we have identified through our municipal plan review function and the many years of reviewing and commenting on Minor Variance, Consents, Zoning Amendment and other planning applications. These comments are provided within the context of the following:

- Section 1.6.6 Stormwater & 3.1 Natural Hazards of the Provincial Policy Statement (PPS, 2020) under Section 3 of the Planning Act;
- The Conservation Authority “Development, Interference with Wetlands and Alteration to Shorelines and Watercourses” regulation 153/06 under Section 28 of the Conservation Authorities Act;
- The Mississippi-Rideau Source Protection Plan (2014, revised 2022);

Note: Conservation Authorities no longer provide comments related to Natural Heritage Features, as defined under Section 2.1 of the PPS (2020), in our advisory role.

General Provisions

3.1.2 Boathouses, Docks, Waterfront Structures, Marine Storage sheds, and Pumphouses

We recommend amending the following statement with the inclusion of the red text: *A permit from the Conservation Authority may be required and therefore they should be consulted prior to the construction of any dock, structure, or building in, or in close proximity to, the shoreline. In addition, depending on the scale of the proposal, permission may also be required from the Ministry of Natural Resources and Forestry, and/or the Department of Fisheries and Oceans Canada.*

3.18 Hazardous Sites

We understand that the following section is proposed to be removed: *Notwithstanding any other provisions in the By-law, no building or structure, or sewage tank installation including the weeping tile field, shall be located within 15 metres from the top of bank of any embankment, the slope of which is greater than 30% from horizontal. A reduction in this setback shall only be considered through an application for minor variance or Zoning By-law amendment, and shall be supported by an appropriate assessment of the slope by a qualified professional.*



community • environment • balance

10970 Hwy. 7, Carleton Place, ON K7C 3P1 Tel: 613.253.0006 Fax: 613.253.0122 Email: info@mvc.on.ca mvc.on.ca

We would appreciate some background and context as to why this section is being removed. Are potentially hazardous slopes captured elsewhere in the by-law?

3.24 Legal Non-Conforming Uses and Non-Complying Structures

(d) Renovation, Repair or Reconstruction of an Existing Non-Complying/Non-Conforming Building or Structure

We recommend amending the following with the inclusion of red text:

- i) *Expand, enlarge or increase the height, size, or volume, footprint or gross floor area, **and design** of the original non-complying building or structure or sewage system;*

We have recommended the addition of *design* to address situations where, for example, a conventional septic system is proposed to replace a holding tank.

We also note that, in the case of a potentially hazardous slope, a Slope Stability Assessment may be recommended by the CA to address this hazard.

3.27 Minimum Distance Separation, Influence Areas and Special Setbacks

(f) Wetlands

We recommend amending the following statement with the inclusion of the red text:

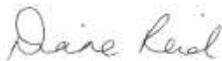
- iii) *Permits and approvals may be required from the Conservation Authority for any development, **site alteration, or interference** within 120 metres of a Provincially Significant Wetland or within 30 metres of an unclassified wetland.*

3.28 Natural Heritage Features and Areas

We understand that reference to MVCA Ontario Regulation 153/06 is proposed to be removed. While we note that the requirement to obtain permission from the CA is captured for *wetlands*, in other sections of the document, it does not appear to be captured for *alterations to the shorelines and watercourse*. Perhaps, this could be added to Section 3.27 (e) *Waterbodies*.

Thank you for the opportunity to review and comment. Please advise us of the decision in this matter.

Please contact the undersigned with any questions that may arise.



Diane Reid
Environmental Planner

KXO Timber Frame

The beautiful forests of North Frontenac and our history of logging in the area makes for a perfect location for a relatively new company. KXO Timber Frame has been in service full time for three years, yet has many years of experience. KXO Timber Frame does custom work, and will help design and build according to your wishes. Whatever project that involves large timber, such as custom homes, furniture or specialized decks, KXO Timber Frame has the expertise to get the job done.

Danielle and her husband, Istvan, have created a true partnership. Danielle does the design work and collaborates with both the customers and engineers for projects. Istvan is in charge milling the timber required for the projects and installation. KXO is truly a family business with Danielle's brother and parents all contributing, and in the summer months, when home from school their eldest son is hard at work in the yard.

The timber used for the projects is locally sourced pine. Raw logs are converted to timber frames in their yard. All the timber is cut to exact measurements, and most of the work is done manually with tight tolerances. Once all the timber has been cut and squared to size, one coat of stain is applied, and then it is ready for shipment and installation. The timber frame is unique as it is the structural aspect of the project allowing the owner to finish their home as they see fit.

Danielle and Istvan were looking for a piece of property that would allow them to create KXO Timber Frame and have a great location to raise a family. North Frontenac has provided this opportunity for them, and it has been an inspiration to their work. If you are looking for a custom house or furniture, then look no further and contact KXO Timber Frame. The craftsmanship is second to none.



KXO



Timber Frame



Township of North Frontenac July to September - 2023

| Billing Categories <i>(Billing categories below do not match traditional crime groupings)</i> | | 2023 | | | | 2022 | | | |
|--------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------|--------------|---------------|-----------------------------|-------------------|--------------|---------------|-----------------------------|
| | | July to September | Year to Date | Time Standard | Year To Date Weighted Hours | July to September | Year to Date | Time Standard | Year To Date Weighted Hours |
| Violent Criminal Code | Murder 2nd Degree | 1 | 1 | 15.8 | 15.8 | 0 | 0 | | 0.0 |
| | Sexual Assault | 1 | 2 | 15.8 | 31.6 | 0 | 0 | | 0.0 |
| | Sexual Interference | 0 | 0 | | 0.0 | 2 | 3 | 15.8 | 47.4 |
| | Assault With Weapon or Causing Bodily Harm-Level 2 | 2 | 3 | 15.8 | 47.4 | 1 | 2 | 15.8 | 31.6 |
| | Assault-Level 1 | 2 | 4 | 15.8 | 63.2 | 2 | 6 | 15.8 | 94.8 |
| | Criminal Harassment | 1 | 4 | 15.8 | 63.2 | 0 | 3 | 15.8 | 47.4 |
| | Indecent/Harassing Communications | 0 | 0 | | 0.0 | 0 | 1 | 15.8 | 15.8 |
| | Utter Threats -Master code | 0 | 0 | | 0.0 | 1 | 1 | 15.8 | 15.8 |
| | Utter Threats to Person | 1 | 3 | 15.8 | 47.4 | 3 | 9 | 15.8 | 142.2 |
| | Total | 8 | 17 | 15.8 | 268.6 | 9 | 25 | 15.8 | 395.0 |
| Property Crime Violations | Arson - Building | 0 | 0 | | 0.0 | 0 | 1 | 6.4 | 6.4 |
| | Break & Enter | 2 | 8 | 6.4 | 51.2 | 7 | 19 | 6.4 | 121.6 |
| | Theft Over - Persons | 0 | 0 | | 0.0 | 0 | 1 | 6.4 | 6.4 |
| | Theft Over - Boat (Vessel) | 0 | 0 | | 0.0 | 0 | 1 | 6.4 | 6.4 |
| | Theft of Motor Vehicle | 0 | 0 | | 0.0 | 1 | 1 | 6.4 | 6.4 |
| | Theft of - Trucks | 0 | 0 | | 0.0 | 0 | 1 | 6.4 | 6.4 |
| | Theft of - All Terrain Vehicles | 0 | 2 | 6.4 | 12.8 | 0 | 2 | 6.4 | 12.8 |
| | Theft Under -master code | 1 | 2 | 6.4 | 12.8 | 0 | 0 | | 0.0 |
| | Theft under - Trailers | 1 | 1 | 6.4 | 6.4 | 0 | 0 | | 0.0 |
| | Theft under - Other Theft | 0 | 1 | 6.4 | 6.4 | 2 | 6 | 6.4 | 38.4 |
| | Theft under - Boat (Vessel) | 0 | 0 | | 0.0 | 0 | 1 | 6.4 | 6.4 |
| | Theft Under - Gasoline Drive-off | 0 | 0 | | 0.0 | 1 | 1 | 6.4 | 6.4 |
| | Theft FROM Motor Vehicle Under \$5,000 | 0 | 1 | 6.4 | 6.4 | 1 | 1 | 6.4 | 6.4 |
| | Possession of Stolen Goods over \$5,000 | 0 | 0 | | 0.0 | 1 | 1 | 6.4 | 6.4 |
| | Possession of Stolen Goods under \$5,000 | 0 | 1 | 6.4 | 6.4 | 0 | 0 | | 0.0 |
| | Fraud -Master code | 1 | 1 | 6.4 | 6.4 | 0 | 0 | | 0.0 |
| | Fraud - False Pretence <= \$5,000 | 0 | 0 | | 0.0 | 1 | 1 | 6.4 | 6.4 |



Township of North Frontenac July to September - 2023

| Billing Categories <i>(Billing categories below do not match traditional crime groupings)</i> | | 2023 | | | | 2022 | | | |
|--------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------|--------------|---------------|-----------------------------|-------------------|--------------|---------------|-----------------------------|
| | | July to September | Year to Date | Time Standard | Year To Date Weighted Hours | July to September | Year to Date | Time Standard | Year To Date Weighted Hours |
| Property Crime Violations | Fraud -Money/property/security <= \$5,000 | 0 | 3 | 6.4 | 19.2 | 2 | 2 | 6.4 | 12.8 |
| | Fraud - Other | 0 | 1 | 6.4 | 6.4 | 0 | 2 | 6.4 | 12.8 |
| | Personation with Intent (fraud) | 0 | 0 | | 0.0 | 0 | 5 | 6.4 | 32.0 |
| | Identity Fraud | 0 | 1 | 6.4 | 6.4 | 0 | 2 | 6.4 | 12.8 |
| | Mischief - master code | 3 | 6 | 6.4 | 38.4 | 3 | 6 | 6.4 | 38.4 |
| | Total | 8 | 28 | 6.4 | 179.2 | 19 | 54 | 6.4 | 345.6 |
| Other Criminal Code Violations (Excluding traffic) | Possess Firearm while prohibited | 0 | 0 | | 0.0 | 1 | 1 | 7.5 | 7.5 |
| | Offensive Weapons- In Vehicle | 0 | 1 | 7.5 | 7.5 | 0 | 0 | | 0.0 |
| | Offensive Weapons- Restricted | 1 | 1 | 7.5 | 7.5 | 0 | 0 | | 0.0 |
| | Bail Violations - Master code | 0 | 0 | | 0.0 | 1 | 1 | 7.5 | 7.5 |
| | Bail Violations - Fail To Comply | 0 | 0 | | 0.0 | 1 | 4 | 7.5 | 30.0 |
| | Bail Violations - Others | 0 | 1 | 7.5 | 7.5 | 0 | 1 | 7.5 | 7.5 |
| | Child Pornography - Other | 0 | 0 | | 0.0 | 0 | 1 | 7.5 | 7.5 |
| | Breach of Probation | 1 | 1 | 7.5 | 7.5 | 0 | 1 | 7.5 | 7.5 |
| | Bribery/Perjury - master code | 0 | 1 | 7.5 | 7.5 | 0 | 0 | | 0.0 |
| | Contraband Tobacco | 0 | 1 | 7.5 | 7.5 | 0 | 0 | | 0.0 |
| | Total | 2 | 6 | 7.5 | 45.0 | 3 | 9 | 7.5 | 67.5 |
| | Statutes & Acts | Landlord/Tenant | 1 | 4 | 3.4 | 13.6 | 1 | 6 | 3.4 |
| Mental Health Act | | 1 | 7 | 3.4 | 23.8 | 2 | 3 | 3.4 | 10.2 |
| Mental Health Act - No contact with Police | | 0 | 0 | | 0.0 | 1 | 1 | 3.4 | 3.4 |
| Mental Health Act - Attempt Suicide | | 0 | 0 | | 0.0 | 0 | 1 | 3.4 | 3.4 |
| Mental Health Act - Threat of Suicide | | 1 | 1 | 3.4 | 3.4 | 1 | 2 | 3.4 | 6.8 |
| Mental Health Act - Voluntary Transport | | 0 | 0 | | 0.0 | 0 | 1 | 3.4 | 3.4 |
| Mental Health Act - Apprehension | | 0 | 0 | | 0.0 | 1 | 1 | 3.4 | 3.4 |
| Trespass To Property Act | | 1 | 8 | 3.4 | 27.2 | 2 | 6 | 3.4 | 20.4 |
| Total | | 4 | 20 | 3.4 | 68.0 | 8 | 21 | 3.4 | 71.4 |
| Operational | Animal Stray | 1 | 1 | 3.8 | 3.8 | 3 | 6 | 3.8 | 22.8 |



Township of North Frontenac July to September - 2023

| Billing Categories <i>(Billing categories below do not match traditional crime groupings)</i> | | 2023 | | | | 2022 | | | |
|--------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------|--------------|---------------|-----------------------------|-------------------|--------------|---------------|-----------------------------|
| | | July to September | Year to Date | Time Standard | Year To Date Weighted Hours | July to September | Year to Date | Time Standard | Year To Date Weighted Hours |
| Operational | Animal Injured | 1 | 1 | 3.8 | 3.8 | 0 | 0 | | 0.0 |
| | Animal - Other | 1 | 2 | 3.8 | 7.6 | 0 | 2 | 3.8 | 7.6 |
| | Animal - Dog Owners Liability Act | 1 | 1 | 3.8 | 3.8 | 1 | 1 | 3.8 | 3.8 |
| | Domestic Disturbance | 3 | 16 | 3.8 | 60.8 | 7 | 14 | 3.8 | 53.2 |
| | Suspicious Person | 3 | 4 | 3.8 | 15.2 | 7 | 11 | 3.8 | 41.8 |
| | Text- related Incident (Texting) | 1 | 1 | 3.8 | 3.8 | 0 | 0 | | 0.0 |
| | Fire - Building | 0 | 1 | 3.8 | 3.8 | 0 | 0 | | 0.0 |
| | Fire - Vehicle | 1 | 1 | 3.8 | 3.8 | 1 | 1 | 3.8 | 3.8 |
| | Fire - Other | 0 | 0 | | 0.0 | 0 | 1 | 3.8 | 3.8 |
| | Insecure Condition - Master code | 0 | 0 | | 0.0 | 0 | 1 | 3.8 | 3.8 |
| | Missing Person Located 12 & older | 3 | 3 | 3.8 | 11.4 | 0 | 0 | | 0.0 |
| | Noise Complaint - Master code | 1 | 3 | 3.8 | 11.4 | 5 | 5 | 3.8 | 19.0 |
| | Noise Complaint - Vehicle | 1 | 1 | 3.8 | 3.8 | 1 | 1 | 3.8 | 3.8 |
| | Noise Complaint - Residence | 0 | 0 | | 0.0 | 0 | 1 | 3.8 | 3.8 |
| | Noise Complaint - Animal | 0 | 0 | | 0.0 | 0 | 1 | 3.8 | 3.8 |
| | Noise Complaint - Others | 0 | 0 | | 0.0 | 0 | 1 | 3.8 | 3.8 |
| | Found Property - Master code | 3 | 3 | 3.8 | 11.4 | 1 | 3 | 3.8 | 11.4 |
| | Found-Personal Accessories | 0 | 1 | 3.8 | 3.8 | 0 | 0 | | 0.0 |
| | Found-Others | 1 | 2 | 3.8 | 7.6 | 0 | 0 | | 0.0 |
| | Lost Property - Master code | 0 | 1 | 3.8 | 3.8 | 0 | 0 | | 0.0 |
| | Lost License Plate | 0 | 0 | | 0.0 | 1 | 1 | 3.8 | 3.8 |
| | Lost-Others | 0 | 0 | | 0.0 | 0 | 1 | 3.8 | 3.8 |
| | Sudden Death - Accidental | 0 | 0 | | 0.0 | 0 | 2 | 3.8 | 7.6 |
| | Sudden Death - Natural Causes | 1 | 1 | 3.8 | 3.8 | 0 | 5 | 3.8 | 19.0 |
| | Sudden Death - Others | 0 | 2 | 3.8 | 7.6 | 0 | 0 | | 0.0 |
| | Sudden Death - Apparent Overdose-Overdose | 0 | 0 | | 0.0 | 0 | 1 | 3.8 | 3.8 |
| | Suspicious Vehicle | 1 | 3 | 3.8 | 11.4 | 1 | 4 | 3.8 | 15.2 |
| | Trouble with Youth | 0 | 1 | 3.8 | 3.8 | 0 | 0 | | 0.0 |



Township of North Frontenac July to September - 2023

| Billing Categories <i>(Billing categories below do not match traditional crime groupings)</i> | | 2023 | | | | 2022 | | | |
|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------|--------------|----------------|-----------------------------|-------------------|--------------|----------------|-----------------------------|
| | | July to September | Year to Date | Time Standard | Year To Date Weighted Hours | July to September | Year to Date | Time Standard | Year To Date Weighted Hours |
| Operational | Unwanted Persons | 0 | 4 | 3.8 | 15.2 | 1 | 3 | 3.8 | 11.4 |
| | Neighbour Dispute | 6 | 11 | 3.8 | 41.8 | 9 | 18 | 3.8 | 68.4 |
| | Assist Fire Department | 0 | 1 | 3.8 | 3.8 | 0 | 1 | 3.8 | 3.8 |
| | Assist Public | 10 | 23 | 3.8 | 87.4 | 11 | 34 | 3.8 | 129.2 |
| | Distressed/Overdue Motorist | 0 | 1 | 3.8 | 3.8 | 2 | 3 | 3.8 | 11.4 |
| | Family Dispute | 1 | 5 | 3.8 | 19.0 | 5 | 11 | 3.8 | 41.8 |
| | Total | 40 | 94 | 3.8 | 357.2 | 56 | 133 | 3.8 | 505.4 |
| Operational2 | False Holdup Alarm-Accidental Trip | 0 | 0 | | 0.0 | 1 | 3 | 1.4 | 4.2 |
| | False Alarm -Others | 2 | 12 | 1.4 | 16.8 | 10 | 24 | 1.4 | 33.6 |
| | Keep the Peace | 2 | 10 | 1.4 | 14.0 | 2 | 13 | 1.4 | 18.2 |
| | 911 call / 911 hang up | 5 | 10 | 1.4 | 14.0 | 9 | 12 | 1.4 | 16.8 |
| | 911 call - Dropped Cell | 2 | 3 | 1.4 | 4.2 | 0 | 2 | 1.4 | 2.8 |
| | Total | 11 | 35 | 1.4 | 49.0 | 22 | 54 | 1.4 | 75.6 |
| Traffic | MVC - Personal Injury (MOTOR VEHICLE COLLISION) | 4 | 5 | 3.7 | 18.5 | 1 | 4 | 3.7 | 14.8 |
| | MVC - Prop. Dam. Non Reportable | 2 | 2 | 3.7 | 7.4 | 3 | 5 | 3.7 | 18.5 |
| | MVC - Prop. Dam. Reportable (MOTOR VEHICLE COLLISION) | 2 | 12 | 3.7 | 44.4 | 8 | 23 | 3.7 | 85.1 |
| | MVC - Prop. Dam. Failed to Remain (MOTOR VEHICLE COLLISION) | 0 | 1 | 3.7 | 3.7 | 0 | 0 | | 0.0 |
| | Total | 8 | 20 | 3.7 | 74.0 | 12 | 32 | 3.7 | 118.4 |
| Total | 81 | 220 | | 1,041.0 | 129 | 328 | | 1,578.9 | |

Note to Detachment Commanders:

- The content of each report is to be shared by the Detachment Commander only with the municipality for which it was generated. The municipality may treat this as a public document and distribute it as they wish.
- All data is sourced from the Niche RMS application. Included are 'reported' occurrences (actuals and unfounded occurrences) for 'billable' occurrences ONLY. Data is refreshed on a weekly basis.
- The Traffic category includes motor vehicle collision (MVC) occurrences entered into Niche (UCR code 8521). MVCs are NOT sourced from the eCRS application for this report.
- Only the primary violation is counted within an occurrence.
- Time standards displayed are for the 2023 billing period.

Note to Municipalities:



Township of North Frontenac July to September - 2023

investigate and solve crime.

- This report is NOT to be used for crime trend analysis as not all occurrences are included.
- Data groupings within this report do not match traditional crime groupings seen in other public reports such as the OPP Police Services Board reports or Statistics Canada reporting.

| Public Complaints | |
|--------------------------|---|
| Policy | 0 |
| Service | 0 |
| Conduct | 1 |

Date information collected from Professional Standards Bureau Commander Reports: 2023-10-05

Data Source

Ontario Provincial Police, Professional Standards Bureau Commander Reports

- Includes all public policy, service and conduct complaints submitted to the Office of the Independent Police Review Director (OIPRD)

| Secondary Employment |
|-----------------------------|
|-----------------------------|

| Daily Activity Reporting Patrol Hours | |
|----------------------------------------------|-----------------------------|
| Total Hours | 2023/Jul to 2023/Sep |
| Number of Cruiser Patrol Hours | 247.75 |
| Number of Motorcycle Patrol Hours | 0.00 |
| Number of Marine Patrol Hours | 13.00 |
| Number of ATV Patrol Hours | 0.00 |
| Number of Snowmobile Patrol Hours | 0.00 |
| Number of Bicycle Patrol Hours | 0.00 |
| Number of Foot Patrol Hours | 14.00 |
| Number of School Patrol Hours | 1.00 |

Data source (Daily Activity Reporting System) date: 2023/09/30

| Staffing Updates | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transfers: | - Two members competed and were successful in job postings at other locations. Not backfilled. - Two members transferred to different detachments. One not backfilled, second backfilled with new recruit starting in January 2024. - Detachment Commander competition currently in progress. - One member transferred into Frontenac Detachment starting September 5, 2023. |
| Other: | - One member on parental leave until October 16, 2023. - Two members currently in Acting Sergeant positions. - Frontline availability at 61 percent. |

| Detachment Initiatives | |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Crime and Traffic Campaigns/Initiatives: | - Canada Day Long Weekend Provincial Traffic Campaign (focus life saving equipment) 24June23 to 02Jul23. - Operation Safe Driver (CVSA/MTO - focus CMV) 09Jul23 to 15Jul23. - Civic Day Long Weekend Provincial Traffic Campaign (focus move over and Big 4) 04Aug23 to 07Aug 23. - Labour Day Long Weekend Provincial Traffic Campaign (focus Big 4) 01Sep23 to 04Sep23. |

| Detachment Emergency Planning Activities | |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Continuity Of Operations Plan Status | 2023 COOP submitted and approved 20Aug23. |
| Other: | The OPP Strategic Action Plan for 2023-2025 was created and is being reviewed at GHQ currently. |

Detachment: 3R - FRONTENAC

Acting Staff Sergeant Jamie Davis, Frontenac Detachment, Ontario Provi...

Report Generated by:

Davis, Jamie

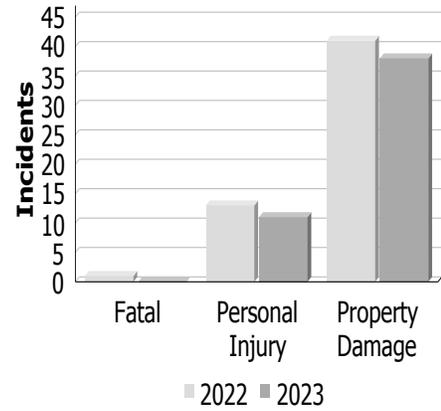
Page 188 of 345

Report Generated on:

5-Oct-23 2:40:12 PM

Motor Vehicle Collisions by Type

| Incidents | July to September | | | Year to Date - September | | |
|-----------------|-------------------|-----------|---------------|--------------------------|------------|---------------|
| | 2022 | 2023 | % Change | 2022 | 2023 | % Change |
| Fatal | 1 | 0 | -100.0% | 4 | 1 | -75.0% |
| Personal Injury | 13 | 11 | -15.4% | 31 | 17 | -45.2% |
| Property Damage | 41 | 38 | -7.3% | 104 | 99 | -4.8% |
| Total | 55 | 49 | -10.9% | 139 | 117 | -15.8% |



Fatalities in Detachment Area

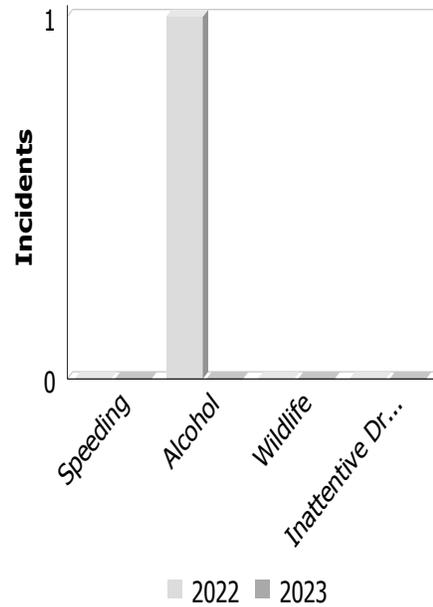
| Incidents | | July to September | | | Year to Date - September | | |
|-------------------------|-----------------|-------------------|------|----------|--------------------------|------|----------|
| | | 2022 | 2023 | % Change | 2022 | 2023 | % Change |
| Motor Vehicle Collision | Fatal Incidents | 0 | 0 | -- | 2 | 1 | -50.0% |
| | Alcohol Related | 0 | 0 | -- | 0 | 0 | -- |
| Off-Road Vehicle | Fatal Incidents | 1 | 0 | -100.0% | 2 | 0 | -100.0% |
| | Alcohol Related | 1 | 0 | -100.0% | 2 | 0 | -100.0% |
| Motorized Snow Vehicle | Fatal Incidents | 0 | 0 | -- | 0 | 0 | -- |
| | Alcohol Related | 0 | 0 | -- | 0 | 0 | -- |

| Persons Killed | July to September | | | Year to Date - September | | |
|-------------------------|-------------------|------|----------|--------------------------|------|----------|
| | 2022 | 2023 | % Change | 2022 | 2023 | % Change |
| Motor Vehicle Collision | 0 | 0 | -- | 2 | 1 | -50.0% |
| Off-Road Vehicle | 1 | 0 | -100.0% | 2 | 0 | -100.0% |
| Motorized Snow Vehicle | 0 | 0 | -- | 0 | 0 | -- |

Primary Causal Factors in Fatal Motor Vehicle Collisions

| Incidents | July to September | | | Year to Date - September | | |
|---------------------------------------------|-------------------|------|----------|--------------------------|------|----------|
| | 2022 | 2023 | % Change | 2022 | 2023 | % Change |
| Speeding as a contributing factor | 0 | 0 | 0 | 0 | 0 | 0 |
| Where alcohol is involved | 1 | 0 | -100.00% | 2 | 0 | -100.00% |
| Wildlife as a contributing factor | 0 | 0 | 0 | 0 | 0 | 0 |
| Inattentive driver as a contributing factor | 0 | 0 | 0 | 0 | 0 | 0 |

| Persons Killed | July to September | | | Year to Date - September | | |
|-----------------------------------|-------------------|------|----------|--------------------------|------|----------|
| | 2022 | 2023 | % Change | 2022 | 2023 | % Change |
| Seatbelt as a contributing factor | 0 | 0 | 0 | 1 | 0 | -100.00% |

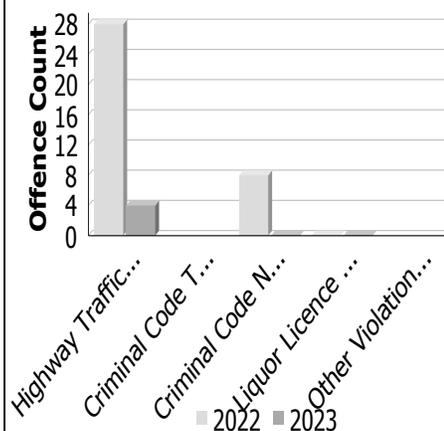


Data Utilized

- SQL online application reporting system – OPP CRS 2.3.09
- Collision Reporting System Business Intelligence Cube

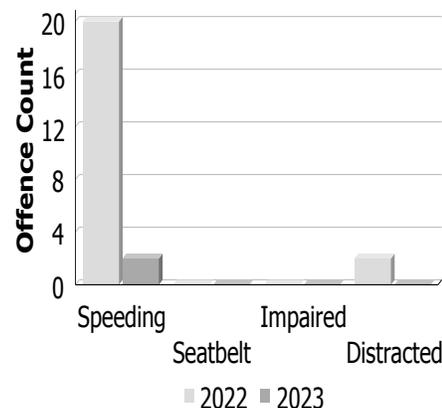
Criminal Code and Provincial Statute Charges Laid

| Offence Count | July to September | | | Year to Date - September | | |
|-----------------------|-------------------|------|----------|--------------------------|------|----------|
| | 2022 | 2023 | % Change | 2022 | 2023 | % Change |
| Highway Traffic Act | 28 | 4 | -85.7% | 136 | 64 | -52.9% |
| Criminal Code Traffic | -- | -- | -- | -- | -- | -- |
| CCC Non-Traffic | -- | -- | -- | -- | -- | -- |
| Liquor Licence Act | 0 | 0 | -- | 0 | 0 | -- |
| Other Violations | -- | -- | -- | -- | -- | -- |



Traffic Related Charges

| Offence Count | July to September | | | Year to Date - September | | |
|---------------|-------------------|------|----------|--------------------------|------|----------|
| | 2022 | 2023 | % Change | 2022 | 2023 | % Change |
| Speeding | 20 | 2 | -90.0% | 115 | 56 | -51.3% |
| Seatbelt | 0 | 0 | -- | 0 | 0 | -- |
| Impaired | 0 | 0 | -- | 0 | 0 | -- |
| Distracted | 2 | 0 | -100.0% | 2 | 0 | -100.0% |



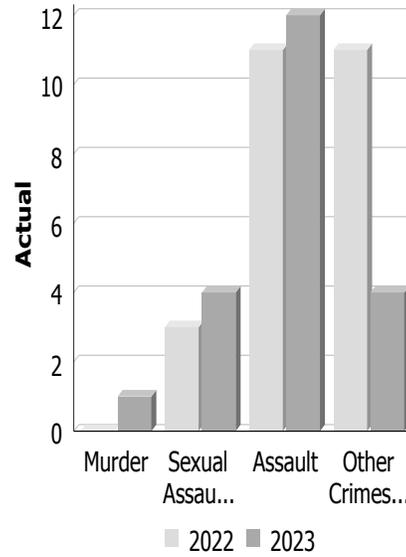
Integrated Court Offence Network data is updated on a monthly basis: Data could be as much as a month and a half behind.

Data Utilized

- Ministry of Attorney General, Integrated Court Offence Network
- Integrated Court Offence Network Charge Business Intelligence Cube

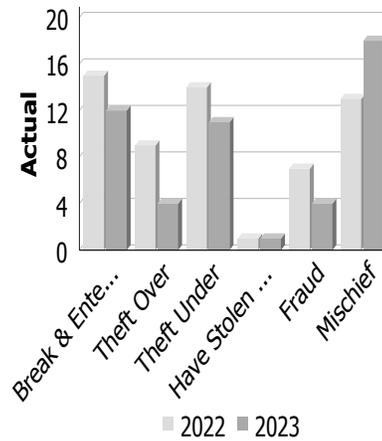
Violent Crime

| Actual | July to September | | | Year to Date - September | | |
|-------------------------------|-------------------|-----------|---------------|--------------------------|-----------|---------------|
| | 2022 | 2023 | % Change | 2022 | 2023 | % Change |
| Murder | 0 | 1 | -- | 0 | 1 | -- |
| Other Offences Causing Death | 0 | 0 | -- | 0 | 0 | -- |
| Attempted Murder | 0 | 0 | -- | 0 | 0 | -- |
| Sexual Assault | 3 | 4 | 33.3% | 11 | 9 | -18.2% |
| Assault | 11 | 12 | 9.1% | 31 | 28 | -9.7% |
| Abduction | 0 | 0 | -- | 0 | 0 | -- |
| Robbery | 0 | 0 | -- | 0 | 0 | -- |
| Other Crimes Against a Person | 11 | 4 | -63.6% | 32 | 15 | -53.1% |
| Total | 25 | 21 | -16.0% | 74 | 53 | -28.4% |



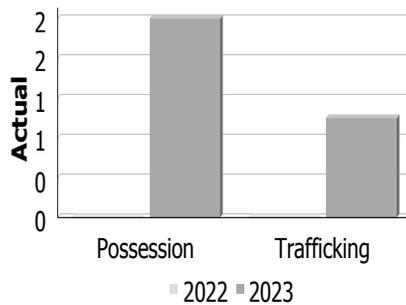
Property Crime

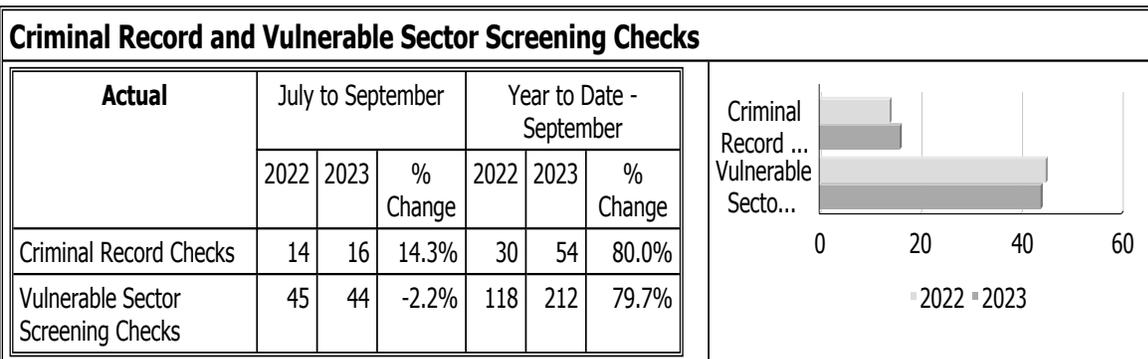
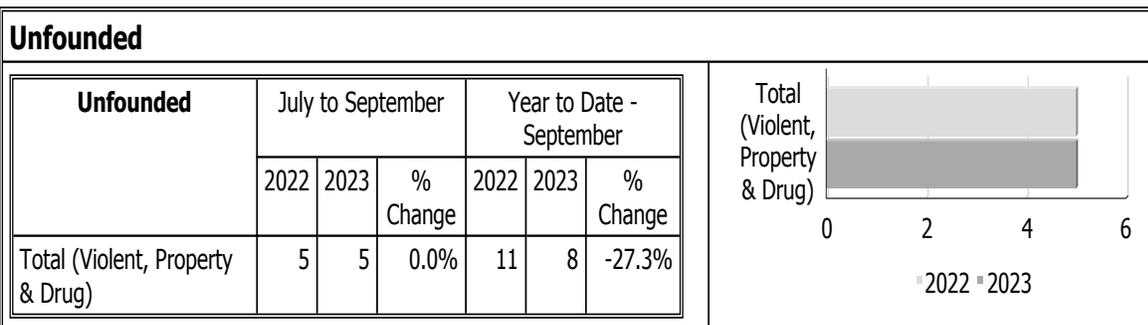
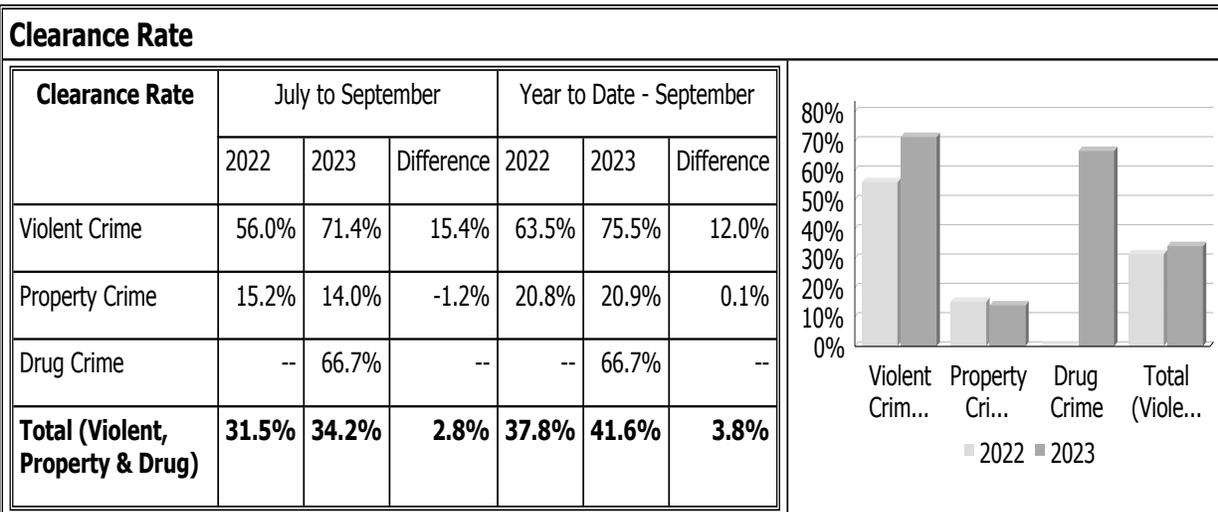
| Actual | July to September | | | Year to Date - September | | |
|-------------------|-------------------|-----------|---------------|--------------------------|------------|---------------|
| | 2022 | 2023 | % Change | 2022 | 2023 | % Change |
| Arson | 0 | 0 | -- | 0 | 0 | -- |
| Break & Enter | 15 | 12 | -20.0% | 41 | 22 | -46.3% |
| Theft Over | 9 | 4 | -55.6% | 25 | 11 | -56.0% |
| Theft Under | 14 | 11 | -21.4% | 31 | 19 | -38.7% |
| Have Stolen Goods | 1 | 1 | 0.0% | 2 | 9 | 350.0% |
| Fraud | 7 | 4 | -42.9% | 26 | 19 | -26.9% |
| Mischief | 13 | 18 | 38.5% | 24 | 30 | 25.0% |
| Total | 59 | 50 | -15.3% | 149 | 110 | -26.2% |



Drug Crime

| Actual | July to September | | | Year to Date - September | | |
|----------------------------|-------------------|----------|-----------|--------------------------|----------|-----------|
| | 2022 | 2023 | % Change | 2022 | 2023 | % Change |
| Possession | 0 | 2 | -- | 0 | 2 | -- |
| Trafficking | 0 | 1 | -- | 0 | 1 | -- |
| Importation and Production | 0 | 0 | -- | 0 | 0 | -- |
| Total | 0 | 3 | -- | 0 | 3 | -- |





Data contained within this report is dynamic in nature and numbers will change over time as the Ontario Provincial Police continue to investigate and solve crime.

