

**TOWNSHIP OF SOUTH FRONTENAC  
COMMITTEE OF THE WHOLE MEETING  
AGENDA**

TIME: 6:00 PM,  
DATE: Tuesday, December 8, 2015  
PLACE: Council Chambers.

1. Call to Order
2. Declaration of pecuniary interest and the general nature thereof
3. Scheduled Closed Session
  - (a) Move into Closed Session to discuss litigation
  - (b) Litigation
4. \*\*\*Recess - reconvene at 7:00 p.m. for Open Session
5. Delegations
  - (a) Katie Nolan, Development Advisor, OMAFRA, re: Economic Development 3 - 16
6. Reports Requiring Action
  - (a) Lindsay Mills, Planner, re: Possible Sale of Municipal Property, Part Lot 14, Concession IX, Bedford District 17 - 25
  - (b) Lindsay Mills, Planner, re: Proposed Collins Lake Estates Plan of Subdivision, Part Lots 25 to 30, Concession VII, Storrington 26 - 28
  - (c) Wayne Orr, Chief Administrative Officer, re: Johnston Point OMB Appeal 29 - 30
  - (d) Wayne Orr, Chief Administrative Officer, re: Scope for Organizational Review 31 - 32
  - (e) Wayne Orr, Chief Administrative Officer, re: Delegation at ROMA-OGRA 33
7. Reports for Information
8. Rise & Report
  - (a) County Council
  - (b) Arena Board
  - (c) Police Services Board
9. Information Items
  - (a) Arthur Jordan, C.D., Honorary Lieutenant-General, The Princess of Wales' Own Regiment, re: Passchendaele Lane 34

- |     |   |         |
|-----|---|---------|
| (b) | Gary McNamara, AMO President, re: Aid for Syrian Refugees   | 35      |
| (c) | Around the Rideau Newsletter - November /December 2015  | 36 - 37 |
| (d) | AMO Communication, re: AMO and UQM to Collaborate on Climate Action   | 38 - 39 |
| (e) | Linda Williamson, Director of Communications, Office of the Ombudsman of Ontario, re: Public Sector and MPP Accountability and Transparency Act 2014              | 40 - 41 |
| (f) | Ontario News - Ontario Passes Legislation to Promote Smart Community Growth   | 42 - 44 |
| (g) | Andrew Schmidt, Development Review Manager, CRCA, re: response to Matt Rennie-Applewood Communal Dock   | 45 - 47 |
| (h) | Matt Rennie, re: Applewood Communal Dock  | 48 - 49 |
| (i) | Helen Bartsch, re: Concerns with Johnston Point Draft Approval  | 50 - 53 |
| (j) | Brian Ward, Vice President, Battersea Loughborouh Lake Association, re: Proposed Johnston Point Development: Draft Plan of Vacant Land Condominium Draft Approval | 54 - 55 |
| (k) | Gary Gordon, President, Frontenac Federation of Agriculture, re: Large Scale Renewable Projects.  | 56 - 57 |
| 10. | <u>Notice of Motions</u>  |         |
| 11. | <u>Announcements</u>  |         |
| 12. | <u>Question of clarity (from the public on outcome of agenda items)</u>   |         |
| 13. | <u>Closed Session (if requested)</u>  |         |
| 14. | <u>Adjournment</u>  |         |



# Economic Development in South Frontenac

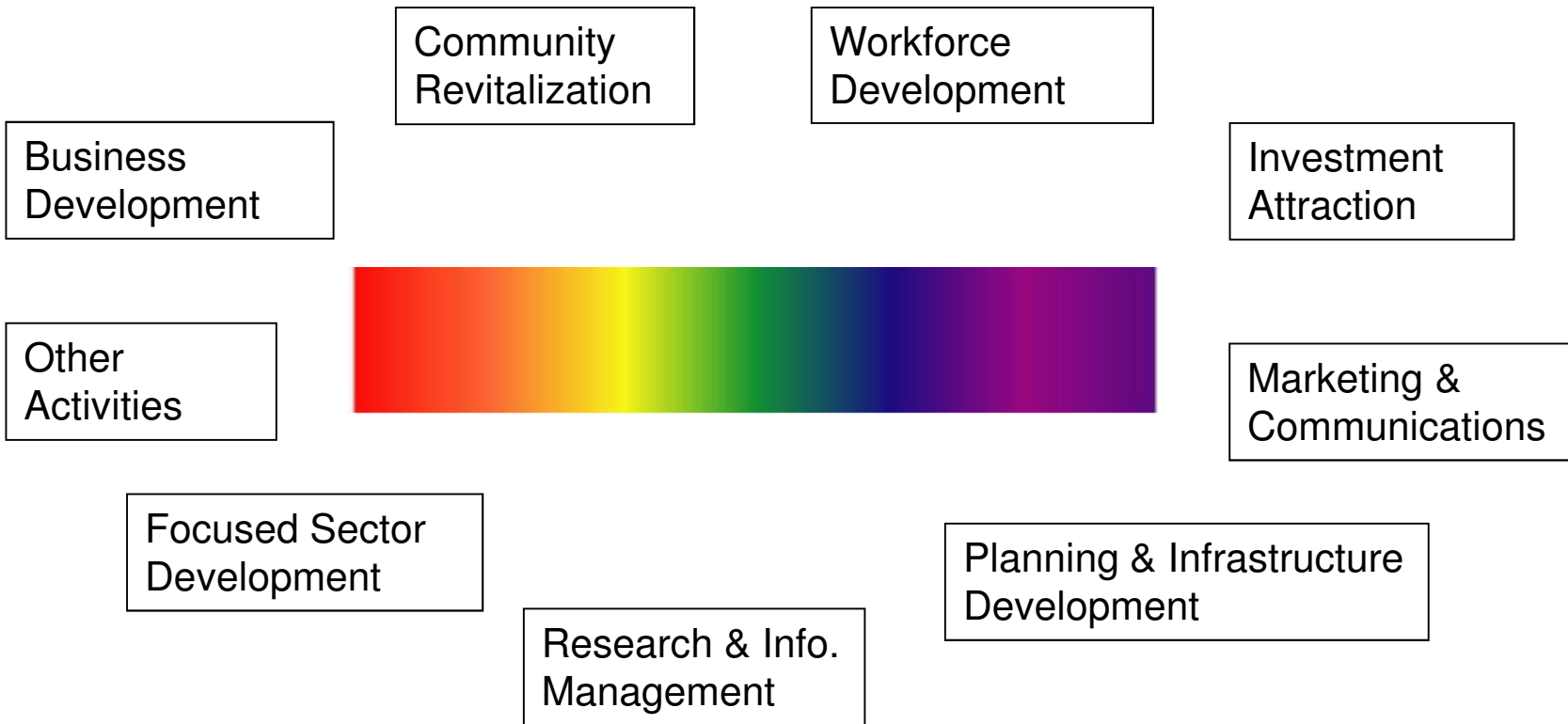
Katie Nolan

Agriculture and Rural Economic Development Advisor

Ministry of Agriculture, Food and Rural Affairs

December 8, 2015

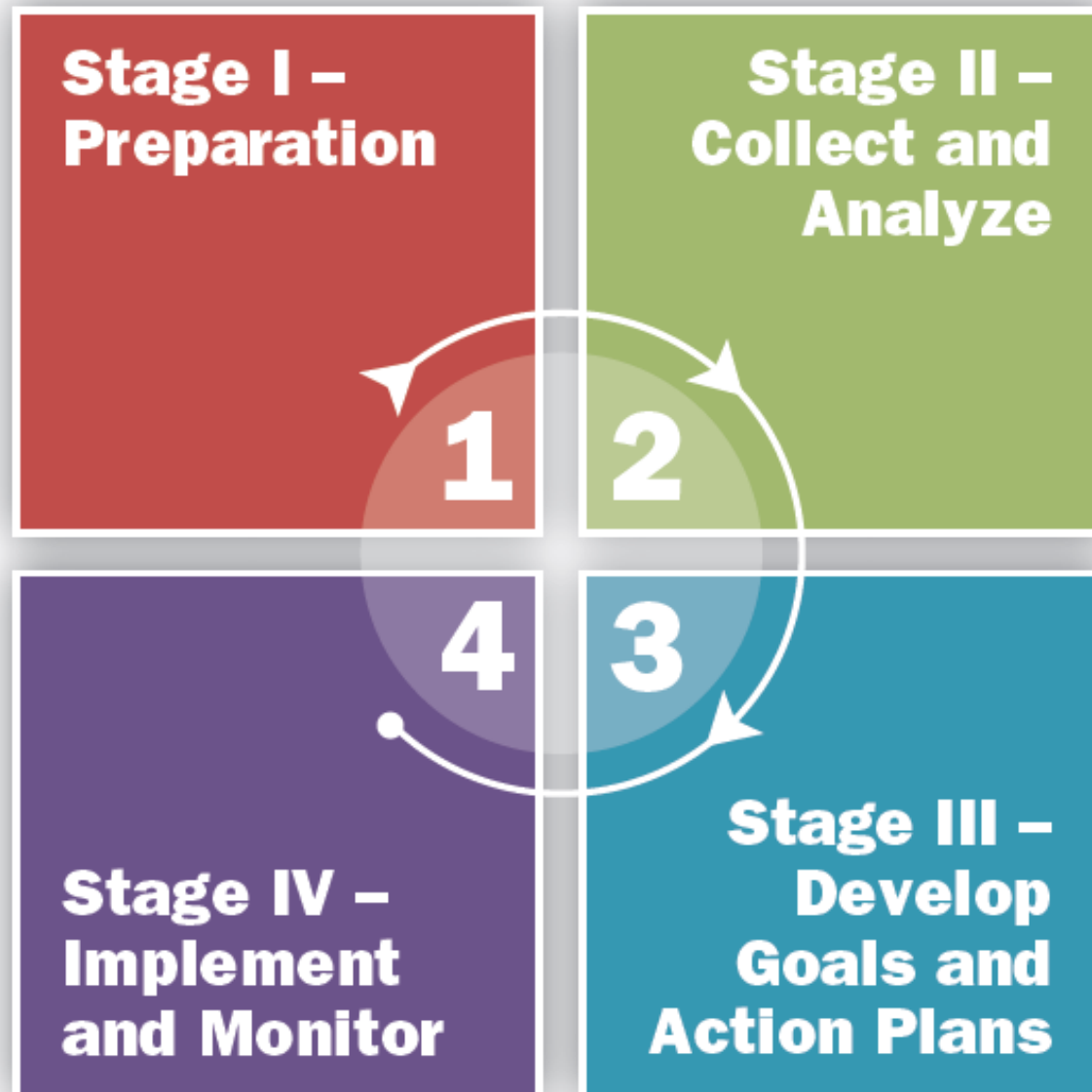
# The Spectrum of Economic Development Activities



# Programs, Resources and Tools To Help

- Economic Development Strategic Planning Facilitation
- CED 101 Workshops & Matrix Tool
- Analyst Tool for Economic Analysis
- First Impressions Community Exchange (FICE)
- Business Retention and Expansion Program (BR+E)
- Newcomer and Youth Community Indicators
- Performance Measures Resource (PMR)
- Downtown Revitalization (DR)
- Funding Programs

# Economic Development: A 4 Stage Process



## STAGE I: PREPARATION

- Assess Readiness: people, time, money, partnerships, community support
- Build a team: identify coordinator, invite collaborators
- Create preliminary vision and work plan
- Complete community self assessment exercises
- What is already happening? Complete CED Activity Matrix
- Gathering/summarizing background material (e.g. FICE, plans/initiatives at county level)

# STAGE I: PREPARATION

## OMAFRA Resources to Help:

- Strategic Planning Guide
- Facilitation Support (visioning, establishing goals)
- Resources to Assess Readiness:
  - Municipal Readiness Test for Economic Development
  - BR+E Readiness Self-Assessment
- CED 101 Workshops & Matrix Tool
- Teeny Tiny Places (summit to be held Winter 2016)
  - Economic Development Best Practices for very small towns

## STAGE II: COLLECT & ANALYZE

- Gathering Data and interpreting what it means in your community
  - Eg. Economy overview, main industries, economic base, opportunities and trends, commutershed and tourism outlook
- Use Analyst tool from OMAFRA, StatsCan data and Ministry of Tourism, Culture and Sport
- Have a “data party” for analysis, to answer the question “So What?”

# STAGE II: COLLECT & ANALYZE

## OMAFRA Resources to Help:

- Analyst Tool for Economic Analysis
  - Staff support for using that tool
- First Impressions Community Exchange (FICE)
- Business Retention and Expansion Program (BR+E)

## STAGE III: DEVELOP GOALS AND ACTION PLANS

- All of the information collected is analyzed;
- Issues and goals are established.
- Actions are identified to achieve the specified goals.
- Detailed “Action Plan” is prepared identifying:
  - Tasks to be completed
  - Lead and support roles
  - Resources required
  - Timeline
  - How success will be measured (should be consistent with the vision developed in Stage I)

# STAGE III: DEVELOP GOALS AND ACTION PLANS

## OMAFRA Resources to Help:

- Goals could include:
  - Business Retention + Expansion project
  - First Impressions Community Exchange
  - Downtown Revitalization approach
  - And more...
- Performance Measurement Resource
  - How will you measure success?
  - Should refer back to the vision development in Stage 1

## STAGE IV: IMPLEMENT & MONITOR (2 years)

- Implement Action Plans
- Monitor and track progress
- Communicate results
- Implement Performance Measurement framework
  - Think about how you will measure success

## STAGE IV: IMPLEMENT & MONITOR (2 years)

### OMAFRA Resources to Help:

- Funding Programs (Rural Economic Development)
- Performance Measurement Resource (Implementation of Framework)

## Keep in Mind...

- Resource capacity should dictate the goals
  - “Don’t bite off more than you can chew!”
- There are “quick wins”, and these help maintain momentum
  - Some readiness elements are easy to fix
- Without a strong plan, and capacity for implementation, grant funding is unlikely

***Thank you!***

***Questions?***



## PLANNING REPORT

**Township of South Frontenac**

**Planning Department**

**Prepared for Committee of the Whole**

**Agenda Date: December 8, 2015**

**Date of Report: December 4, 2015**

**Subject: Possible Sale of Municipal Property, Part Lot 14, Concession IX, Bedford District, Township of South Frontenac: Amey**

### **Summary of Recommendation:**

The recommendation is that the Committee consider a request for the purchase of 100 acres of land owned by the Township.

### **Purpose of the Report:**

The purpose of this report is to bring to the Committee a proposal to purchase land from the Township and to explain the process for sale of property.

### **Background**

Doug Amey, a Township resident, has brought forward a request to purchase a vacant 100 acre property owned by the Township. The property abuts land that is already owned by Mr. Amey that is also 100 acres in size. **Attachment #1** shows the location of the Township-owned land and the abutting land owned by Mr. Amey. **Attachment #2** is a letter from Mr. Amey's lawyer requesting Council's consideration of the sale.

It should be noted that staff are not clear as to how the Township-owned property came into the Township's ownership, although it may have been related to unpaid taxes in the past.

Council and staff have been dealing with this matter for more than a year – the issue being that Mr. Amey's land is essentially land-locked and is accessible only through an unopened road allowance from Canoe Lake Road – a distance of approximately 1.2 kilometres. The abutting Township-owned land is also land locked and is accessible only by way of this road allowance. **Attachment #3** shows Mr. Amey's land, the Township land and the unopened road allowance.

The attachment shows two problems with the present use of the unopened road allowances to access Mr. Amey's land as follows:

1. The road allowance is aligned through a wetland and a waterbody making access physically very difficult.
2. A number of farm buildings and uses associated with the abutting land appear to be located on the road allowance near Canoe Lake Road causing difficulty for passage through the road allowance.

**Attachment #4** shows the encroaching uses in more detail.

The matter came before the Committee of the Whole on January 27, 2015 where the Committee appeared to be favourable to the sale of the land and directed that a public meeting be held on the sale as required, however, the Committee also required that the land be evaluated by a professional property appraiser before going forward. Accordingly, on November 25, 2015, the Planning Department was advised by Weatherby Real Estate Limited that the value of the subject land is \$34,000.00.

### **Process**

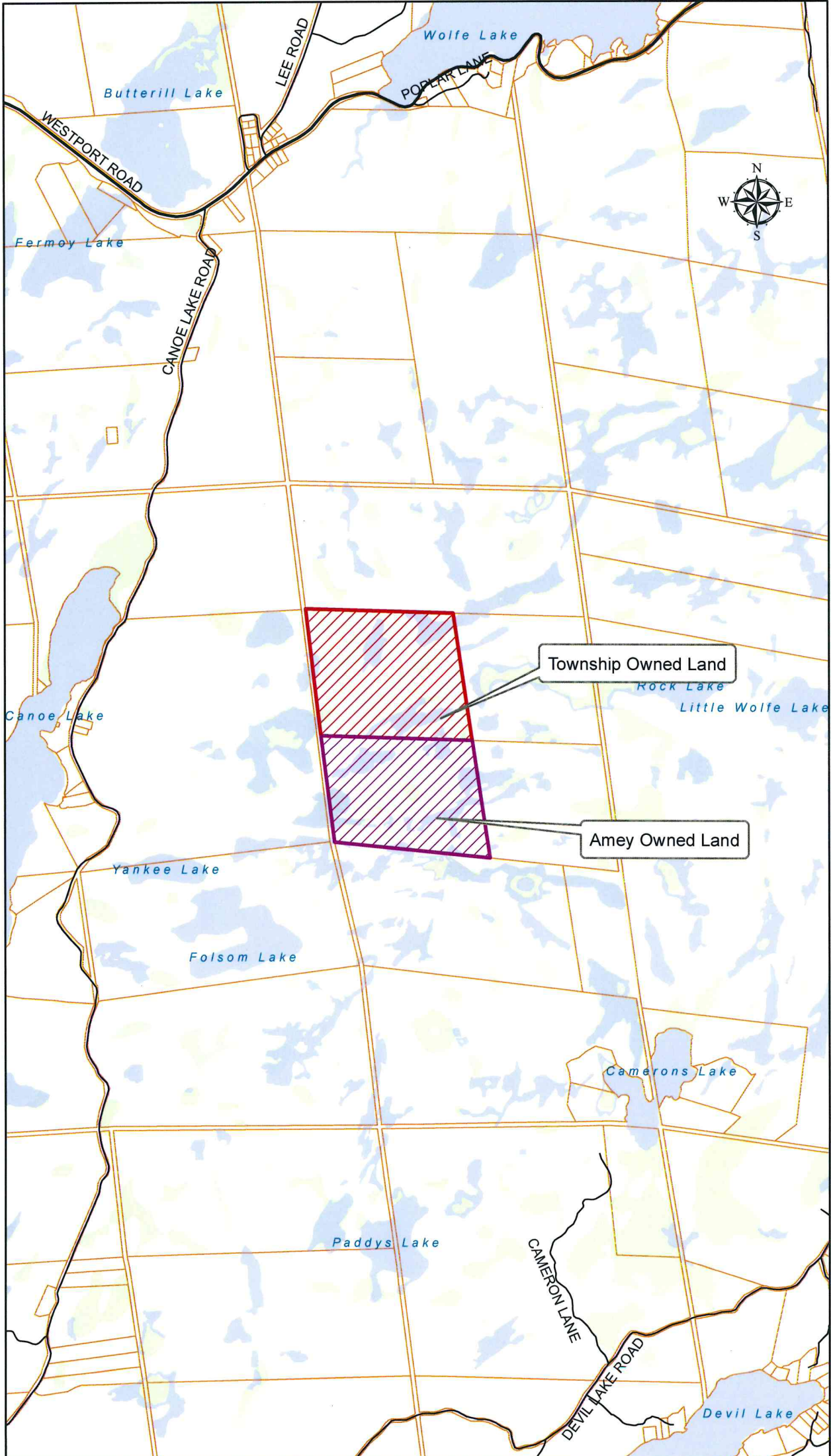
If Council wishes to sell surplus property, there is a requirement to pass a by-law declaring the property to be surplus and to give notice to the public of the proposed sale. An appraisal of the fair market value of the property is also required (which is now completed). **Attachment #5** explains the procedure for notice of sale of municipal lands.

As noted, the Committee appeared favourable to the sale in January and required that the land be appraised. This has now been done, however, since the matter was last seen by the Committee almost a year ago, staff are bringing this report forward as a reminder and are seeking to confirm that we still wish to proceed with the public meeting and to sell the property.

attachments

Amey2015ReportToCofW2

# Proposed Property Purchase Attachment #1



**GORDON Y. McDIARMID, B.Com. (Hons.), J.D.**  
**BARRISTER & SOLICITOR**

**ASSOCIATE: JUDITH A. MILLARD, BARRISTER & SOLICITOR**

TELEPHONE - 613-546-3274  
FAX - 613-546-1493

3 RIDEAU STREET, P.O. BOX 1010  
KINGSTON, ONTARIO  
K7L 4X8

NEW EMAIL: [gmcdiarmid@rideaustreetlaw.ca](mailto:gmcdiarmid@rideaustreetlaw.ca)  
[jmillard@rideaustreetlaw.ca](mailto:jmillard@rideaustreetlaw.ca)  
Real Estate: [realestate@rideaustreetlaw.ca](mailto:realestate@rideaustreetlaw.ca)

May 1, 2014

**Via Fax: 613-376-6657**

Township of South Frontenac  
Planning Department  
4432 George Street  
PO Box 100  
Sydenham, Ontario  
K0H 2T0

ATTENTION: MS ANNE LEVAC - PLANNING ASSISTANT

Dear Ms Levac:

**Re: West Half Lot 14 Concession 9 District of Bedford, South Frontenac Township**

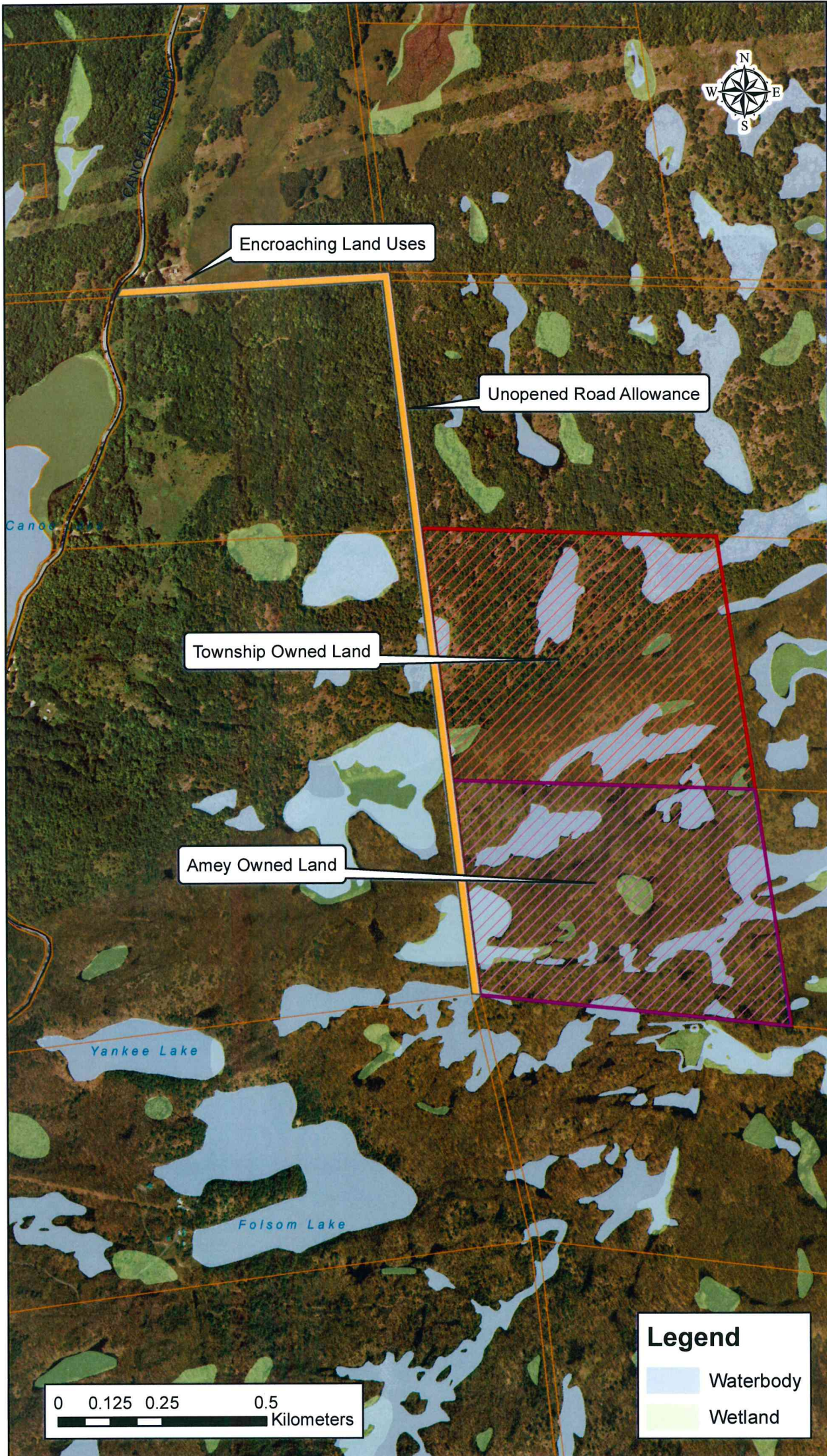
As you know, I am the solicitor for Douglas J. Amey Jr. of Inverary. He advises me that he had a recent discussion with you about the possibility of his acquiring from the Township the West Half of Lot 14 Concession 9, District of Bedford (PIN 36245-0033). That parcel of land is directly north of a property that Mr. Amey already owns in the West Half of Lot 13 Concession 9.

It is our understanding that in order for a conveyance of the land to take place, the Township must first deem the land to be "surplus" and then the Township must comply with the rules and regulations for selling surplus lands.