Data Utilized

- Major Crimes
- Niche RMS All Offence Level Business Intelligence Cube

Lakelands
Family Health Team

12357 – Highway 41, Northbrook, ON,
K0H 2G0

October 5, 2023

Mayor Gerry Lichty, Deputy Mayor John Inglis and Councillors

Thank you for allowing me to present at the meeting and for supporting Lakelands Family Health Team since its inception.

Dr. Dumas has resigned effective December 29, 2023, and “orphaning” his patients. Unfortunately, the other physicians cannot care for them for several reasons.

The resultant loss of preventive services for chronic conditions, such as diabetes, cancer and cardiovascular disease, has a detrimental effect on all. There will be increased visits to the emergency department for acute and episodic care.

Physician recruitment has always been an issue over the years in our community. Since Dr. Wilson left on January 31, 2017, my efforts have been unfruitful, even with such excellent incentives. The current trend is to enlist the services of a recruitment agency that supports doctors from other countries to come to Canada to practice. One such company is Canada Medical Careers, which specializes in recruiting physicians from the UK, Ireland and Australia. Physicians from these countries do not have to write Canadian medical exams and are ready to practice when they arrive.

This recruitment agency costs \$39750 plus HST, paid incrementally, monies that the Family Health Team does not have. If the agency is not successful in placing a physician with us, the deposit of \$9,750 is returned.

My ask is that since the Townships of Addington Highlands and North Frontenac both provide physician incentives, would there be funds available to support hiring this recruitment agency?

I appreciate your consideration,

Janice Powell
Executive Director
Lakelands Family Health Team
janice.powell@lakelandsfht



Administrative Report

To: Mayor and Members of Council

From: Eric Korhonen, Director of Emergency Services, Fire Chief

Recommended by: Corey Klatt, Dipl. M.A., Chief Administrative Officer

Date of Meeting: October 13, 2023

Re: North Frontenac Fire Department (NFFD) Annual Report - 2022

Background

The Fire Department Operational Review was presented by the Director of Emergency Services/Fire Chief (DESFC) to Council on April 22, 2016. Council approved the Operational Review by Resolution #203-16 on June 10, 2016. The Resolution provided that the DESFC shall prepare a Fire Department Annual Report to Council.

Researched By

Eric Korhonen, Director of Emergency Services/Fire Chief (DESFC)
Sonia McLuckie, Administrative Assistant to the DESFC

Comments

The DESFC, and the Administrative Assistant to the DESFC have prepared the 2022 Annual Report for the Township of North Frontenac Fire Department (NFFD) (Enclosure 1).

Department goals and accomplishments in 2022:
Firefighter Recognition, Awards and Training:

1. The NFFD and the Township recognized 3 Volunteer Firefighters for their years of service:
 - Randy Schonauer for 30 years;
 - Ken Gould for 20 years and
 - Captain George Ross for 15 years;
2. Firefighters were recognized for exemplary service in the Saving of a life through cardio pulmonary resuscitation and the use of an automatic external defibrillator (CPR/AED) with the Lightning Bolt Award:
 - In 2016: Jim Boles, Jason Lemke, Nicholas Ross and Dillon Boles.
 - 2018: George Ross and Michelle Ross,

Director of Emergency Services, Fire Chief Administrative Report
North Frontenac Fire Department (NFFD) Annual Report - 2022
October 13, 2023
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- 2019: Geoff Culp, Jim Boles and Donald Morton.
3. Firefighters were recognized for exemplary service in saving a life through the use of Naloxone:
 - Jacqueline Leach, Donald Morton, Jim Boles, Stan Seitz and Robert Rutherford
 4. Firefighters attended specialized training sessions at Regional Training Centers and the Ontario Fire College online programs. Certifications awarded were:
 - Hazardous Materials Awareness (online) (2 Firefighters),
 - Hazardous Materials, Operations (3 Firefighters),
 - Legislation 101 (online) (2 Firefighters),
 - Firefighter Level 2, NFPA 1001 (1 Firefighter),
 - Emergency First Response, Re-Certification (9 Firefighters),
 - Fire Officer Level 1, NFPA 1021 (2 Firefighters)
 - Fire Instructor Level 1, NFPA 1041 (2 Firefighters)
 - Fire Inspector NFPA 1031, (1 Firefighter).
 5. Firefighters trained for a total of 1,134 hours at bi-weekly in-house training events.
 6. 1 new recruit joined the Department.
 7. A new Water Tanker, 3,000 gallons was delivered to Clarendon Miller Station (Tanker 531).
 8. A new MSA G1 Self Contained Breathing Apparatus was purchased with 2 additional air cylinders, providing advanced respiratory protection for responders with each cylinder having a 45 minute capacity of stored air.
 9. The Township recognized Fire Prevention Week, Carbon Monoxide Awareness Week, Emergency Preparedness Week, with Mayoral Declarations, and social media notices.

Increase Emergency Response

In 2022 the Department experienced a significant increase in requests for assistance. The total number of calls received were 155. The 20% increase in calls can be directly attributed to an increase in Tiered Medical Response. These calls fall into the following categories

Tiered Medical – 89, Exposure/Property Fires - 12, Open Air Burning – 6, Alarm Calls Smoke/CO – 3, Mutual Aid – 7, Public Hazard – 9, Rescue – 15, and others including false alarms – 14.

Average response times to emergency calls

The Fire Master Plan as approved by Council on June 1, 2018 recommended that the Chief undertake an audit of the number of Emergency First Responders

Director of Emergency Services, Fire Chief Administrative Report
North Frontenac Fire Department (NFFD) Annual Report - 2022
October 13, 2023
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present in the first on scene apparatus to determine what level of response would be appropriate.

In 2022 the average response time, first on scene, for Fire response decreased on average by 41 seconds, and increased for Medical calls relative to 2021 response times by 5 seconds. The increase in the average response time can be attributed to:

- The decrease or increase in response times is not attributed to Firefighter availability or response times to the stations, but can be attributed to property locations relative to Fire Station location and the distance travelled to the response location, quality of access impacting the time required to arrive at the property, either by unmaintained private road or water.
- Fire Calls: approximately 25 - 30% of calls are in excess of 10 kilometers from the Fire Halls, with an average of 3 initial Firefighters on scene, and an average of 20 total Firefighters on scene for Fire Calls
- Medical Calls: approximately 20 – 25% of calls are in excess of 10 kilometers from the Fire Halls with an average of 3 initial Firefighters on scene, and an average of 5 total Firefighters on scene for Tiered Medical Calls.

It should be highlighted that there were no structure (house) fires in North Frontenac in 2022. The data confirmed by OFMEM indicates 12 responses to structure/property fires. These fires did not consume a structure they were property fires such as grass fires and were usually started by human actions.

The Department continues to record and study the average response time as stated in the Fire Master Plan. The response to structure fires and wildfires continues to be a three station response, while response to medical calls continues to be a two station response.

Financial Implications

Based on the Statement of Revenue and Expenses, the Treasurer regularly provides Variance Reports to the Personnel and Audit Committee as to the Municipal Operations in relation to the annual Council approved budget. The Managers review their variances (approved budget vs. actual year-to-date amounts) throughout the fiscal year in order to have time to implement any necessary actions to mitigate potential shortfalls. The 2022 budget "Dollars to be raised by taxation" for Fire including the Kaladar Barrie was \$981,015 the actual was \$922,353, under budget \$53,662.

Recommendation

Be It Resolved That Council receives the Director of Emergency Services/Fire Chiefs Administrative Report entitled "North Frontenac Fire Department Annual Report 2022" for information purposes.

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North Frontenac Fire Department (NFFD) Annual Report - 2022
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Enclosure (1)

1. 2022 Annual Report, North Frontenac Fire Department.

Director of Emergency Services, Fire Chief Administrative Report
North Frontenac Fire Department (NFFD) Annual Report - 2022
October 13, 2023
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Fire Department



Township of
North Frontenac



2022

Annual Report

MISSION STATEMENT

The Township of North Frontenac Fire Department will Prepare, Prevent and Protect our Community from harm. We strive to provide the highest level of service through Fire Suppression, Medical Response, Training, Prevention and Public Education, while maintaining fiscal responsibility

VISION STATEMENT

Proud of our past and excited about our future, the North Frontenac Fire Department will be excellent in Fire Service, dynamic in Medical Response and always responsive to community needs, delivered by well trained personnel with broad roles and skills

ORGANIZATIONAL VALUES

- Quick response with compassion and professionalism;
 - Public safety and community self-reliance;
 - Positive, supportive, and safe work environment;
 - Courage to innovate;
 - Continuous improvement of community services;
- Quality leadership with vision, honesty, integrity, and open communication;
 - Strive to Achieve Excellence in Service;
 - Pride and Compassion





Eric Korhonen, Director of Emergency Services / Fire Chief

2022 was a year like no other. The Derecho in May tested the Townships ability to respond to a natural event which our community has not seen before. The wind storm closed road ways, prevented access to our parklands and many seasonal homes, destroyed parts of the local power grid and damaged homes and properties. Some will not recover in our life time. The Fire, Parklands and Public Works Departments worked tirelessly to open roads and reach residents and visitors alike.

The Firefighters continue to prove that Volunteers are Professionals. They continue to serve the community, and residents by training for, and responding to emergencies to protect life and property.

Our home inspection program for Smoke alarms was successful with a total of 137 homes inspected for code compliance to ensure sufficient notification of occupants in the event of a fire emergency.

Three Firefighters were recognized for exemplary years of service 30, 20 and 15, and Nine Firefighters were recognized with a Lightning Bolt award for save a life through CPR and using an AED. Overall Firefighters spent 1134 hours training to Provincial and Municipal Standards

A five year average record number of calls (152) were responded to by the Department. Our busiest time of year was from May to September with 78 calls. Of the 152 responses 89 were medical, 9 fire related, 13 motor vehicle, 14 alarms activation, and other calls including wires down, burn complaints and assisting other agencies.

Overall an amazing year of accomplishments by amazing people.

Guiding Legislation

Key examples are:

- ❖ Fire Protection and Prevention Act
- ❖ Ontario Fire Code
- ❖ Ontario Building Code
- ❖ Employment Standards Act
- ❖ Forest Fire Prevention Act
- ❖ Ontario Health & Safety Act (OH&SA)
- ❖ Ontario Health & Safety (OH&S) - Section 21 Guidance Notes
- ❖ Emergency Management and Civil Protection Act
- ❖ Ontario Fire Marshal (OFM) Public Fire Safety Guidelines
- ❖ National Fire Protection Association (NFPA) Standards
- ❖ By-Law #76-18 "North Frontenac Fire Department (NFFD) Establishing and Regulating By-law"
- ❖ By-Law #121-12 "Kaladar/Barrie Establishing and Regulating By-law"
- ❖ By-law #53-19 "Burning by-law"
- ❖ By-law #05-17 "Fire Prevention Policy"
- ❖ Agreement with Addington Highlands – Joint Fire Committee
- ❖ Fire Department Policies and Procedures such as: Standard Operating Guidelines (SOG's) and Standard Operating Procedures (SOP's)

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1.0 – Department Goals and Objectives

The Department was established in 1998 after the amalgamation of the Townships of Barrie, Clarendon Miller and Palmerston, North and South Canonto. The Department consists of dedicated and skilled Firefighters that are committed to provide assistance to those who require help in time of great need. Whether it is a medical emergency, a fire, or providing public fire prevention education, all members of the Department strive to perform professionally and competently to exceed the public's expectations. There is a consistent and profound sense of duty to help.

The goal of the Fire Department is to provide fire protection services through a range of programs designed to protect the lives and property of the inhabitants from the adverse effects of fires, sudden medical emergencies or exposure to dangerous conditions created by man or nature; first to their municipality; second to those municipalities requiring assistance through authorized emergency fire service plans and programs (mutual aid activities); and third to those municipalities which are provided fire protection by the Fire Departments via authorized Agreement.

In order to achieve the goals of the Fire Department, necessary funding must be in place and the following objectives met:

1. Identify and review the fire service protection needs of the Municipality and develop a Hazard and Risk Assessment for the Municipality.
2. Provide an administrative process consistent with the needs of the Fire Department.
3. Ensure that firefighting equipment and operating personnel are available within the Municipality, or are very close to provide adequate response to a citizen's call within a reasonable length of time.
4. Provide departmental training to an accepted standard which will ensure the continuous up-grading of personnel in fire prevention, firefighting, auto extraction, medical emergencies and control of emergency situations and to cooperate with other departments of the Corporation with respect to management training and other programs.
5. Provide a maintenance program to ensure all fire protection apparatus, including allied equipment, is ready to respond to emergency calls.

2.0 – Executive Summary

This Report provides a summary and review of the Fire Department's activities for 2022. This Report is meant to provide Council with a snap shot, which may provide an opportunity for a service delivery alignment of approved services with the needs and circumstances of the Municipality.

The Department continues to review services to reduce costs while maintaining the capacity to protect the residents and property in North Frontenac. This Report may provide opportunities to review processes which may help manage operating and capital expenses and explore better ways to conduct business.

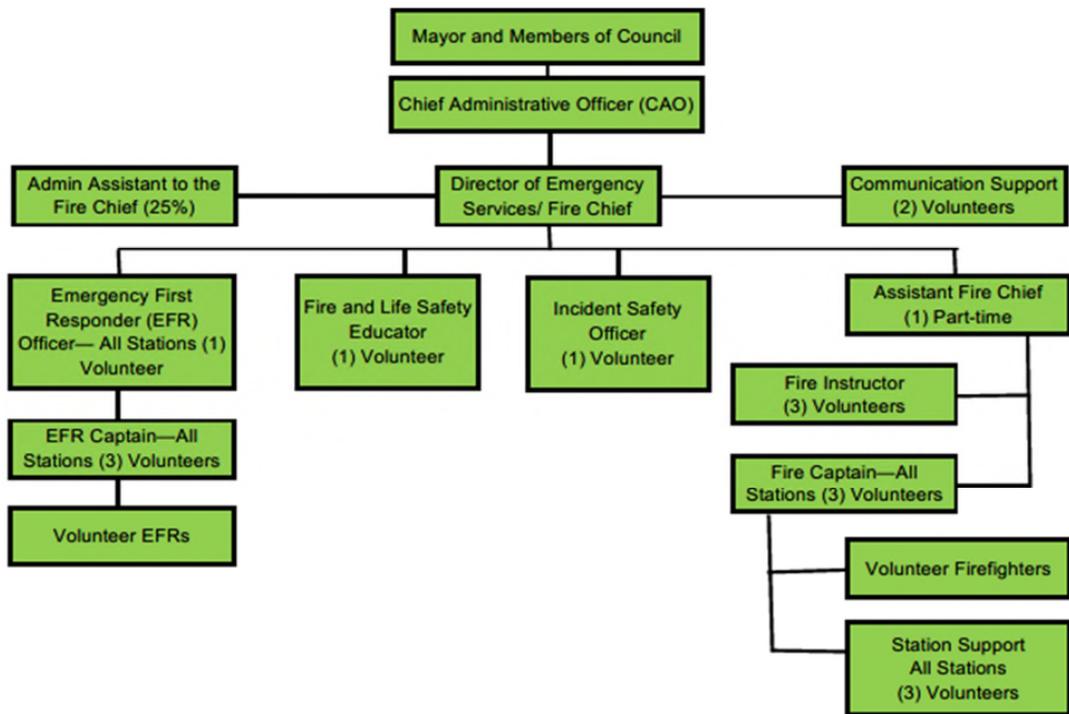
The Department continues to adhere to the Office of the Fire Marshal's recommendations of the Three Lines of Defense. Fire Prevention and Public Education as our first line of defense. Fire Code Compliance as our second line of defense and Emergency Response is our third opportunity to keep our community safe.

Our population continues to grow and evolve as more people move to the country to take up permanent residency. The Firefighters continues to adapt as their families struggle with time management and resources. Employment opportunities draw potential Firefighters to the city to compete for jobs and our daytime response capabilities are hampered or reduced. The reliance on neighbouring Departments using Automatic and Mutual Aid Agreements becomes more prevalent as the availability of Firefighters is impacted.

As technologies, medications, equipment and apparatus advance, the Department and Firefighters will need to adapt and train not just to achieve Certification and remain current with base level Certification but to evolve as the equipment and methods for fire and emergency response improve.

3.0 – Department Operations

3.1 – Organizational Chart



Fire Department Organizational Chart – Effective May 16, 2019

3.2 – Smoke/Carbon Monoxide (CO) Program

The Fire Department hired a new Fire Life Safety Educator in 2022, Jacqueline Leach. Jacqueline is also the Chair of the Kingston, Frontenac, Lennox and Addington Fire Prevention Committee.

The Smoke and Carbon Monoxide Alarm Programs commenced in earnest in 2022. As Covid subsided our Fire and Life Safety Educator was able to visit homes in North Frontenac to inspect Smoke and CO alarms to ensure the safety of our residents and compliance with the Ontario Fire Code. The Department continued to explore alternative approaches to engage the public such as Social Media blitzes and Public Education opportunities during Fire Prevention week.

The Department also continued to inspect homes for working alarms during emergency response and on request or complaint as required by the Fire Protection and Prevention Act.

The Fire Life Safety Educator attended the first Lake Association meeting post Covid to discuss smoke and carbon monoxide alarms, and private lane access.

The previous Mayor and Council declared Fire Prevention Week (October 9 -15, 2022 and Carbon Monoxide Awareness Week (November 11, 2022).

During Fire Prevention Week 137 residential homes were inspected for smoke and carbon monoxide alarms, as required by the Ontario Fire Code, along the following corridors.

- Snow Road on Road 509 heading west to the Township boundary,
- Ardoch Road from the Township boundary to Road 506
- Road 506 from the Ardoch Road to the village of Plevna
- Road 509 from Plevna to Snow Road.

These homes were also reviewed for pre-incident planning in the event of an emergency response, which included:

- Status of private lane access, (clearance)
- Nearest water Source,
- Type of construction and nature of occupancy,
- Exposures (garages, barns etc.),
- Other hazards utilities – hydro and propane,
- Year round access,
- Department staging area.



3.3 – Public Education and Fire Prevention

2022 marked the 100th Anniversary of Fire Prevention Week which ran from October 9 – 15, 2022. During Fire Prevention Week the public was reminded how to stay safe in the event of a fire. Firefighters provide public education in an effort to inform our resident how decrease the potential of an accident or injury caused by fires.

Our 2022 Fire Prevention initiatives included:

- ❖ Installed Fire Prevention signage in the Township;
- ❖ Inspected homes for Smoke and CO alarm compliance during response to emergencies;
- ❖ Post Public Service Announcements on our social media during Fire Prevention week;
- ❖ Assisted with Fire Drills at Clarendon Central Public School in the spring and fall;
- ❖ Door to door campaign Road 509, Road 506 and Ardoch Road;
- ❖ Public Service Announcements on our social media during Carbon Monoxide Week;
- ❖ The Fire Department returned to engaging the public face to face at events;
- ❖ Volunteer Firefighters created a social media campaign for the '12 Days of Christmas' regarding Fire Safety over the holidays.
- ❖ Sparky attended the Fire Prevention Week Activities and the Annual Santa Claus Parade to promote Fire Safety;
- ❖ Banners were placed at all Fire Halls and the Clarendon Central Public School promoting "Fire won't Wait, Plan your Escape!"

CLARENDON CENTRAL



100 YEARS
1922-2022
FIRE PREVENTION WEEK™



Sparky® is a trademark of NFPA. ©2022 NFPA®



Fire won't wait.
Plan your escape.™



4.0 – Administration

4.1 – Department Management and Staffing

The NFFD is managed by one Fire Chief and one Part-time Assistant Fire Chief.

Additional Staffing include:

- Administrative Assistant (at 25% - Part-time)
- Emergency First Responder (EFR) Officer
- Fire Life Safety Educator (FLSE)
- Fire Instructors
- Incident Safety Officer
- Emergency First Responder (EFR) Fire Captain – One at each station
- Fire Captain – One at each Station
- Firefighters
- Station Support
- Communication Support

4.2 – Appointments

Two appointments were made in 2022 to two of our Firefighters.

Fire Instructor

Robert Rutherford, Snow Road Station

Fire Life Safety Education

Jacqueline Leach, Ompah Station



4.3 – Long Service Awards

The **Provincial Fire Services Long Service Medal** is an expression of public appreciation for the dedication and hard work of Ontario firefighters. It is officially recognized by the province and is included in the Fire Protection and Prevention Act, 1997

In 2022 we recognized one Firefighters for their fifteen years of dedication and service, one Firefighter for their twenty years of dedication and service and one Firefighter for their thirty years of dedication and service.

30 YEARS

Randy Schonauer, Volunteer Firefighter

20 YEARS

Ken Gould, Fire Captain

15 YEARS

George Ross, Fire Captain



4.4 – Exemplary Service – Saving a Life

Emergency Service Agencies such as Paramedics and Fire Departments award The Lightning Bolt Award for the successful administration of CPR to individuals suffering an out-of-hospital cardiac arrest.

Firefighters in North Frontenac respond annually to request for assistance for Cardiac or Respiratory Distress. The Responders have saved the lives of three individuals, with prompt efficient medical attention through the administration of CPR the use of an AED and another individual suffering an opioid overdose with the successfully administered Naloxone.

Lightning Bolt Awards – Recognition of CPR/AED

- ❖ 2016 – Jim Boles, Jason Lemke, Nicholas Ross and Dillon Boles
 - ❖ 2018 – George Ross and Michelle Ross
- ❖ 2019 – Geoff Culp, Jim Boles and Donald Morton

Naloxone Certificate of Recognition

- ❖ 2022 – Jacqueline Leach, Donald Morton, Jim Boles, Stan Seitz and Robert Rutherford.

4.5 – Firefighter Certifications – 2022

The Fire Protection and Prevention Act was recently amended to include mandatory certification requirements for fire protection services. The regulation mandates a standardized approach to firefighter training to protect firefighters and promote public safety while providing flexibility for the local needs and service levels of municipalities across Ontario. The regulations include legacy provisions which will reduce the need to retrain adequately trained firefighters. The new firefighter certification regulations came into force on July 1, 2022. Under the new standards put out by the Ontario Fire College, firefighters must be qualified to a minimum standard of NFPA 1001 – Firefighter I within 18 months of hire.

Training is provided by Regional Training Centers (RTCs), the Ontario Fire College (OFC) as well, can be offered in-house or online depending on the course.

Completion of OFC Online Programs:

- Two Firefighters – Hazardous Materials Awareness, NFPA 472
- Two Firefighters – Legislation 101

Completion of Certification or Recognized Training Programs:

- One Firefighter – NFPA 1001, Firefighter Level 2
- Three Firefighters – Hazardous Materials Operations
- Nine Firefighters – Emergency First Response, Re-Certification
- Two Firefighters – NFPA 1021 Officer I
- Two Firefighters – NFPA Fire Instructor
- One Firefighter – NFPA 1031 Inspector I

Overall Volunteer Firefighters Committed to Train for:

- 1134 hours to certify to Provincial and/or Municipal Standards of Qualification.

New Recruits:

- Ompah Station: None
- Snow Road Station: One Firefighter
- Clarendon Miller: None

4.6 – Automatic and Mutual Aid Agreements

The North Frontenac Fire Department (NFFD) has one Automatic Aid Agreement in place for the protection of the Norcan Lake Area. Revisions of the Agreements are made depending on the timelines set-out in each Agreement or if required. Our current Agreements are as follows:

1. Greater Madawaska Automatic Aid Agreement — Extended June 18, 2021 for two years by By-law #37-21.

Other Agreements currently in place:

- ❖ Ministry of Natural Resources and Forestry (MNRF) — Wild Land Fire Agreement passed January 18, 2016 by By-law #10-16;
- ❖ Kingston Fire and Rescue Dispatch Agreement — Amended June 17, 2020 by By-law #23-20.
- ❖ County of Frontenac — Tiered Medical Response passed July 13, 2018 by By-law #53-18;
- ❖ Kingston, Frontenac, Lennox and Addington (KFL&A) — Mutual Aid Passed September 22, 2003;
- ❖ Addington Highlands, Central and North Frontenac — Mutual Aid Passed June 9, 2003 by By-law #21-03

Mutual Aid Assistance:

Ontario Provincial Police

- ❖ NFFD assisted OPP with one Water Access Response.

Kaladar/Barrie (KB)

- ❖ NFFD assisted KB with one Wild Fire.
- ❖ NFFD assisted KB with Tanker Shuttle.

Central Frontenac (CF)

- ❖ NFFD assisted CF with one Structure Fire.

Ministry of Natural Resources and Forestry (MNRF)

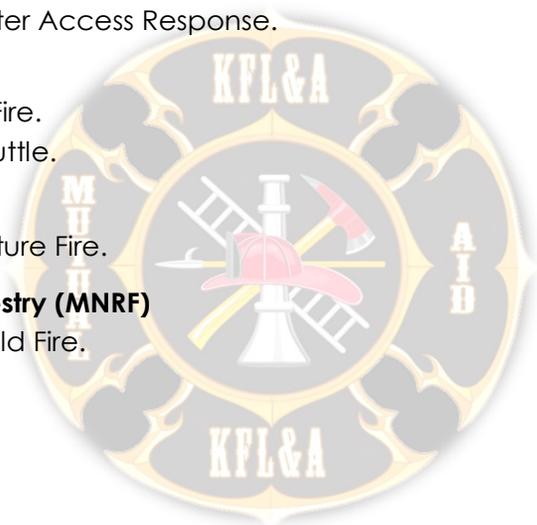
- ❖ NFFD assisted MNRF with one Wild Fire.

Lanark Highlands

- ❖ Assisted NFFD with one Wildfire.

South Sherbrook

- ❖ Assisted NFFD with one Wildfire.
- ❖ NFFD stood down to assist with Structure Fire.



5.0 – Significant Wind Storm of 2022

5.1 – Fire Department Assistance



The Significant Wind Storm that hit our area in May 2022 was something our Community has not witnessed in recent memory. This storm "a Derecho" is a widespread, long-lived, wind storm which usually tracks in a straight line. It is associated with a fast moving group of severe thunderstorms. Heavy winds of tornadic quality and heavy rains are also associated with a Derecho.

The residents and employees of North Frontenac worked tirelessly during the first initial days after the storms devastation to open up impassable roads.

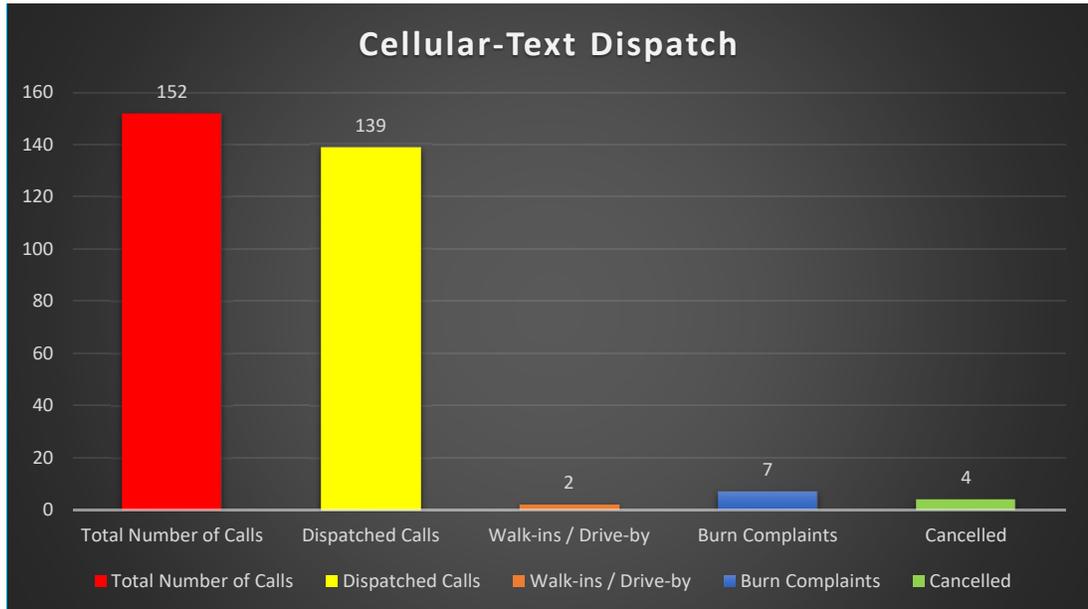
Firefighters were quick to respond, leaving their own homes and loved ones to help people injured, and trapped by the debris and damage.

Our community came together to help each other respond to, and recover from the Derecho of 2022.



6.0 – Communications

6.1 – Radio and Cellular Dispatch



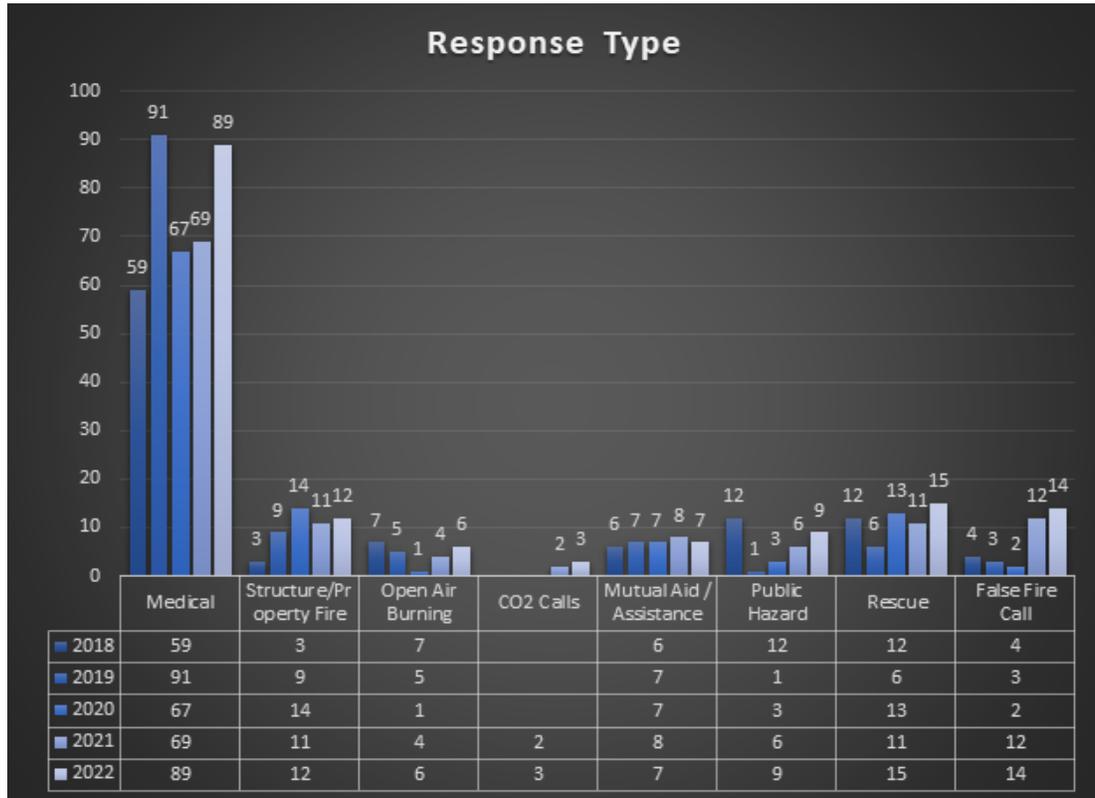
911 calls are received by Kingston Fire and Rescue and are paged out to the Firefighters over North Frontenac Fire Departments radio frequency. Once a page has been sent the Firefighters also receive a text message confirming location, nature of the incident and relevant information for response.