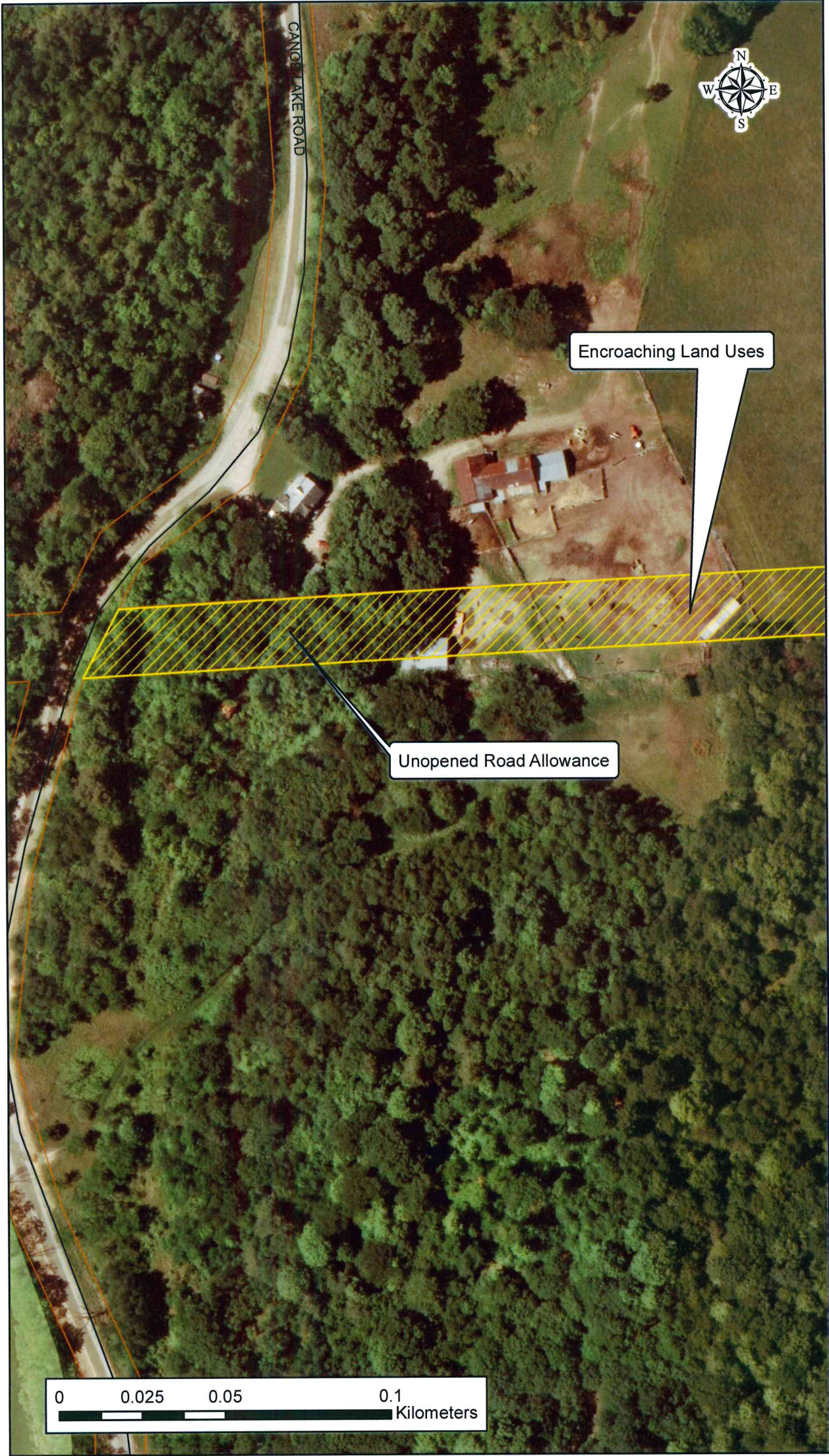
I am writing to you to formally request that you begin the process that could ultimately lead to a sale of this property to Mr. Amey.

I would be most appreciative if you would keep me informed of the steps that are being taken in this regard, and if you would advise me if there is any other information that you require in order to commence this process.

# Proposed Property Purchase Attachment #3



# Proposed Property Purchase Attachment #4



# Attachment #5

## TOWNSHIP OF SOUTH FRONTENAC BY-LAW 1999-25

### A BY-LAW TO ESTABLISH PROCEDURES GOVERNING THE SALE OF REAL PROPERTY IN THE TOWNSHIP OF SOUTH FRONTENAC.

WHEREAS Section 193 of the Municipal Act, R.S.O. 1990, Chapter M.45, as amended, requires Council to establish by by-law procedures, including the giving of notice to the public, governing the sale of real property owned by the municipality, and the establishing and maintaining of a public register listing and describing all real property owned or leased by the municipality.

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC, BY ITS COUNCIL, HEREBY ENACTS AS FOLLOWS:

1. In this by-law,
  - (a) "appraisal" shall mean an evaluation of the fair market value of real property;
  - (b) "Clerk" shall mean the Clerk of the municipality;
  - (c) "Council" shall mean the Clerk of the municipality;
  - (d) "fair market value" shall mean the amount that would be realized by the sale of real property by a willing vendor to a willing purchaser.
  - (e) "municipality" shall mean the Corporation of the Township of South Frontenac.
  - (f) "real property" shall mean land and vice versa;
  - (g) "sale" shall mean the intention or willingness to:
    - (i) transfer in fee simple ownership of and title to real property; or
    - (ii) grant a permanent easement or right of way over real property; or
    - (iii) grant a leasehold interest in real property for a term of 21 years or longer;

from the municipality to another person, with or without consideration.
  
2. Prior to the sale of any real property owned by the municipality, Council shall,
  - (a) by by-law or resolution passed at a meeting open to the public declare the real property to be surplus;
  - (b) obtain not sooner than one (1) year before the date of sale at least one appraisal of the fair market value of the real property from such person as the Clerk considers qualified; and
  - (c) give notice to the public of the proposed sale in the manner prescribed by this by-law.
  
3. Notice to the public of a proposed sale of real property owned by the municipality shall be given prior to the date of the sale;
  - (a) by publication in a newspaper that is, in the Clerk's opinion, of sufficiently general paid or unpaid circulation within the municipality to give the public reasonable notice of the proposed sale; or
  - (b) in the case of a proposed sale according to any other procedure prescribed by the Municipal Act or any other Act, in the manner prescribed.

## 2.

4. Despite the requirement of Clause 2(b) of this by-law, the municipality may sell any of the following classes of real property without first obtaining an appraisal:
- (a) land 0.3 metres or less in width acquired in connection with an approval or decision or decision under the Planning Act, R.S.O. 1990, Chapter P.13, as amended;
  - (b) highways, roads and road allowances;
  - (c) land formerly used for railway branch lines if sold to an owner of land abutting the former railway land;
  - (d) land that does not have direct access to a highway if sold to the owner of land abutting that land;
  - (e) land repurchased by an owner in accordance with Section 42 of the Expropriations Act, R.S.O. 1990, Chapter E.42, as amended;
  - (f) land designated in the municipality's Official Plan for use as sites for the establishment and carrying on of industries and of industrial operations and incidental uses;
  - (g) land sold:
    - (i) for the purpose of a program to encourage small business pursuant to Section 112 of the Municipal Act;
    - (ii) the sale of land to a Community Economic Development Corporation pursuant to Section 112.1 of the Municipal Act;
    - (iii) the sale of land to a Community Development Corporation pursuant to Section 112.2 of the Municipal Act;
    - (iv) the sale of land as a grant pursuant to Section 113 of the Municipal Act;
  - (h) easements granted to public utilities or to telephone companies;
  - (i) land sold under the Municipal Tax Sales Act, R.S.O. 1990, Chapter M.60.
5. Despite the requirements of clause 2 (b) of the by-law, the municipality may sell any real property owned by it to any one of the following classes of public bodies without first obtaining an appraisal:
- (a) any municipality, including a metropolitan, regional or district municipality and the County of Oxford;
  - (b) a local board as defined in the Municipal Affairs Act, R.S.O. 1990, Chapter M.46;
  - (c) an authority under the Conservation Authorities Act, R.S.O. 1990, Chapter C. 27;
  - (d) The Crown In Right of Ontario or of Canada and their agencies.
6. The requirements of clause 2 of this by-law shall not apply to lands sold or otherwise disposed of under an agreement for providing municipal capital facilities pursuant to section 210.1(2) of the Municipal Act.

## 3.


7. The Clerk shall establish and maintain a public register listing and describing all real property owned or leased by the municipality and which should, to the extent that it is reasonably possible, include the following information.
- (a) a brief legal description of the property;
  - (b) the assessment roll number of the real property;
  - (c) the municipal address of the real property, if available;
  - (d) the date of purchase;
  - (e) the name of the person from whom the property was purchased;
  - (f) the instrument number of the Transfer/Deed by which title was transferred to the Municipality;
  - (g) the purchase price of the real property;
  - (h) a brief description of improvement, if any, on the real property;
  - (i) the date of sale of the property;
  - (j) the name of the person to whom the property was sold;
  - (k) the sale price of the real property;
8. Despite the provisions of clause 7, the Clerk is not required to list the following classes of real property in the public register:
- (a) lands 0.3 metres or less in width acquired in connection with an approval or decision under the Planning Act;
  - (b) all highways, roads and road allowances, whether or not opened, unopened, closed or stopped up;
  - (c) land formerly used for railway branch lines;
  - (d) lands sold under an agreement for the providing of municipal capital facilities pursuant to section 210.1(2) of the Municipal Act.
9. Every Transfer/Deed of real property sold by the municipality shall include a Certificate of Compliance issued by the Clerk in the form prescribed by the Regulations to the Municipal Act.
10. This by-law shall not apply to the sale of any land owned by the municipality for which an agreement was entered into by the municipality prior to January 1<sup>st</sup>, 1998.
11. This by-law shall come into force and take effect on the day it is passed.

Dated at South Frontenac this 20<sup>th</sup> day of APRIL, 1999.

Read a first and second time this 20<sup>th</sup> day of APRIL, 1999.

Read a third time and finally passed this 20<sup>th</sup> day of APRIL, 1999.

**THE CORPORATION OF THE  
TOWNSHIP OF SOUTH FRONTENAC**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk-Administrator

## PLANNING REPORT

**Township of South Frontenac  
Prepared for Committee of the Whole**

**Planning Department**

**Agenda Date: December 8, 2015**

**Date of Report: December 3, 2015 Applicant: Maybach Group Inc.**

**Subject: Review of Collins Lake Estates Plan of Subdivision: Part Lots 25 to 30, Concession VII, Storrington District, Township of South Frontenac**

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### **Summary of Recommendation:**

The recommendation is that the Committee receive for information the Planning Report dated December 3, 2015 introducing a new proposed Plan of Subdivision development in Storrington District.

### **Background**

On November 17, 2015 the Planning Department was notified that an application for a plan of subdivision was submitted to the County of Frontenac. Also on November 17, 2015, a rezoning application was submitted to the Township to re-zone the lands proposed to be subdivided.

The proposed development would be for fifty-one residential estate lots with a minimum area of 8,000 m<sup>2</sup> (2 ac.) and with minimum frontages of 55 metres. The lots would range in size from 2 acres to 4.62 acres. The proposal was brought to a pre-consultation meeting at the County of Frontenac on January 19, 2015 involving all relevant commenting agencies including Township staff. Preliminary comments on the proposal were offered from all in attendance.

### **Discussion**

The subject land is approximately 348 hectares (860 ac.) in size. It is bounded by Holmes Road on the north, Perth Road on the west, Spooner Road on the south and Lakefield Drive and Collins Lake on the east. The land is vacant. Only a portion of the subject lands would be developed at this time as a Phase 1 development with future phases proposed sometime at a future date. The present development would comprise 54 hectares (133 ac.) of the total land holdings. Attachment #1 shows the location of the subject land and Attachment #2 shows the fifty-one development layout.

As shown on Attachment #2 the lots would be accessed from new streets to be constructed and dedicated to the Township as public roads. The new roads tend to line up with existing roads on the other side of Lakefield Drive in the Lyons landing subdivision.