In 2022 the Fire Department was dispatched to one hundred and fifty two (152), 911 emergency requests for assistance. Of those, 139 were enhanced with a follow up text message. The other 13 calls were walk-ins, burn complaints or cancelled on route.

The enhanced notification system works well in conjunction with the radio/pager dispatch, specifically in areas where radio or cellular signals are not strong.

Call Volume

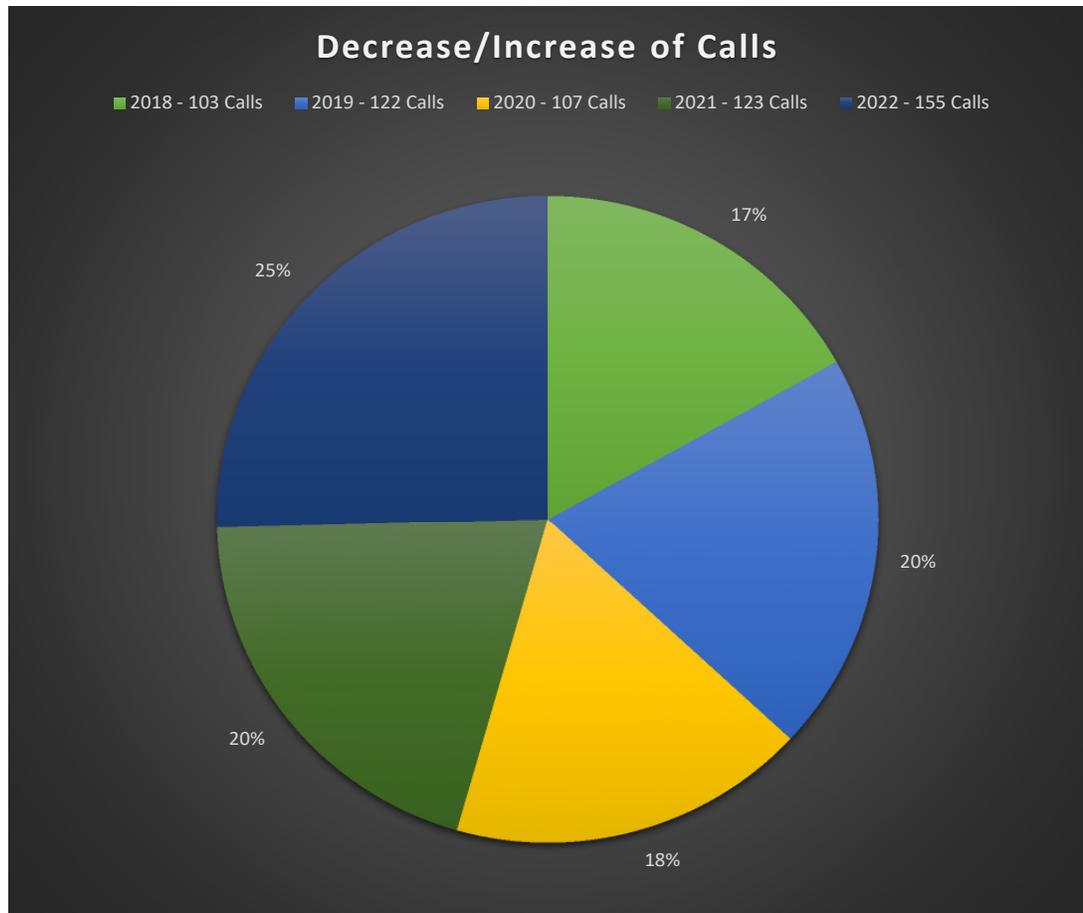
7.1 – Five Year Comparison – Nature of Response



The Fire Department is required to record all emergency calls and complete a Standard Incident Report (SIR) with the Office of the Fire Marshall for each call. Emergency calls are categorized using codes provided by the Ontario Fire Marshal Emergency Management (OFMEM) based on the nature of the call.

OFMEM reports structure/property fires as one code but includes exposures (any other asset on a property exposed to a fire) as fire calls. In 2022, the Department responded to a total of 152 calls however based on reporting practices to the OFMEM, the emergency calls to property fires where there was one or more exposures increased the number of calls. OFMEM recorded 156 calls.

7.2 – Decrease and Increase of Call Volume

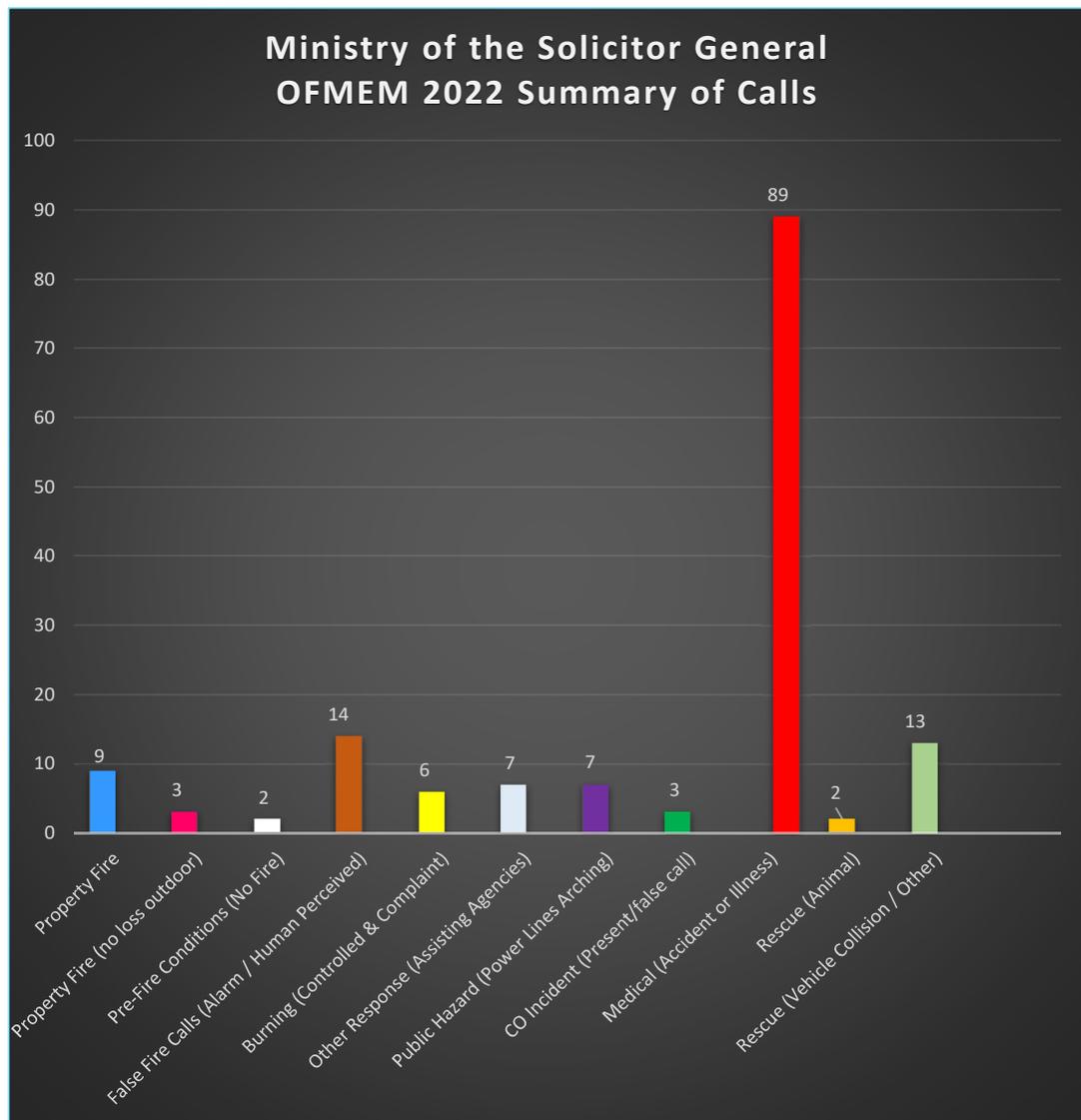


The total number of calls for 2022 increased significantly over previous year, with the most calls to date.

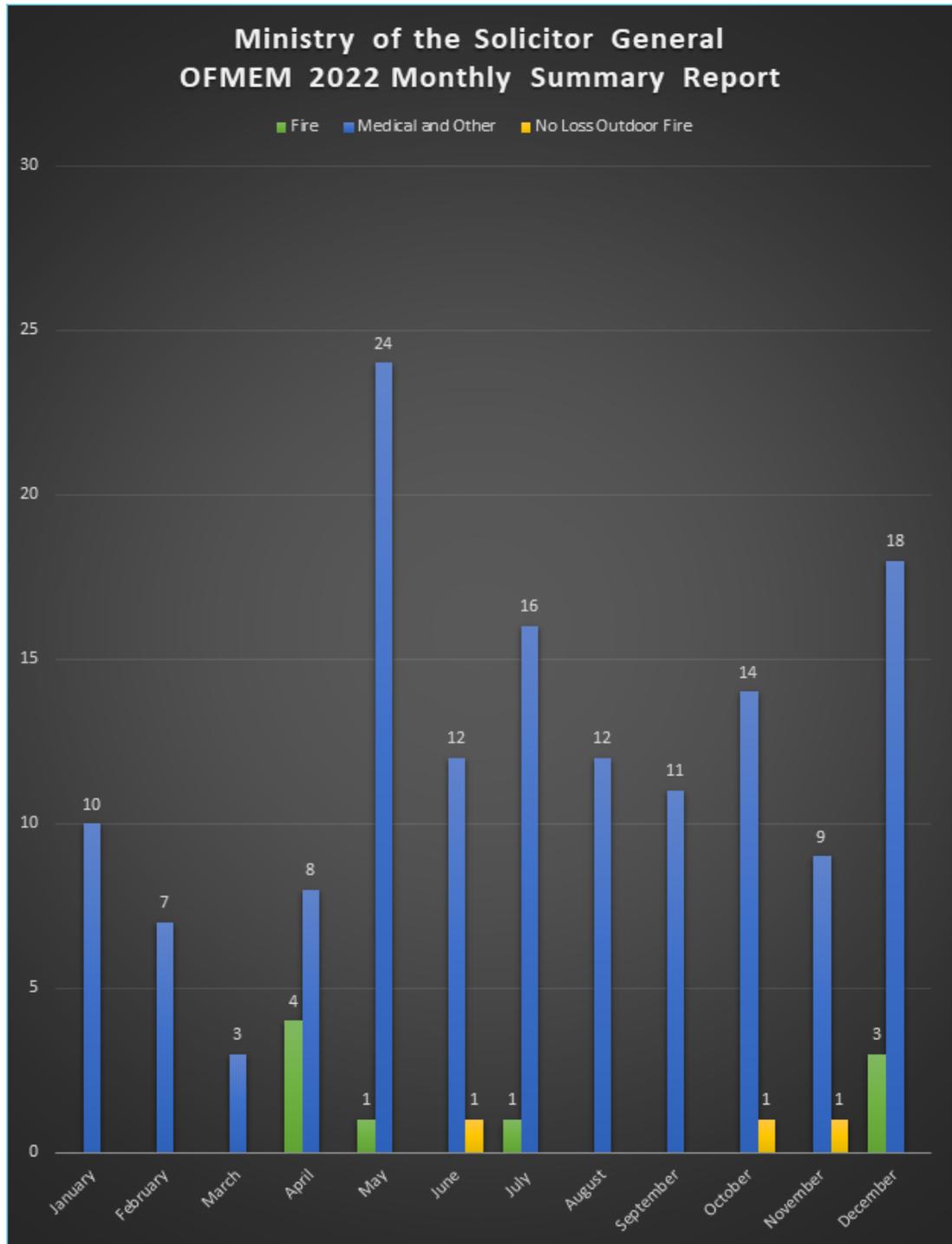
The 25% increase was due primarily to medical calls. The Tiered Medical Agreement with the County of Frontenac Paramedics provides that the Fire Department will be dispatched to medical emergency calls when the Paramedics will be responding in excess of 15 minutes. Without the assistance of the Fire Department in response to medical calls our residents could be without immediate care, especially in life threatening situations.

7.3 – Ministry of the Solicitor General – Ontario Fire Marshal Emergency Management (OFMEM)

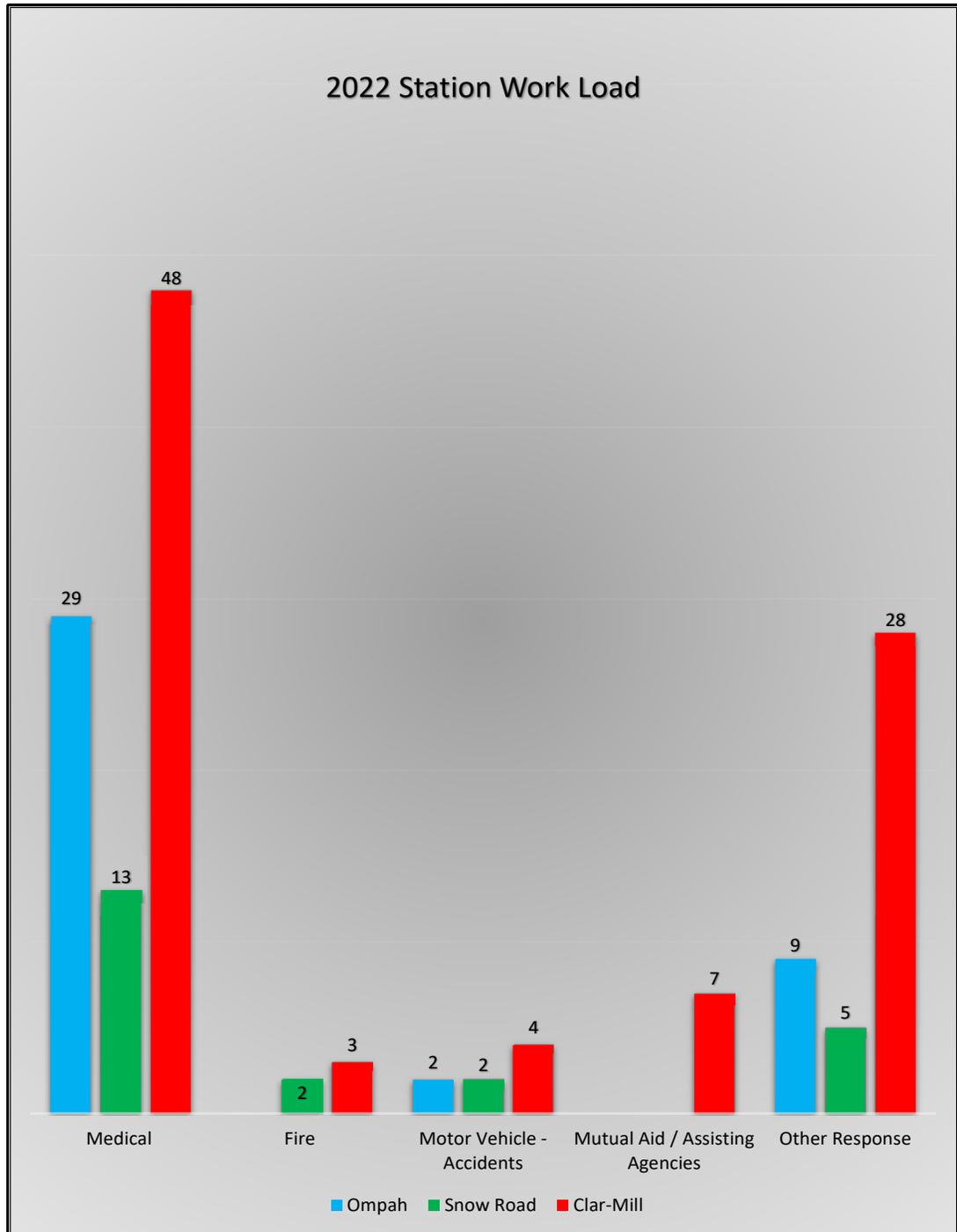
Every Emergency Response is reported to the OFMEM. After each response the Department receives from our Dispatch Center a call summary. These summaries are reviewed by the Fire Officers which generate internal reports. The Department internal reports with the Dispatch call summaries are reviewed by the Fire Chief and Assistant Chief; then the data is submitted to the OFMEM by the Administrative Assistant to the Fire Chief via an online portal for annual statistical documentation.



Section 7.0



7.4 – Station Workload



7.5 – Level of Response

The Department's Level of Response to a structure fire continues to be a three-Station response. This ensures an adequate initial response of both apparatus and personnel.

The Department's Level of Response to a medical emergency continues to be a two-Station response. It is the Incident Commands (IC) duty to stand down any Firefighters in excess of those required to ensure a safe and effective response to the emergency, or ask for further assistance when needed.

The Department's Level of Response to a wildfire emergency continues to be a three-Station response. Vehicle extrications are responded to by the Snow Road and Clarendon Miller Stations based on the location of the emergency with support from Ompah Station as required.

These response protocols allow the Department to respond, effectively and efficiently, based on available personnel, apparatus and location of emergency. They are flexible based on the needs and circumstances of the Department.

- Fire Calls: approximately 25 - 30% of calls are in excess of 10 kilometers from the Fire Halls, with an average of 3 initial personal on scene, and an average of 20 total personal on scene for Fire Calls
- Medical Calls: approximately 20 – 25% of calls are in excess of 10 kilometers from the Fire Halls with an average of 3 initial personal on scene, and an average of 5 total personal on scene for Tiered Medical Calls.

Structure Fires

There were no structure fires for 2022. The Department will continue to record and study the average response time as stated in section 11.4.2 of the Fire Master Plan.

Cost recovery in 2022 totaled \$26,007, which was levied on property owners for igniting fires in contravention of our Open Air Burn By-Law #53-19. The Fire Department invoiced property owners where fires were set intentionally, and a response was required to protect property and life.

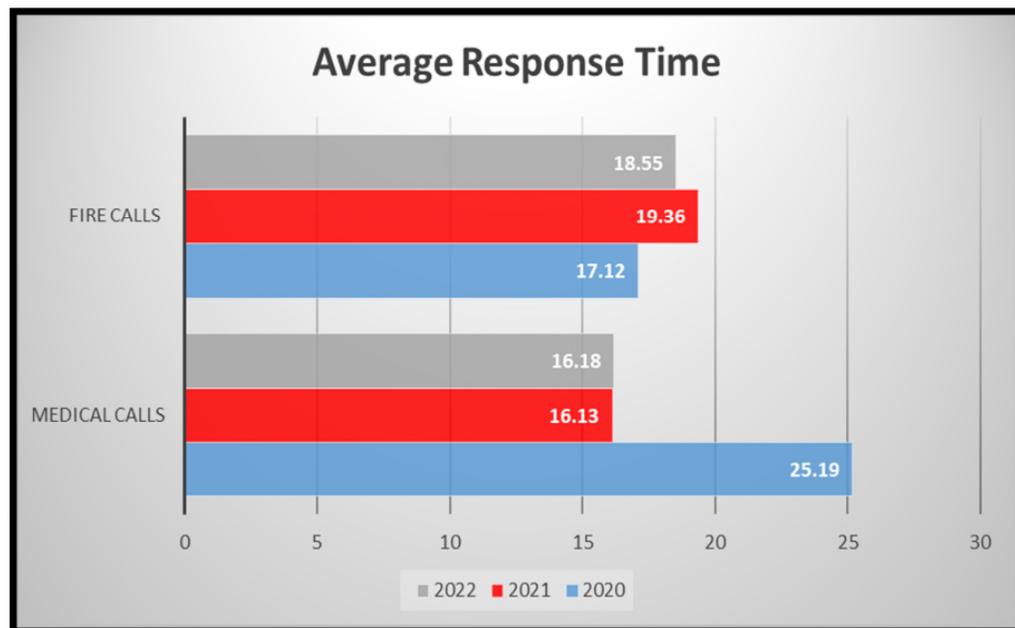
7.6 – Response Time – NFPA 1720 Standards

NFPA 1720 Standard for the Organization and Deployment of Fire Suppression, Operations, Emergency Medical Operations and Special Operations to the Public by Volunteer Fire Departments – 14 minutes.

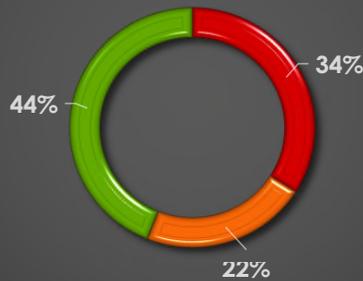
2022 Response Time – Fire Calls and Medical Calls

In 2022 the average response time, (18.55 minutes) first on scene, for Fire response decreased on average by 41 seconds, and increased for Medical calls (16.18) relative to 2021 response times by 5 seconds. The increase in the average response time can be attributed to:

- The decrease or increase in response times is not attributed to Firefighter availability or response times to the stations, but can be attributed to property locations relative to Fire Station location and the distance travelled to the response location, quality of access impacting the time required to arrive at the property, either by unmaintained private road or water.

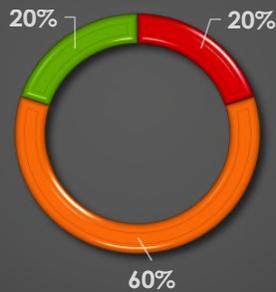


2022 Response Time - NFPA 1720 Standards - Medical Chest Pain - 23 Responses



■ Over NFPA Standard 5 Minutes or Less ■ Meet or Under NFPA Standard
■ Over NFPA Standard 6 Minutes or More

2022 Response Time - NFPA 1720 Standards - Medical Stroke/Siezure - 5 Responses



■ Over NFPA Standard 5 Minutes or Less ■ Meet or Under NFPA Standard
■ Over NFPA Standard 6 Minutes or More

8.0 – Department 2022 Upgrade

Clarendon Miller Fire Station received their new Tanker (T531) built by Metafab out of New Brunswick. The Tanker was delivered in August and was put into service in September. The Tanker is a welcomed addition to the fleet!



9.0 – Training

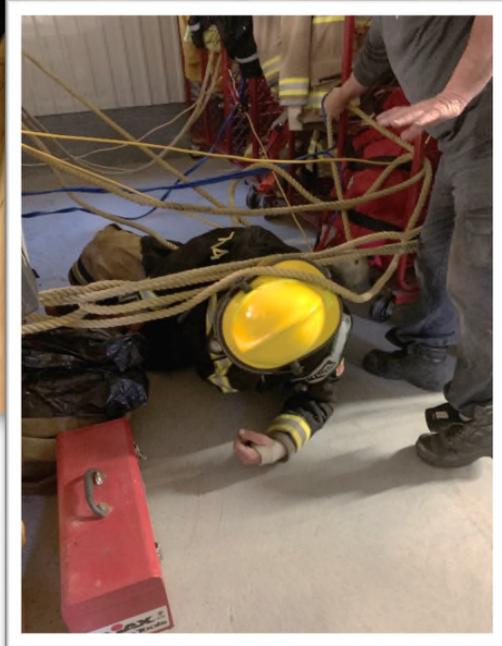
9.1 – Fire & Medical Training

- 124 hours of informal peer to peer (unpaid) development of firefighting response skills and techniques.
- 1104 hours of in-house training to maintain the Firefighters muscle memory and their response skills and techniques



Township of North Frontenac
Fire Department 2022 Annual Report
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10.0 – Closing Remarks

As we look forward to the future we recognize there are many challenges facing our Municipal Rural Fire Department. In light of the recent changes made to the Fire Protection and Prevention Act which mandates all Firefighters, Officers and other key departmental positions to be certified in their respective positions as of July 1, 2026, it is difficult for individuals to commit to a volunteer position and obtain the certifications and qualifications of a career full time firefighter. We will explore new ways and work towards meeting these challenges while continuing to provide the level of service that keeps our community safe in their time of need.

Volunteer Firefighters, community oriented, caring, trained professionals.



THREE LINES OF DEFENCE

| | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------|----------|--------------|----------|----------------|----------|-------------------|
|  <p>FIRE PREVENTION / PUBLIC EDUCATION</p> |  <p>FIRE CODE COMPLIANCE</p> | <p>Fire Emergency Response</p> <table><tbody><tr><td>R</td><td>Rescue</td></tr><tr><td>A</td><td>Alarm</td></tr><tr><td>C</td><td>Contain</td></tr><tr><td>E</td><td>Extinguish</td></tr></tbody></table>  <p>EMERGENCY RESPONSE</p> | R | Rescue | A | Alarm | C | Contain | E | Extinguish |
| R | Rescue | | | | | | | | | |
| A | Alarm | | | | | | | | | |
| C | Contain | | | | | | | | | |
| E | Extinguish | | | | | | | | | |

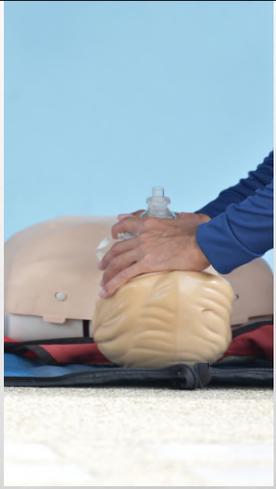
PUBLIC EDUCATION

- PROMOTING WITH SIGNAGE AND SOCIAL MEDIA – PHYSICAL SIGNAGE IN STRATEGIC LOCATIONS THROUGHOUT THE TOWNSHIP ALONG WITH CONSISTENT SOCIAL MEDIA MESSAGING;
- ENGAGING IN FACE TO FACE EVENTS - WINTERFEST, SUMMERFEST AND SCHOOL VISITS;
- FIRE SAFETY FOR THE HOLIDAYS - 12 DAYS OF CHRISTMAS: EDUCATIONAL CAMPAIGN PROVIDED SEASON-THEMED SAFETY TIPS TO KEEP FAMILIES SAFE AROUND THE HOLIDAYS
- DOOR TO DOOR HOME INSPECTIONS – FIREFIGHTERS WENT DOOR TO DOOR TO INSPECT SMOKE AND CARBON MONOXIDE ALARMS.



Exemplary Awards

| | | |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
|  | LIGHTNING BOLT AWARD For Firefighters who have had a role in successfully resuscitating a patient suffering from cardiac arrest. | 2022 Awards: 0 Total Awards: 9 |
|  | NALOXONE RECOGNITION For Firefighters who have administered Naloxone to a patient successfully assisting in reversing the effects of an opioid overdose. | 2022 Awards: 5 Total Awards: 5 |



09

4

LONG SERVICE AWARDS

| | | | |
|-------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------|------------------------------|
|  | Randy Schonauer, Firefighter |  | George Ross, Fire Captain |
|  | Kenneth Gould, Fire Captain | | |

CERTIFICATIONS

NFPA 1021
Standard for Fire Officer Professional Qualifications
2020

CERTIFIED FIRE INSPECTOR I

NFPA 1001
Standard for Fire Fighter Professional Qualifications
2020

NFPA 1021: Professional Fire Fighter

NFPA 1021: Standard for Professional Fire Fighter Qualifications I

FIREFIGHTER LEVEL 1&2

HAZARDOUS MATERIAL INSPECTOR

OFFICER 1&2

FIRE INSTRUCTOR

LEGISLATION

EMERGENCY FIRST RESPONSE

FIRE AND MEDICAL TRAINING

Collage of photos showing fire and medical training activities. Includes a fire truck, a firefighter in full gear, a fire scene with a large fire, and a firefighter in full gear.

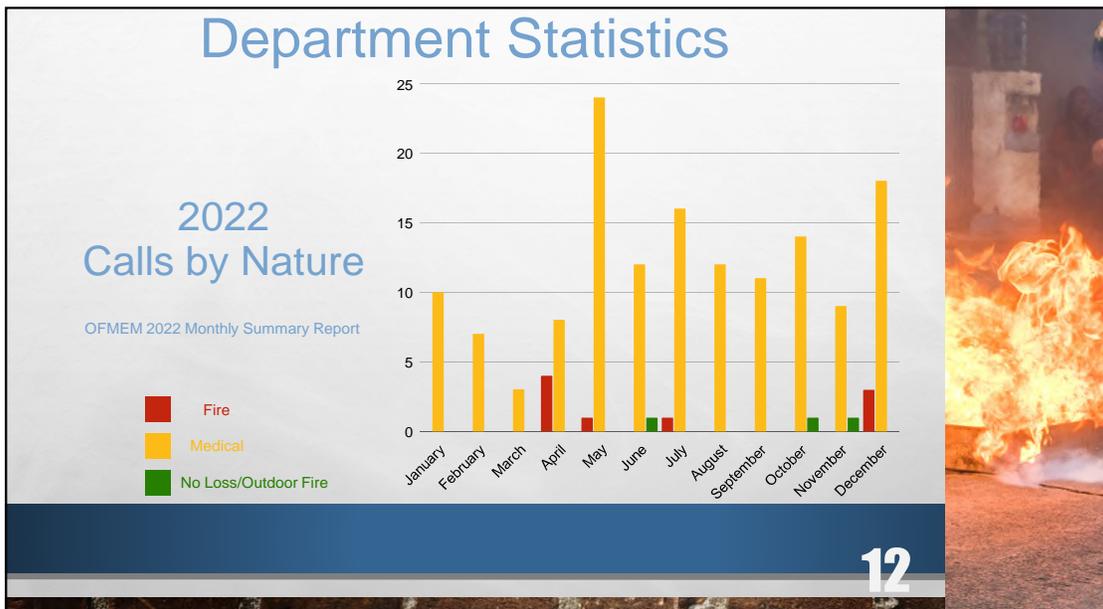
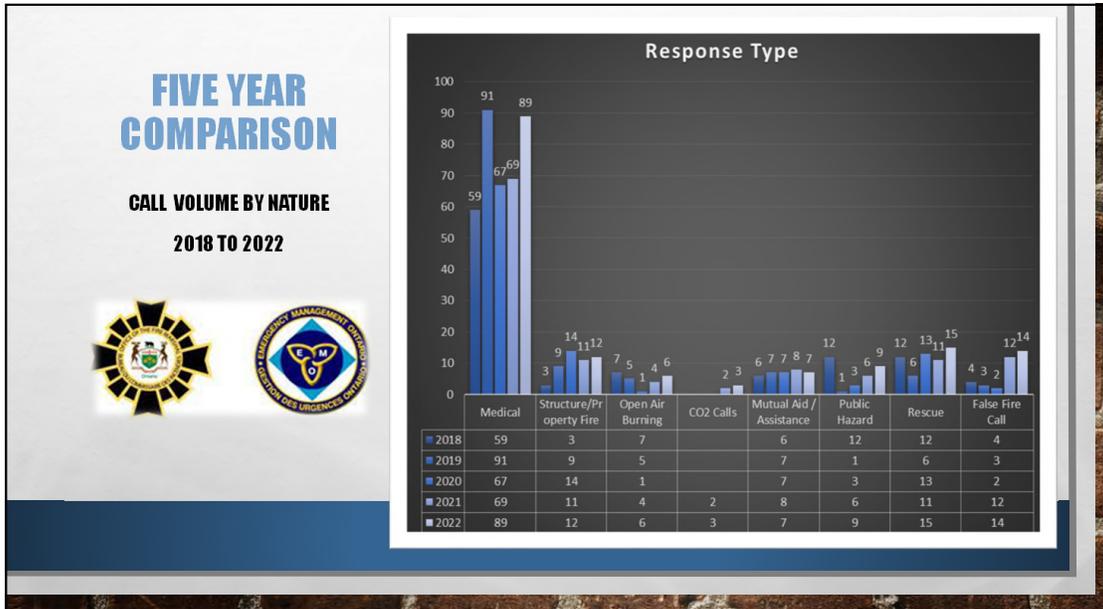

AID AGREEMENTS

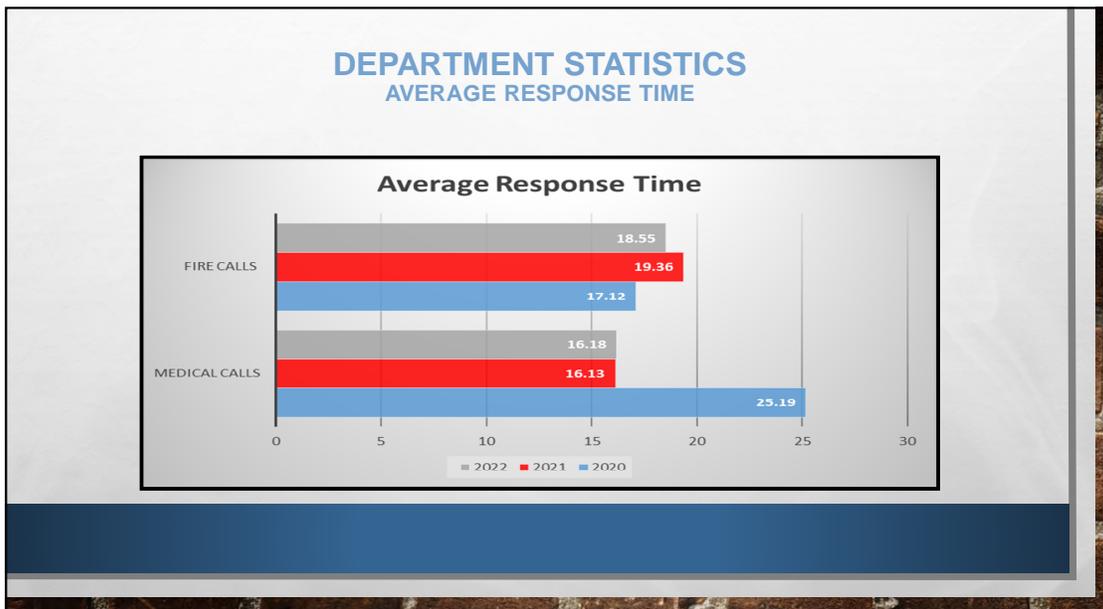
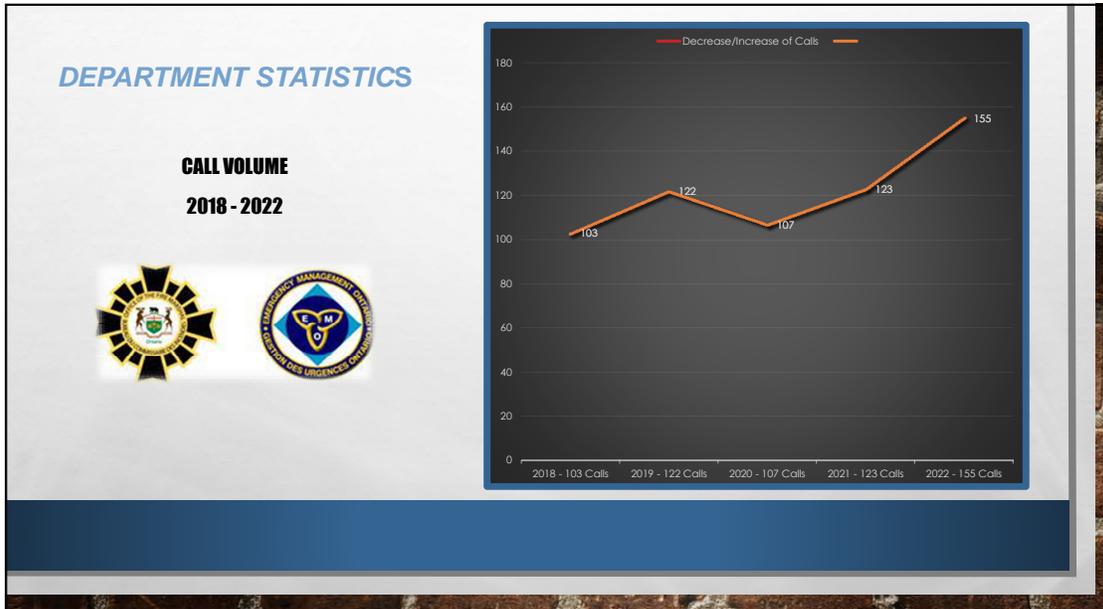
- **ONTARIO PROVINCIAL POLICE**
- **KALADAR / BARRIE FIRE DEPARTMENT – MUTUAL AID**
 - **CENTRAL FRONTENAC – MUTUAL AID**
- **MINISTRY OF NATURAL RESOURCES AND FORESTRY**
 - **LANARK HIGHLANDS MUTUAL AID**
 - **GREATER MADAWASKA- AUTOMATIC**
 - **SOUTH SHERBROOK**

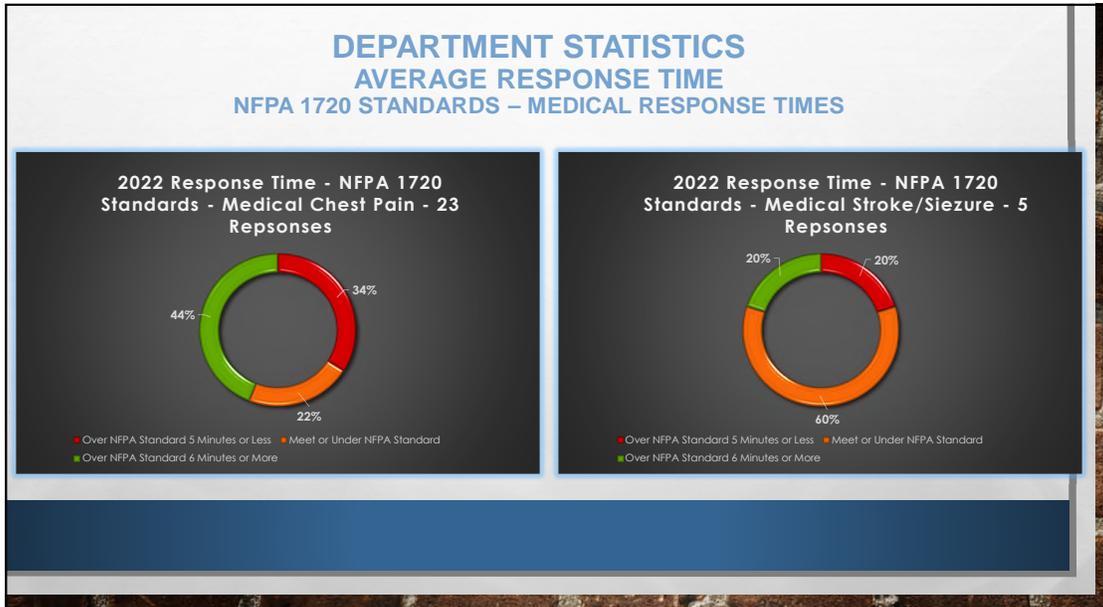


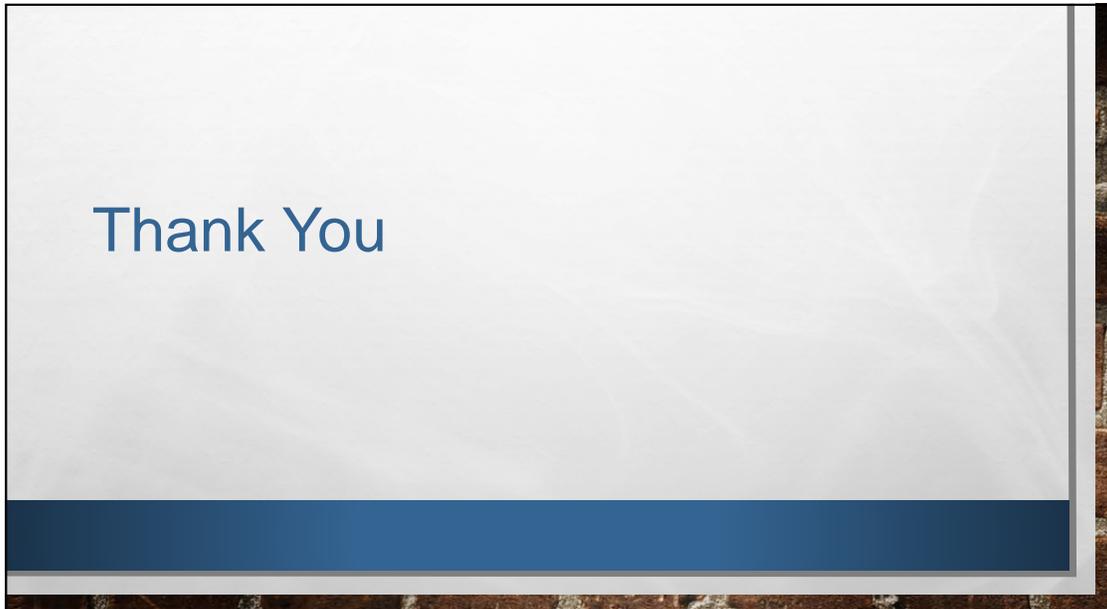
SIGNIFICANT WIND STORM – DERECHO











AndThatdetails regarding the additional funding required to complete the work will be brought forward for Council's consideration during the 2024 budget process;

AndThatthePublicWorksManagerwillreport to Council regarding theoutcome of the discussions with the MECPand the status of permits at a future meeting.

Carried

Reports Received for Information Purposes Only

None.

11. External Committees/Local Boards/Task Force Notes and Reports

a. Kaladar Barrie Joint Fire Committee

Resolution #: 408-23 Moved By: Deputy Mayor Inglis

Seconded By: Councillor Fowler

Be It Resolved That Council receives for information the Minutes of a Meeting of the Kaladar Barre Joint Fire Committee dated May 25, 2023.

Carried

12. Giving Notice of Motion (By a Member of Council to the Clerk for Council's consideration for inclusion on the next Meeting Agenda)

None.

13. Motions, Written Notice of which has been Given (By a Member of Council and approved by Council at a prior Meeting)

None.

14. Council Portfolio Verbal Reports

a. Each Council member has a portfolio for which they are responsible and provided a verbal report for information purposes.

15. Introduction and Reading of By-laws

a. By-law(s) to be Considered:

Resolution #: 409-23 Moved By: Councillor Regent

Seconded By: Councillor Huetl

Be It Resolved That leave be given to the Mover to introduce the following By-law(s) that have been circulated to all members of Council:

- By-law #60-23 - Road Closing By-law - Williams and Whitton;
- By-law #61-23 - Road Closure By-law - Whitton (Barton Road);
- By-law #62-23 - To Sign MOU with MVCA;
- By-law #63-23 - Fees and Charges By-law (Repeal 36-23 & 52-23).

And That these By-law(s) be read a first, second and third time and finally passed.

Carried

16. Public Forum

None.

Date June 20, 2023



Resolution # 285-23

Resolution of the Council of the Corporation of the Township of North Frontenac

Moved By:
Councillor Huetl

Seconded By:
Councillor Fowler

Whereas, at their meeting on June 9, 2023, Council passed Resolution #257-23 receiving for information the presentation from Kelly Pender, CAO, County of Frontenac, and Joe Gallivan, Director of Planning and Economic Development, County of Frontenac regarding Frontenac Communal Services;

Therefore Be It Resolved That Council receives for information an email dated June 12, 2023, advising the anticipated five (5) year requirement of the Municipal Service Corporation (MSC) is \$696,800; and that the estimated financial contribution for North Frontenac is \$97,294, with 20% of the municipal share due within 30 days of incorporation, with the balance due over five years as determined by the shareholders;

And That Council agrees to join the proposed MSC and instructs the Treasurer to provide the initial 20% payment of approximately \$19,500, within 30 days of incorporation to be funded from the Contingency Reserve Fund.

And That Council commits the remaining dollars to be funded from the Contingency Reserve Fund for future payments, with a plan to replenish funds through the budget process during 2024 budget deliberations.

This was a recorded vote:

| Member of Council | Yes | No |
|---------------------|----------|----------|
| Councillor Fowler | X | |
| Councillor Good | | X |
| Councillor Hermer | | X |
| Councillor Huetl | X | |
| Deputy Mayor Inglis | X | |
| Councillor Regent | X | |
| Mayor Lichty | X | |
| Carried By: | 5 | 2 |



Administrative Report

To: Mayor and Members of Council

From: Tara Mieske, Clerk/Planning Manager

Recommended by: Corey Klatt, Dipl. M.A., Chief Administrative Officer

Date of Meeting: October 13, 2023

Re: Communications of Interest to Council

A. It is recommended that the following communication of interest to the Township be received for Council's information and filed.

Notes: Correspondence included in the A Section of this report can be obtained by the Public from the Clerk/Planning Manager at clerkplanning@northfrontenac.ca.

All Council Members directly receive information and updates from the Association of Municipalities of Ontario (AMO) and the Federation of Canadian Municipalities (FCM), therefore, these will not be listed in the Clerk's Communications Administrative Report.

Previously provided A Section: (Received for Information Only)

1. Quinte Conservation and Quinte Source Protection Committee re: Pre-Consultation for Amendments to the Assessment Report and Source Protection Plan;
2. Frontenac County re: Updates from Frontenac Economic Development;
3. Mississippi Valley Conservation Authority (MVCA) re: Board Summary Report – September 11, 2023;
4. County of Frontenac re: Official Plan Amendment #3 (Communal Services) – County of Frontenac;
5. Honorable Paul Calandra, Minister of Municipal Affairs and Housing re: Housing Affordability Task Force – Additional Information;
6. Minor Variance Application A10/23 – Notice of Decision – Poulin;
7. Severance Application B15/23 – Notice of Decision – Schlegel;
8. Minor Variance Application A12/23 – Notice of Decision – Sunstrum;
9. Minor Variance Application A13/23 – Notice of Decision – Buechler;
10. Town of Aurora – Request for Support re: Gender-Based and Intimate Partner Violence Epidemic;
11. Catherine Fife, Waterloo MPP – Finance and Treasury Board – Request for Support re: Fixing Long Term Care Amendment Act;
12. Brant County – Request for Support re: Guaranteed Livable Income;

Clerk/Planning Manager Administrative Report
Communications
October 13, 2023
Page 1 of 2

13. Ministry of Municipal Affairs and Housing (MMAH) re: ERO – Proposed Affordable Residential Unit Definition;
14. Independent Electricity System Operator (IESO) re: Long-Term Electricity Procurement Update – Final LT1 RFP Posted;
15. Federation of Ontario Cottage Associations (FOCA) re: Elert Late September 2023;
16. Town of Wasaga Beach – Request for Support re: Illegal Car Rallies – Provincial Task Force;
17. Manager of Community Development - Ontario Trillium Foundation Application - Outdoor Fitness Facility - Clar Mill Hall.

**B: Action Items: (to include items brought forward from Section A above by a Member of Council)
Previously Provided B Section:**

1. Jim Ford, Mary Doxtate and Brent Loney, Residents re: Concerns with Mosque Lake Road;
2. Paul Calandra, Minister of Municipal Affairs and Housing re: Responding to the Housing Affordability Task Force's Recommendations.

From: Tara Mieske
Sent: September 29, 2023 4:26 PM
To: councillorregent@gmail.com; Fred Fowler; Gerry Lichty; John Inglis; Roy Huetl; Vernon Hermer; Wayne Good
Cc: Corey Klatt; Brooke Drechsler; Sonia McLuckie
Subject: Communications - Residents re: Request - Mosque Lake Road

Good Afternoon – For inclusion in the October 13, 2023, Council Agenda, Communications, B Section. Thanks Tara

Tara Mieske, Dipl.M.A., Dipl.M.M.
Clerk /Planning Manager
Township of North Frontenac

From: James Ford
Sent: September 27, 2023 3:25 PM
To: Roy Huetl; Vernon Hermer; Darwyn Sproule
Subject: Mosque Lake Road

Good afternoon,

We are writing to you on behalf of the property owners on Mosque Lake who are concerned about the blind hill on Mosque Lake Road (the hill which is approximately 1.3/1.4 km. from Hwy. 506). Many feel that this hill poses a safety hazard as it is impossible to see oncoming traffic and, in particular, ATVs and snowmobiles speeding down the road. Given that it is a township-maintained road and of benefit to all the property owners on the lake and to everyone who uses the boat launch and the ATV trails, we are requesting that the Township consider leveling off the top of the hill. Often, in these situations, a serious accident has to occur before action is taken. Could you please advise us if the Township has considered improving the visibility on this road in the past or if it is work that the Township would consider doing?

Thank you for your consideration of this matter.

Jim Ford, Southside Road Association
Mary Doxtater, Eastside Road Association
Brent Loney, Westside Road Association

From: Gerald Lichty
Sent: October 3, 2023 10:56 AM
To: Corey Klatt
Subject: Ontario Housing Affordability Task Force - Proposed Response

Corey
Here is my list of 5 recommendations as a proposed response to the Housing Affordability Task Force request.

Criteria used:

- NF is a small municipality with 70% seasonal population
- The majority of the recommendations apply to large metropolitan areas and not to rural Ontario
- Of the 74 recommendations presented, 23 have already been implemented by the Province so I ignored these
- Eliminated recommendations that I believe do not apply to rural Ontario
- We have implemented several of these recommendations on our own but I considered them for potential inclusion into our 5

Proposed Recommendations:

1 - Task Force Recommendation #21 (#26 on the list)

Require a pre-consultation with all relevant parties at which the municipality sets out a binding list that defines what constitutes a complete application; confirms the number of consultations established in the previous recommendations; and clarifies that if a member of a regulated profession such as a professional engineer has stamped an application, the municipality has no liability and no additional stamp is needed.

Comment
Everyone benefits

2 - Task Force Recommendation #25 (#30 on the list)

Require municipalities to provide the option of pay on demand surety bonds and letters of credit.

Comment
In reading the report, I understand that letters of credit, not bonds, are the surety vehicle of choice. Further and once again, from the report, this can place a significant financial burden on any developer. Bonds are much less expensive but can be difficult to acquire. I can only assume that the experts preparing the report took this into account.

3 - Task Force Recommendation #42 (#50 on the list)

Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects

Comment:

This recommendation appears to have its roots in previously delivered subsidized housing programs. All in, they created 250,000 subsidized rental units over 25 years. At that time, the Province used the equity based in their Ontario Housing Corporation stock as security for their programs. Unfortunately that housing stock has been handed down to the municipalities. Just one more challenge to work through.

4 - Task Force Recommendation #44 (#52 on the list)

Work with municipalities to develop and implement a municipal services corporation utility model for water and wastewater under which the municipal corporation would borrow and amortize costs among customers instead of using development charges.

Comment:

Our MSC not only has the potential to reduce/remove municipality liability but also structures us to encourage development. The MSC initiative allows for reduction of lot sizes, reduction in lot and potentially servicing costs, and enhanced protection of the environment while still maintaining overall subdivision planning control.

5 - Task Force Recommendation #48 (#56 on the list)

The Ontario government should establish a large "Ontario Housing Delivery Fund" and encourage the Federal government to match funding. This funding should reward:

- a) Annual housing growth that meets or exceeds provincial targets
- b) Reductions in total approval times for new housing
- c) The speedy removal of exclusionary zoning practices

Comment:

This recommendation may primarily be targeted at larger municipalities but has some application in North Frontenac. The devil here will be in the details of program design and program delivery. This recommendation may work in conjunction with recommendation #42.

General Conclusions:

In my opinion, none of the non-implemented recommendations represents the "silver bullet" that we are looking for. Many of these ideas are expensive and will take time to design and implement. However together, there may be promise.

Gerry Lichty
Mayor, Township of North Frontenac

Attachment: List of 74 Housing Affordability Task Force (HATF) Recommendations for Reference

| Housing Affordability Task Force Recommendation | |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> | |
| <i>Recommendations with an asterisk * have been implemented (with or without amendments)</i> | |
| 1. | 1) Set a goal of building 1.5 million new homes in ten years.* |
| 2. | 2) Amending the Planning Act, Provincial Policy Statement, and Growth Plans to set “growth in the full spectrum of housing supply” and “intensification within existing built-up areas” of municipalities as the most important residential housing priorities in the mandate and purpose. |
| 3. | 3) a) Limit exclusionary zoning in municipalities through binding provincial action: allow “as of right” residential housing up to four units and up to four storeys on a single residential lot.* |
| 4. | 3 b) Modernize the Building Code and other policies to remove any barriers to affordable construction and to ensure meaningful implementation (e.g., allow single-staircase construction for up to four storeys, allow single egress, etc.) |
| 5. | 4) Permit “as of right” conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use. |
| 6. | 5) Permit “as of right” secondary suites, garden suites, and laneway houses province-wide.* |
| 7. | 6) Permit “as of right” multi-tenant housing (renting rooms within a dwelling) province-wide. |
| 8. | 7) Encourage and incentivize municipalities to increase density in areas with excess school capacity to benefit families with children. |
| 9. | 8) Allow “as of right” zoning up to unlimited height and unlimited density in the immediate proximity of individual major transit stations within two years if municipal zoning remains insufficient to meet provincial density targets. |
| 10. | 9) Allow “as of right” zoning of six to 11 storeys with no minimum parking requirements on any streets that have direct access to public transit (including streets on bus and streetcar routes). |
| 11. | 10) Designate or rezone as mixed commercial and residential use all land along transit corridors and re-designate all Residential Apartment to mixed commercial and residential zoning in Toronto. |

| Housing Affordability Task Force Recommendation | |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> | |
| <i>Recommendations with an asterisk * have been implemented (with or without amendments)</i> | |
| 12. | 11) Support responsible housing growth on undeveloped land, including outside existing municipal boundaries, by building necessary infrastructure to support higher density housing and complete communities and applying the recommendations of this report to all undeveloped land. |
| 13. | 12) a) Create a more permissive land use, planning, and approvals system: Repeal or override municipal policies, zoning, or plans that prioritize the preservation of physical character of neighbourhood.* |
| 14. | 12 b) Exempt from site plan approval and public consultation all projects of 10 units or less that conform to the Official Plan and require only minor variances.* |
| 15. | 12 c) Establish provincewide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones, and planes; restore pre-2006 site plan exclusions (colour, texture, and type of materials, window details, etc.) to the Planning Act and reduce or eliminate minimum parking requirements. |
| 16. | 12 d) Remove any floorplate (sic) restrictions to allow larger, more efficient high-density towers. |
| 17. | 13) Limit municipalities from requesting or hosting additional public meetings beyond those that are required under the Planning Act. |
| 18. | 14) Require that public consultations provide digital participation options. |
| 19. | 15) Require mandatory delegation of site plan approvals and minor variances to staff or pre-approved qualified third-party technical consultants through a simplified review and approval process, without the ability to withdraw Council's delegation.* |
| 20. | 16) a) Prevent abuse of the heritage preservation and designation process by: prohibiting the use of bulk listing on municipal heritage registers.* |
| 21. | 16 b) Prohibiting reactive heritage designations after a Planning Act development application has been filed.* |
| 22. | 17) Requiring municipalities to compensate property owners for loss of property value as a result of heritage designations, based on the principle of best economic use of land. |
| 23. | 18) Restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews.* |

| Housing Affordability Task Force Recommendation | |
|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> | |
| <i>Recommendations with an asterisk * have been implemented (with or without amendments)</i> | |
| 24. | 19) Legislate timelines at each stage of the provincial and municipal review process, including site plan, minor variance, and provincial reviews, and deem an application approved if the legislated response time is exceeded.* |
| 25. | 20) Fund the creation of “approvals facilitators” with the authority to quickly resolve conflicts among municipal and/or provincial authorities and ensure timelines are met.* |
| 26. | 21) Require a pre-consultation with all relevant parties at which the municipality sets out a binding list that defines what constitutes a complete application; confirms the number of consultations established in the previous recommendations; and clarifies that if a member of a regulated profession such as a professional engineer has stamped an application, the municipality has no liability and no additional stamp is needed. |
| 27. | 22) Simplify planning legislation and policy documents. |
| 28. | 23) Create a common, province-wide definition of plan of subdivision and standard set of conditions which clarify which may be included; require the use of standard province-wide legal agreements and, where feasible, plans of subdivision. |
| 29. | 24) Allow wood construction of up to 12 storeys.* |
| 30. | 25) Require municipalities to provide the option of pay on demand surety bonds and letters of credit. |
| 31. | 26) Require appellants to promptly seek permission (“leave to appeal”) of the OLT and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted. |
| 32. | 27) a) Prevent abuse of process: remove right of appeal for projects with at least 30% affordable housing in which units are guaranteed affordable for 40 years. |
| 33. | 27 b) Require a \$10,000 filing fee for third party appeals.* |
| 34. | 27 c) Provide discretion to adjudicators to award full costs to the successful party in any appeal brought by a third party or by a municipality where its council has overridden a recommended staff approval. |
| 35. | 28) Encourage greater use of oral decisions issued the day of the hearing, with written reasons to follow, and allow those decisions to become binding the day that they are issued.* |

| Housing Affordability Task Force Recommendation | |
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| <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> | |
| <i>Recommendations with an asterisk * have been implemented (with or without amendments)</i> | |
| 36. | 29) Where it is found that a municipality has refused an application simply to avoid a deemed approval for lack of decision, allow the Tribunal to award punitive damages. |
| 37. | 30) Provide funding to increase staffing (adjudicators and case managers); provide market-competitive salaries, outsource more matters to mediators, and set shorter time targets. |
| 38. | 31) In clearing the existing backlog, encourage the Tribunal to prioritize projects close to the finish line that will support housing growth and intensification, as well as regional water or utility infrastructure decisions that will unlock significant housing capacity. |
| 39. | 32) Waive development charges and parkland cash-in-lieu and charge only modest connection fees for all infill residential projects up to 10 units or for any development where no new material infrastructure will be required. |
| 40. | 33) Waive development charges on all forms of affordable housing guaranteed to be affordable for 40 years. |
| 41. | 34) Prohibit interest rates on development charges higher than a municipality's borrowing rate.* |
| 42. | 35 a) Regarding cash in lieu of parkland, s.37, Community Benefit Charges, and development charges: Provincial review of reserve levels, collections and drawdowns annually to ensure funds are being used in a timely fashion and for the intended purpose, and, where review points to a significant concern, do not allow further collection until the situation has been corrected. |
| 43. | 35 b) Except where allocated towards municipality-wide infrastructure projects, require municipalities to spend funds in the neighbourhoods where they were collected. However, where there's a significant community need in a priority area of the City, allow for specific ward to ward allocation of unspent and unallocated reserves. |
| 44. | 36) Recommend that the federal government and provincial governments update HST rebate to reflect current home prices and begin indexing, and that the federal government match the provincial 75% rebate and remove any clawback. |
| 45. | 37) Align property taxes for purpose-built rental with those of condos and low-rise homes. |
| 46. | 38) Amend the Planning Act and Perpetuities Act to extend the maximum period for land leases and restrictive covenants on land to 40 or more years.* |
| 47. | 39) Eliminate or reduce tax disincentives to housing growth. |

| Housing Affordability Task Force Recommendation | |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> | |
| <i>Recommendations with an asterisk * have been implemented (with or without amendments)</i> | |
| 48. | 40) Call on the Federal Government to implement an Urban, Rural and Northern Indigenous Housing Strategy.* |
| 49. | 41) Funding for pilot projects that create innovative pathways to homeownership, for Black, Indigenous, and marginalized people and first-generation homeowners. |
| 50. | 42) Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects. |
| 51. | 43) Enable municipalities, subject to adverse external economic events, to withdraw infrastructure allocations from any permitted projects where construction has not been initiated within three years of build permits being issued. |
| 52. | 44) Work with municipalities to develop and implement a municipal services corporation utility model for water and wastewater under which the municipal corporation would borrow and amortize costs among customers instead of using development charges. |
| 53. | 45) Improve funding for colleges, trade schools, and apprenticeships, encourage and incentivize municipalities, unions and employers to provide more on-the-job training.* |
| 54. | 46) Undertake multi-stakeholder education program to promote skilled trades.* |
| 55. | 47) Recommend that the federal and provincial government prioritize skilled trades and adjust the immigration points system to strongly favour needed trades and expedite immigration status for these workers and encourage the federal government to increase from 9,000 to 20,000 the number of immigrants admitted through Ontario's program.* |
| 56. | 48) The Ontario government should establish a large "Ontario Housing Delivery Fund" and encourage the federal government to match funding. This fund should reward: <ul style="list-style-type: none"> a) Annual housing growth that meets or exceeds provincial targets b) Reductions in total approval times for new housing c) The speedy removal of exclusionary zoning practices |
| 57. | 49) Reductions in funding to municipalities that fail to meet provincial housing growth and approval timeline targets |
| 58. | 50) Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of a common data architecture standard, supported by an external expert committee, across municipalities and provincial agencies/ministries and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets. |

| Housing Affordability Task Force Recommendation | |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> | |
| <i>Recommendations with an asterisk * have been implemented (with or without amendments)</i> | |
| 59. | 51) Require municipalities and the provincial government to use the Ministry of Finance population projections as the basis for housing need analysis and related land use requirements. |
| 60. | 52) Resume reporting on housing data and require consistent municipal reporting, enforcing compliance as a requirement for accessing programs under the Ontario Housing Delivery Fund.* |
| 61. | 53) Report each year at the municipal and provincial level on any gap between demand and supply by housing type and location, and make underlying data freely available to the public. |
| 62. | 54) Empower the Deputy Minister of Municipal Affairs and Housing to lead an all of government committee that meets weekly to ensure our remaining recommendations and any other productive ideas are implemented. |
| 63. | 55) Commit to evaluate these recommendations for the next three years with public reporting on progress.* |
| 64. | B-1) Call upon the federal government to provide equitable affordable housing funding to Ontario.* |
| 65. | B-2) Develop and legislate a clear, province-wide definition of “affordable housing” to create certainty and predictability. |
| 66. | B-3) Create an Affordable Housing Trust from a portion of Land Transfer Tax Revenue (i.e., the windfall resulting from property price appreciation) to be used in partnership with developers, non-profits, and municipalities in the creation of more affordable housing units. This Trust should create incentives for projects serving and brought forward by Black- and Indigenous-led developers and marginalized groups. |
| 67. | B-4) Amend legislation to: <ul style="list-style-type: none"> • Allow cash-in-lieu payments for Inclusionary Zoning units at the discretion of the municipality. • Require that municipalities utilize density bonusing or other incentives in all Inclusionary Zoning and Affordable Housing policies that apply to market housing. • Permit municipalities that have not passed Inclusionary Zoning policies to offer incentives and bonuses for affordable housing units. |
| 68. | B-5) Encourage government to closely monitor the effectiveness of Inclusionary Zoning policy in creating new affordable housing and to explore alternative funding methods that are predictable, consistent and transparent as a more viable alternative option to Inclusionary Zoning policies in the provision of affordable housing. |

Housing Affordability Task Force Recommendation

*(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)
Recommendations with an asterisk * have been implemented (with or without amendments)*

| | |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 69. | B-6) Rebate MPAC market rate property tax assessment on below-market affordable homes. |
| 70. | C-1) Review surplus lands and accelerate the sale and development through RFP of surplus government land and surrounding land by provincially pre-zoning for density, affordable housing, and mixed or residential use. |
| 71. | C-2) All future government land sales, whether commercial or residential, should have an affordable housing component of at least 20%. |
| 72. | C-3) Purposefully upzone underdeveloped or underutilized Crown property (e.g., LCBO). |
| 73. | C-4) Sell Crown land and reoccupy as a tenant in a higher density building or relocate services outside of major population centres where land is considerably less expensive. |
| 74. | C-5) The policy priority of adding to the housing supply, including affordable units, should be reflected in the way surplus land is offered for sale, allowing bidders to structure their proposals accordingly. |

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



234-2023-4597

September 15, 2023

Dear Head of Council,

**Subject: Responding to the Housing Affordability Task Force's
Recommendations**

As you know, in February 2022, the Housing Affordability Task Force delivered [its final report](#) with recommendations to help Ontario tackle the housing supply crisis and build at least 1.5 million homes by 2031. Including sub-items and appendices, the Task Force made 74 unique recommendations, some of which apply to all communities in Ontario, with others more specific to large and urban municipalities. While Ontario has made progress in acting on these recommendations — with 23 implemented to date helping to achieve the highest level of housing starts in over three decades — as the province grows at incredible speed, all levels of government need to do more.

To bring the dream of home ownership into reach for more people, I have asked my ministry to renew its efforts to review and, where possible, implement the Task Force's remaining recommendations with minimal delay. As part of that review, I am asking for you, as head of council, to prioritize your top five recommendations for future consideration. For these top five priorities, this could include your advice to revisit the way a recommendation has been implemented up to this point, as well as how some of the recommendations could or should be implemented with amendments.

Accompanying this letter, you will find a chart with space to rank the top five Task Force recommendations. While I know that some of the recommendations may not be applicable to all small, rural, and Northern communities, I ask that you rank those recommendations that you feel would be, or have been, the most useful in increasing housing supply in your community.

As we look to do more to solve the housing supply and affordability crisis together, it's important for the province to have a full understanding of our municipal partners' positions on these recommendations as quickly as possible. I ask that you **please return the completed chart to housingsupply@ontario.ca no later than October 16, 2023.**

.../2

I look forward to continuing our work together to ensure that more people can afford a place to call home.

Sincerely,



The Hon. Paul Calandra
Minister of Municipal Affairs and Housing

c: Hon. Rob Flack, Associate Minister of Housing
Kirstin Jensen, Interim Chief of Staff, Minister's Office
Martha Greenberg, Deputy Minister
Joshua Paul, Assistant Deputy Minister, Market Housing Division
Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
Caspar Hall, Assistant Deputy Minister, Local Government Division

Attachment:

Top Five Housing Affordability Task Force (HATF) Recommendations for Response

Attachment: Top Five Housing Affordability Task Force (HATF) Recommendations for Response

| Please identify the top 5 HATF recommendations that you support, and rationale / comments | |
|--------------------------------------------------------------------------------------------------|--|
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |



Administrative Report

To: Mayor and Members of Council

From: Tara Mieske, Clerk/Planning Manager, Dipl.M.A. Dipl.M.M.

Recommended by: Corey Klatt, Dipl. M.A., Chief Administrative Officer

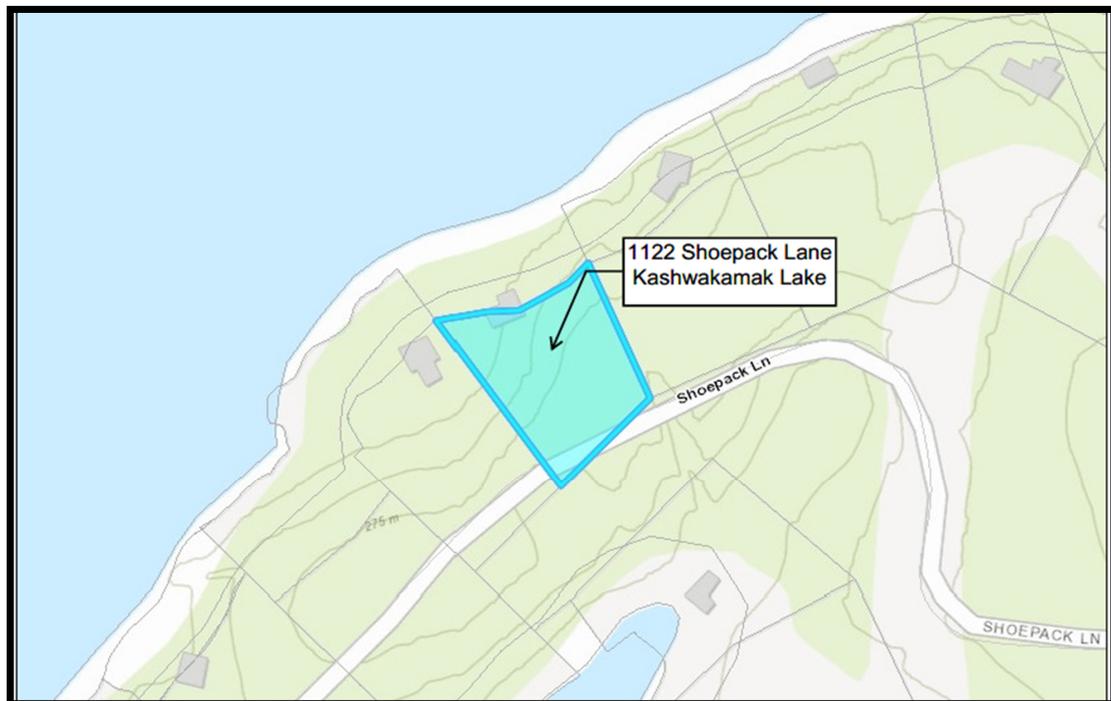
Date of Meeting: October 13, 2023

Re: Shore Road Allowance Closure and Sale By-law – Rubio and Tement-DeCamillis

Background

Application #1

An Application was submitted by Dornell Rubio, Dexter Rubio and Dominador Rubio to purchase the Shore Road Allowance along the shore of Kashwakamak Lake, in front of Lot 12, Concession 6, geographic Township of Barrie, being Part 1 on Registered Plan 13R-22967 (see below map and survey). Council passed Resolution #442-22 on November 21, 2022 approving in principal the above noted Shore Road Allowance. Notice was provided in accordance with Sale and Disposition of Land Policy (By-law #20-23).