The following reports and materials have been submitted in support of the subdivision:-

- Environmental Impact Assessment
- Functional Servicing Report
- Hydrogeological Report
- Archaeological Assessment
- Stormwater Management Analysis

### **Conclusion**

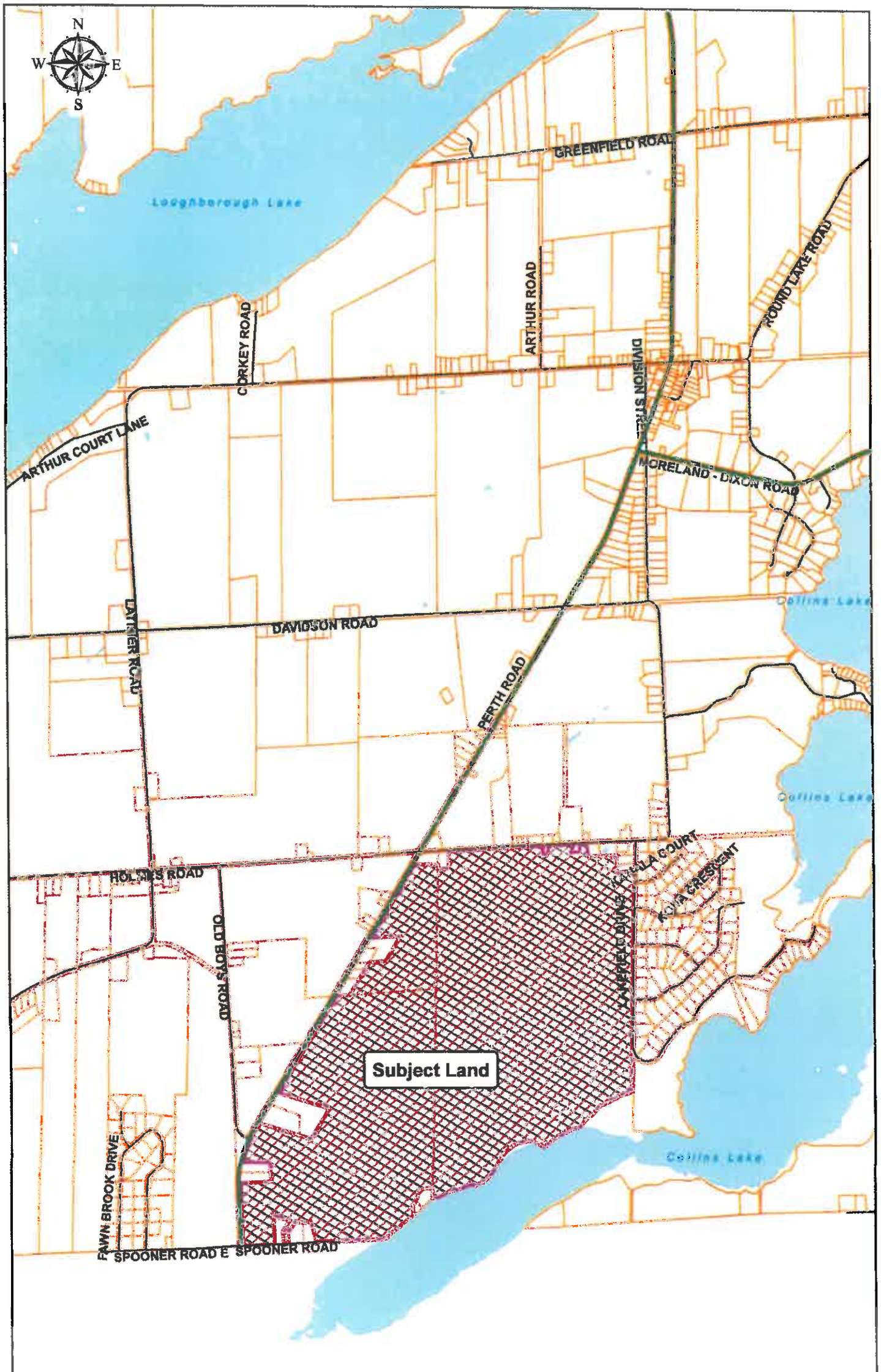
At this point in time the subdivision application is still being processed at the County and has not yet been received at the Township. The purpose of this report is to advise Council at an early stage that the development is planned.

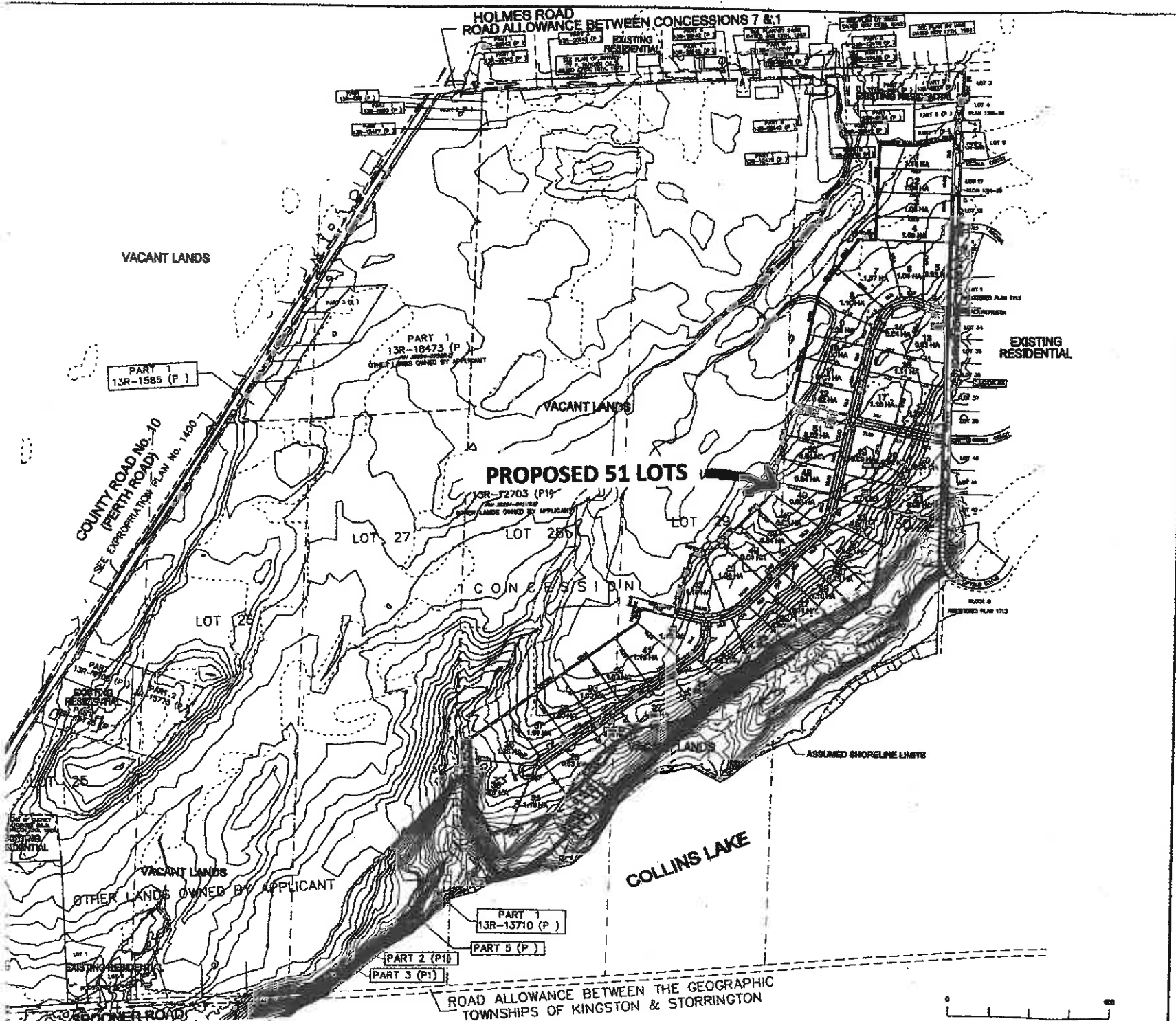
**Submitted/approved by: Lindsay Mills Prepared by: Lindsay Mills,**

attachments

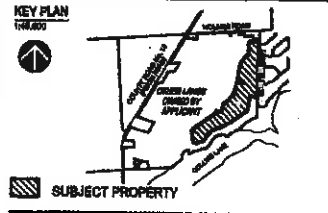
CollinsLakeSubdivisionPresentationToCouncil

# Attachment #1





**DRAFT PLAN OF SUBDIVISION**  
 ON PART OF LOTS 25 TO 30  
 CONCESSION 7  
 TOWNSHIP OF SOUTH FRONTENAC  
 (GEOGRAPHIC TOWNSHIP OF STORRINGTON)  
 COUNTY OF FRONTENAC



**OWNER'S CERTIFICATE:**  
 I authorize Weston Consulting Group Inc. to submit this plan for draft approval.

*[Signature]* Date: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that the boundaries of the land subdivided and their correct relationship to the lands are accurately and correctly shown on

*[Signature]* Date: \_\_\_\_\_

**ADDITIONAL INFORMATION:**  
 [Section 64(17) of the Planning Act, R.S.O. 1 as amended to October 16, 2015.  
 a) b) c) d) e) f) g) h) i) - on plan.  
 j) - on key plan  
 k) - see site plan  
 l) - private well & septic systems  
 m) - city lot cover and fill  
 n) - hydro, natural gas service, water, fire protection pickup and police protection are available  
 o) - see plan

**DEVELOPMENT STATISTICS:**

	UNITS	AREA
Residential - Estate Lots (Lots 1-61):	51	54.0
Permitted / Open Space (Block 52):		0.0
Road Widening (Block 53):		0.0
<b>TOTAL</b>	<b>51</b>	<b>54.0</b>

Density: 0.85 uph

**NOTES:**  
 1. Lot Percentages calculated per zoning by-law definition.  
 2. Bearings are referred to UTM, Zone 18, NAD83.



**REVISIONS LIST:**

DATE	DESCRIPTION
OCT 22 2015	ISSUE PROPERTY LISTS FOR REVIEW
OCT 28 2015	REVISE CLS/CS/242
NOV 03 2015	REVISE LOTS 28 AND 29 AND WIDEN ROAD TO 12 METRES WIDTH
JULY 24 2016	REV. 1 LOTS 28-30
JULY 19 2016	ADJUSTED 18 M ROADLINE SETBACK & REVISED LOTS 27-30

Scale: 1" = 100'  
 Date: JUNE 29 2016  
 Sheet No: 25-000  
 Project No: 25  
 Date: 2016

**ATTACHMENT #2**

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## STAFF REPORT CLERKS DEPARTMENT

**PREPARED FOR COW:** December 8, 2015

**AGENDA DATE:** December 2, 2015

**SUBJECT:**

Johnston Point OMB appeal

**ECOMMENDATION:**

For direction

**BACKGROUND:**

At the December 1 meeting Council dealt with three resolutions related to this proposal:

- A motion to amend was carried that amended the draft plan conditions to remove lot 15 and designate it as common element open space
- A motion to defer was defeated
- The original motion as amended (see above) to approve draft plan conditions was defeated

The result is that there is no direction from Council to staff and legal counsel with respect to the Ontario Municipal Board appeal.

The settlement that was originally presented for adoption on December 1 is a result of without prejudice negotiation, which means that it may not be before the OMB for consideration.

The developer has already filed an appeal to the OMB and his original submission (excluding all the changes detailed in the draft conditions that were defeated) is proceeding before the Board. The OMB has scheduled a 5 day full hearing for April 4, 2016.

To date Council's only direction on this issue has been in closed session and that resulted in the recommended conditions attached to the December 1 report (including attachments) as the Township's conditions of Draft Plan Approval.

While the developer has been asked for a response to the elimination of lot 15, preliminary indications from the developer's consult are not favourable.

Council needs to consider its options carefully.

Should Council wish to reconsider the decision made on December 1, the process outlined in the Procedural Bylaw needs to be followed or Council needs to suspend the rules as permitted by section 2.6 (j) of the Procedural Bylaw.

Section 2.6 (g) of the Procedural Bylaw states:

(g) RECONSIDERATION

i) A member who voted with the prevailing side may move for reconsideration at the same meeting as follows:

If the motion to reconsider receives a seconder, the motion for reconsideration shall be open to debate and voted upon. The motion will require the votes of two thirds of members present to pass.



## STAFF REPORT CLERKS DEPARTMENT

If adopted, the motion to reconsider temporarily nullifies the previous decision. The main motion originally voted on is again pending. The motion may now be amended or considered as moved and voted upon.

Example:

1. Original Motion → Vote
2. Motion to Reconsider → Vote
3. Reconsideration of main motion (it may now be amended) → Vote

ii) If a member who voted on the prevailing side presents a motion for reconsideration at a subsequent meeting, the motion must be preceded by a notice of motion. At the subsequent meeting, the motion to reconsider follows the same process, as noted above. It will require a two thirds majority vote of the members present to carry.

Example:	Meeting #1 →	Vote on original motion
	Meeting #2 →	Notice of Motion to be received
	Meeting #3 →	Motion to Reconsider to be voted on
	Meeting #3 →	Matter for Reconsideration to be voted on

No matter may be reconsidered more than once in a twelve-month period.

A notice of motion for reconsideration will not stop or delay action on the decided matter unless Council agrees otherwise. In this case, Council must approve the injunction by a two-thirds majority vote of the members present.

If Council approves a motion to reconsider, the reconsideration will become the next order of business, unless the motion calls for a future definite date. Debate on the matter shall proceed as though it had not been previously voted upon. The debate must be confined to reasons for or against reconsideration only.

If a member who voted to defeat the amended motion (the third resolution that was dealt with by Council) wished to serve notice of motion for reconsideration, it could be done at the COW meeting on December 8 meeting. Following the above procedure the motion would then need a 2/3 majority of Council in favour of reconsidering the motion at the December 15 meeting (or an earlier special meeting if called). If successful the Amended motion would then be open for debate, further amendments and vote.

Failing any action by Council on reconsideration, Council will need to provide the Township solicitor direction (in closed session) on how to proceed with the appeal already scheduled before the OMB.

**Submitted/approved by:  
Wayne Orr, CAO**



## STAFF REPORT CLERKS DEPARTMENT

**PREPARED FOR COW:** December 2, 2015

**AGENDA DATE:** December 8, 2015

**SUBJECT:**

Scope for Organizational Review

**RECOMMENDATION:**

For direction

**BACKGROUND:**

At the December 1 meeting Council approved the 2016 budget. The budget includes up to \$45,000 for the completion of an organizational review. Before an RFP is issued Council is asked to comment on the scope of services that have been drafted and provided below.

Recognizing that South Frontenac functions in many ways like a single tier municipality with no upper tier support for roads, policing or solid waste; comment on the political structure, the constraints, challenges and opportunities this represents

Gain an understanding of the current Council's strategic priorities through interviews with all members of Council

Through comparison to 3-5 similar lower tier municipalities with comparable: geographic size, households, population, level of taxation, development activity and service levels:

- Review decision making model and processes for Council and its Committees and offer recommendations on best practice, while considering staffing implications
- Document obligatory, discretionary and best practice; activities and services for all departments
- Document obligatory, discretionary and best practice; levels of service and infrastructure required (i.e.: cheque processing frequency, development timelines, road maintenance standards, number of buildings, parks, etc.)
- Review, comment and make recommendations on Council – Staff relations

Gain an understanding of the current organizational priorities and challenges through interviews with all members of management, supervisors, lead hands, office based staff and the union president.

Through comparison to 3-5 similar lower tier municipalities with comparable: geographic size, households, population, level of taxation, development activity and services levels:

- Review the Townships current organizational structure, roles and reporting relationships in light of both job descriptions and actual functions performed
- Comment on the efficiency of the existing structure, operations and decision making process and identify opportunities for improvement within each work unit including the restructuring of existing systems



## STAFF REPORT CLERKS DEPARTMENT

- Recommend a revised organizational chart and identify the changes required to the job descriptions
- Review and comment on established levels of accountability, and the recommended tool for managing this
- Comment on identified gaps in services delivery and strategic priorities and from where and how resources could be allocated to these
- Given the scope of the Township comment on alternative service delivery models for services, including shared service models and contracted work
- Comment on low value work that is being done that could be changed or eliminated
- Comment on opportunities for cost savings balanced against service level expectations
- Comment on implementation considerations and obligations including staffing, pay equity, legal issues, compensation practices, hours of work etc.

**Submitted/approved by:  
Wayne Orr, CAO**



## STAFF REPORT CLERKS DEPARTMENT

**PREPARED FOR COW:** December 8, 2015

**AGENDA DATE:** December 2, 2015

---

**SUBJECT:**

Delegation at ROMA-OGRA

**RECOMMENDATION:**

For direction

**BACKGROUND:**

Each year at the joint Rural Ontario Municipal Association – Ontario Good roads Association (ROMA/OGRA) conference in February, Provincial Ministries receive delegations.

In the recent past the Township has appeared speaking on behalf of the joint efforts of the Frontenacs and the need for the demands of downgraded Provincial Highways to be recognized and that we receive the opportunity to apply for grants that upper tiers municipalities would be eligible for elsewhere in the Province. While the Ministry has acknowledged the unique situation in the Frontenacs, it has yet to take definitive action.

This year staff are recommending that a request for delegation status be submitted with the following focus:

- Sunbury Road as an EDR
- The disappointing results from repeated OCIF grant requests because we are good fiscal stewards of municipal funds and
- The continued need to recognize the former Provincial Highways for unique funding given no upper tier responsibility for roads.

**Submitted/approved by:**  
**Wayne Orr, CAO**



The Princess of Wales' Own Regiment  
100 Montreal Street  
Kingston, Ontario K7K 3E8

1000-1 (HLCol)

26 November 2015

Mayor and Council  
South Frontenac Township  
4432 George Street  
Sydenham, Ontario K0H 2T0

Mayor Vanderwal:

I recently learned of the decision by South Frontenac Township Council to name a private lane in honour of the World War 1 Battle Honour "Passchendaele". I wanted to express to you and your Council members how pleased I was to hear this. The Princess of Wales' Own Regiment is the region's oldest continuously serving military organization, with a history predating confederation. As part of its heritage, the Regiment perpetuates the 21<sup>st</sup> Battalion Canadian Expeditionary Force and we proudly carry the battle honour "Passchendaele" on our Regimental Colours.

A century ago men from all across the region, including from the communities in South Frontenac, went to serve in this horrifying conflict. I am certain this decision resonates strongly with many residents of South Frontenac Township. Indeed, a number of our current officers and soldiers have roots in, or are residents of South Frontenac Township. We are very honoured by the decision of Council to commemorate this event with the naming of a private lane. It is particularly touching as my own grandfather served with the 21<sup>st</sup> Battalion during this War.

On behalf of the members of the Princess of Wales' Own Regiment, past and present, please extend my appreciation to all members of Council. I would also commend your planner, Mr. Lindsey Mills, for his expertise and assistance with this project.

Kind Regards,

Arthur Jordan, C.D.  
Honorary Lieutenant-Colonel  
The Princess of Wales' Own Regiment

Sent via e-mail: [worr@southfrontenac.net](mailto:worr@southfrontenac.net)

November 26, 2015

Wayne Orr  
CAO/Clerk  
Township of South Frontenac  
4432 George Street  
Box 100  
Sydenham, Ontario K0H 2T0

Dear Mr. Orr:

On behalf of the Association of Municipalities of Ontario, please accept my heartfelt thanks for your municipality's donation that will help aid Syrian refugees to resettle and find safe haven in Ontario. Your generosity and those of other AMO members will make a difference in the lives of the families we will help save.

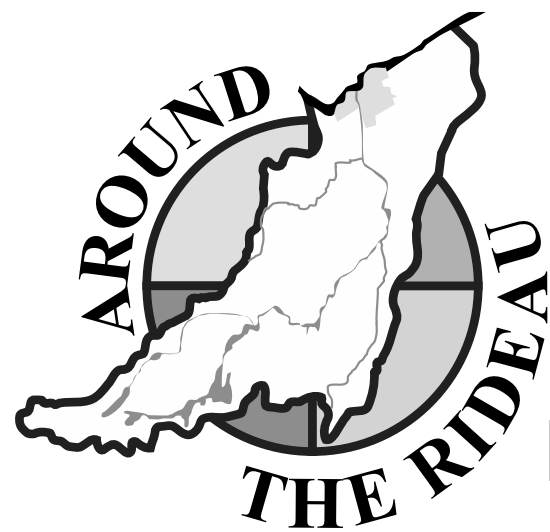
Our fundraising goal was \$40,000 to support two families to come to Ontario. I am pleased that we have surpassed our target and raised \$67,540.00 to date and donations continue to come in. All proceeds will be donated to Lifeline Syria which plans to resettle 1,000 families to Ontario.

I understand that many municipal councils across the province are mobilizing in their communities to help the refugees in a variety of ways both financially and non-financially. It is heartening to see Ontario's community laying out the welcome mat to those in need. I encourage you to keep up the efforts that will make such a difference in the lives of the refugee families.

Yours sincerely,



Gary McNamara  
AMO President



# Around the Rideau

Environmental Information For Municipalities In The Rideau Valley

November | December 2015

## Infrastructure Update



Rainbow Bridge showing the rocky ramp and inflatable cofferdam

### Haggart Island Dam Decommissioning

Work is now complete on decommissioning the weir under the Rainbow Bridge in Stewart Park (Town of Perth). The old weir has been replaced with a rocky ramp, which is an innovative dam replacement option and river restoration technique. The ramp allows the Tay River to “flow split” into channels which help alleviate flooding in the park. This restoration technique allows for better fish habitat and fish passage as well. The ramp maintains historic upstream water levels that are important to the community while still being aesthetically pleasing. Canoeists and kayakers can now safely navigate downstream. This project is a good balance between community and environmental needs while being a great alternative and innovative method to decommission old and failing dams. One of the construction highlights was the use of an inflatable cofferdam, which enabled work to be completed safely and efficiently with the least impact on the river. MIKE can give you more information at ext. 1176 or michael.yee@rvca.ca.



Motts Mills dam replacement — earthen berm with arched steel pipe culverts and two drop inlet water control structure on the far side

### Motts Mills Dam Replacement

Work to decommission the failing, 63-year-old dam located just off County Road 1 in Elizabethtown-Kitley is now complete. Ducks Unlimited Canada guided construction which saw the installation of an large clay berm across the creek. Within the berm, trenches were dug for two steel and concrete water level control devices (drop inlet structures) and two large arched steel pipe culverts; together these will control water levels in Hutton Marsh. Once these structures were installed the berm was backfilled. Final touches to the project were the installation of erosion blankets. A beaver baffle was also installed to discourage our national animal from building dams in the area. The old concrete dam will be partially dismantled while heavy equipment is still on site. Contact JASON for more information at ext. 1152 or jason.hutton@rvca.ca.



Britannia Flood Control Project — construction underway

### Britannia Flood Control Project

The warmer than normal fall weather has allowed for great progress in construction of the Britannia Village Flood Control Project. The project will protect parts of the Britannia Village community from future Ottawa River floods. Construction is slated for completion late next summer. Updates on the project will appear in upcoming *Around the Rideaus* and at [www.rvca.ca](http://www.rvca.ca). Contact TERRY for more information at ext. 1107 or terry.davidson@rvca.ca.



David Bartlett Park showing one of the new public access points

## Shoreline Improvements at David Bartlett Park Completed

A recent partnership between the City of Ottawa and RVCA has resulted in a successful shoreline restoration project at Manotick's David Bartlett Park. For years, the park's steep shoreline has experienced significant erosion resulting in soil washing into the river, deteriorating water quality and fish habitat. The project improves access to the river by re-grading and reinforcing the shoreline at two locations. New fencing has been installed directing park users towards access points. Trees and shrubs have been planted to stabilize, restore and protect the remaining shoreline — with more plantings planned for spring 2016. Park users are strongly encouraged to use these new access points and prevent their dogs from accessing the water along the fragile shoreline. "We wanted to find a way to address the shoreline erosion issues at the park but still encourage access to the river," says RVCA project lead Andrea Klymko, "...the worst erosion was at the most popular access points for the dogs. Two of these spots have been designated as formal access points while the rest are being retired." This project is a win-win for the Rideau River and park users and their pooches! For more information contact Andrea at ext. 1173, [andrea.klymko@rvca.ca](mailto:andrea.klymko@rvca.ca).



Dead ash trees, victims of emerald ash borer

## Partners Work Together to Replace Dying Trees

Chapman Mills Conservation Area is suffering from the effects of the emerald ash borer (EAB) and Dutch elm disease. EAB is a non-native invasive insect that attacks and kills ash trees. Dutch elm disease is a fungus that spreads through the roots causing trees to slowly decay. Both of these normally robust and resilient pioneer trees will soon be all but extinct. "The loss of ash and elms has a big impact on our natural areas — leaving gaps in our tree canopy," says Kristy Giles, Conservation Lands Director. "Our goal was to replace the trees as quickly as possible." Thanks to partners Avison Young and Tree Ottawa, Chapman Mills has seen 325 seedlings planted this fall. Avison Young provided the seedlings and keen staff who did the planting. Tree Ottawa provided the support and equipment that got the job done. Dead or dying trees will be cut down along popular trails this winter to avoid safety risks to park users. For more information contact KRISTY at ext. 1178, [kristy.giles@rvca.ca](mailto:kristy.giles@rvca.ca).



## Winter Adventurers Day Camp

Fill up those PA days with winter fun! Programs are geared for kids aged six to twelve and are hosted by our knowledgeable RVCA interpreters. Learn how to snowshoe, put up a shelter, build campfires and cook outdoors! The fun will run from 9 a.m. to 4 p.m. The cost is \$40/child and \$35 for additional children in the same family. Each session can accommodate up to 25 children. Pre-Registration is required. Baxter camp runs January 22, 2016 – 9 a.m. to 4 p.m. Foley Mountain camp runs on February 3, 2016 – 9 a.m. to 4 p.m. To Register for Baxter contact ANDREA at 613-489-3592, [andrea.wood@rvca.ca](mailto:andrea.wood@rvca.ca). To register for Foley Mountain call REBECCA at 613-273-3255 [rebecca.whitman@rvca.ca](mailto:rebecca.whitman@rvca.ca) or visit [www.rvca.ca/active-outdoor-life](http://www.rvca.ca/active-outdoor-life).



# Around the Rideau

**Rideau Valley Conservation Authority**  
 Box 599, 3889 Rideau Valley Drive  
 Manotick, ON K4M 1A5  
 613-692-3571 or 1-800-267-3504  
[www.rvca.ca](http://www.rvca.ca)  
 Follow us @ [twitter.com/RideauValleyCA](https://twitter.com/RideauValleyCA)  
 Like us @ [facebook.com](https://facebook.com)

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**Ramada Ottawa on the Rideau** — 613-288-3500, Previously The Monterey Hotel — Offers 87 fully renovated rooms with balconies overlooking the Rideau River. It is an Oasis in the city



**From:** AMO Communications <[communicate@amo.on.ca](mailto:communicate@amo.on.ca)>  
**Date:** November 25, 2015 at 2:41:41 PM EST  
**To:** "[elbe@web.ca](mailto:elbe@web.ca)" <[elbe@web.ca](mailto:elbe@web.ca)>  
**Subject:** AMO Policy Update - AMO AND UQM to Collaborate on Climate Change

November 25, 2015

## AMO and UQM to Collaborate on Climate Action

In Ottawa today AMO and the Union of Quebec Municipalities (UQM) signed an [agreement](#) to collaborate on climate action. The Associations also [called](#) on the provinces and the federal government to provide resources and funding to municipalities to reduce greenhouse gases and build resilient communities.