Clerk/Planning Managers' Administrative Report
Shore Road Allowance Closure and Sale By-law – Rubio and Tement-DeCamillis
October 13, 2023
Page 1 of 4

And That, as required by By-law #20-23,

- **All That Part** of the Shoreline Road Allowance around Kashwakamak Lake, lying in front of Lot 12, Concession 6, geographic Township of Barrie, being Part 1 on Registered Plan 13R-22967 (Kashwakamak Lake);
- **All That Part** of the Shoreline Road Allowance lying in front of Lot 326, Registered Plan 1045, geographic Township of Barrie, being Part 1 on Registered Plan 13R-22976 (Kashwakamak Lake);

be declared as surplus and sold to the adjoining owner. Appraisal of the properties are not necessary as these are Shore Road Allowances;

And That Council will consider a By-law later in the meeting to Stop-up, Close and Sell a Portion of the Shore Road Allowance.



Administrative Report

To: Mayor and Members of Council

From: Tara Mieske, Clerk/Planning Manager, Dipl.M.A. Dipl.M.M.

Recommended by: Corey Klatt, Dipl.M.A., Chief Administrative Officer

Date of Meeting: October 13, 2023

Re: Proposed 2024 Council Meeting Dates

Background

At the Regular Meeting on September 22, 2023, Council passed the following Resolution:

Resolution #402-23

Moved by Councillor Fowler Seconded by Councillor Regent

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Proposed 2023 Council Meeting Dates";

And That Council instructs the Clerk to prepare the 2024 Council Meeting Schedule and provide it to Council for review at an upcoming meeting based on the following frequency, day of the week and time of day:

- every three weeks except monthly though June, July and August;
- on Thursdays at 5:00 p.m. through May, June, July, August and September for five meetings and the rest on Fridays at 9:00 a.m.

Carried

Researched By

Tara Mieske, Clerk/Planning Manager

Brooke Drechsler, Deputy Clerk/Assistant to the Planning Manager

Comments

Based on the Resolution passed on September 22, 2023, the following dates for 2024 are proposed:

Friday, January 12, 2024 at 9:00 a.m.

Friday, February 2, 2024 at 9:00 a.m.

Friday, February 23, 2024 at 9:00 a.m.

Friday, March 15, 2024 at 9:00 a.m.

Friday, April 5, 2024 at 9:00 a.m.

Friday, April 26, 2024 at 9:00 a.m.

Clerk/Planning Manager's Administrative Report
Proposed 2024 Council Meeting Dates
October 13, 2024
Page 1 of 3

Thursday, May 16, 2024 at 5:00 p.m.
Thursday, June 6, 2024 at 5:00 p.m.
Thursday, June 27, 2024 at 5:00 p.m.
Thursday, July 25, 2024 at 5:00 p.m.
Thursday, August 22, 2024 at 5:00 p.m.
Thursday, September 12, 2024 at 5:00 p.m.
Friday, October 4, 2024 at 9:00 a.m.
Friday, October 25, 2024 at 9:00 a.m.
Friday, November 22, 2024 at 9:00 a.m.
Friday, December 13, 2024 at 9:00 a.m.

The proposed schedule deviates from the Resolution as follows:

- It is recommended that two regular meetings be held in June prior to moving to the four week rotation in July and August.
- Based on the three week rotation, the November meeting would fall on November 15th. It is recommended the meeting be scheduled on November 22nd to ensure quorum.
- Evening meetings throughout May, June, July, August and September will result in six (6) evening meetings.

Financial Implications

None.

Recommendations

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Proposed 2024 Council Meeting Dates";

And That Council approves the following meeting schedule:

Friday, January 12, 2024 at 9:00 a.m.
Friday, February 2, 2024 at 9:00 a.m.
Friday, February 23, 2024 at 9:00 a.m.
Friday, March 15, 2024 at 9:00 a.m.
Friday, April 5, 2024 at 9:00 a.m.
Friday, April 26, 2024 at 9:00 a.m.
Thursday, May 16, 2024 at 5:00 p.m.
Thursday, June 6, 2024 at 5:00 p.m.
Thursday, June 27, 2024 at 5:00 p.m.
Thursday, July 25, 2024 at 5:00 p.m.
Thursday, August 22, 2024 at 5:00 p.m.
Thursday, September 12, 2024 at 5:00 p.m.

Friday, October 4, 2024 at 9:00 a.m.
Friday, October 25, 2024 at 9:00 a.m.
Friday, November 22, 2024 at 9:00 a.m.
Friday, December 13, 2024 at 9:00 a.m.

And That the Meetings will be held in the Council Chambers;

And That the Clerk shall provide Notice as set out in Section 3.3 of the Procedural Policy.



Administrative Report

To: Mayor and Members of Council

From: Tara Mieske, Clerk/Planning Manager, Dipl.M.A., Dipl.M.M.

Recommended by: Corey Klatt, Dipl.M.A., Chief Administrative Officer

Date of Meeting: October 13, 2023

Re: Assumption of a Portion of Roads – South Bush Road, Shabomeka Lake Road, Smith Road and Folger Road

Background

As per Section 31 (2) of the Municipal Act:

“After January 1, 2003, land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money.”

As per Section 26 of the Municipal Act, 2001, all highways that existed on December 31, 2002 are highways unless they have been closed. Therefore any road where the Municipality has expended money on the creation and maintenance of the road prior to 2003 is considered a Municipal Road. In order for any road which is not identified (given a PIN number) to be recognized it must be surveyed. Once surveyed, the road may be transferred from the property owner to the Municipality.

Research By

Tara Mieske, Clerk/Planning Manager

Brooke Drechsler, Deputy Clerk/Assistant to the Planning Manager

Comments

South Bush Road

At their meeting on June 30, 2022, Council passed the following Resolution:

Resolution #261-22 Moved by Councillor Inglis Seconded by Deputy Mayor Martin

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled “To Assume a Portion of the South Bush Road as a Highway”;

And That Council accepts the offer from Darwyn Sproule to transfer the portion of South Bush Road located in Lot 21, E1/2 Con 3, Palmerston to the Township, subject to the road being surveyed to a width of 20 metres (66 feet) at the expense of Mr. Sproule;

Clerk/Planning Manager
Assumption of a Portion of Roads –
South Bush Road, Shabomeka Lake Road, Smith Road and Folger Road
October 13, 2023
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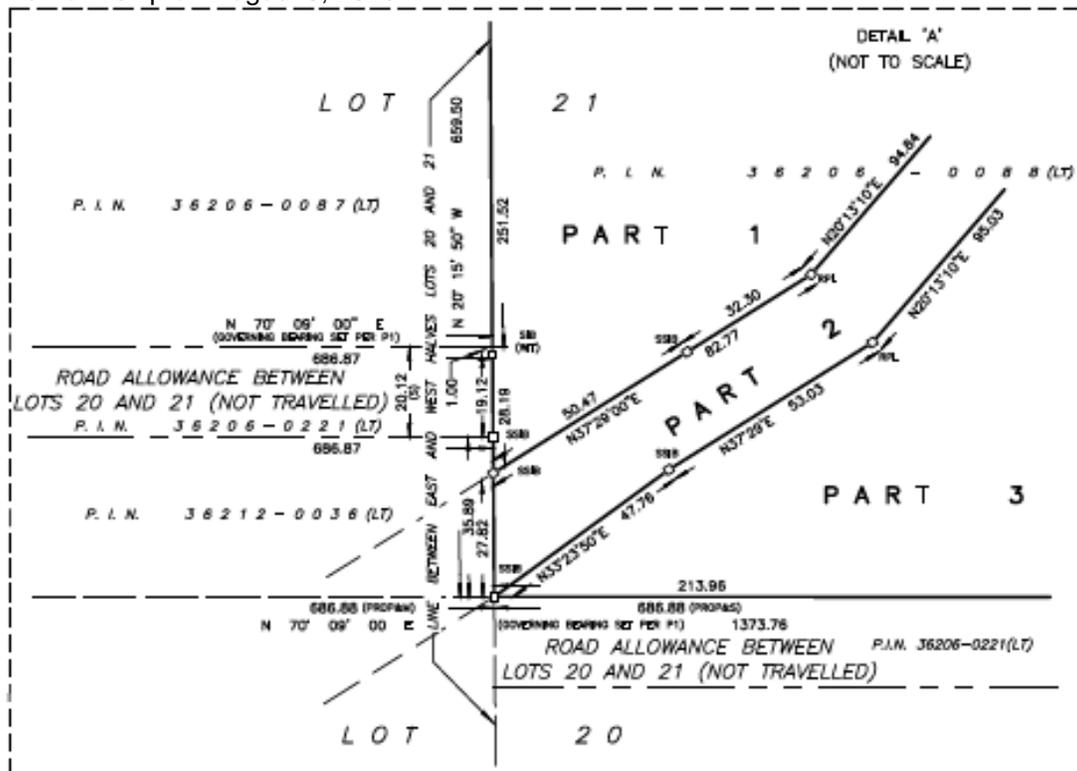
And That Council approves paying the legal fees for the preparation of the Transfer, registering the Transfer and By-law and Law Society Fees, and miscellaneous disbursement at an estimated cost of \$1,000. All legal work completed by the Township's Solicitor for Sherriff Certificates, Mortgage Discharges, Appraisals, and any unforeseen title issues shall be covered by the property owner;

And That Council instructs the Treasurer to transfer the Township's legal costs associated with the property transfer, including preparation of the Transfer, title search and registering the By-law from the Contingency Reserve Fund;

And That Council authorizes the Mayor and Clerk to sign the Transfer for this portion of the Road Allowance and Council will consider a By-law at a future meeting to assume this portion of South Bush Road.

Carried

The portion of South Bush Road described as Part of the E1/2 Lot 21, Concession 3, Township of Palmerston, being Part 2 on Registered Plan 13R-22918 was transferred to the Township on August 8, 2023.



Clerk/Planning Manager
 Assumption of a Portion of Roads –
 South Bush Road, Shabomeka Lake Road, Smith Road and Folger Road
 October 13, 2023
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Shabomeka Lake Road

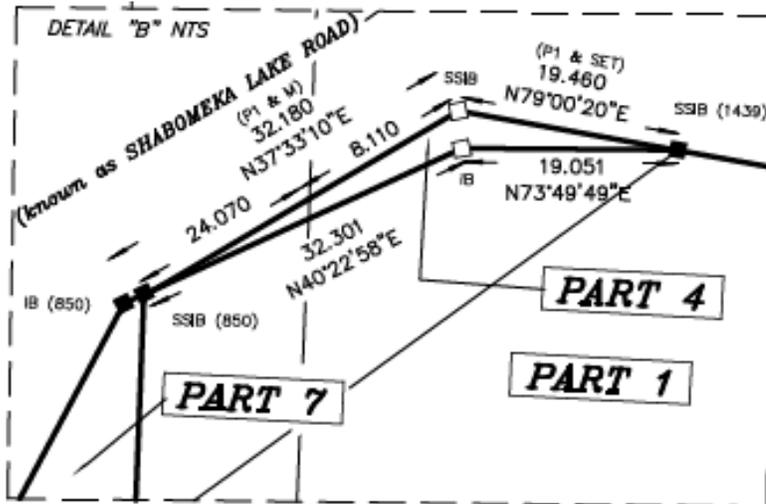
On May 17, 2021, the Committee of Adjustment considered and approved the creation of two new lots with frontage along Shabomeka Lake Road. As a condition, a road widening was included for both severances which stated:

“The surveyor who prepares the reference plan referred to in Condition #3 shall also determine by survey a 20 metre [66 ft.] wide right-of-way along the length of Shabomeka Lake Road which fronts along the severed and retained parcels in Consent Application B04/21-NF (Ba) and B05/21-NF(Ba). This right-of-way shall be measured 33 feet on each side from the centreline of the existing travelled road (Shabomeka Lake Road). The owner shall dedicate to the Township land along the frontage of the severed and retained lands in the following manner:

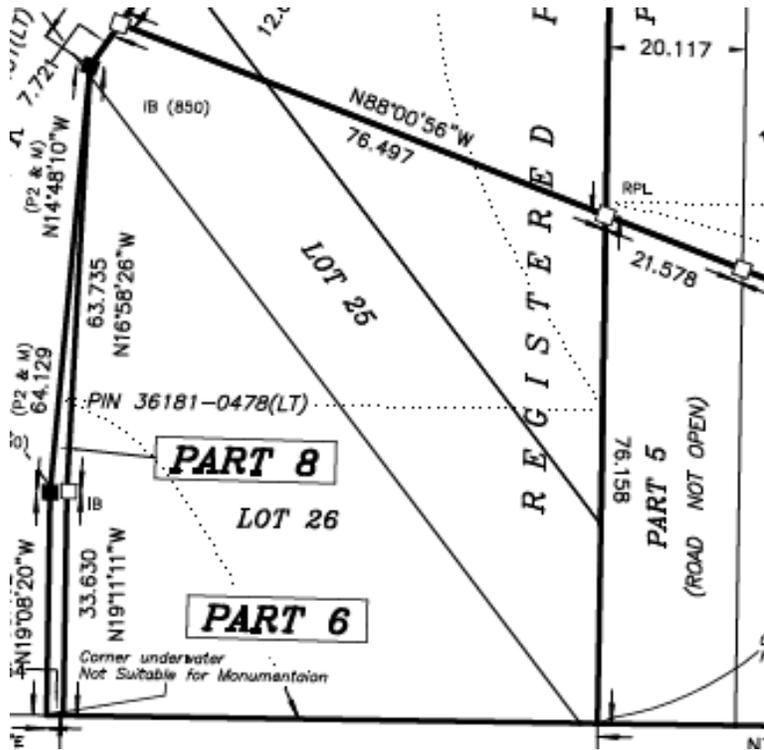
- a. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
- b. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of “The Corporation of the Township of North Frontenac”, and shall include the following attached to the Transfer/Deed as a Schedule:
“The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.”

The portions of Shabomeka Lake Road were transferred to the Township on July 21, 2023 and described as follows:

- Part of Block A, Plan 522 described as Part 4 on Registered Plan 13R-22870; and
- Part of Lots 25&26, Plan 1619, described as Part 8 on Registered Plan 13R-22870



Clerk/Planning Manager
Assumption of a Portion of Roads –
South Bush Road, Shabomeka Lake Road, Smith Road and Folger Road
October 13, 2023
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Smith Road

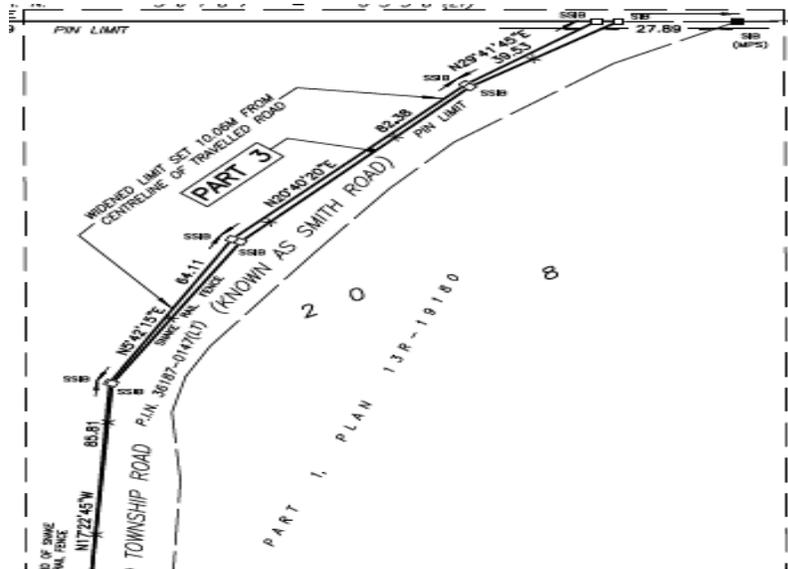
On September 26, 2022, the Committee of Adjustment for North Frontenac considered and approved the creation of two new lots with frontage along Smith Road. As a condition, a road widening was included which stated:

1. The surveyor who prepares the reference plan referred to in Condition Number 4 shall also determine by survey the width of Smith Road to be 20 metres (66 feet), measured 10 metres (33 feet) from the centre of the existing travelled road, along the frontage of the severed parcel in Consent Application B17/22. If such width is determined to be less than 20 metres (66 feet), the owner shall dedicate to the Township of North Frontenac land along the frontage of the severed lands as the case may be in the following manner:
 - a. The land to be dedicated shall be the width required to provide 10 metres (33 feet) from the centreline of the existing travelled road for Smith Road;
 - b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the signing of the Certificate of Official;
 - c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of "The Corporation of the Township of North

Frontenac”, and shall include the following attached to the Transfer/Deed as a Schedule:

“The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.”

The portion of Smith Road described as Part 3 on Registered Plan 13R-22844, Lot 20, Concession 8, Township of Clarendon, was transferred to the Township on July 5, 2023.



Folger Road

On November 29, 2021, the Committee of Adjustment considered and approved the creation of one new lot with frontage along Folger Road.

As a condition, a road widening was included which stated:

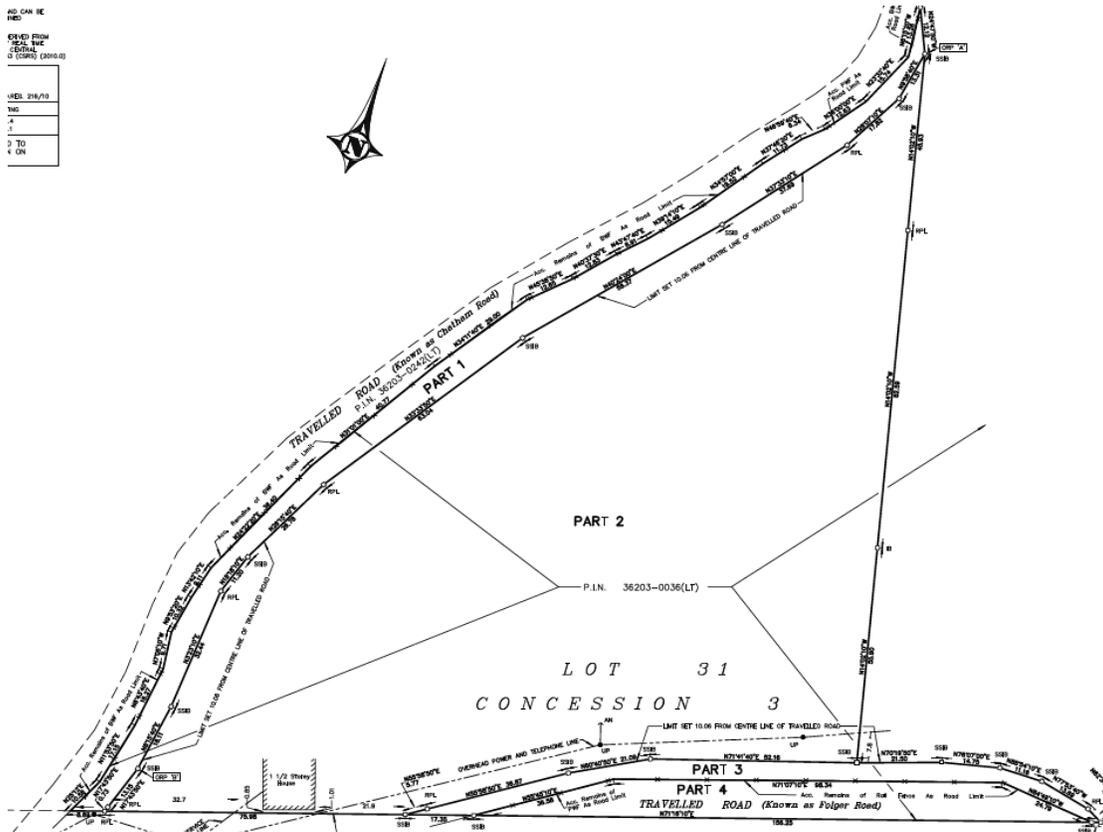
“The surveyor who prepares the reference plan referred to in Condition Number 4 shall also determine by survey a 20 metre [66 ft.] wide right-of-way along the lengths of Folger Road and Chatham Road, which front along the severed parcel in Consent Application B28/21. This right-of-way shall be measured 10 metres (33 feet) on each side from the centreline of the existing travelled roads (Folger Road and Chatham Road). The owner shall dedicate to the Township land along the frontage of the severed and retained lands in the following manner:

- a. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner’s expense and filed with the Secretary-Treasurer prior to the stamping of the deeds;
- b. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the name of “The Corporation of the Township of North

Frontenac”, and shall include the following attached to the Transfer/Deed as a Schedule:

“The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.”

The portion of Folger Road described as being Parts 1, 3 and 4 on Registered Plan 13R-22685, Lot 31, Concession 3, Township of South Canonto, was transferred to the Township on September 28, 2023.



Clerk/Planning Manager
 Assumption of a Portion of Roads –
 South Bush Road, Shabomeka Lake Road, Smith Road and Folger Road
 October 13, 2023
 Page 6 of 7

Section 31 (2) of the Municipal Act states:

“After January 1, 2003, land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money.”

It is recommended that a By-law be passed and registered to dedicate and assume the properties identified as roads.

Financial Implications

The cost for the Municipal Solicitor to register the By-law against each of the properties is estimated at \$500. The cost to register the By-law for the South Bush Road as per Resolution #261-22 will be taken from the Contingency Reserve Fund. The cost for the road widenings will be taken from the Road – Legal Budget.

Recommendation

Be It Resolved That Council receives for information the Clerk/Planning Manager’s Administrative Report entitled “Assumption of a Portion of Roads – South Bush Road, Shabomeka Lake Road, Smith Road and Folger Road”;

And That Council will consider a By-law later in the meeting to dedicate and assume a portions of the Roads as noted in the report;

And That Council instructs the Clerk to have the Municipal Solicitor register the By-law against each of the properties.



Administrative Report

To: Mayor and Members of Council

From: Tara Mieske, Clerk/Planning Manager, Dipl.M.A., Dipl.M.M.

Recommended by: Corey Klatt, Dipl.M.A., Chief Administrative Officer

Date of Meeting: October 13, 2023

Re: Concession Road Allowance Closure – McNicol - Amended

Background

An Application was submitted for consideration to close and purchase a Concession Road Allowance by William and Darlene McNicol described as the Road Allowance between Concessions 9 and 10, Lot 8, geographic Township of Palmerston. Council at their meeting held July 20, 2023 passed the following resolution:

Moved by Councillor Hermer, Seconded by Councillor Huetl Resolution #319-23

Be It Resolved That Council receives for information the Clerk/Planning Manager Administrative Report entitled “Road Allowance Closure for Approval in Principle – McNicol”;

And That Council approves in principle the Application to close, stop up and sell the 66’ Road Allowance between Concessions 9 and 10 in Lot 8, geographic Township of Palmerston as noted on the sketch submitted with the application to the applicant in accordance with the Road Closing Policy;

And That the Clerk circulate Olmstead, the adjacent property owner; and to Fenwick and Johnson to ensure there are no concerns with access to their properties;

And That Council waives the requirement to offer thirty-three (33) feet to the adjacent property owner of the proposed Concession Road Allowance due to the irregular shape being requested to be purchased.

Carried

This report was provided to Council in September 22, 2023 and was deferred at the request of the Applicant until October 13, 2023. The Applicant requested this time to contact the neighbours with concerns.

Research By

Tara Mieske, Clerk/Planning Manager

Sonia McLuckie, Assistant to the Clerk/Planning Manager

Comments

On August 17, 2023 letters were circulated to the three (3) adjacent properties owners, Olmstead, Fenwick and Johnson. Response was received from two property owners.

On August 28, 2023 Mr. Olmstead attended the Township Office and provided the following comments in writing:

"I, Thomas Olmstead object to the closure and sale of the Concession Road Allowance adjacent to my property. The closure and sale would land lock and therefore de-value my property and cause access issues."

On August 31, 2023 Mr. Fenwick emailed the Township Office and provided the following comments:

"I do have concerns with the proposal. The sale and closing of the concession road allowance would block off potential access to my rear field. Although I'm currently not accessing it via the concession road, there are times of the year that my property is not accessible. I have farmed those fields in the past and may again in the future."

The Policy for the sale and Disposition of Land under the General Provisions provides in Section 6a) vii. "Applications may not be approved if: It is determined the closure and sale will result in a negative impact on neighbouring owners land."

Due to the layout of the Concession Road Allowance proposed to be purchased, the Township cannot offer half thirty-three (33) feet to the adjacent property owners. The objections submitted are viable responses, therefore, it is recommended that the closure of this concession road allowance be denied.



Additional Comments Since the Last Meeting

On September 21, 2023, Nancy Kehoe called on behalf of Tom Olmstead and advised Mr. Olmstead still had concerns with the road closure and access to his property. It was recommended he provide further comments in writing. On September 28, 2023, a letter was received from Tom Olmstead advising he still objects to the application.

On September 29, 2023, an email was received from Mr. McNicol advising he contacted Jeff Fenwick and Mr. Fenwick planned to contact the Township. He also noted Tom Holmstead has no issues or concerns.

Mr. Fenwick was provided the resolution from the meeting on September 22, 2023. He advised he is concerned about access to his rear fields. Mr. Fenwick wanted to know if half of the road allowance could be left open to provide access. He was advised if half of the road allowance was left open, there would be 33 feet for public use.

As there are still concerns with access over the Road Allowance for neighbouring properties, it is recommended the application to close and sell the Road Allowance be denied.

Financial Implications

The Application and Application fee of \$1,200 plus HST was submitted June 30, 2023 in accordance with the Policy for Sale and Disposition of land Policy.

Recommendation

Be It Resolved That Council receives for information the Clerk/Planning Manager Administrative Report entitled "Concession Road Allowance Closure – McNicol - Amended";

And That based on the Policy for the sale and Disposition of Land not to sell Road Allowances which result in a negative impact on neighbouring owners land, Council denies the Application to close, stop up and sell this Road Allowance.

And That Council instructs the Clerk to advise the Applicant and adjacent property owners of Council's decision.



Administrative Report

To: Mayor and Members of Council

From: Brooke Ross, Dipl.M.A., Manager of Community Development (MCD)

Recommended by: Corey Klatt, Dipl.M.A., Chief Administrative Officer

Date of Meeting: October 13, 2023

Re: Update re: Commercial Use of Campsites within North Frontenac Parklands

Background

In 2021, it was brought to the previous Manager of Community Development's (MCD's) attention that a Commercial Business had rented a campsite within the North Frontenac Parklands and were providing guiding services on Big Gull Lake. The MCD contacted the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR) who advised it is up to the Municipality to determine what is permitted; however, did not express any concerns.

By-law #114-13 does not restrict the use of campsites within the North Frontenac Parklands for Commercial Operations

On April 29, 2022 Council passed Resolution #195-22:

Be It Resolved That Council receives for information the Manager of Community Development's (MCD) Administrative Report entitled "Commercial Use of Campsites within North Frontenac Parklands";

And That Council directs the MCD to monitor the use of campsites by all users, including businesses, within the North Frontenac Parklands and to report back to Council if major concerns arise throughout the future.

And That Council instructs the Clerk to send a copy of this Resolution to the resident who sent the letter to Council. **Carried**

Researched By

Brooke Ross, Dipl.M.A., Manager of Community Development

Manager of Community Development's Administrative Report
Update re: Commercial Use of Campsites within North Frontenac Parklands
October 13, 2023
Page 1 of 2

Comments

In summer of 2023, there were concerns from Residents/Cottage Association(s) regarding this practice happening; however, the Business that was previously providing guiding services has not been using the Parklands Program in 2023. We have not had any issues regarding Commercial Camping in the Parklands this year.

As a result of the above information it is recommended that staff continue to monitor the use of the Parklands by all users and continue to enforce the existing policies.

Recommendation

Be It Resolved That Council receives for information the Manager of Community Development's (MCD) Administrative Report entitled "Update re: Commercial Use of Campsites within North Frontenac Parklands";

And That Council directs the MCD to continue to monitor the use of campsites by all users, including businesses, within the North Frontenac Parklands and to report back to Council if major concerns arise throughout the future.



Administrative Report

To: Mayor and Members of Council

From: Brooke Ross, Dipl.M.A., Manager of Community Development (MCD)

Recommended by: Corey Klatt, Dipl.M.A., Chief Administrative Officer

Date of Meeting: October 13, 2023

Re: Snow Road Community Association (SRCA) Request for Cost Sharing for PA system for Snow Road Community Hall

Background

On September 25, 2023 the MCD received the following email:

To: North Frontenac Township Council

The Snow Road Community Association is requesting a cost sharing arrangement for the purchase of a portable PA system for the Snow Road Community Centre. The reason is that we are finding that more and more of our membership require assistance with hearing at our meetings and social gatherings. We hope that a PA system will help them participate more fully in all events held at the Hall.

The Board is requesting a 50-75% contribution to the cost of the Sound System. It will be stored at the Hall and available for those who require it for an event. The Snow Road Community Association will pick up the other part of the costs.

Total cost should be \$1,000.00. The purchase will be from Long and McQuade. The package includes: Fender Passport Conference Series 2 Portable Powered PA System \$689 plus tax and Shure M58 Microphone with cable and Stand \$179 plus tax. Total= \$983.00 Tax included

Thank you for considering our request.

*Mike Kennelly
President
SRCA*

Manager of Community Development's Administrative Report
Snow Road Community Association (SRCA) Request for Cost Sharing for PA System for Snow
Road Community Hall
October 13, 2023
Page 1 of 2

Researched By

Brooke Ross, Dipl.M.A., Manager of Community Development

Comments

Purchasing a portable PA system for the Snow Road Community Hall is a great investment for all events at the Hall. This will ensure all participants with hearing disabilities can hear speakers, etc.

Financial Implications

The recommended donation of \$500 towards the purchase of a PA system (with the SRCA paying the remaining amounts) could come from the current 2023 Budget line 610-50205 (Other Materials) – there is approximately \$1800 remaining in budget; therefore, this will not impact staying within Budget for 2023.

Potential repairs will be included within current/future budgets for hall repairs.

Recommendation

Be It Resolved That Council receives for information the Manager of Community Development's (MCD) Administrative Report entitled "Snow Road Community Association (SRCA) Request for Cost Sharing for PA System for Snow Road Community Hall";

And That Council agrees to assist with the purchase of a PA system for the Snow Road Community Hall in the amount of \$500 coming from the current 2023 Budget line 610-50205 (Other Materials);

And That Council accepts the donation of the PA system to be used at the Snow Road Community Hall;

And That Council instructs the Manager of Community Development to contact the SRCA to thank them for their generous contribution to the Snow Road Community Hall.



Administrative Report

To: Mayor and Members of Council

From: Kelly Watkins, Dipl. M.A., M.M., Treasurer

Recommended by: Corey Klatt, Dipl. M.A., Chief Administrative Officer

Date of Meeting: October 13, 2023

Re: Auditor Appointment 2023 - 2027

Background

Municipal Act 2001 Section 296 provides guidance to appoint an Auditor.

296 (1) A municipality shall appoint an auditor licensed under the *Public Accounting Act, 2004* who is responsible for,

- (a) annually auditing the accounts and transactions of the municipality and its local boards and expressing an opinion on the financial statements of these bodies based on the audit; and
- (b) performing duties required by the municipality or local board.

(3) An auditor of a municipality shall not be appointed for a term exceeding five years. 2001, c. 25, s. 296 (3).

On December 15, 2017 Council passed By-Law #108-17” Being a By-Law to Appoint Auditors for the Corporation of the Township of North Frontenac”. This By-law covered the Audit Years for 2018 to 2022.

Researched By

Kelly Watkins, Dipl M.A., M.M., Treasurer

Comments

The Frontenac County Treasurer’s worked together on a joint Request for Proposal(RFP). The proposal was issued on August 14, 2023 with a submission deadline of September 14, 2023 and interviews were held on September 29th.

Treasurer’s Administrative Report
Auditor Appointment 2023-2027
October 13, 2023
Page 1 of 2

We received two (2) Proposals from Auditing Firms, which included KPMG LLP and MNP LLP.

Included in the Request for Proposal (RFP) was a scoring matrix. The submissions are assessed on the merits of the following: technical requirements, personnel technical requirements, methodology/understanding of the requirements, references, overall quality of proposal, budget and interview.

KPMG was the successful candidate for North Frontenac after the review of the proposals, interviews and completing the scoring matrix. We have continued to have a good working relationship with KPMG and have had no issues or concerns with the services they have provided us in the past.

Financial Implications

The cost for auditing services will be as follows for the next 5 years plus any additional expenses for complex inquiries or projects.

| KPMG | 2023 | 2024 | 2025 | 2026 | 2027 |
|-----------------|----------|-----------|----------|----------|----------|
| | Actual | Estimates | | | |
| North Frontenac | \$23,240 | \$27,300 | \$28,650 | \$30,075 | \$31,575 |

Note: 2023 – 2027 are estimates as it varies depending on the level of services required from the Auditor to complete the Financial Information Return (FIR), Asset Management updates, Asset Retirement Obligation, Financial Statements, etc.