AMO and UQM will work together to share policy and advocacy efforts and best practices to achieve climate action goals under the agreement. The Associations highlighted a range of initiatives municipal governments have undertaken in Ontario and Quebec to reduce greenhouse gases and protect their communities and economies from extreme weather, noting more local action needed to be taken to meet climate change goals.

The Agreement comes as a number of initiatives on climate change are moving forward. The Premiers and Prime Minister Trudeau met in Ottawa on Monday to discuss Canada's position at the United Nations Paris Climate Change Conference. It is widely thought that a global agreement to tackle climate change may result from this conference. On Sunday, the Alberta Government announced a new carbon tax to limit greenhouse gas emissions in that province.

Over the last few years Ontario and Quebec have been deepening their collaboration in a number of areas, including climate change. Ontario has announced it will implement a [Cap and Trade](#) program to price greenhouse gas emissions that is integrated with Quebec and California as part of its [long term climate strategy](#). AMO and UQM want their provincial governments to provide funding from the Cap and Trade programs for municipal greenhouse gas reduction projects, recognize a range of municipal projects for offset credits to increase investment in low carbon technologies and provide the tools and resources to support municipal climate action.

### Municipal resolution

AMO members are encouraged to support the call by passing the attached resolution to the provincial government:

**To:** The Honourable Kathleen Wynne, Premier

Dear Premier:

Please be advised that the municipality of \_\_\_\_\_ supports the collaboration of the Association of Municipalities of Ontario (AMO) and the Union of Quebec Municipalities (UQM) to enhance support municipal climate action in our provinces.

To help meet reduction targets and to reduce emissions in our communities and improve resilience in local economies, we call on you to work in partnership with local governments and:

- **Give municipalities adequate, stable and long-term funding resources to invest in greenhouse gas reduction initiatives in our communities such as public transit and active transportation, public and private building energy efficiency; water conservation, planning development and other programs;**
- **Recognize municipal projects that reduce greenhouse gases for offset credits in Cap and Trade programs;**
- **Provide dedicated funding for climate change adaptation to help municipalities provide resilient infrastructure to keep our economies and communities functioning and productive; and**
- **Provide tools to help facilitate and transfer knowledge regarding greenhouse gas reduction and climate adaptation projects.**

SIGNED

cc: The Honourable Glen Murray, Minister of the Environment and Climate Change  
The Honourable Ted McMeekin, Minister of Municipal Affairs and Housing  
The Honourable Brad Duguid, Minister of Economic Development, Employment and Infrastructure  
The Honourable Charles Sousa, Minister of Finance.

**Further Resources:**

- [Statement from AMO President on Municipal Climate Action](#)
- [AMO Position](#)
- [Municipal Climate Action News Release](#)
- [Municipal Climate Action Backgrounder](#)
- [Cap and Trade News Release](#)
- [Carbon Pricing Primer](#)
- [2010 AMO Position](#)

**AMO Contact:** Craig Reid, Senior Advisor, E-mail: [creid@amo.on.ca](mailto:creid@amo.on.ca) 416.971.9856 ext. 334.

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**PLEASE NOTE:** AMO Breaking News will be broadcast to the member municipality's council, administrator, and clerk. Recipients of the AMO broadcasts are free to redistribute the AMO broadcasts to other municipal staff as required. We have decided to not add other staff to these broadcast lists in order to ensure accuracy and efficiency in the management of our various broadcast lists.

**DISCLAIMER:** Any documents attached are final versions. AMO assumes no responsibility for any discrepancies that may have been transmitted with this electronic version. The printed versions of the documents stand as the official record.

**OPT-OUT:** If you wish to opt-out of these email communications from AMO please click [here](#).





November 30, 2015

Greetings,

With the New Year fast approaching, our Office would like to provide you with information about the expansion of the Ombudsman's jurisdiction to municipalities. As of January 1, 2016, the Ombudsman can begin accepting, resolving and investigating complaints about municipalities under the *Public Sector and MPP Accountability and Transparency Act, 2014*. The Ombudsman's jurisdiction will extend to municipalities, local boards and municipally-controlled corporations, with some exceptions as set out in regulation.

The Ontario Ombudsman is an independent officer appointed by the Legislative Assembly of Ontario to conduct impartial investigations into individual and systemic issues relating to the administrative conduct of public bodies. The Ombudsman's services are available to anyone free of charge.

As we do with the tens of thousands of provincial complaints we handle every year, we will work to resolve complaints about municipalities wherever possible. We resolve most complaints without the need for an investigation or report.

We are an office of last resort, meaning individuals should exhaust any available appeal mechanisms (such as the Ontario Municipal Board) before complaining to the Ombudsman. The Ombudsman also strongly encourages municipalities to resolve local issues at the local level, and to create their own complaint resolution mechanisms, which may include appointing accountability officers such as integrity commissioners, ombudsman and auditors general.

If internal complaint mechanisms are unable to resolve the problem and the Ombudsman determines that an investigation is warranted (either into an individual complaint issue or a broader systemic one), relevant municipal sector entities will be notified by our Office and required to co-operate with our investigation. The Ombudsman may report findings and recommendations publicly. However, the Ombudsman cannot overturn any decisions of a municipal sector entity, and recommendations are not binding.

The Ombudsman's Office has 40 years of experience in resolving and investigating administrative problems throughout the provincial government. We handle more than 23,000 complaints each year by applying alternate dispute resolution strategies – resolving over half of all cases in less than two weeks.

At the same time, almost all of the Ombudsman's recommendations for systemic change have been accepted by the government in the past 10 years, resulting in administrative improvements that have positively affected millions of Ontarians (e.g., expansion of newborn screening, a more secure lottery system, better monitoring of unlicensed daycares). We have always received excellent co-operation from the public bodies we oversee.

We have recently reached out to the Association of Municipalities of Ontario, the Association of Municipal Managers, Clerks and Treasurers of Ontario and other stakeholders to share information about our Office's role. Today, we are also inviting you to complete a brief online survey (information attached) that will help us in responding to any complaints we may receive about your municipality. Please note



that we are seeking contact information for officials who have direct responsibility for areas related to complaint resolution, as opposed to protocol officers or communications staff. Although we are happy to deal with these officials for communications-related matters, when we make inquiries about complaints, we communicate directly with staff who have the most relevant information about the matter at issue.

For more information about how we work and our new mandate with respect to municipalities, you might wish to review our Frequently Asked Questions at <https://ombudsman.on.ca/About-Us/MUS-FAQ.aspx> and our new brochure, *Complaints about Municipalities*, at <http://www.ombudsman.on.ca/Resources/Brochure.aspx>.

We also have an Open Meeting Law Enforcement Team which deals with complaints that municipal meetings have been improperly closed to the public under the *Municipal Act*. For more information on the activities of the Open Meeting Law Enforcement Team, please see our OMLET Annual Report here: <https://ombudsman.on.ca/Investigations/Municipal-Meetings/Municipal-Annual-Reports.aspx>.

Our latest Annual Report, published in July for the 2014-2015 fiscal year, also provides a good overview of our work. It can be found online here: <https://ombudsman.on.ca/Resources/Reports/2014-2015-Annual-Report.aspx?lang=en-CA>. You can also receive information about our office monthly by subscribing to our e-newsletter at <https://ombudsman.on.ca/Newsroom/E-Newsletter.aspx>.

My team and I would be happy to answer questions, provide copies of our publications, or connect you with our colleagues who will be working on municipal cases. Please contact us by emailing [thewatchdog@ombudsman.on.ca](mailto:thewatchdog@ombudsman.on.ca), or call our Communications Officers: Laura Nadeau (416-586-3402) or Cynthia McQueen (416-586-3525).

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Williamson', written in a cursive style.

Linda Williamson  
Director of Communications, Office of the Ombudsman of Ontario

Encl.

## Angela Maddocks

---

**From:** Ontario News <newsroom@ontario.ca>  
**Sent:** December-03-15 12:49 PM  
**To:** Angela Maddocks  
**Subject:** Ontario Passes Legislation to Promote Smart Community Growth



Newsroom

### *News Release*

## **Ontario Passes Legislation to Promote Smart Community Growth**

December 3, 2015

### **Province Expands Municipal Revenue Tools and Streamlines Land Use Planning and Appeals**

Today Ontario passed legislation to give the province's residents a greater say in how their communities grow and to provide municipalities with more opportunities to fund community services like transit and recycling.

The [Smart Growth for Our Communities Act, 2015](#), which reforms the [Development Charges Act](#) and the [Planning Act](#), will:

- Help municipalities recover more money to pay for transit services and waste diversion
- Give residents a meaningful say in how their communities grow by requiring municipalities to look at opportunities to better involve residents in the planning process for new developments and enhancing a planning tool that will be developed with resident and stakeholder input
- Promote and protect green spaces by encouraging more municipalities to develop plans that help determine the need for parkland in the municipality
- Help municipalities resolve potential planning disputes earlier at the local level, such as through alternative dispute resolution, to reduce the involvement of the Ontario Municipal Board in local disputes
- Make the planning and appeals process more predictable by extending the review of new municipal official plans - plans that lay out how municipalities will grow and develop - to 10 years, instead of five
- Make the development charges system - a system for municipalities to help cover the costs necessary for growth from developers - more predictable, transparent and accountable by creating clearer reporting requirements for capital projects that municipalities are financing through development charges
- Make the collection and use of money paid by developers for higher and denser developments, as well as for parkland, more transparent and accountable

Helping communities grow is part of the government's plan to build Ontario up. The four-part plan includes investing in

people's talents and skills, making the largest investment in public infrastructure in Ontario's history, creating a dynamic, innovative environment where business thrives and building a secure savings plan.

## QUICK FACTS

- The act is based on input from across Ontario including more than 20 public workshops and stakeholder meetings as well as more than 1,200 submissions on the land use planning and appeal system and the development charges system.
- Municipalities use official plans and zoning bylaws to plan for and control development.
- Approximately 200 of Ontario's 444 municipalities use development charges.

## BACKGROUND INFORMATION

- [Changes to the Development Charges Act and Planning Act](#)

## ADDITIONAL RESOURCES

- [Bill 73](#)

## QUOTES

"We want to grow Ontario's communities in a way that creates vibrant towns, cities and regions. The Smart Growth for Our Communities Act provides the people of Ontario with a transparent and predictable system for planning and managing growth within their communities."

— *Ted McMeekin, Minister of Municipal Affairs and Housing*

## CONTACTS

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 Communications  
 416-585-7066  
 Conrad.Spezowka@ontario.ca

Mark Cripps

Minister's Office  
416-585-6842  
Mark.Cripps@ontario.ca

Ministry of Municipal Affairs and Housing  
<http://www.ontario.ca/municipal>

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99 Wellesley Street West 4th floor, Room 4620 Toronto ON M7A 1A1



## CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0  
Phone: (613) 546-4228 Toll Free (613 area code): 1-877-956-CRCA  
Fax: (613) 547-6474 E-mail: [info@crca.ca](mailto:info@crca.ca)  
Websites: [www.crca.ca](http://www.crca.ca) & [www.cleanwatercataraqui.ca](http://www.cleanwatercataraqui.ca)



November 27, 2015

File: F-166-11-Lough Lk

### Sent by Email

Mr. Matt Rennie ([mattrennie27@hotmail.com](mailto:mattrennie27@hotmail.com))

Dear Mr. Rennie,

**Re: Permit F-166-11-Lough Lk – Ontario Regulation 148/06  
Applewood Development, Township of South Frontenac  
Waterbody: Loughborough Lake**

Thank you for your letter that was forwarded to me on November 19, 2015 with respect to concerns that some local residents have with the works that were completed under the above noted permit and other activities that have been reported to the CRCA. CRCA staff are appreciative that local residents such as yourself and others are passionate about preserving the environmental integrity of our natural resources.

Permit F-166-11-Lough Lk was issued by the CRCA to authorize the construction of a communal docking system and an associated boardwalk that would allow access across a wetland to the communal dock. In response to your letter, Tom Beaubiah (CRCA biologist) and I visited the site on November 23, 2015 to inspect the works that have been undertaken at the property. The owner of the property, Mr. Gary Beach, attended the inspection as well since he had already made contact with the CRCA shortly after viewing your letter on the South Frontenac Township website. It should be noted that CRCA staff have attended this site on numerous occasions previously to review permitting applications and to conduct compliance inspections.

The following are our findings with respect to the works that have been completed.

#### 1. Communal Docking System

- The drawings appended to Permit F-166-11-Lough Lk identified that the floating dock component of the structure would be 120 feet in length.
- The actual length of the dock was found to be 148 feet.
- The length of the access gangway to the dock was not specified in the drawings but was found to be 70 feet in length
- The total length of the structure was found to be 218 feet.
- The individual components (e.g. finger width, slip finger length) were found to be in compliance with the approved permit.
- The depth of water in and around the slips varied, but was found to be less than 1 metre.
- The depth of water below the lowest floating baffle on the structure varied but was found to be a minimum of a foot.

Two items of interest were found during the inspection.

- a. The dock length exceeds the amount shown on the approved drawing by 28 feet.
- b. The depth of water in and around the docking structure was found to be less than the amount specified in Appendix C to the permit.

Mr. Matt Rennie  
November 27, 2015

### Ontario Regulation 148/06

As you know, Permit F-166-11-Lough Lk was issued under Ontario Regulation 148/06: Development, Interference with Wetlands & Alterations to Shorelines and Watercourses. The purpose of the regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. In addition, the CRCA may grant permission for development to occur in or adjacent to wetlands provided that any interference on the natural features and hydrologic and ecological functions of the wetland has been deemed to be acceptable by the CRCA.

In this instance, the additional length of the dock and the depth of water in and around the structure will not affect the control of flooding or erosion and that other properties will not be at greater risk from these hazards. Secondly, staff do not believe that there has been any interference to the natural features, hydrologic and ecological functions of the wetland due to the additional length of the docking structure and the depth of water in and around the structure. Therefore, in the opinion of staff, the as-built docking structure meets the intent of O.R. 148/06 and the policies of the CRCA.

### Fish Habitat Provisions under Section 35 of the Fisheries Act

In 2011, when Permit F-166-11-Lough Lk was issued, the CRCA maintained a Level 2 agreement with the Department of Fisheries and Oceans (DFO) to review proposals in consideration of the fish habitat provisions under Section 35 of the Fisheries Act. The intent of the depth of water provisions described in Appendix C to Permit F-166-11-Lough Lk were to ensure that the docking structure would not rub or otherwise interfere with the lake bottom in order to protect fish habitat. As there are many types of floating structures in use, the 1 metre depth of water was suggested as a conservative approach to support the intent of this condition. During the site inspection, staff observed that the docking structure appeared to be sufficiently buoyant to ensure that the floating sub-structure will not interfere with the lake bottom. In the opinion of staff, this satisfies the intent of the permit conditions contained within Appendix C to permit F-166-11-Lough Lk. Additionally, as noted in your letter, the CRCA cannot regulate the size of boats that will utilize the docking structure. Staff note that there is sufficient water depth for the docking structure to be accessed by an appropriate vessel.

Referencing your comments with respect to dredging, staff were unable to determine if the area around the dock was dredged or otherwise altered by performing a "blow out" as you describe it. If there is additional evidence that can be provided of dredging, please forward it to the CRCA to my attention.

Please note that due to recent changes to the Fisheries Act, the CRCA no longer maintains an agreement with DFO. Therefore, if there are future concerns relating to fish habitat, I would direct you to the DFO's website ([www.dfo-mpo.gc.ca](http://www.dfo-mpo.gc.ca)) to obtain additional information.

#### 2. Boardwalk Structure

- The total width of the structure was found to be in compliance with the approved permit.
- The width between the boardwalk railings was found to be 54 inches.
- There was evidence of some minor erosion at the east end approach to the boardwalk.

Two items of interest were found during the inspection.

- a. The width between the boardwalk railings exceeds the amount shown on the approved drawing by 6 inches.
- b. The minor erosion at the east end approach to the boardwalk should be addressed.

Mr. Matt Rennie  
November 27, 2015

We understand that you are concerned with ATV use of the boardwalk. As with boating, ATV use is an activity that is not regulated by O.R. 148/06. Staff believe that the additional width between the boardwalk railings will not affect the control of flooding or erosion and that other properties will not be at greater risk from these hazards. Secondly, staff do not believe that there has been any interference to the natural features, hydrologic and ecological functions of the wetland due to the additional width between the boardwalk railings. Therefore, in the opinion of staff, the as-built boardwalk structure meets the intent of O.R. 148/06 and the policies of the CRCA.

The minor erosion item was discussed with Mr. Beach and he has agreed to install a small retaining structure to retain the granular material within the approach to the boardwalk.

### 3. Other Items

Staff investigated allegations that there has been placement of fill into a wetland on the property. Staff noted a very small amount of rock that had been placed in order to secure a silt fence in place near the bridge on the east side of the property. Mr. Beach understands that this material is to be removed when the silt fence is removed. Staff found no other evidence that filling has occurred within a wetland. If there is additional evidence that can be provided of filling of a wetland, please forward it to the CRCA to my attention.

Staff did observe that granular top dressing has been added to the approaches to the bridge on the east side of the property. However, staff are satisfied that the original footprint of the approaches has not been expanded toward the wetland and that the granular is appropriately contained. Mr. Beach believed that this activity was in accordance with previous correspondence with our office. However, Mr. Beach was cautioned that due to changes in legislation, this activity required CRCA approval under O.R. 148/06. Additionally, staff observed that granular top dressing had been added to the "trail", and that a small area of granular, approximately 20 ft x 15 ft in size, that had been spread out near the parking area. Staff have no concerns with the top dressing of the "trail" since the original footprint has been maintained and Mr. Beach has agreed to move the granular material back, regrade and revegetate the other area. In consideration of the minor nature of these issues, further enforcement action is not being pursued at this time.

A record of this information will be placed on file in the event that future compliance follow-up is required.

Thank you again for sharing your concerns with the CRCA.

Yours truly,



Andrew Schmidt, C.Tech.  
Development Review Manager

c.c. Ron Vandewal, Mayor, Township of South Frontenac (via email)  
Ross Sutherland, Councillor, Loughborough District (via email)  
Alan Revill, Councillor, Bedford District (via email)  
Wayne Orr, Township of South Frontenac (via email)  
Lindsay Mills, Township of South Frontenac (via email)  
Joe Gallivan, County of Frontenac (via email)  
Gary Beach, Landowner (via email)

**From:** Matthew Rennie [<mailto:mattrennie27@hotmail.com>]

**Sent:** November-30-15 9:52 PM

**To:** [councillornroberts@gmail.com](mailto:councillornroberts@gmail.com); [councillorrevill@gmail.com](mailto:councillorrevill@gmail.com); [robinsonw@bell.net](mailto:robinsonw@bell.net); [john.mcdougall@xplornet.ca](mailto:john.mcdougall@xplornet.ca); [patbarr1@aol.com](mailto:patbarr1@aol.com); [markschjerning@outlook.com](mailto:markschjerning@outlook.com); Ross Sutherland <[7846elbe@gmail.com](mailto:7846elbe@gmail.com)>; [ncddwoodworking@live.com](mailto:ncddwoodworking@live.com); [sfcron.sleeth@gmail.com](mailto:sfcron.sleeth@gmail.com); Wayne Orr <[worr@southfrontenac.net](mailto:worr@southfrontenac.net)>

**Cc:** [annefisher@sympatico.ca](mailto:annefisher@sympatico.ca); Annie Robinson <[anniegrobinson@gmail.com](mailto:anniegrobinson@gmail.com)>; Brian Ward <[brian.ward1@sympatico.ca](mailto:brian.ward1@sympatico.ca)>; Diane Koen <[diane.koen@mcgill.ca](mailto:diane.koen@mcgill.ca)>; [drhorse@istar.ca](mailto:drhorse@istar.ca); Ed Koen <[edkoen@rogers.com](mailto:edkoen@rogers.com)>; Erin Wicklam <[erin\\_wicklam@hotmail.com](mailto:erin_wicklam@hotmail.com)>; Helen Barsch <[helenbartsch@gmail.com](mailto:helenbartsch@gmail.com)>; Koen, Michael <[mkoen@cppib.com](mailto:mkoen@cppib.com)>; Marc Hiemstra <[hiemstra.marc@gmail.com](mailto:hiemstra.marc@gmail.com)>; Meela Melnik-Proud <[meelamelnik@hotmail.com](mailto:meelamelnik@hotmail.com)>; Nona Mariotti <[nona@mariotti.ca](mailto:nona@mariotti.ca)>; Roel Vertegaal <[roel.vertegaal@me.com](mailto:roel.vertegaal@me.com)>

**Subject:** Applewood Communal Dock

Dear Councillors,

I am writing to you to express my strong concerns regarding the Applewood communal dock and CRCA's approval of it.

I have included a letter, attached above, that I sent, on behalf of a group of Loughborough Lake residents, to Andrew Schmidt, Development Review Manager, CRCA on Nov. 19, 2015 to outline concerns about the dock size, the water depth, and the apparent manipulation or removal of some of the lake bottom at the Applewood dock, which appear to be in contravention of the CRCA permit.

Secondly, I have included Attachment #2, which outlines and illustrates through clear photos the water measurement at the Applewood dock which shows that the water was not at the required depth and shows areas where the lake bottom appears to have been altered.

Finally, I have included Attachment #3, which is the letter which I received back from Andrew Schmidt, CRCA, after he and his staff visited the Applewood dock to investigate my concerns.

CRCA reports in Attachment #3, that the dock structure is 218 ft in length (148 ft of dock and 70 ft of gangway access) not the 120 ft. outlined in the permit and the water depth in all areas was far less than the 1m required at all times of the year. CRCA's report states that staff were unable to determine if the area around the dock was dredged or otherwise altered even though it is very obvious that the bottom of the lake around the dock has been mechanically displaced to make it appear deeper from the dock. How else can you explain a significantly deeper area around the perimeter of the dock?

CRCA has chosen to overlook this noncompliance. The concerned residents and I are extremely disappointed and discouraged with CRCA who have chosen to allow the Developer to ignore and contravene its very own policies.

What hope is there that this Developer will follow CRCA's or South Frontenac's policies and permit stipulations on Johnston Point and in his many other developments? As well, other developers will soon learn how easy it is to break the rules in South Frontenac and do the same.

We ask for South Frontenac Council to do the right thing, to right these wrongs and to be vigilant of these types of transgressions.

Thanks,

-Matt

NOTE: Original letter and photographs were included in November 24 Committee of the Whole agenda.  
CRCA Response to Mr. Rennie under "Information Items"

## Angela Maddocks

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**From:** Wayne Orr  
**Sent:** December-01-15 8:24 AM  
**To:** Angela Maddocks  
**Subject:** FW: Concerns with Conditions of Draft Plan Approval  
**Attachments:** Concerns with the Conditions of Johnston Point Draft Approval Presented to Council.docx; Large Communal Dock at Island location.JPG

Communication For Dec 8 agenda

Wayne

Wayne Orr  
Chief Administrative Officer  
Township of South Frontenac  
4432 George St., Box 100  
Sydenham ON, K0H 2T0

T (613) 376-3027 ext 2225  
F (613) 376-6657

**From:** Helen Bartsch [<mailto:helenbartsch@gmail.com>]  
**Sent:** November-30-15 9:27 PM  
**To:** Ron Vandewal <[rvandewal@southfrontenac.net](mailto:rvandewal@southfrontenac.net)>; [markschjerning@outlook.com](mailto:markschjerning@outlook.com); [john.mcdougall@xplornet.ca](mailto:john.mcdougall@xplornet.ca); [robinsonw@bell.net](mailto:robinsonw@bell.net); [councillornroberts@gmail.com](mailto:councillornroberts@gmail.com); Ronald Sleeth <[sfcron.sleeth@gmail.com](mailto:sfcron.sleeth@gmail.com)>; [councillorrevill@gmail.com](mailto:councillorrevill@gmail.com); [patbarr1@aol.com](mailto:patbarr1@aol.com); Ross Sutherland <[7846elbe@gmail.com](mailto:7846elbe@gmail.com)>  
**Cc:** Wayne Orr <[worr@southfrontenac.net](mailto:worr@southfrontenac.net)>  
**Subject:** Concerns with Conditions of Draft Plan Approval

Hi to All Councillors,

I am writing to express to you, on behalf of our group of Loughborough Lake residents, some concerns that we have with the report, Conditions of Draft Plan Approval for Johnston Point, which is on the agenda for your council meeting tomorrow night, December 1.

I have included our concerns in an attachment below along with a second attachment showing the dangerous situation that could result with a communal dock at the proposed "island" location on the south shore of Johnston Point.

We hope that you will consider our apprehensions about some of these new and changed conditions.

Thank you for your consideration of this.