Recommendation

Be It Resolved That Council receives for information the Treasurer’s Administrative Report entitled “Auditor Appointment 2023 - 2027”;

And That Council approves the appointment of KPMG LLP to be the Township Auditors for the Audit Years 2023 – 2027;

And That Council considers an appointing By-law later in the meeting

Enclosures (1)

- Draft By-law, Being a By-Law to appoint Auditors for the Corporation of the Township of North Frontenac

Treasurer’s Administrative Report
 Auditor Appointment 2023-2027
 October 13, 2023
 Page 2 of 2

The Corporation of the Township of North Frontenac

By-law #69-23

Being a By-law to Appoint Auditors for the Corporation of the Township of North Frontenac

Whereas Section 296(1) of the *Municipal Act, S.O.2001, c.25* and amendments thereto (Municipal Act) provides a municipality shall appoint an auditor licensed under the Public Accountancy Act, 2004 who is responsible for a) annually auditing the accounts and transactions of the municipality and its local boards and expressing an opinion on the financial statements of these bodies based on the audit; and b) performing duties required by the municipality or local board;

And Whereas Section 296(3) of the Municipal Act provides that an Auditor of a municipality shall not be appointed for a term exceeding five years;

And Whereas the Council of the Corporation of the Township of North Frontenac deems it necessary and expedient to appoint Auditors;

Now Therefore the Council of the Corporation of the Township of North Frontenac enacts as follows:

That the firm of KPMG LLP Chartered Accountants, Kingston be appointed as Municipal Auditors for the Township of North Frontenac;

And That this appointment shall be for a five year term commencing 2023 up to and including 2027 Audit Year based on KPMG Chartered Accountant's proposal submitted September 14, 2023;

And That all resolutions, by-laws or parts of by-laws, which are contrary to or inconsistent with this by-law, are hereby repealed;

And That this By-law shall come into force and take effect on the date of final passing.

Read a first and second time this 13th day of October, 2023.

Read a third time and passed this 13th day of October, 2023.

Mayor

Clerk



To: Mayor and Members of Council
From: Tara Mieske, Clerk/Planning Manager
Recommended by: Corey Klatt, Chief Administrative Officer
Date of Meeting: 13 Oct 2023
Re: Launching new North Frontenac iCompass Portal

Recommendation:

Be It Resolved That Council receives for information the Clerk/Planning Manager's Administrative Report entitled "Launching new North Frontenac iCompass Portal".

Background:

On March 19, 2021 Council passed Resolution #147-21 approving the Clerk's Department to change Council and Committee Agenda and Minute structures to the new iCompass format, to meet Accessibility requirements under the *Accessibility for Ontarians with Disabilities Act*. The Township received permission from the County to use their iCompass portal. Council was presented with the new Agenda format at their May 17, 2021 meeting of Council.

The Clerk's Department has been sharing the iCompass Portal licence with the County of Frontenac for two (2) plus years, and have become comfortable with the software. There have been a lot of efficiencies using the Agenda, Minute and Resolution sections of the portal compared to the manual process previously used. However, as we use the County's licence, there are many features we don't have access to.

In the 2023 budget deliberations, Council was presented with a proposal to purchase an iCompass Licence specifically for North Frontenac. The licence, separate from the licence with the County, would allow the Clerk's Department to utilize all the features the program has to offer, including creating our own Administrative Report Template; creating By-laws; and use of the tracking feature within the program to follow-up with specific minute items. These features were not made available to the Township through the shared licence.

Research By:

Tara Mieske, Clerk/Planning Manager
Sonia McLuckie, Administrative Assistant to Clerk/Planning Manager

Comments:

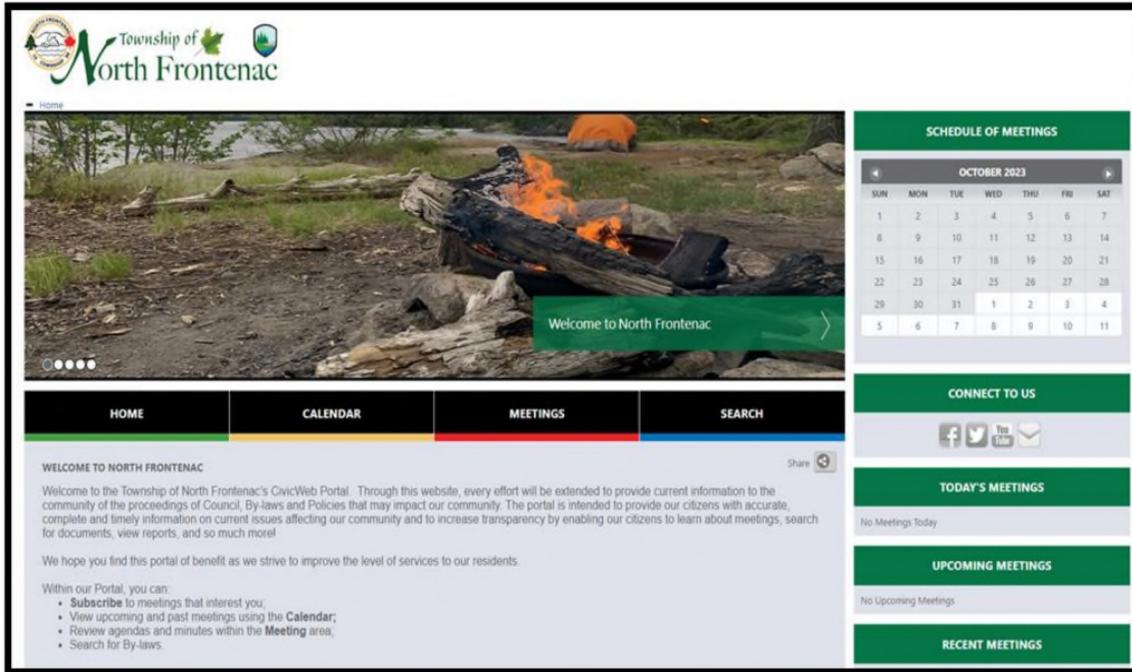
The Clerk's Department purchased North Frontenac's own iCompass Portal in April 2023 and have been working with a representative from iCompass to set-up the Portal to ensure historical documents are included within our portal and to ensure a smooth transition from the licence with the County portal to the new portal.

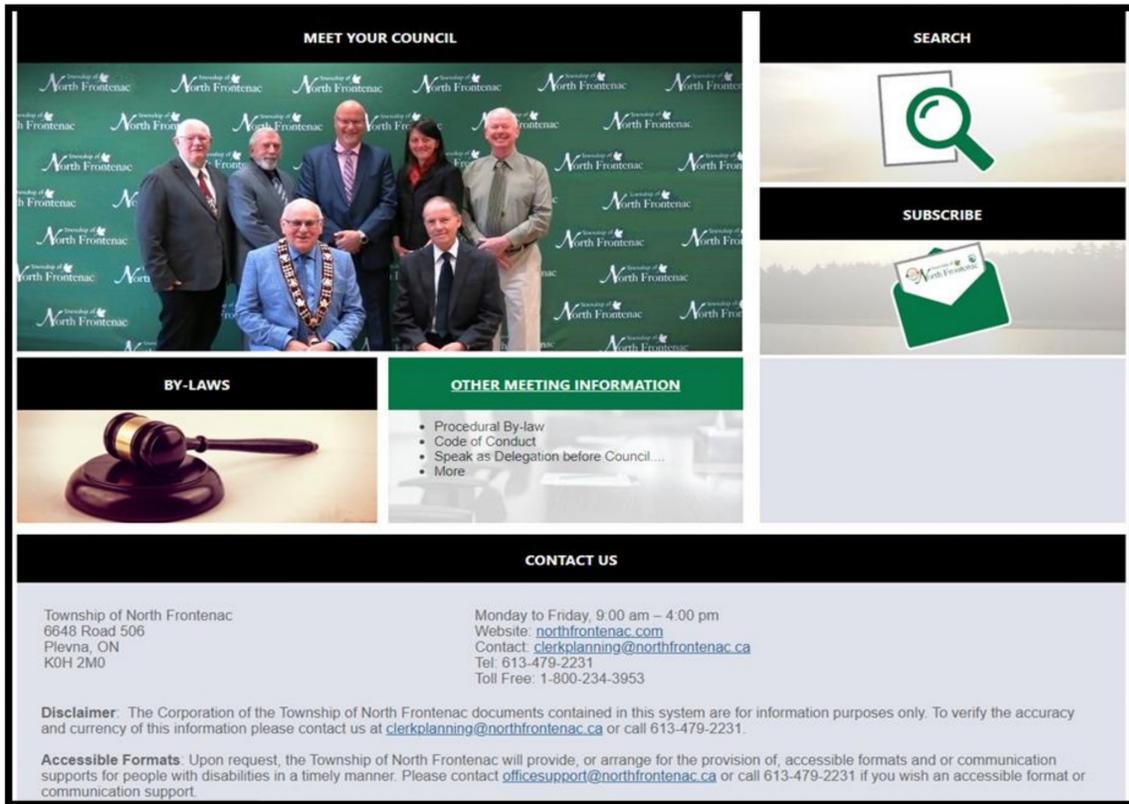
The new portal is very versatile and user friendly. All Council and Committee items

(i.e. Agendas, Minutes) will be found in one spot. The link to the Township's YouTube channel can be added to the page to allow people direct access to the video recordings of the meetings. Also, people can subscribe to receive notification by email on upcoming meetings.

Below is a screenshot of what Council, Township staff and the public will see:

New Portal:





Agendas

Agendas are currently created through iCompass using templates set up under the County licence with very little control over the format of the agenda.

Through the new licence, we have customized the agenda with an updated colour scheme . The layout of the agenda package and minutes will be consistent.

Below is a screenshot of what the agenda will look like in the new portal:



Regular Council Agenda
9:00 AM - Friday, October 13, 2023
Council Chambers

| | Page |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1. Call to Order | |
| a) Public Notice regarding Recording of Meetings Recorded Meetings - Notice to Public | 6 |
| 2. Approval of Agenda | |
| a) October 13, 2023 | |
| Be It Resolved That Council approves the Agenda for the Regular Meeting of Council dated October 13,2023 as circulated. | |
| 3. Disclosure of Pecuniary Interest and General Nature Thereof | |
| 4. Business Profile | |
| a) [Insert Business Name] | |
| Be It Resolved That Council receives for information the Business Profile of _____ provided by Councillor Inglis, Chair of the Economic Development Task Force (EDTF). | |
| 5. Presentations | |
| a) Acting Staff Sargeant Jamie Davis, Frontenac Detachment, Ontario Provincial Police - Billing Summaries and Events of Importance | |
| 6. Delegations | |
| 7. Adoption of Minutes | |
| a) Minutes of the Meeting(s) to be adopted by Council | 7 - 10 |
| Be It Resolved That Council adopts the Minutes as circulated, of: 1. A Public Meeting of Council held September 22, 2023; 2. A Regular Meeting of Council held on September 22, 2023; and 3. A Special Meeting of Council held on September 26, 2023. Regular Council - 22 Sep 2023 - Minutes - Pdf | |
| 8. Business Arising Out of Minutes | |
| 9. Communications | |
| a) Clerk's Administrative Report - Communications 'A' Section | |
| Be It Resolved That Council receives for information Section 'A' Items of the Clerk's Administrative Report entitled "Communications of Interest." | |

Administrative Reports:

Currently, there are a few steps involved in creating an Administrative Report which involve much staff time to complete and finalize. A report is created using Microsoft Word. A hard copy of the report is printed and provided to the Treasurer for a review of potential financial implications and other managers if there may be a potential impact to their department. When all changes have been made by applicable managers, a hard copy of the the report is printed and provided to the CAO for review. If deemed complete, the CAO initials the report and provides the hard copy to the Clerk to be added to the agenda. The electronic copy of the Administrative Report is converted to a PDF format to ensure the report meets the standards set out in the Accessibilities Act.

The new iCompass Portal will allow staff to create Administrative Reports directly in the Portal. This means that the 2-step process of creating and making reports accessible will no longer be necessary as all reports and documents created within iCompass are in an accessible format. Also, the approval process will be completed electronically within the portal with notifications provided to any staff member who needs to review, provide comment and/or approve the report. When the report has been reviewed by all appropriate staff members, a notification will be sent to the CAO for final review. If the report is approved by the CAO, the report will be automatically attached the Council Agenda. This Administrative Report was created through the Township's new portable as an example of what the new format will look like. The changes are mostly aesthetic. The format of the report is changing to include the recommendation at the beginning of the report, instead of at the end of the report (current practice).

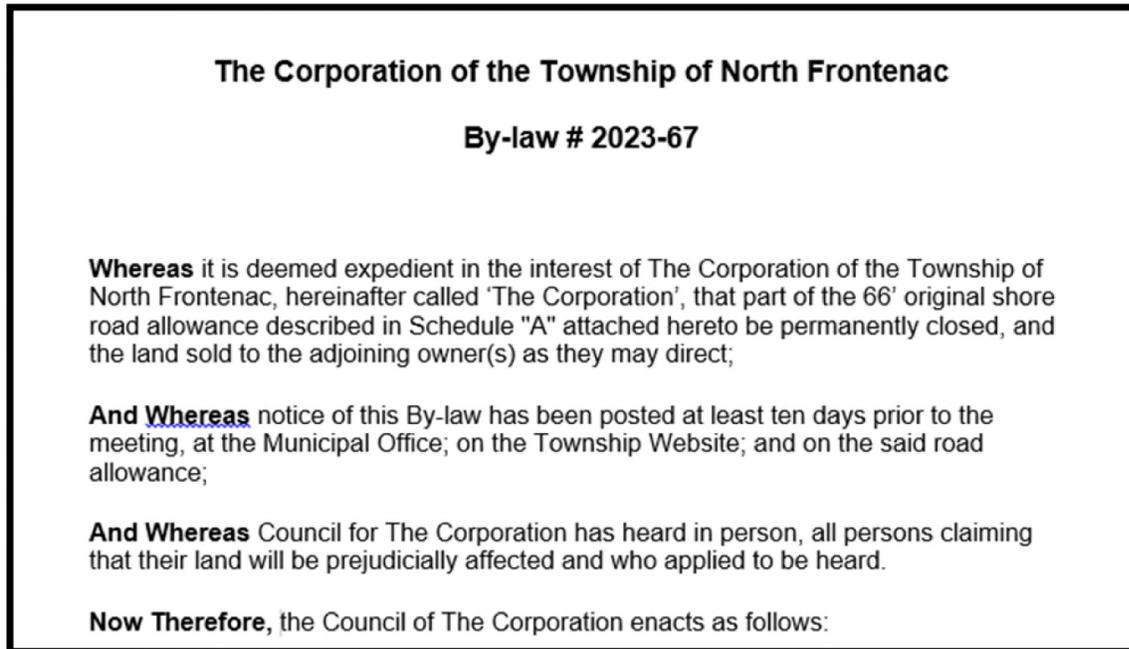
By-laws:

By-laws are currently drafted in Microsoft Word, converted to a PDF and made accessible. They are then uploaded to the portal.

The new portal will be used to create all By-laws in an accessible format within the portal in one step.

Currently the By-laws have to be uploaded after the Council meeting to the iCompass portal in order to be viewed on the iCompass site. Through the new iCompass Licence, once the By-laws are approved they will be automatically transferred within the portal.

Below is a screenshot of what the By-laws will look like in the new portal:



Overall Comments

All Township By-laws, Committee and Council Agendas and Minutes and important Policies can be stored and searched in an accessible format within the new portal by Council and the public.

Currently, following a Council Meeting, Resolutions are scanned by the Clerk's Department and provided to the CAO. They are then distributed to staff for follow-up. Manual lists are kept to track items for action and to be added to the Council Agenda if applicable. Action tracker will allow the CAO to assign tasks to staff, follow-up on action items, set-up future Agenda items, etc. It is anticipated this electronic tracking will save a considerable amount of staff time.

We are in the final steps of completing the new iCompass Portal for Council, staff and public use. We anticipate the new portal will be launched for the November 24, 2023 Council meeting.

Financial Impact:

The annual fee for the iCompass Licence is \$4,889.35 plus HST.

a) File #A11/23 - Part of Lot 19, South West Range, Geographic Township of Clarendon (1230D Austris Road) - Minor Variance for Reduced Setback from Waste Management Facility (Leptick)

Spencer Leptick, Applicant, attended the meeting electronically.

Jennie Kapusta, Community Planner, provided an overview of the proposal. She advised the property owner is proposing to construct a new dwelling within the 500 metre influence area of a waste management facility which is currently temporarily closed. The dwelling is also located a minimum of 18.3 metres from the high-water mark of Malcolm Lake. The dwelling is proposed to be 93.6 square metres and 1.5 storey high. The property is developed with a dry boathouse, grey water system and a storage shed.

Kapusta advised the applicant submitted a compatibility study prepared by McIntosh Perry to support the dwelling being constructed within the 500 metre influence area of the waste site demonstrating no negative impacts with development of the property. She advised the study was peer reviewed by Cambium Inc. who agreed with McIntosh Perry's findings with the waste site in its current state. However, Kapusta advised the peer review noted the site has the potential to be reopened as there is significant capacity left and the potential reopening should be addressed

Kapusta noted the application was not circulated to South Frontenac for comments as there is a septic system on site located outside the 30 metre setback.

Kapusta advised the application was circulated to Mississippi Valley Conservation Authority (MVCA); however formal comments have not been received. She advised MVCA noted there are potential concerns due to a slope on the subject property.

Kapusta recommended the Application be deferred until concerns raised regarding the potential reopening of the waste site have been addressed; and formal comments are received from MVCA.

Tooley advised he completed a site inspection on August 17, 2023. He recommended deferral until the site is staked to show the proposed location of the dwelling; comments are received from MVCA ;and the concerns regarding the waste site are addressed.

Mr. Leptick advised there is no other suitable location for the dwelling as it will be located on a rock bench parallel to the shore approximately 65-68 feet from the lake. He also advised the neighbouring property was approved to build a dwelling within the influence area of the waste site between 2006-2008. He advised the property is zoned Waterfront Residential and this should not be the case if he can't build. He also noted the Township reached out in 2012 regarding a potential purchase of the property. He wondered if the buffer area between the two properties could be expanded and if further studies are required who would pay and when would they be completed.

There were no public comments regarding the application.

Resolution #: 45-23 Moved By: Carl Tooley

Seconded By: Garry Wood

Be It Resolved That Planning Application File #A11/23 – Minor Variance – Leptick – 1230D Austris Road- shall be deferred until the concerns raised through the Peer Review by Cambium regarding the impact of the potential re-opening of the Austris Waste Management Facility have been addressed; and formal comments have been received from Mississippi Valley Conservation Authority regarding potential concerns with slope stability.

Carried

6. Business Arising from the Minutes (con't)

a) Resolution #38-23: File #A10/23 – Application for Minor Variance – 9489C Road 509 - Minor Variance for Reduced Setback from Licenced Boundary of Aggregate Pit (Poulin)

Note: Barb Sproule, Chair, declared a Pecuniary Interest and left the meeting. Carl Tooley chaired the meeting in her absence.

Joseph Poulin, Applicant, attended the meeting electronically.

Jennine Kapusta, Community Planner, provided an overview of the application. She advised the property owner constructed a 1200 square feet dwelling with no planning or building approvals. She advised the 70 metre setback is measured from the lot line of the licensed pit to the lot line of the subject property. She noted as the lot line of the subject property and the neighbouring pit abut one another, the setback is zero, with the setback of the dwelling at 20 metres from the lot line of the pit.

Kapusta advised the application was considered by the Committee on July 24, 2023 and deferred pending peer review of the D Series study. She advised the peer review concurred with the procedures and guidelines used to estimate values. However; the peer review noted mitigation measures can only be the responsibility of the applicant and not the owner of the pit and agreed with mitigative measures set-out in the study.

Kapusta advised the application was not provided to Mississippi Valley Conservation Authority (MVCA) as there are no natural features and the dwelling is outside the 15 metre setback from the slope on the property. She advised the application was provided to South Frontenac for septic review who advised a septic permit application has been submitted but has not been approved at this time.

There was one public comment received in favour of the application and comments were received from Darwyn Sproule, adjacent pit owner.

Kapusta advised a development agreement is recommended to be registered on title to protect the health and safety of the residents and to ensure the operation of the pit can continue.

Wood advised he attended the site on June 9, 2023. He noted there is a steep slope from Road 509 to access a relatively flat and open area. He noted there is a dwelling and two outbuilding constructed on the property. He noted the slope is well treed; however the slope makes it challenging to access the site. He noted two orders were

Notes of the Economic Development Task Force (EDTF) Meeting Held on Monday, September 18, 2023 at 9:00 AM at the Municipal Council Chambers.

Present: Deputy Mayor John Inglis (Chair), Councillor Roy Huetl, Betty Hunter, Cyndy Bonello, Danielle Kecso, Paul Thiel, Dan Vaillancourt, Brooke Ross – Manager of Community Development (MCD), Matt Walker - Economic Development Officer (EDO) and Lori Newman (Secretary).

Absent with Regrets: Councillor Stephanie Regent.

1. Call to Order:

The meeting was called to order by the Chair at 9:00 a.m.

2. Disclosures of Pecuniary Interest & General Nature Thereof:

None.

3. Delegations:

None.

4. Economic Development Task Force Notes:

Notes of the August 21, 2023 EDTF Meeting as approved via email and were received for information at the September 7, 2023 Regular Meeting of Council.

5. Business Arising:

a) Short Biography of EDTF Members & Photos

The Township Clerks Department has been working hard at implementing a new ICompass page where all Council, Committee & Task Force notes/Agendas are posted. On this site they are posting pictures and short biographies of each member.

The MCD and EDO will have the EDTF members short biography's and photos added to the website once completed and submitted.

b) Research feasibility of a Municipal Campground (Vaillancourt, B.Hunter, Bonello, Kecso)

The Municipal Campground working group are continuing their research regarding the feasibility of this project. The group will continue to bring reports back to the EDTF meetings for discussion.

Notes of a Meeting of the Economic Development Task Force

September 18, 2023

1 of 3

c) Mural Project (MCD)

The unveiling of the Round 8 Art Murals will take place at the North Frontenac Regular Meeting of Council on September 22, 2023.

d) North Frontenac Information booth/kiosk (Councillor Regent, Thiel & Kecso)

The working group will present a proposal and costing for three Information Sign Boards for discussion at the next EDTF meeting for future Council consideration.

e) Business Profiles (Councillor Huetl, Thiel)

Paul Thiel will complete the next Business Profile.

f) Annual Bus Tour (EDO)

The EDO advised that the Bus Tour for Businesses to attend other businesses throughout the Township in 2023 will take place on September 28th, 2023 from 8:30 a.m. to 2:00 p.m.

g) Research feasibility of a small-scale commercial office space with a focus on attracting health care and other professionals (Councillor Huetl, Councillor Regent, EDO)

The working group advised that Dr. Ward will be attending their working group meeting scheduled for September 19, 2023 for potential advice on next steps, direction and ideas to attract and entice professionals to a commercial office space. The group will bring the information back to the EDTF at the next EDTF meeting for discussion.

h) Summer Event (EDO, B.Hunter, Bonello)

a. Moving Forward – discussion regarding group make-up for future summer fests (i.e. staff resources, EDTF resources, etc.)

The 2023 the summer fest was planned and organized by both staff and EDTF members. An EDTF member was the Chair and many hours from both staff and EDTF members were attributed to this project.

The EDTF discussed the group make-up for future summer fests and have decided that it will be EDTF members, with staff only advising on Policy (i.e. requirements for Insurance, WSIB, Public Health, Township By-laws/Policies, Legislation, etc.

Notes of a Meeting of the Economic Development Task Force

September 18, 2023

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6. Communications:

None.

7. New Business:

a) Resignation of Jennifer Hunter

The EDTF would like to thank Jennifer for her contributions and input and wish her well in her future endeavours.

The EDTF discussed the possibility of a replacement member as there were other applicants that were interested and applied in February 2023 during the application process. The Chair will make recommendations to Council regarding a potential new member at the October 13, 2023 Council Meeting – closed session.

8. Adjournment:

Meeting adjourned at 10:47 a.m.

NOTE : The next meeting of the EDTF will take place on Monday, October 16, 2023 at 9:00 a.m. at the Municipal Council Chambers located at 6648 Road 506, Plevna.

Recommendations to Council

Be It Resolved That Council receives for information the September 18, 2023 Notes of the Economic Development Task Force (EDTF).

And That Council approves the EDTF Photos & Biography's to be posted on the ICompass page where all Council, Committee & Task Force notes/Agendas are posted.

Received by Council on October 13, 2023.

**Deputy Mayor John Inglis, Chair
Township of North Frontenac
Economic Development Task Force**

Notes of a Meeting of the Economic Development Task Force
September 18, 2023
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Council Portfolios

Council Members have been appointed to various Portfolio/Liaison positions. Council Members will provide a verbal update to Council on their positions during the Council Portfolio section of the Agenda. If any action is requested, an Administrative Report or Notice of Motion shall be provided by the Council Member. Updates and recommendations from Council Committees/Task Forces will be provided through the applicable Minutes/Notes.

| Mayor Gerry Lichty | |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Portfolio: County Business | Responsibility: <ul style="list-style-type: none"> Update Council on County Council Activities and Decisions |
| Portfolio: North Frontenac Lake Association Alliance (NFLAA) | Responsibility: <ul style="list-style-type: none"> Council Liaison |

| Councillor Wayne Good | |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Portfolio: Township of North Frontenac | Responsibility: <ul style="list-style-type: none"> Municipal Road Inspector |
| Portfolio: Lake Associations – Ward 1 Lakes | Responsibility: <ul style="list-style-type: none"> Council Liaison |

| Councillor Stephanie Regent | |
|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Portfolio: Health | Responsibility: <ul style="list-style-type: none"> Representative on the Lakelands Family Health Team Committee |
| Portfolio: Long-Term Care and Social Services | Responsibility: <ul style="list-style-type: none"> Council Liaison |
| Portfolio: Lake Associations – Ward 1 Lakes | Responsibility: <ul style="list-style-type: none"> Council Liaison |

Councillor Roy Huetl

| | |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Portfolio: Committee of Adjustments/Planning Advisory Committee | Responsibility: <ul style="list-style-type: none"> • Council Liaison |
| Portfolio: Mississippi Valley Conservation Authority (MVCA) | Responsibility: <ul style="list-style-type: none"> • Board Member |
| Portfolio: Lake Associations – Ward 2 Lakes | Responsibility: <ul style="list-style-type: none"> • Council Liaison |

Councillor Vernon Hermer

| | |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Portfolio: Lake Associations – Ward 2 Lakes | Responsibility: <ul style="list-style-type: none"> • Council Liaison |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------|

Councillor Fred Fowler

| | |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Portfolio: Eastern Ontario Trails Alliance (EOTA) | Responsibility: <ul style="list-style-type: none"> • Board Member |
| Portfolio: North Frontenac Trails Enhancement | Responsibility: <ul style="list-style-type: none"> • Provide updates to Council |
| Portfolio: County Business – Second Member | Responsibility: <ul style="list-style-type: none"> • Update Council on County Council Activities and Decisions |
| Portfolio: Lake Associations – Ward 3 Lakes | Responsibility: <ul style="list-style-type: none"> • Council Liaison |
| Portfolio: Seniors And Law Enforcement Together (SALT) | Responsibility: <ul style="list-style-type: none"> • Provide updates to Council |

Deputy Mayor John Inglis

| | |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Portfolio: Lake Associations – Ward 3 Lakes | Responsibility: <ul style="list-style-type: none"> • Council Liaison |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------|

The Corporation of the Township of North Frontenac

By-law #66-23

Being a By-law to Authorize the Mayor and Clerk to Sign a Memorandum of Understanding with Quinte Conservation Authority to provide Programs and Services

Whereas the Conservation Authorities Act R.S.O. 1990, c. C.27 permits the Quinte Conservation Authority to provide non-mandatory programs and services under a Memorandum of Understanding as may be entered into with a municipality;

Now Therefore the Council of the Corporation of the Township of North Frontenac enacts that the Mayor and the Clerk are authorized to sign the Memorandum of Understanding with Quinte Conservation Authority for the period of five (5) years commencing January 1, 2024 to December 31, 2028; and that said Agreement shall be attached heretofore as Schedule 1 – Programs and Services Agreement;

And That all resolutions, by-laws or parts of by-laws, which are contrary to or inconsistent with this by-law, are hereby repealed;

And That this By-law shall come into force and take effect on the date of final passing.

Read a first and second time this 13th day of October, 2023.

Read a third time and passed this 13th day of October, 2023.

Mayor

Clerk

Memorandum of Understanding

THIS MEMORANDUM OF UNDERSTANDING made the day of , 2023.

B E T W E E N:

CITY/COUNTY/TOWNSHIP OF _____
("the **Municipality**")

OF THE FIRST PART

- and -

QUINTE CONSERVATION AUTHORITY
("the **QCA**")

OF THE SECOND PART

Hereinafter the Municipality and the QCA shall collectively be referred to as the "**Parties**"

WHEREAS the QCA is a Conservation Authority established under the *Conservation Authorities Act* ("Act") and is governed by its members appointed by participating municipalities in accordance with the Act;

AND WHEREAS the Municipality is located wholly or in part within the area under the jurisdiction of the QCA;

AND WHEREAS the Act permits the QCA to provide non-mandatory programs and services under a Memorandum of Understanding or such other agreement as may be entered into with a Municipality;

AND WHEREAS the QCA is prepared to provide certain non-mandatory programs and services to the Municipality;

AND WHEREAS the Municipality wishes to avail itself of those programs and services described in this Memorandum of Understanding (MOU) and to pay the amount charged by the QCA for those programs and services;

NOW THEREFORE, in consideration of the terms of this Memorandum of Understanding and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

1. Entire Memorandum of Understanding

1.1. This MOU, together with:

Schedule "A" - Category 2 Programs and Services

Schedule "B" - Category 3 Programs and Services

constitutes the entire MOU between the Parties with respect to the subject matter contained in this MOU and supersedes all prior oral or written representations and agreements.

1.2 This MOU will be posted publicly on the QCA's website to comply with requirements under the *Conservation Authorities Act*.

2. Definitions

2.1 In this MOU:

"Category 2" means the municipal programs and services that the QCA hereby agrees to provide at the request of and on behalf of the Municipality; and

"Category 3" means the programs and services that the QCA's Board wishes to provide on behalf of the

watershed to further the *Conservation Authorities Act* under a cost apportioning agreement amongst participating municipalities who agree to the implementation of the programs and services, as outlined in the QCA's Programs & Services Inventory.

3. Term of Memorandum of Understanding

3.1 The initial term of this MOU shall commence on the date this MOU is signed by the Parties and shall, subject to the renewal provisions of this MOU, end on December 31, 2028 ("the Initial Term").

3.2 Unless this MOU has been terminated early in accordance with the terms or conditions of this MOU, the MOU shall be automatically renewed for a five (5) year term from December 31, 2028 ("**Renewal Term**"), on the same terms and conditions contained herein.

3.3 This MOU shall be reviewed by the Parties prior to the expiry of the Initial Term and each Renewal Term. It is the QCA's responsibility to initiate the review with Municipality at least one hundred and twenty (120) days prior to the expiry of the Initial Term or Renewal Term, as the case may be.

3.4 Subject to the provisions of Clause 9 of this MOU, the terms and conditions of this MOU may be amended at any time with the mutual written consent of both of the Parties.

4. Fees and Payment

4.1 The cost structure for the programs and services provided in Schedule A and Schedule B shall be based on the actual costs to the QCA of providing the programs and services.

4.2 An increase will be applied to the total fees for the programs and services provided in Schedule A and Schedule B effective January 1 in each calendar year and will be no less than the same percentage as the QCA's overall levy increase.

4.3 The fees apportioned to the Municipality will be calculated annually using the benefit-based apportionment method for Schedule A services and the Municipal Current Value Assessment (MCVA) apportionment method for Schedule B services. The MCVA apportionment method shall be based on the ratio that the Municipality's modified current value assessment is of all participating municipalities. The amount of the fees apportioned to the Municipality shall be provided annually at least 30 days before the meeting at which the budget is approved.

4.4 In addition to the foregoing cost structure for programs and services provided in Schedule A and Schedule B, the QCA may charge a user fee in the delivery of any programs and services listed, as appropriate.

4.5 The Municipality shall pay the QCA all fees and charges as invoiced by the QCA pursuant to this MOU within sixty (60) days of the date of the invoice.

5. Notice

Any notice in respect of this MOU shall be in writing and shall be sufficiently given or made if made in writing and either delivered in person during normal business hours of the recipient on a business day to the Party for whom it is intended to the address as set out below, or sent by registered mail or by email addressed to such Party as follows:

(1) in the case of the Municipality, to:

MUNICIPALITY - _____
ADDRESS - _____

Attention:
Email:

(2) in the case of the QCA, to:
Quinte Conservation
2061 Old Highway # 2
Belleville, ON K8N 4Z2

Attention: Brad McNevin, Chief Administrative Officer
Email: bmcnevin@quinteconservation.ca

or to such other addresses as the Parties may from time to time notify in writing, and any notice so made or given shall be deemed to have been duly and properly made or given and received on the day on which it shall have been so delivered or, if mailed, then, in the absence of any interruption of postal service affecting the delivery or handling thereof, on the third business day after the date of mailing.

6. Force Majeure

Neither Party shall be in default with respect to the performance or non-performance of the terms of this MOU resulting directly or indirectly from causes beyond its reasonable control (other than for financial inability) that could not reasonably have been foreseen, including, without limitation, any delay caused by war, invasion, riots, acts of terrorism or sabotage, acts of government authority (other than by the Municipality), plague, epidemic, pandemic, natural disaster, strike, lock-out, inability to procure material, acts, laws or regulations of government authority or other cause beyond the reasonable control of such Party and not caused by the act or omission of such Party, and the performance of such term or terms shall be extended for a period equivalent to the period of such delay. This provision should not relieve the Municipality of its obligation to pay fees and costs when due.

7.0 General

7.1 The QCA shall not hold itself out as an employee of the Municipality.

7.2 The QCA may subcontract all or any portion of the programs or services in its sole discretion, provided that any such subcontracted program(s) or service(s) conforms to the terms of this MOU. Nothing contained in this MOU will create a contractual relationship between any subcontractor or its directors, officers, employees, agents, partners, affiliates or volunteers and the Municipality. No subcontract will relieve the QCA from any obligation under this MOU or impose any liability on the Municipality unless otherwise agreed to in writing.

7.3 The QCA will maintain confidentiality of any information provided by the Municipality and identified as confidential and will limit disclosure of such information to only those individuals who require access to the information in order to complete the program or service, or as required to be disclosed by law.

7.4 Notwithstanding the foregoing, the Municipality acknowledges and agrees that all programs and services identified in Schedule "A" shall also be included in a Watershed-based Resource Management Strategy that the QCA is required to develop and implement under the *Conservation Authorities Act*.

8. Dispute Resolution

If requested in writing by either Party, the Parties shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the Parties. If a dispute cannot be settled within a period of ninety (90) calendar days with the mediator, the dispute shall be referred to and finally resolved by arbitration. The arbitrator shall be appointed by the agreement of the Parties.

No person shall be appointed to act as mediator or arbitrator who is in any way interested, financially or otherwise, in the conduct of the work on the Project or in the business or other affairs of either of the Parties.

The award of the arbitrator, including an award for costs if applicable, shall be final and binding upon the Parties.

The provisions of the Arbitration Act, R.S.O., 1991, Chapter 17, as amended shall apply.

9. Early Termination

This MOU shall terminate automatically upon either Party providing the other Party with prior written notice of their intention to terminate this MOU given no less than one-hundred and eighty (180) days and no more than three hundred (300) days prior to the end of such calendar year. Upon such written notice of intention to terminate this MOU being given in any calendar year during the Initial Term or Extension Term, the date that is the last date of such calendar year or such date as may be otherwise agreed to by all Parties in writing, shall be the "Termination Date". In the event this MOU is terminated, any operating expenses and costs incurred by the QCA for providing services to the Municipality shall be paid by the Municipality up to and including the Termination Date.

10. Termination

Upon a termination notice being given, the QCA shall be entitled to operational and capital costs reasonably incurred up to the date of the termination notice and all ongoing fixed costs incurred in reliance on the funding commitment of the Municipality. The Municipality shall pay the QCA within thirty (30) days of termination.

11. Insurance

Both Parties agree to obtain and maintain in full force at all times, Certificates of Insurance for commercial general liability at a minimum level of five million dollars (\$5,000,000) and shall add the other Party as a named insured.

12. Execution

This MOU may be executed in counterparts in writing or by electronic signature and delivered by mail, facsimile or other electronic means, including in Portable Document Format (PDF), no one copy of which need be executed by all of the Parties, and all such counterparts together shall constitute one MOU and shall be a valid and binding agreement among the Parties hereto as of the date first above written.

13. Severability

If any term or provision of this MOU shall to any extent be held to be invalid or unenforceable, the remainder of this MOU shall not be affected thereby, and each term and provision of this MOU shall be separately valid and enforceable to the fullest extent permitted by law.

14. Successors

This MOU shall ensure to the benefit of and be binding upon Parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the Municipality and the QCA have signed this Memorandum of Understanding.

MUNICIPALITY:

Name
Position

Name
Position

I / We have authority to bind the Municipality.

QUINTE CONSERVATION AUTHORITY

Brad McNevin
Chief Administrative Officer/Secretary-Treasurer

Chris Malette
Chair

I / We have authority to bind QC.

Schedule A – Category 2 Programs and Services

(Only applicable to Centre Hastings, City of Belleville, Deseronto, Madoc, Marmora and Lake, Prince Edward County, Town of Greater Napanee and Tweed)

1. DRINKING WATER SOURCE PROTECTION

Quinte Conservation has been operating under an existing agreement to provide the Source Water Protection Part IV Enforcement services Since 2019/2020. This agreement will supersede the Existing Agreements and ensure compliance with the changes brought forward by the Province of Ontario. Schedule A Section 1 of the agreement only applies to the following municipal partners - Centre Hastings, City of Belleville, Deseronto, Madoc, Marmora and Lake, Prince Edward County, Town of Greater Napanee and Tweed.

Goals:

The goals of the service agreement between the municipality and Quinte Conservation are:

- a) To delegate Part IV responsibilities from the Municipality to the Conservation Authority by appointing the Conservation Authority to carry out enforcement under Part IV of the Act within the Municipality, and
- b) To administer and enforce Part IV responsibilities for all lands located within the Municipality's jurisdiction from the regional Quinte Conservation Risk Management Office. This includes lands within the vulnerable areas surrounding the municipal Drinking Water System.
- c) To delegate education and outreach responsibilities from the Municipality to the Conservation Authority related to *Policy-G-1: Education and Outreach* in the *Quinte Region Source Protection Plan*.

General Conditions:

- d) Under section 4 of the Act, the Quinte Conservation Authority serves as the Source Protection Authority for the Quinte Source Protection Area. Ontario Regulation 284/07 under the Act designates the participating municipalities for the Quinte Conservation Authority when it acts as the Source Protection Authority under the Act.
- e) The Act states that municipalities are responsible for Part IV enforcement of Source Protection Plans. The Act further provides that a municipality may enter into an agreement for the enforcement of Part IV by a board of health, a planning board, or a Source Protection Authority.
- f) This Agreement shall be applicable to all lands located in the Municipality that are subject to Part IV of the Act.
- g) The Conservation Authority shall faithfully carry out its duties hereunder on a fee for service basis in accordance with the Act, the Quinte Region Source Protection Plan (as amended from time to time), this Agreement, and any other applicable legislation.
- h) The Conservation Authority will appoint such Risk Management Officials and Risk Management Inspectors as are necessary pursuant to subsection 48 (2) of the Act and shall issue a certificate of appointment to the Risk Management Officials and Risk Management Inspectors as per subsection 48 (3) of the Act.
- i) The Risk Management Officials and Risk Management Inspectors will be qualified as prescribed by the Regulation.

1.1 Risk Management Official/Risk Management Inspector Services

Quinte Conservation Authority Responsibilities:

- i) Appointing Risk Management Officials and Risk Management Inspectors as necessary for the administration and enforcement of Part IV of the *Clean Water Act* (Act) under this MOU, and who are qualified in accordance with the provisions of Section 53 of the Act.
- ii) Providing Restricted Land Use mapping to the participating municipalities and establishing protocols, in consultation with municipal staff, to facilitate information sharing.
- iii) Inspecting, monitoring and ensuring compliance with prohibition policies under Section 57 of the Act and with risk management plans under Section 58 of the Act.
- iv) Reviewing all development, building permit and land use planning applications for properties within the areas designated as Restricted Land Use in the Quinte Source Protection Plan and issuing notices with respect to Restricted Land Use under Section 59 of the Act prior to those applications proceeding
- v) Negotiating or, if negotiations fail, establishing risk management plans with persons (business owners, landowners, tenants, and others) engaged or proposing to engage in an activity and at a location designated under Section 58 of the Act, as identified under the Quinte Source Protection Plan
- vi) Charging fees for the establishment of a Risk Management Plan, where negotiations have failed
- vii) Making resolutions under s.55 of the Act, as deemed necessary
- viii) Reviewing and accepting risk assessments that meet the requirements of Section 60 of the Act
- ix) Maintaining adequate records of all documents and materials used in performing the duties required under this Agreement, and in accordance with s. 54. (1) of the Act and making records available to the public when required to do so and to the Participating Municipalities on request
- x) Preparing documentation for and making provisions for staff to attend Ontario Land Tribunal Hearings if required
- xi) Using powers of entry on properties where required, as detailed in Section 62 of the Act, and obtaining inspection warrants from a court when required
- xii) Issuing orders and notices and exercising any other powers set out under Part IV of the Act to ensure compliance with the Quinte Source Protection Plan
- xiii) Reporting annually on activities to the Participating Municipalities and Source Protection Authority as required under the Act

Participating Municipalities Responsibilities:

Circulate to the Risk Management Official the following items for review and response for properties within the areas designated as Restricted Land Use in the Quinte Source Protection Plan:

- i) building permit applications and preliminary inquiries for building permits
- ii) municipal by-laws that potentially impact land use activities
- iii) land use planning proposals and applications
- iv) other inquiries and applications relating to changes in land use activities

1.2 Source Protection Education and Outreach

Objective 1 - General Awareness

- Increase general awareness of the overall Source Protection Program

Objective 2 - Municipal Water System Customers

- Increase awareness of municipal drinking water systems among all municipal water users, with a focus on where water comes from, how it is treated to ensure it is safe to drink, and the connection between land use practices and water quality.

Objective 3 - Best Management Practices

- Facilitate best management practices on private properties by providing information and motivating behavioural changes regarding drinking water threats set out in the Quinte Region Source Protection Plan.
- Update and development of outreach materials for significant drinking water threats, as needs arise. Creation and distribution of promotional material.
- Updates to the Quinte Conservation Source Water Protection website page, as required.
- Provide information and links to municipalities for website and newsletters.
- Distribution of material through mail outs and door-to-door delivery as required.
- Make use of municipal opportunities for distribution of information.
- Use of Quinte Conservation social media (e.g. Facebook).
- Incorporation of Source Protection messaging at appropriate events (e.g., Plowing match, trade shows, municipality-hosted event upon request).
- A continued support system for the municipalities and public for queries about Source Protection.
- A continued support system for the Risk Management Officials.
- Reporting - Quarterly reporting to the QC Board of Directors, annual report to Municipalities.

2. MOIRA LAKE WEIR INSTALLATION (DOWNY'S RAPIDS)

Quinte Conservation staff install, remove, and maintain a seasonal recreation weir at the outlet of Moira Lake. This weir is an important structure to ensure residents of Centre Hastings can enjoy the lake throughout the summer. All expenses for the installation, removal and maintenance are covered by the Municipality of Centre Hastings. Quinte Conservation's 10-year capital asset management plan for our water management structures includes the Moira Lake weir.

3. STOCO LAKE WEIR INSTALLATION

Quinte Conservation staff install, remove, and maintain a seasonal recreation weir at the outlet of Stoco Lake. The weir is an important structure to ensure residents of Tweed can enjoy the lake throughout the summer. All expenses for the installation, removal and maintenance are covered by the Municipality of Tweed. Quinte Conservation's 10-year capital asset management plan for our water management structures includes the Stoco Lake weirs.

4. BELLEVILLE ICE CONTROL STRUCTURES

Quinte Conservation staff maintain the Belleville Ice Control Structures on the Moira River in the City of Belleville. These structures maintain head-ponds to promote formation of a solid ice sheet in the winter, the ice sheet insulates the river, reducing frazil ice generation. The ice booms hold the ice sheet in place to reduce potential ice jamming. All expenses related to testing of low flow valves, vegetation clearing, in-water inspections of the ice booms, replacement of deteriorated components, and fastening, clearing, and repositioning of the booms are covered by the City of Belleville. Quinte Conservation's 10-year capital asset management plan for our water management structures includes the Belleville Ice Control Structures.

Schedule B – Category 3 Programs and Services

1. SURFACE WATER QUALITY MONITORING PROGRAM

Surface water quality monitoring at 322 baseflow sites, 9 Long-term Monitoring Open water sites, 4 tributary sites (in addition to PWQMN), Lake Ontario nearshore water monitoring at area beaches, coastal wetland monitoring of Bay of Quinte Area of Concern, benthic monitoring at 48 OBBN sites across the watersheds. Costs include staff, equipment and calibration, sampling, analysis, and reporting. The information is used for watershed report cards and watershed project prioritization as part of the mandatory reporting requirements to the province.

2) EDUCATION AND OUTREACH SERVICES

The portion of the education and outreach program not directed to mandated programs primarily centered on watershed and natural environment curriculum. These are curriculum-based education programs for elementary and secondary students. These programs focus on local watersheds, ecosystems, and environmental issues. Programs take place at schools (indoors and outdoors), field trips to conservation areas and community parks and through online learning.

Education and outreach programs and community events to assist in achieving the objectives of the conservation authority. These programs are open to people of all ages.

3) LANDOWNER STEWARDSHIP SERVICES

The stewardship and restoration services have some key components: one-on-one technical assistant to watershed landowners, connecting landowners with cost-share funding, and the reforestation services. These projects reduce the risk to life and property from natural hazards, protect water quality and quantity, improve forest conditions, increase biodiversity, and make the watersheds more resilient to climate change. These services when applied across the entire watershed improve the health of the entire system. Examples include the annual native plant and wildflower sales, private land stewardship including tree planting, guided conservation area field trips, webinars, 50 Million Tree program, etc.

3.1 Private Land/Rural Stewardship Program

Our program is designed to work with property owners to implement Best Management Practices to mitigate flood and erosion hazards, improve and protect water quality, restore floodplains and river valleys, reduce nutrient contamination, restore, and enhance wetlands to reduce flooding peaks and augment low flow, management of terrestrial non-native invasive species, protect groundwater, and improve aquatic species at risk habitat. Includes partnership programs with Lower Trent CA. Apply for and manage external funding, promote private land stewardship, outreach, provide technical advice and design assistance, participation on technical working groups, etc.

3.2 Tree Planting and Forestry Services

Forestry services including initial site visit to determine if landowners would qualify for a large-scale tree planting and then pass them onto the 50-Million Tree Program local delivery agent. Private woodlot stewardship, technical assistance, link to funding programs to maintain form and function of watershed forest cover. Our goal will be to build on this service in partnership with other lead agencies.

4) DEPOT LAKES CAMPGROUND

Operate a campground and associated facilities at the Depot Lakes Conservation Area in Verona (Township of Central Frontenac) that provides seasonal and interior camping opportunities. This service operates on a cost recovery basis.

5) GREEN ENERGY PROGRAM MCLEOD DAM HYDRO FACILITY

Own and operate a hydro facility and associated infrastructure at an existing water control structure within the City of Belleville. McLeod Dam Hydro Facility was established in 2008 to provide power to 400 homes. The facility has a Feed In Tariff (FIT) contract until August 2028 and a loan set to expire in November 2028. As a member of the Ontario Waterpower Association (OWA) we have been actively participating in the discussions regarding contract renewal for the sale of the energy produced.

**The Corporation of The
Township of North Frontenac**

By-law #67-23

Whereas it is deemed expedient in the interest of The Corporation of the Township of North Frontenac, hereinafter called 'The Corporation', that part of the 66' original shore road allowance described in Schedule "A" attached hereto be permanently closed, and the land sold to the adjoining owner(s) as they may direct;

And Whereas notice of this By-law has been posted at least ten days prior to the meeting, at the Municipal Office; on the Township Website; and on the said road allowance;

And Whereas Council for The Corporation has heard in person, all persons claiming that their land will be prejudicially affected and who applied to be heard.

Now Therefore the Council of The Corporation enacts as follows:

1. Those parts of the 66' original shore road allowance described in Schedule "A" be and the same are hereby permanently closed.
2. Those parts of the said 66' original shore road allowances shall be sold to the adjoining owner(s) as follows:
 - a) **Part 1 on Registered Plan 13R-22967** as a lot addition to the lands described as PIN 36178-0015(LT) for the purchase price of \$1,723.75 plus \$224.08 HST for a total of \$1,947.83 (Kashwakamak Lake);
 - b) **Part 1 on Registered Plan 13R-22976** as a lot addition to the lands described as PIN 36178-0079(LT) for the purchase price of \$1,902.91 plus \$247.37 HST for a total of \$2,150.28 (Kashwakamak Lake).
3. The Mayor or Deputy Mayor and the Clerk or Deputy Clerk of The Corporation are hereby authorized to sign or execute such deeds or other documents as may be necessary to effect conveyance of that part of the said 66' original shore allowance described in Schedule "A".
4. The Clerk shall cause a certified copy of this By-law to be registered on the title to that part of the 66' original shore road allowance hereby permanently closed.
5. This By-law shall come into force and take effect upon registration of a certified copy of this By-law pursuant to the Municipal Act Section 34, Subsection 1.

Read a first and second time this 13th day of October, 2023.

Read a third time and finally passed this 13th day of October, 2023.

Mayor

Clerk

SCHEDULE 'A'

All That Part of the Shoreline Road Allowance around Kashwakamak Lake, lying in front of Lot 12, Concession 6, geographic Township of Barrie, Township of North Frontenac, County of Frontenac being, Part 1 on Registered Plan 13R-22967 (Kashwakamak Lake);

All That Part of the Shoreline Road Allowance lying in front of Lot 326, Registered Plan 1045, geographic Township of Barrie, Township of North Frontenac, County of Frontenac being, Part 1 on Registered Plan 13R-22976 (Kashwakamak Lake).

The Corporation of the Township of North Frontenac

By-Law #68-23

Being a By-law to Establish as a Highway a Portion of South Bush Road; a Portion of Shabomeka Lake Road; a Portion of Smith Road; and a Portion of Folger Road

Whereas the Municipal Act, 2001, S.O. 2001, c.25, Section 27 provides for a municipality to pass by-law in respect of a highway if it has jurisdiction over the highway;

And Whereas the Municipal Act, 2001, S.O. 2001, c.25, Section 31 provides that land may become a highway by virtue of a by-law establishing the highway;

Now Therefore the Council for the Corporation of the Township of North Frontenac enacts as follows:

1. **That** a road located in Part of the E1/2 Lot 21, Concession 3, Geographic Township of Palmerston, more specifically described as Part 2 on Registered Plan 13R-22918 is hereby established as a public highway;
2. **That** a road located in Part of Block A, Plan 522, Geographic Township of Barrie, more specifically described as Part 4 on Registered Plan 13R-22870 is hereby established as a public highway;
3. **That** a road located in Part of Lots 25&26, Plan 1619, Geographic Township of Barrie, more specifically described as Part 8 on Registered Plan 13R-22870 is hereby established as a public highway;
4. **That** a road located in Lot 20, Concession 8, Geographic Township of Clarendon, more specifically described as Part 3 on Registered Plan 13R-22844 is hereby established as a public highway;
5. **That** a road located in Lot 31, Concession 3, Geographic Township of South Canonto, more specifically described as Parts 1, 3 and 4 on Registered Plan 13R-22685 is hereby established as a public highway;
6. **That** this By-law be registered on title at the Land Registry Office in Kingston, Ontario;
7. **That** this By-law shall come into force and take effect upon registration of this By-law.

And That all resolutions, by-laws or parts of by-laws, which are contrary to or inconsistent with this by-law, are hereby repealed.

Read a first and second time this 13th day of October, 2023.

Read a third time and passed this 13th day of October, 2023.

Mayor

Clerk

The Corporation of the Township of North Frontenac

By-law #69-23

Being a By-law to Appoint Auditors for the Corporation of the Township of North Frontenac

Whereas Section 296(1) of the *Municipal Act, S.O.2001, c.25* and amendments thereto (Municipal Act) provides a municipality shall appoint an auditor licensed under the Public Accountancy Act, 2004 who is responsible for a) annually auditing the accounts and transactions of the municipality and its local boards and expressing an opinion on the financial statements of these bodies based on the audit; and b) performing duties required by the municipality or local board;

And Whereas Section 296(3) of the Municipal Act provides that an Auditor of a municipality shall not be appointed for a term exceeding five years;

And Whereas the Council of the Corporation of the Township of North Frontenac deems it necessary and expedient to appoint Auditors;

Now Therefore the Council of the Corporation of the Township of North Frontenac enacts as follows:

That the firm of KPMG LLP Chartered Accountants, Kingston be appointed as Municipal Auditors for the Township of North Frontenac;

And That this appointment shall be for a five year term commencing 2023 up to and including 2027 Audit Year based on KPMG Chartered Accountant's proposal submitted September 14, 2023;

And That all resolutions, by-laws or parts of by-laws, which are contrary to or inconsistent with this by-law, are hereby repealed;

And That this By-law shall come into force and take effect on the date of final passing.

Read a first and second time this 13th day of October, 2023.

Read a third time and passed this 13th day of October, 2023.

Mayor

Clerk

The Corporation of the Township of North Frontenac

By-Law #70-23

Being a By-law to Amend By-law #55-19 To Regulate the Use of Land, Building and Structures within the Township (Zoning By-law) and to Update Provisions based on an Administrative Review (Housekeeping Amendments)

Whereas Council passed By-law #55-19 on July 5, 2019 to Regulate the Use of Land, Building and Structures within the Township of North Frontenac;

And Whereas Council deems it necessary to amend By-law #55-19, to update sections of the Zoning By-law through a housekeeping amendment with respect to several minor corrections and administrative changes for clarification;

Therefore Be It Resolved That the Council of The Corporation of the Township of North Frontenac enacts as follows:

1. The Land Use Schedule of Township of North Frontenac Zoning By-Law #55-19, as amended, is hereby further amended as follows:
 - a) The Land Use Schedule, as amended, is hereby further amended to change the zoning of a parcel located on the subject lands legally described as Part Lots 21, 22 and 23, Concession 9, Part Lots 20, 21 and 22, Concession 10, Geographic Township of Barrie, Township of North Frontenac, municipally known as no municipal address Gutheinz Road, from Rural (R), Limited Service Rural (LSR), Residential Waterfront (RW) and Limited Service Waterfront (LSW) Zones to Recreational Commercial (RC) Zone, as shown on Schedule 1 attached to and forming part of By-Law #70-23
 - b) The Land Use Schedule, as amended, is hereby further amended to change the zoning of property legally described as Part Lot 3, Concession 1 Crotch Lake, Geographic Township of Palmerston, Township of North Frontenac, municipally known as no municipal address Crotch Lake, from having no zone to Crown (CROWN) Zone, as shown on Schedule 2 attached to and forming part of By-Law #70-23
 - c) The Land Use Schedule, as amended, is hereby further amended to change the zoning of property legally described as Part Lot 32, Concession 9, Part 3 on Registered Plan 13R4988, Geographic Township of Barrie, Township of North Frontenac, municipally known as 1679 Marble Lake Road, from Rural (R) to Mineral Aggregate Extraction (MXE), as shown on Schedule 3 attached to and forming part of By-Law #70-23
 - d) The Land Use Schedule, as amended, is hereby further amended to change the zoning of property legally described as Part Lot 13, Concession 1, Part 1 on Registered Plan 13R11787, Geographic Township of Barrie, municipally known as 1694 Gull Lake Road, from Residential Waterfront (RW) Zone to Recreational Commercial (RC) Zone, as shown on Schedule 4 attached to and forming part of By-Law #70-23
 - e) The Land Use Schedule, as amended, is hereby further amended to change the zoning of property legally described as Part Lot 13, Concession 1, Parts 1 to 4 on Registered Plan 13R1916, Parts 1 to 4 on Registered Plan 13R6524, Geographic Township of Barrie, municipally known as 1692 Gull Lake Road, from Residential Waterfront (RW) Zone to Recreational Commercial (RC) Zone, as shown on Schedule 4 attached to and forming part of By-Law #70-23
 - f) The Land Use Schedule, as amended, is hereby further amended to remove the "Waste Management Facility" from Ardoch Road (Coxvale), as shown on Schedule 5 attached to and forming part of By-Law #70-23
2. Township of North Frontenac Zoning By-Law #55-19, as amended, is hereby further amended as follows:

a) **Amend** Part 2 - Definitions of By-law #55-19 as follows:

1) The following new definitions be inserted alphabetically as follows:

- **Animal Sanctuary** means a building, structure, or land for the purpose of providing a place of refuge for animals and does not include the sale or trade of animals, breeding programs, or animal testing.
- **Boat, Non-motorized** – see Non-motorized Boat.
- **Building Footprint** means all parts of a building that rest, directly or indirectly, on the ground, including those portions of the building that are supported by posts, piers, cantilever beams, or columns. Building footprint includes all structures attached to a main building including attached garages, covered carports, porches, decks, and cantilevered decks.
- **Cheese Factory, Tourist Oriented** means a commercial establishment that stores, processes, sells or distributes cheese and cheese products produced on site. This may also include an accessory on site retail outlet and accessory food and beverage service.
- **Float Home** means a structure built on or incorporating a floatation system, or a converted vessel, that is primarily used as a self-contained dwelling unit, or any other form of accommodation or habitable space, and is not intended for navigation or use as a navigable craft.
- **Footprint** – see Building Footprint
- **Habitable Space** means any room/area within a structure used or intended to be used for human occupancy.
- **Holding Tank** means a closed, water-tight receptacle that is designed and used to receive and store sewage or septic tank effluent, and does not discharge waste water.
- **Live-Aboard** means a vessel that is used as a dwelling unit or any form of accommodation or human habitation, and is used for navigation or as a navigable craft.
- **Non-motorized Boat** means a watercraft not equipped with, powered or modified to be powered by a motor (e.g., canoe, kayak, paddle boat or stand-up paddle board).
- **Outhouse** – see Privy.
- **Privy** means a latrine consisting of an excavation in the ground or a removable receptacle for human waste, surmounted by a superstructure and meets the criteria of a Class 1 Sewage System under the Ontario Building Code.
- **Sewage Systems**
 - (a) **Communal Services** means sewage works and sewage systems that provide for the distribution, collection or treatment of sewage or water and which:
 - i) Are not connected to full municipal sewage services;
 - ii) Are for the common use of more than **five (5)** residential units/lots; and
 - iii) Are owned, operated, and managed by a Municipality or, another public body; **or** a condominium corporation or single owner which has entered into an agreement with the Township or public body, pursuant to Section 51 of the Planning Act, providing for

Municipal/public body assumption of the communal services in the event of default by the owner.

(b) **Individual On-Site Systems** means individual, autonomous sewage systems that are owned, operated and managed by the owner of the property upon which the system is located, and which do not serve more than five (5) residential units/lots but does not include a privy.

(c) **Partial Services** means connection to one communal service where the other connection will be to an individual on-site system.

- **Vessel** means a boat, ship or craft designed, used or capable of being used solely or partly for navigation in, on, through, or immediately above water, without regards to method or lack of propulsion, and includes a vessel under construction.

- **Water Systems**

(a) **Communal Services** means works, that provide for the distribution, collection and/or treatment of water which:

- i) Are not connected to full municipal water services; and
- ii) Are for the common use of more than **five (5)** residential units/lots: and
- iii) Are owned, operated, and managed by a Municipality, or another Public Body; **or** a condominium corporation or single owner which has entered into an agreement with the Township or public body, pursuant to Section 51 of the *Planning Act*, providing for Municipal/public body assumption of the communal services in the event of default by the owner.

(b) **Individual On-Site Services** means an individual, autonomous water supply that is owned, operated, and managed by the owner of the property upon which the system is located, and which does not serve more than **five (5)** residential units/lots.

(c) **Partial Services** means connection to one communal service where the other connection will be to an individual on-site system.

2) Delete and Replace the following definitions:

- Backyard Chickens definition be deleted and replaced with the following new definition:

Backyard Chickens means female chickens (hens) kept on a residential lot.

- Boathouse/Boat Port definition be deleted and replaced with the following new definition:

Boathouse / Boat Port Means a one-storey accessory building with a maximum height of 4.5 metres that does not contain habitable living space or plumbing, has an opening to the water body of an appropriate size to accommodate a boat and is connected to the water body by a boat slip, boat lift, or marine railway

- Dwelling Unit definition be deleted and replace with the following new definition:

Dwelling Unit means a building or structure or part of a building or structure occupied or capable of being occupied as the home or residence of one or more persons, where food preparation and sanitary facilities are provided, but shall not include a hotel, motel,

accommodation unit or similar commercial use of a private or semi-private institution.

- Lot Coverage definition be deleted and replaced with the following new definition:

Lot Coverage means the percentage of the lot area covered by the footprint of all buildings and structures, including without limitation decks and viewing platforms located on the lot

- Marine Storage Shed definition is deleted and replaced with the following new definition:

Marine Storage Shed means a non-habitable, single storey structure and is located within the water body setback.

- Public Service Use definition be deleted and replaced with the following new definition:

Public Service Use means a building, structure or lot used for public services by any public authority, any telephone, communications or railway company, any company supplying natural gas, Ontario Power Generation, Hydro One Networks Inc., any Conservation Authority, Public Utilities Company or similarly recognized agencies. This definition shall include an ambulance facility, fire station, institutional service use, police station, public boat launch and municipal office.

- Refreshment Vehicle definition be deleted and replaced with the following new definition:

Refreshment Vehicle means any vehicle, trailer, cart or other structure not placed on a permanent foundation which is equipped for cartage, storage and the preparation of food stuffs, beverages, confections and such items are offered directly for consumption to the general public; including a chip wagon, an ice cream truck, a mobile canteen and other refreshment vehicles.

- Sleep Cabin definition be deleted and replaced with the following new definition:

Sleep Cabin means a single storey accessory building or structure with a minimum of 10 square metres and a maximum of 19 square metres in building footprint, located on the same lot as the principal building or structure, the accessory use being for sleeping accommodation on an occasional basis. A sleep cabin may include toilet and sink only.

- Viewing Platform definition be deleted and replaced with the following new definition:

Viewing Platform means a freestanding deck or area constructed out of permeable material including interlocking concrete pavers, plastic or concrete grid systems, decking or material deemed satisfactory to the Township, with no roof and unenclosed sides but may have a guard and spindle system if required.

3) Sewage and Water System Definition be deleted in its entirety.

b) **Amend** Part 3 – General Provisions of By-law #55-19 as follows:

- 1) Section 3.1.1 General – subsection (f) and (g) be deleted and insert the following new text:

f) In the case of buildings and structures in a residential zone which are accessory to a principal use, the combined lot coverage for all such

accessory buildings and structures shall not exceed five percent (5%) of the lot area;

g) In the case of commercial and industrial Zones, the combined lot coverage of all accessory buildings or structures shall not exceed five percent (5%) of the lot area, unless otherwise specified in this By-law;

- 2) Section 3.1.1 General – insert a new subsection (n) and insert the following new text:

n) Unless otherwise specified in this By-law, no accessory use, building or structure shall be erected closer than 7 metres to any Township Road.

- 3) Section 3.1.1 General – Subsection (c) iv) be deleted in its entirety and the remainder of Section 3.1.1 be renumbered accordingly.

- 4) Section 3.1.2 Boathouses, Docks, Waterfront Structures and Pump Houses the title be deleted in its entirety and insert the following new text
Boathouses, Docks, Waterfront Structures, Marine Storage Sheds and Pump Houses

- 5) Section 3.1.2 Boathouses, Docks, Waterfront Structures and Pump Houses insert the following new text after the first paragraph and before subsection (a):

A permit from the Conservation Authority may be required and therefore they should be consulted prior to the construction of any dock. In addition, depending on the scale of the proposal, permission may also be required from the Ministry of Natural Resources and Forestry, and/or the Department of Fisheries and Oceans Canada.

- 6) Section 3.1.2 Boathouses, Docks, Waterfront Structures and Pump Houses delete the following:

A maximum of one (1) boathouse and one (1) dock are permitted on each lot subject to the following:

- 7) Subsection 3.1.2 a) Boathouses insert new subsections v) and vi) and insert the following new text:

v) Boathouses shall not be permitted to include any plumbing or contain other accessory uses including a sauna;

vi) A maximum of one (1) Boathouse/Boat Port is permitted on each lot.

- 8) Between Subsections 3.1.2 a) Boathouses and 3.1.2 b) Docks the following be deleted in its entirety:

At capacity lake trout lakes include Reid Lake (Boundary Lake), Lucky Lake, Mackie Lake, Camp Lake (Little Mackie), Big Ohlmann Lake (Rock Lake), Mosque Lake, Kishkebus Lake, Shabomeka Lake (Buck Lake), Little Green Lake, Buckshot Lake, Round Schooner Lake. Lake trout lakes not at capacity include Brule Lake, Mazinaw Lake, and Palmerston. At capacity lake, not identified as a lake trout lake include Mississagagon Lake.

- 9) Subsection 3.1.2 b) Docks add new subsection ix) and insert the following new text:

ix) A maximum of one (1) Dock is permitted on each lot.

- 10) Between Section 3.1.2 b) Docks and 3.1.2 c) Waterfront Structures delete the following:

A permit from the Conservation Authority may be required and therefore they should be consulted prior to the construction of any dock. In addition, depending on the scale of the proposal, permission may also be required from the Ministry of Natural Resources and Forestry, and/or the Department of Fisheries and Oceans Canada

- 11) Subsection 3.1.2 c) Waterfront Structures i) be deleted and insert the following new text:
 - i) Waterfront structures which are unattached to a main building shall not exceed a combined footprint of more than 20 square metres for all structures within the 30 metre setback from the high-water mark.
- 12) Subsection 3.1.2 c) Waterfront Structures iii) be deleted and insert the following new text:
 - iii) All waterfront structures shall be setback a minimum of 15 metres from the high-water mark with the following exceptions:
 - a. A viewing platform with an area not exceeding 13 square metres shall be permitted with no waterbody setback;
 - b. A gazebo with an area not exceeding 13 square metres shall be permitted with a minimum of 5 metres of waterbody setback;
 - c. A storage structure for non-motorized crafts with an area not exceeding 5 square metres shall be permitted with a minimum of 3 metres of waterbody setback.
- 13) Subsection 3.1.2 d) Pump Houses subsections i) and ii) be deleted and insert the following new text:
 - i) No waterbody setback is required for a pump house;
 - ii) Maximum building footprint of a pump house is 1 square metre;
- 14) Insert a new subsection 3.1.2 e) Marine Storage Shed and insert the following new text:
 - i) A maximum of one (1) marine storage shed shall be permitted on each lot
 - ii) A marine storage shed shall not be permitted on a lot which a boathouse is located.
 - iii) The maximum footprint of a marine storage shed shall be 15 square metres.
 - iv) The maximum height of a marine storage shed shall be 3 metres, and limited to a single storey.
 - v) A marine storage shed shall have a minimum waterbody setback of 15 metres.
 - vi) A marine storage shed is not permitted to have any habitable space.
- 15) Subsection 3.1.4 Sleep Cabin/Loft-Above-a-Garage subsections b) and c) be deleted and insert the following new text:
 - b) A sleep cabin or a loft-above-a-garage shall have a minimum footprint of 10 square metres and shall not exceed 19 square metres in footprint;
 - c) A sleep cabin or a loft-above-a-garage may be equipped with a toilet and sink only, provided the associated sewage system is approved by the designated septic approval authority and the sleep cabin or loft-above-a-garage is located outside of the 30 metre waterbody setback. A sleep cabin/loft-above-a-garage shall not have any kitchen facilities;

- 16) Insert a new subsection 3.1.5 Sewage Systems and insert the following text:

Notwithstanding any other provision of this By-law, all sewage systems shall be subject to the following provisions:

- (a) A Class 1 sewage system (privy) shall be setback a minimum of 15 metres from the high-water mark of all waterbodies/ watercourses/ wetlands. This minimum setback shall only apply where it is not possible to meet the 30 metre waterbody setback.
- (b) All sewage systems other than a Class 1 sewage system shall be setback a minimum of 30 metres from the high-water mark of all wetlands/ waterbodies/ watercourses.
- (c) All other setbacks for a sewage system shall be in accordance with the Ontario Building Code.
- (d) A sewage system is permitted to be located in the front yard where the front yard is on a Township Road or private lane.
- (e) A sewage system is permitted on a vacant lot, provided that the sewage system meets all setback provisions of this zoning by-law, the provisions of the Ontario Building Code, and has a permit issued by the designated septic approval authority.
- (f) An existing holding tank may be replaced in the same location with an increase in footprint and/or volume, if required.

- 17) Section 3.4 Bed and Breakfast subsection a) iv) be deleted and insert the following new text:

- iv) The requirements for the provision of off-street parking spaces shall be in accordance with Sections 3.31 and 3.32 of this By-law;

- 18) Section 3.13 Established Building Line in Built-Up Area be deleted and insert the following new text:

Despite any yard and setback provisions of this By-law to the contrary, where a permitted building or structure is to be erected on a non-waterfront lot or on the non-waterfront side of a waterfront lot, where there is an established building line extending on both sides of the lot on the same side of the street to a maximum total distance of 200 metres, such permitted building or structure may be erected closer to the street line, or the centre line of the street as the case may be, than required by this By-law provided such permitted building or structure is not erected closer to the street line or the centre line of the street, as the case may be, than the established building line. All other provisions of this By-law shall apply.