Sincerely,

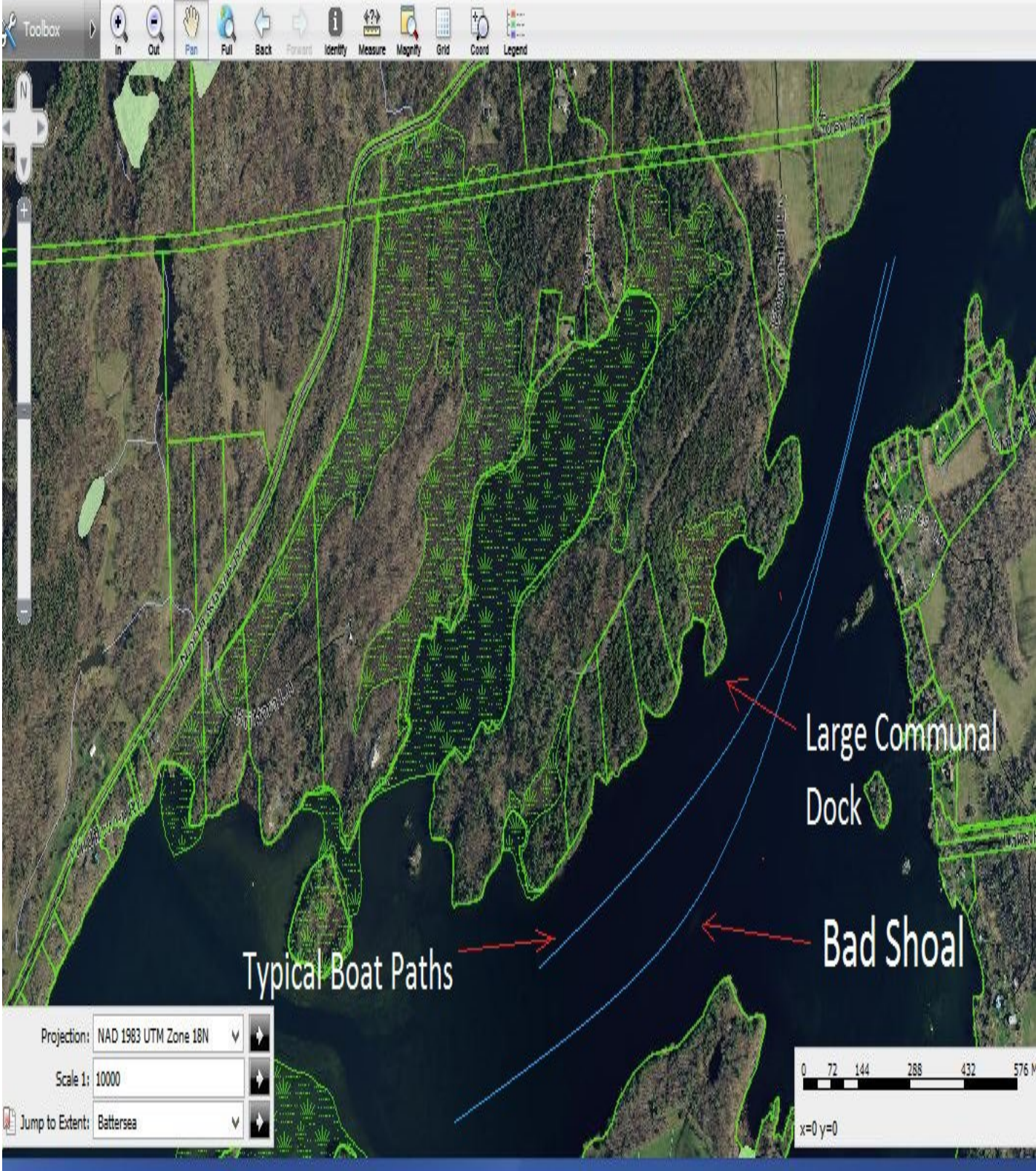
Helen Bartsch

Concerns with the Conditions of Johnston Point Draft Plan Approval for Council's Dec. 1 Meeting:

- 1) Why add a new unit (Unit 15) in the most environmentally sensitive area, next to the largest Provincially Significant Wetland on the Point, at the last minute, and after a year of scrutiny by the public and approval agencies of a 14 Unit Condominium Plan? Is this the way to do business?
- 2) Are the reports by agencies for the initial vacant land condominium plan on Johnston Point still valid for the new plan which now includes 1 more unit, that is, another residence, septic and driveway, and other changes such as walkways and several lot line changes? All reports (Public Health, Malroz Peer Review, Ecological Impact Statement, Hydrological Assessment, Storm Water Management Report) refer to the development of 14 lots not 15.
- 3) The communal dock at the island is a safety issue as it is in a dangerous location. It will encroach on the boat paths of a narrow area of the lake. If there are swimmers or other activities taking place in this area it will force boaters off the boat path towards a bad shoal. \*See attached photo. Why have 2 communal docks in the same area? This second dock is quite unnecessary. What size will these and the private docks become? Will they grow beyond the CRCA permit size as happened at the Applewood Development.
- 4) Who has decided, or will decide, where the Provincially Significant Wetland boundaries are, in order to install signage as per #21 (ix)? We understand that MNRF can do that. Will the Owner hire MNRF to identify the actual PSW boundaries?
- 5) What about having a 3<sup>rd</sup> party, such as McIntosh Perry, to monitor the implementation of all conditions?
- 6) What does "construct a walkway" #21 (vi) mean or allow for? Who is "the Owner's consultant" #21 (vi) and how does that person define the standards for the walkway? #17 states "That all conditions outlined in the letter Nov. 12 from CRCA be included..." Note – CRCA's letter of Nov. 12, 2014, Page 5, #8(c) and and Page 7 #3(ii) refers to "vegetation removal within 30m...with the exception of a **small pathway**". A small pathway would not seem to equate to the same as "construct a walkway".
- 7) What does ownership of the island south of and between Units 8 and 9 and the joint dock at the island, allow one (from Units 7,9,12,13,15) to do? One cannot get anywhere from the island. Owners cannot clear vegetation for 30m all the way around the island and cannot clear anything larger than 4 inches in diameter within 40m all the way around it. Does it allow the Owner/Developer to tell the purchasers that they are buying waterfront and thus to hope to have Units 7,9,12,13,15 zoned as RLSW instead of RLS, even though their waterfront is far away on a little island they can do nothing with?
- 8) #21(x, 4) and (xi, 4) state that no aquatic vegetation shall be removed during construction, use or maintenance of any dock. How can one believe that will actually be enforced, based on the apparent altering of the lake bottom by the same developer, below the communal dock at Applewood? And how can one believe that CRCA will not allow it, based on its approval of the Applewood communal dock which did not meet its own policies?
- 9) How can the private roads and driveways to Unit 14 and to Units 1 and 2 be constructed within 40m of an open water body or a wetland without cutting trees greater than 4" in diameter as per the restriction noted in #21 (iv) and as agreed to with CRCA requirements? The Developer speaks of locating the Road Blocks and driveways within 30m of water bodies or wetlands? But does not address cutting trees to make these roadways within the 40 m mark.
- 10) Why does the developer differentiate between water body and wetland in #4 , "...nearest point of any wetland or waterbody" and in #9 "within 30m of the highwater mark of a waterbody or wetland..." Could it be that the developer agrees with Concerned Residents of South Frontenac that a wetland is not a water body, at least for waterfront purposes?
- 11) The side yard between the residence on Lot 3 (of the Original 3 lots developed) and the new roadway on this draft plan, Attachment A, appears to be too close to the new roadway (which encroaches on Lot 3 to allow for Unit 14 to be outside the 30m restriction from the PSW). South Frontenac's Official Plan for RLSW zoning requires an interior side yard minimum of 3 metres and an exterior side yard of 10 metres minimum. The conclusion is that Unit 14 is not large enough and should be eliminated.

- 12) CRCAs letter of Nov. 12, 2014 to Peter Young, County Planner, Page 6, #12, states that *“a grading plan be submitted showing the proposed elevations for each dwelling unit and septic system prior to final plan approval. The grading plan should include proposed sediment and erosion control measures. **This will be addressed as a condition to draft plan approval.**”* Fotenn also addresses this issue in their letter to Peter Young. September 5, 2014, Page 4 #11, *“Staff recommends that a final storm water management plan be prepared by a qualified Professional engineer and approved to the satisfaction of the County and the CRCA...**Noted, it is expected that this requirement will be included with the draft conditions of approval, and will be prepared at that time.**”*
- Has this been done? If not, it is apparent that it needs to be done before Council can approve this draft plan.

# County of Frontenac (Public) Interactive Web Mapping



December 3, 2015

To: Mayor and Council of  
Township of South Frontenac

From: Battersea Loughborough Lake Association

Re: Proposed Johnston Point Development; Draft Plan of Vacant Land  
Condominium Draft Approval November 2015

On behalf of the Battersea Loughborough Lake Association (BLLA) I wish to provide comments on the draft condominium approval package that the Township considered and rejected on Tuesday December 1, 2015. These comments are further to the comments that the Association provided on February 15, 2015.

First we wish to acknowledge that a number of the concerns raised back in February have been addressed reasonably well. Unfortunately it is difficult to assess many of the changes to the draft plan and the proposed conditions of approval since no rationale is provided to explain why certain significant changes were made.

We recognize that Helen Bartsch has provided a detailed outline of technical issues that have been identified. We are not going to repeat those but focus on some key items of concern for Council's consideration.

The first major concern is the addition of the 15<sup>th</sup> lot. A major concern we raised in our February comments was the number of new lots being added in the Eastern Basin of Loughborough Lake when one considers the 22 lot development across the lake at Applewood. The amendment put forward by Councilors Sutherland and Sleeth to remove the new 15<sup>th</sup> lot is reasonable.

Second it is the addition of 2 communal docks. The provision of a communal dock is something that the Association suggested, however, there is no reason for 2 communal docks. The second dock on the island should be removed. Also if there is to be a communal dock the maximum dimensions should be specified. The maximum dimensions of the individual docks is specified so why not for the communal dock?

Our primary concern with development has been that it is located in a Provincially Significant Wetland (PSW). These important wetlands are critical habitat for many species and are particularly sensitive. They need to be protected.

To have docks in Long Bay which is both a PSW and a narrow shallow water body is not reasonable protection of the environment. We recognize the results of the Peer review but we are not convinced that the Township policies for Narrow

Shallow waterbodies have been followed fully. We recommend that there be no docks in Long Bay. In particular, lot 6 requires an extensive walking bridge to access the water. This seems unreasonable to have such an extensive structure in a PSW.

We note that the Council proposal has reduced the width of the walking paths to 1 metre. This is an important amendment. We remain concerned about the location and number of paths. It is important that they be located and installed properly and that there be oversight to ensure this happens.

As well it is my view that any lot that does not back onto water should not be zoned Waterfront. The Official Plan and zoning bylaw have a serious flaw that allows for a lot that backs onto a wetland to be zoned Waterfront even though they cannot access 'Open Water'.

I ask that these points be addressed by Council as they reconsider the Johnston Point development.

Yours truly

A handwritten signature in black ink, appearing to read "B. Ward". The signature is fluid and cursive, with a small horizontal line at the end.

Brian Ward  
Vice President, BLLA



Frontenac Federation of Agriculture  
 RR#1 Battersea, ON.  
 K0H 1H0

November 23, 2015

Office of the Mayor  
 South Frontenac Township  
 4432 George St.  
 Sydenham, ON.  
 K0H 2T0

Dear Mayor VandeWal and Council members:

The Frontenac Federation of Agriculture, wishes to acknowledge and thank the Mayor and other members of this Council for attending the recent Rural Economic tour hosted by Richard Allen, Councillor Countryside District, City of Kingston, the FFA and the local National Farmers Union. It was a productive, informative and excellent opportunity for neighbouring municipalities, and local economic development agencies to meet and discuss the opportunities in the agri-food sector locally.

On a different note, this Council will recall the discussions and meetings regarding the Collins Lake Solar Development project of late summer, and the FFA would like to thank the Council for granting the FFA the opportunity to speak about our concerns regarding this large ground mount solar project in Inverary. Our Board has discussed the issue of large scale solar (ground mount) projects and struck a committee to try to strike a balance between the development of green energy projects and the preservation of our productive pockets of farmlands. As a result the Frontenac Federation of Agriculture passed a resolution at our October Board meeting requesting that municipalities within the County of Frontenac do not support large scale renewable projects (ground mount solar) on Class 1-4 agricultural lands that can support row crop production for future project proposals. It is the feeling of our Board that there are lands that cannot support row crop production and could prove to be better sites for these types of projects. The FFA further requests that municipalities require the proponents of these large scale renewable projects to undertake and complete the Large Renewable Procurement Land Evaluation Study on lands proposed for future large scale solar projects to ensure that the pockets of farmland that can support row crops are protected. A copy of the resolution is attached for your background information.

We thank you in advance for your consideration of our request and welcome the opportunity to work with this Council if and when future submissions for large scale solar development are proposed in our communities.

Yours in farming,

/ es

Gary Gordon  
 President  
 Frontenac Federation of Agriculture

Attachment: Frontenac Federation of Agriculture resolution regarding Large Scale Renewable (Solar Ground Mount) projects

## Frontenac Federation of Agriculture

### **Resolution: Large scale Solar ( Ground Mount) projects (Local)**

Whereas the Frontenac Federation of Agriculture believes that large solar renewable procurement projects are not suitable on lands that have supported or could support row crop production, regardless of land class,

Whereas the City of Kingston and the County of Frontenac has a significant land base that is not suitable for row crop agricultural purposes and could be considered for large renewable solar projects,

Whereas some lands identified as Class 4 lands on the Canada Land Inventory are very important to farmers who have been actively farming parcels of these lands, including row crop production, in Frontenac County and the City of Kingston for generations,

Whereas advances in soil and crop management, tillage and drainage techniques and crop genetics are constantly evolving and have changed significantly since the original CLI mapping was done in the late 1960s, and have improved land capability on lands that are not classified as class 1, 2 or 3 “prime agricultural” lands,

Whereas the Large Renewable Procurement Land Evaluation Study is a tool that allows for a more detailed analysis of land classification be completed by the solar development proponent on lands that are not designated as Class 1, 2, 3 “prime agricultural” lands,

Whereas municipalities should access and use this mechanism to site the large renewable solar projects on the appropriate lands, and stay away from lands that are identified as actively farmed in row crop production despite the original CLI classification,

**Therefore be it resolved that the Frontenac Federation of Agriculture (FFA) requests that the City of Kingston and the County of Frontenac ( and townships within) do not provide municipal support resolutions for Large Renewable Solar Projects (ground mount) on productive Class 1-4 agricultural lands ( lands that have or can grow row crops) within their boundaries, and**

**Further be it resolved that the FFA urges the City of Kingston and the County of Frontenac to require proponents to complete the Large Renewable Procurement Land Evaluation Study on those productive Class 1-4 agricultural lands ( lands that have and can grow row crops) proposed for a Large Renewable Solar Project within their boundaries.**