- 19) Section 3.15 Fences insert the following new introductory text after the title and before sub-section (a):

Notwithstanding any other provision of this By-law, all fences shall be subject to the following provisions:

- 20) Section 3.16 Frontage and Access the second paragraph be deleted in its entirety and insert the following new text:

(a) **Water Access Lots**

- i) Notwithstanding the foregoing, this provision shall not apply to any permitted use on an island or water access lot. For island or water access lots no parking is required on the principal lot provided that adequate vehicular parking area and boat launching facilities are provided on the mainland.

- ii) The requirements below for mainland parking area and boat launching facilities access shall not apply to an existing island or water access lot; however, the creation of any new water access lot shall be in accordance with the following provisions:
 - 1) A minimum of two parking spaces shall be required for each dwelling unit, in accordance with Sections 3.31 and 3.32 of this By-law.
 - 2) Legal use of mainland parking area and boat launching facilities shall be tied in perpetuity (legal agreement registered on title) to the water access lot(s) for which the building permit is sought.
 - 3) The mainland area used for parking and boat launching facilities shall have sufficient size for parking and sufficient water frontage for boat dockage on the same lot.
 - 4) The parking area shall be setback a minimum of 15 metres from the high-water mark.

(b) Provincial Highways

All development adjacent to any Provincial Highway is subject to the requirements and permits of the Ministry of Transportation.

(c) Township Roads

Lots which have frontage along a public street shall be required to obtain an entrance permit and civic address number subject to the requirements of the Entrance By-law and Civic Addressing By-law.

(d) Private Lanes/Rights-of-Way/Easements

All newly created lots that will be accessed by a private lane/right-of-way/easement shall be subject to the Private Lane Policies contained in the Township of North Frontenac Official Plan.

- 21) Section 3.17 Garden Suites delete subsections c), d), f) and h) and insert the following new text:

- (c) The maximum footprint of the garden suite shall be 50 square metres;
- (d) The maximum height of a garden suite shall be 6 metres or the average height of the main buildings on the subject lot, whichever is the lesser;
- (f) The garden suite shall be located in a rear or interior side yard and shall meet the minimum yard requirements and maximum accessory lot coverage requirements set out in the corresponding Zone;
- (h) A garden suite shall not be permitted on a waterfront lot.

- 22) Section 3.18 Hazardous Sites delete the following:

Notwithstanding any other provisions in the By-law, no building or structure, or sewage tank installation including the weeping tile field, shall be located within 15 metres from the top of bank of any embankment, the slope of which is greater than 30% from horizontal. A reduction in this setback shall only be considered through an application for minor variance or Zoning By-law amendment, and shall be supported by an appropriate assessment of the slope by a qualified professional.

- 23) Section 3.19 Hobby Farms delete subsections e) and f) and insert the following new text:

- (e) The livestock facility shall comply with the Minimum Distance Separation requirements as defined by the Ontario Ministry of Agriculture, Food and Rural Affairs; and

- (f) On lots abutting a waterbody, all buildings, structures, yards, pens and areas intended for livestock shall be located a minimum of 150 metres from the high water mark of all waterbodies.

- 24) Section 3.20 Holding Provisions delete the first paragraph and insert the following new text:

Where any Zone symbol as shown on the attached schedules is followed by the symbol 'H', this signifies that the use of the land is restricted. The holding classification added to a given zone shall prohibit development of the land until such time as the policies of the Official Plan related to holding zones are complied with. While a holding zone is in effect only existing uses, and uses specifically identified in the individual holding zone, are permitted and no person shall use the land for any new use or erect, alter or enlarge any building or structure on said land until such time as the holding symbol has been removed by the Township in accordance with the provisions of the Planning Act.

- 25) Section 3.21 Home Based Business, delete subsection b) iii), iv) and ix) and replace with the following new text:

- iii) No more than two (2) home-based businesses shall be permitted on a single lot;
- iv) Not more than twenty-five percent (25%) of the gross floor area of a dwelling unit, up to a maximum of 50 square metres, or up to a maximum of 50 square metres of an accessory building, may be used for home-based business purposes. Where two (2) home-based businesses exist on a single lot, the maximum gross floor area used for the combined businesses shall not exceed a maximum of 50 square metres;
- ix) Parking shall be provided in accordance with Sections 3.31 and 3.32 of this By-law.

- 26) Section 3.23 Kennels delete the text in its entirety and insert the following new text:

Unless otherwise indicated in Zoning By-law #55-19, provisions regarding the placement of kennels on individual lots shall be governed by the Township of North Frontenac Animal Control By-law, as amended from time to time.

- 27) Section 3.24 Legal Non-Conforming Uses and Non-Complying Structures, subsection d) i) be deleted and insert the following new text:

- i) Expand, enlarge or increase the height, size, volume, footprint or gross floor area of the original non-complying building or structure or sewage system; or

- 28) Subsection 3.24 Legal Non-Conforming Uses and Non-Complying Structures, insert a new subsection d) iii) and insert the following text:

- iii) An increase in volume of an existing non-complying/non-conforming building or structure due to the replacement and/or addition of windows (e.g., dormer windows, bay windows) is permitted without planning approvals provided the addition of these windows does not have the effect of increasing the gross floor area of the building or structure.

- 29) Section 3.24 Legal Non-Conforming Uses and Non-Complying Structures, subsection e) delete the title and insert the following text:

Existing Undersized/Undeveloped Lots

- 30) Section 3.24 Legal Non-Conforming Uses and Non-Complying Structures, delete subsection e) iii) and re-number the remainder of sub-section (e).
- 31) Section 3.25 Live/Work Units, subsection h) be deleted and insert the following new text:
- (h) Sufficient parking to meet the needs of the business and residential uses, in compliance with Sections 3.31 and 3.32 of this By-law, shall be accommodated on the subject property.
- 32) Section 3.26, subsection d) be deleted and insert the following text:
- (d) The loading space requirements stated above shall apply to areas of any expansion or enlargement to such buildings or structures for which building permits have been issued after the date of passing of this By-law.
- 33) Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks, subsection a) Livestock Facility, Manure Storage and Anerobic Digester insert the following new text:
- iii) Where development of a sensitive land use is proposed on a vacant lot of record having an area of 2 hectares (5 acres) or less MDS 1 shall not apply.
- 34) Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks, subsection c) Pits and Quarries delete subsection ii) and insert the following new text:
- ii) The influence area from around a pit shall be 300 metres measured from the property line of a sensitive land use and the license boundary of the pit.
- 35) Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks, subsection c) Pits and Quarries insert the following new text:
- vi) Where development of a sensitive land use is proposed on a vacant lot of record located within a defined settlement area and within the influence area of an existing pit, an impact assessment (D-series guidelines) shall not be required prior to the issuance of a building permit.
 - vii) Where development of a sensitive land use is proposed on a vacant lot of record having an area of 1.0 hectares (2.47 acres) or less and located within the influence area of an existing pit, an impact assessment (D-series guidelines) shall not be required prior to the issuance of a building permit.
 - viii) An impact assessment (D-series guidelines) shall be required for all newly created lots within the influence area of either a pit or quarry.
- 36) Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks, subsection f) Wetlands delete subsections i) and ii) and insert the following new text:
- i) All buildings/structures shall be setback a minimum of 30 metres from the boundary of all wetlands.
- 37) Section 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks, subsection g) Setback from Provincial Highways, Township Road and Private Lanes/Right of Way, delete subsection ii) and iii) and insert the following new text:
- ii) The setback for all buildings and structures on lots abutting a Township Road shall be 7 metres.

- iii) The setback for buildings or structures on lots abutting (or bisected by) a private lane/right of way shall be 7 metres for the main use and 3 metres for any accessory use, measured from the edge of the travelled portion of an un-surveyed lane or from the surveyed edge of the right-of-way, whichever is greater.

38) Section 3.28 Natural Heritage Features and Areas delete the following text:

- (a) Areas of Natural and Natural Interest (ANSI) 120 metres

Permission is required from the Mississippi Valley Conservation Authority (MVCA) under MVCA Regulation 153/06 – “Development, Interference with Wetlands and Alterations to Shorelines and Watercourses” for the following:

- a) Alterations to shorelines and watercourses;
- b) Interference within 120 metres of a PSW;
- c) Interference within 30 metres of an MVCA Regulated Wetland.

39) Section 3.29 Natural Vegetation Buffer and Waterfront Activity Areas, first paragraph, be deleted and insert the following new text:

The area from the high water mark extending inland a depth of a minimum of 15 metres, for the entire width of the lot, shall be maintained with natural vegetation in accordance with Section 3.29.1 below, subject only to the limited exception of a waterfront activity area as described in Section 3.29.2 below.

40) Section 3.31 Parking and Storage of Motor Vehicles, subsections h), and i) be deleted and insert the following new text:

- (h) Except where permitted elsewhere in this By-law, the required parking for residential uses of land shall be provided on the same lot as the dwelling unit. In all other Zones, parking shall be provided within 100 metres of the building or lot it is intended to serve, subject to an agreement, deed or renewable lease which provides for same.
- (i) Parking for a water access only lot or a lot on an island shall be provided on the mainland at a secure access point on the same water body. Each required parking space shall be tied in perpetuity to the water access or island lot by means of a legal agreement registered on title or other legal instrument acceptable to the Township.
- (j) Despite Section 3.32, if the calculation of the minimum parking space requirement results in a fraction, the minimum requirement shall be the next higher whole number. (e.g. 7.23 spaces shall be deemed to require 8 parking spaces).

41) Section 3.32 Parking Requirements, Schedule for Parking Requirements, table one (1) section:

- a) Residential- Other under use insert the following new text in alphabetical order:

Garden Suite; and

- b) Water access only lots and islands under Maximum Number of Required Parking Spaces delete the text and insert the following new text:

Two (2) parking spaces per dwelling unit shall be provided on the mainland of the same waterbody in a designated parking area secured through a legal agreement to serve water access only or island lots.

42) Section 3.34 Permitted Projections insert the following new text at the end of the section:

No structure permitted to project into any required yard as set out in Table 2 shall be permitted to encroach into the minimum required waterbody/wetland setback [See also Section 3.27 Minimum Distance Separation, Influence Areas, and Special Setbacks].

c) **Amend** Part 4 – Zones of By-law #55-19 as follows:

- 1) Section 4.3 Residential Multiple, Subsection 4.3.1 Permitted Uses – Principal: insert the following new text in alphabetical order:
 - Day Nursery – Licensed
 - Day Nursery – Private
- 2) Section 4.4 Residential Waterfront, Subsection 4.4.1 Permitted Uses – Principal: delete Day Care – Licensed and Day Care – Private and insert the following new text in alphabetical order:
 - Day Nursery – Licensed
 - Day Nursery – Private
- 3) Section 4.5 Mobile Home Park Residential, Subsection 4.5.1 Permitted Uses – Principal: insert the following new text in alphabetical order:
 - Day Nursery – Licensed
 - Day Nursery – Private
- 4) Section 4.6 Hamlet, Subsection 4.6.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:
 - Day Nursery – Licensed
 - Day Nursery – Private
- 5) Section 4.6 Hamlet, Subsection 4.6.2 Permitted Uses – Accessory insert the following new text in alphabetical order:
 - Loft-Above-a-Garage
 - Sleep Cabin
- 6) Section 4.7 Rural, Subsection 4.7.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:
 - Day Nursery – Licensed
 - Day Nursery – Private
- 7) Section 4.7 Rural, Subsection 4.7.2 Permitted Uses – Accessory insert the following new text in alphabetical order:
 - Loft-Above-a-Garage
 - Sleep Cabin
- 8) Section 4.7 Rural, Subsection 4.7.5 Exception Zones b) delete the words “mini warehouse and public storage” and insert the following new text:

On lands zoned RU-X3, permitted uses shall include self-storage facility. All other provisions of this By-law shall apply.
- 9) Section 4.8 Limited Service Rural, Subsection 4.8.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:
 - Day Nursery – Licensed

- Day Nursery – Private
- 10) Section 4.8 Limited Service Rural, Subsection 4.8.2 Permitted Uses – Accessory insert the following new text in alphabetical order:
- Loft-Above-a-Garage
 - Sleep Cabin
- 11) Section 4.9 Limited Service Waterfront, Subsection 4.9.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:
- Day Nursery – Licensed
 - Day Nursery – Private
- 12) Section 4.10 Rural Co-operative, Subsection 4.10.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:
- Day Nursery – Licensed
 - Day Nursery – Private
- 13) Section 4.11 General Commercial, Subsection 4.11.1 Permitted Uses – Principal: delete Day Nursery and insert the following new text in alphabetical order:
- Day Nursery – Licensed
 - Day Nursery – Private
- 14) Section 4.12 Recreational Commercial, Subsection 4.12.2 Permitted Uses – Accessory insert the following new text in alphabetical order:
- Dwelling – Park Model Trailer
- 15) Section 4.12 Recreational Commercial, Subsection 4.12.3 Zone Requirements, b) Principal Use – Tourist Establishment delete:
- Special Provisions Tourist Cabins: Minimum Area per Tourist Cabin 0.4 hectares and Minimum Distance between Tourist Cabins – 6 metres
- And insert the following new text:
- Special Provisions Tourist Cabins/Park Model Trailers: Minimum Area per Tourist Cabin 0.4 hectares and Minimum Distance between Tourist Cabins/Park Model Trailers – 6 metres
- 16) Section 4.12 Recreational Commercial, Subsection 4.12.3 Zone Requirements add section c) and insert the following new text:

(c) Accessory Uses

| | | Metric |
|---------------------------|------------------------------------|--------------------------------------------------------------------------------|
| Minimum Yard Requirements | | See Section 3.1 |
| Maximum Building Height | | |
| | Accessory Building | See Section 3.1 |
| Maximum Lot Coverage | | |
| | Accessory Buildings and Structures | 13 square metres per recreational vehicle site or in accordance with Site Plan |

17) Insert Section 4.18 – Crown Land and insert the following new text:

No person shall use any land or erect, alter or use any building or structure in the Crown Land Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.18.1 Permitted Uses – Principal

- Crown Land
- Existing uses
- Conservation Uses
- Provincial Park
- Seasonal Dwelling or Hunt Camp, where authorized by the Province through a Land Use Permit

4.18.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures

4.18.3 Zone Requirements

- No minimum lot area or frontage
Minimum setback from the highwater mark of waterbodies and wetlands: 30 metres

4.18.4 Additional Provisions

4.18.5 Exception Zones

3. All resolutions, By-laws or parts of By-laws, which are contrary to or inconsistent with this By-law, are hereby repealed.
4. All other provisions of Zoning By-Law #55-19 shall continue to apply.
5. This By-law shall come into force and take effect on the date of final passing by the Council of the Township of North Frontenac, subject to the provisions of the *Planning Act, R.S.O., 1990*, as amended.

Read a first and second time this 13th day of October, 2023

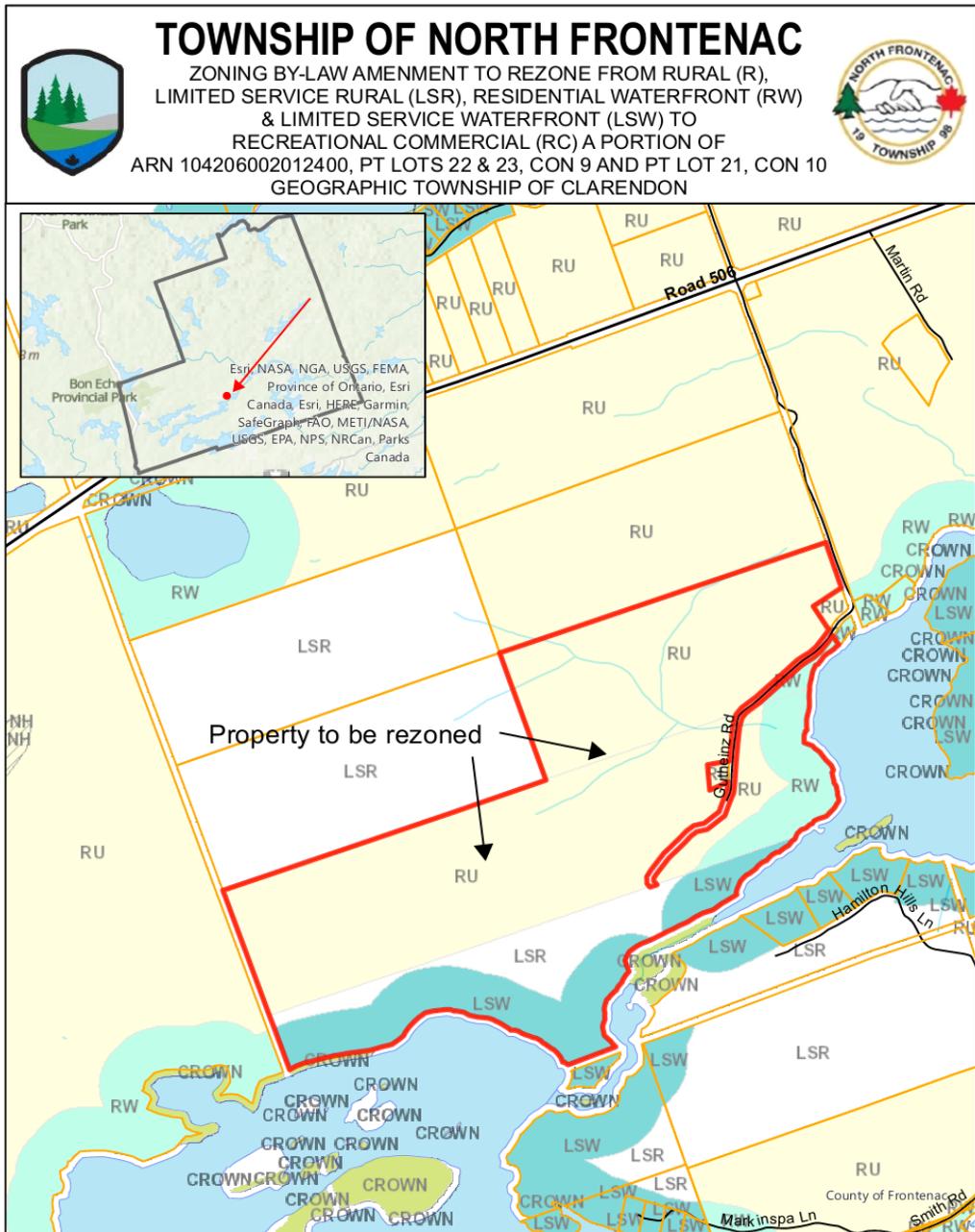
Read a third time and passed this 13th day of October, 2023

Mayor

Clerk

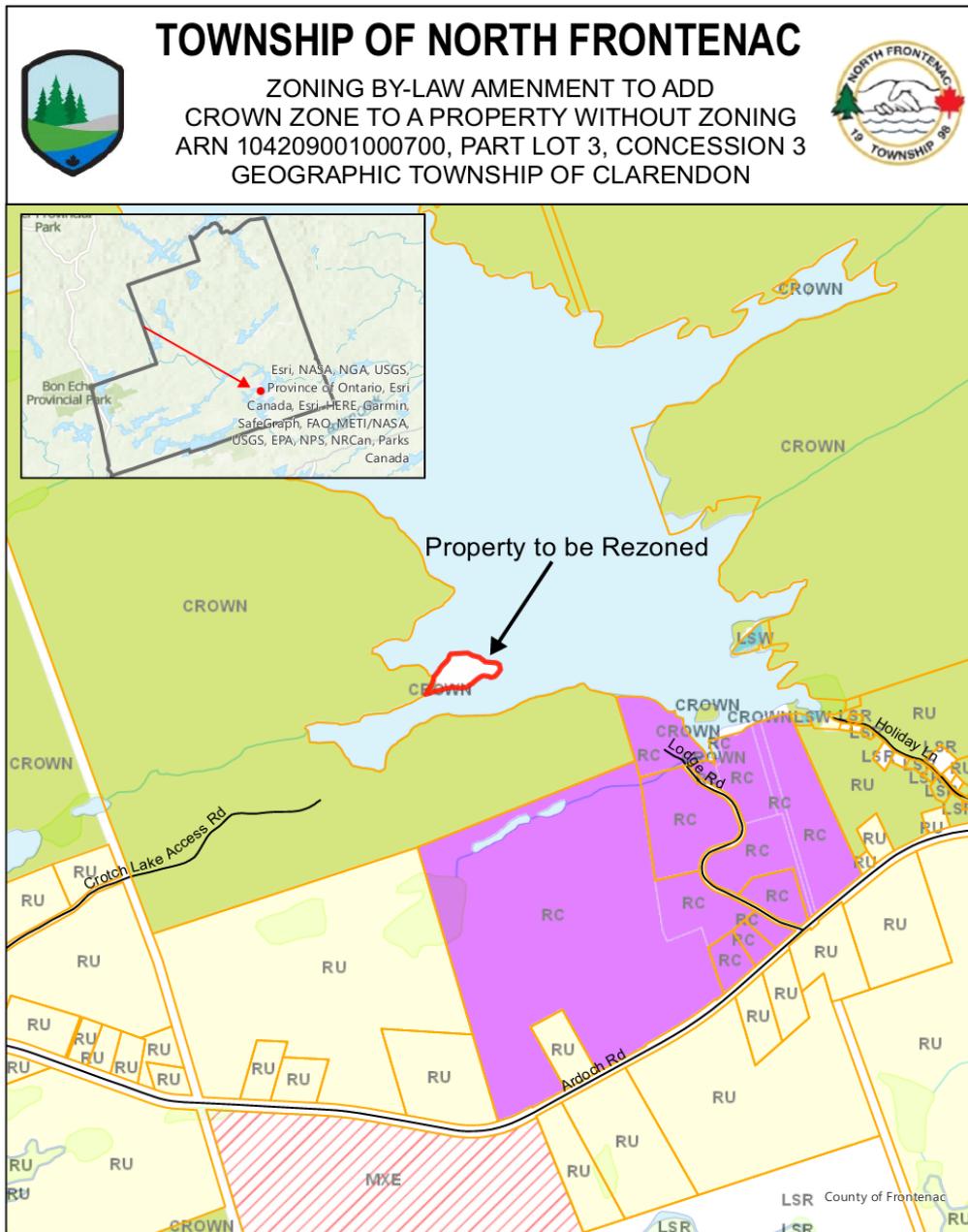
Township of North Frontenac

Schedule 1 to By-Law #70-23

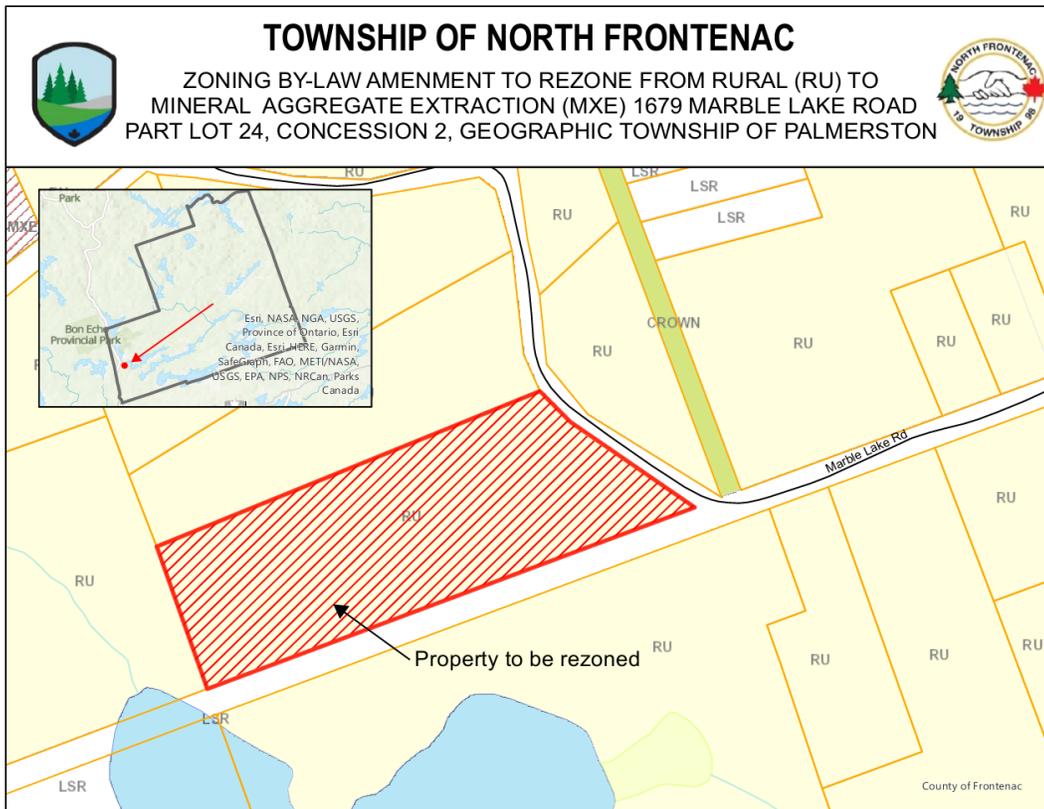


Township of North Frontenac

Schedule 2 to By-Law #70-23

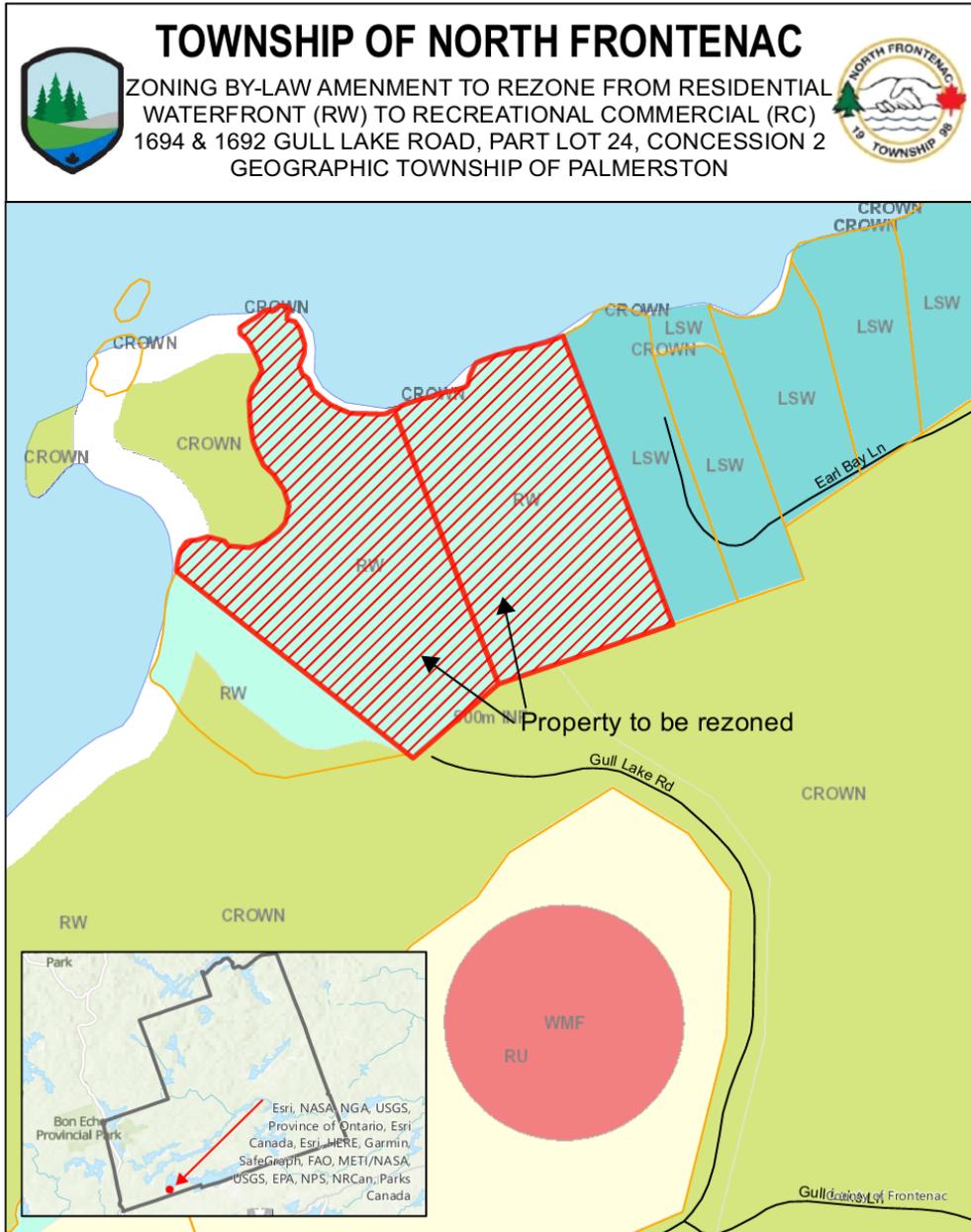


Township of North Frontenac Schedule 3 to By-Law #70-23

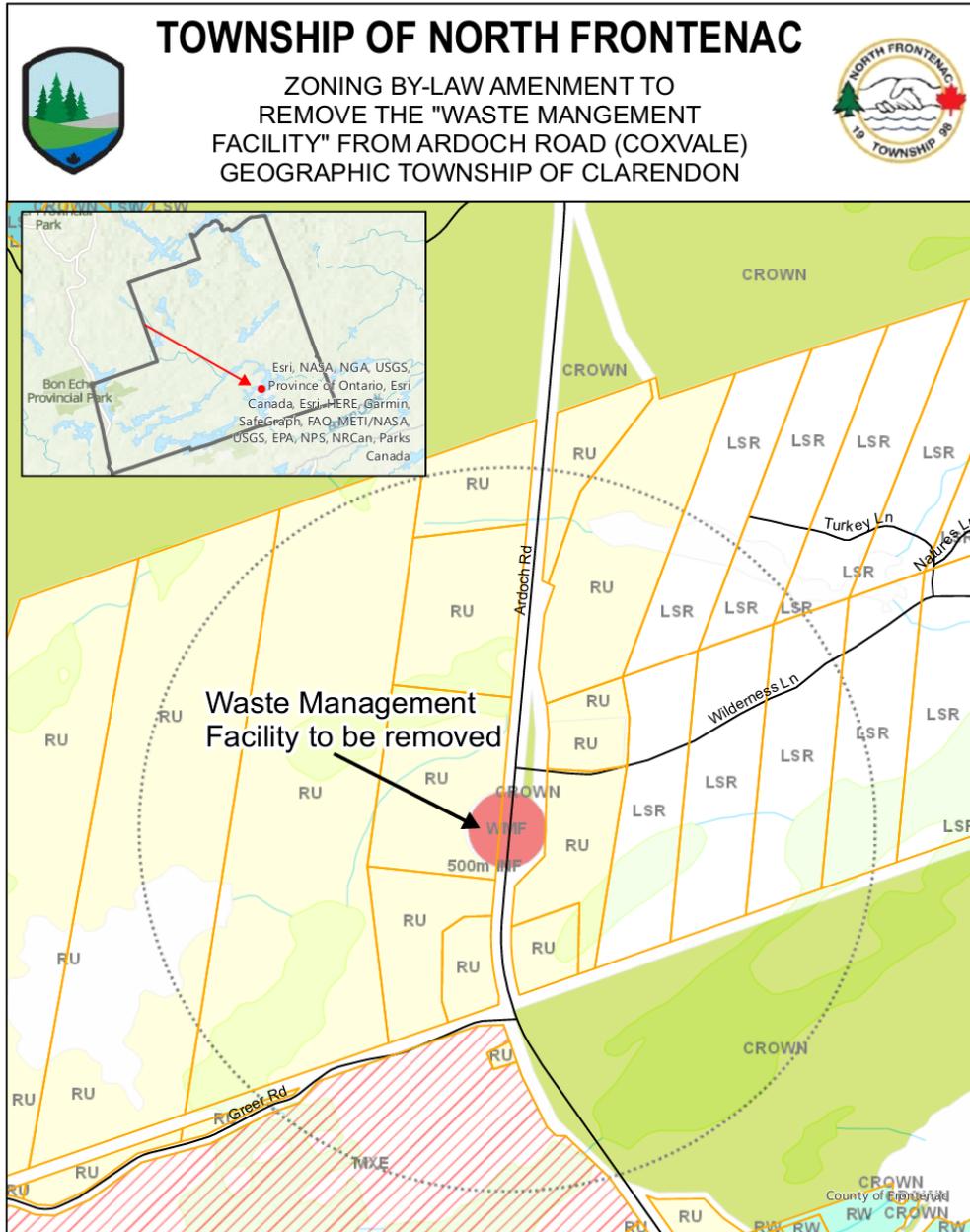


Township of North Frontenac

Schedule 4 to By-Law #70-23



Township of North Frontenac Schedule 5 to By-Law #70-23



The Corporation of the Township of North Frontenac

By-law #71-23

Confirming By-law

Being a By-law of the Corporation of the Township of North Frontenac to confirm all actions and proceedings of the Council of the Corporation of the Township of North Frontenac for a Regular Council Meeting held October 13, 2023

Whereas Section 9 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 this 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 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(3) of the *Municipal Act S.O. 2001, c.25* – A Municipal power, including a municipality’s capacity, rights, powers and privileges under Section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

And Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the Township of North Frontenac for the October 13, 2023 Regular Council Meeting, be confirmed and adopted by by-law;

Now Therefore the Council of The Corporation of the Township of North Frontenac hereby enacts as follows:

1. That all actions and proceedings of the Council of The Corporation of the Township of North Frontenac taken at its Regular Council Meeting held October 13, 2023 be confirmed as actions for which The Corporation of the Township of North Frontenac has the capacity, rights, powers and privileges of a natural person;
2. That all actions and proceedings of the Council of The Corporation of the Township of North Frontenac at its Regular Council Meeting held October 13, 2023 in respect of each recommendation contained in the Minutes and each motion and resolution passed and other actions taken by the Council of The Corporation of North Frontenac at the Meeting, are hereby sanctioned, ratified and confirmed as if all such proceedings were expressly embodied in this By-law;
3. That the Mayor and proper officials of The Corporation of the Township of North Frontenac are hereby authorized and directed to do all things necessary, and to obtain approvals where required, to give effect to the actions passed and taken by Council at the said Meeting;
4. That this by-law shall come into force as of the final passing thereof.

Read a first and second time this 13th day of October, 2023

Read a third time and passed this 13th day of October, 2023

Mayor

Clerk