

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

TIME: 7:00 PM,  
DATE: Tuesday, April 14, 2015  
PLACE: Council Chambers.

1. Call to Order
2. Declaration of pecuniary interest and the general nature thereof
3. Scheduled Closed Session- n/a
4. \*\*\*Recess \*\*\* - n/a
5. Delegations
  - (a) Dr. Karin Steiner, Executive Director, New Leaf Link 3
  - (b) Sun Edison 4 - 25
6. Reports Requiring Action
  - (a) Rick Chesebrough, Fire Chief, re: Fire Hall Tour - Follow Up 26
  - (b) Louise Fragnito, Treasurer, re: Budget Presentation under Ontario Regulation 284/09 27 - 29
  - (c) Wayne Orr, Chief Administrative Officer, re: Johnston Point Development Proposal - Response to Council request 30 - 34
  - (d) Lindsay Mills, Planner, re: Presentation of List of Names for Future New Public Roads and Private Lanes 35 - 38
  - (e) Wayne Orr, Chief Administrative Officer, re: Trailer By-law 39 - 40
  - (f) Wayne Orr, Chief Administrative Officer, re: Seniors Housing-Potential Township Properties 41 - 42
7. Reports for Information
  - (a) Robert Charest, re: Update on Cataraqui Trail Management Board 43
8. Rise & Report
  - (a) County Council
  - (b) Arena Board
  - (c) Police Services Board
  - (d) Portland Heritage
9. Information Items

(a) Jannette Amini, Manager of Legislative Services/Clerk, County of Frontenac, re: Recommendations from the Frontenac Accessibility Advisory Committee 44 - 45

(b) Kim Love, Mayor, Township of Madawaska Valley, re:Hydro Rates 46 - 47

10. New Business

11. Closed Session (if requested)

12. Adjournment



A special initiative for special adults

PO Box 9 Hartington ON K0H 1W0

[www.newleaflink.ca](http://www.newleaflink.ca)

## NEW LEAF LINK (NeLL) DEPUTATION APRIL 14, 2015

### Background

Since January 2009 New Leaf Link (NeLL) is the only charitable organization (81323 2816 RR0001) to offer educational programming to adults with developmental disabilities in South Frontenac Township. We provide 2 days of programming during the academic year with activities that span the Arts (drama, music, visual arts, and information technologies) and Healthy Living (instruction in nutrition and food preparation, exercise at the AMHO facility in Sydenham, Qi-Gong for stress relief, and community outings to expand life experiences and build strong social relationships).

### Challenges

1. **Meet the growing need for support of disabled adults and their families in South Frontenac—note that the caregivers of disabled adults are often seniors who also require support**  
(to date we have served more than 20 disabled individuals at various times; currently we have 13 enrolled in our programs, but there are an estimated 65 individuals in South Frontenac who could benefit from our program)
2. **Build capacity to serve high needs adults (and by extension their ageing caregivers) close to home**  
(i.e., by employing knowledgeable staff on each day of programming and attracting additional educational program volunteers)
3. **Build financial stability to offer 3 days of programming over 34 weeks of the year and 2 weeks of summer programs**  
(i.e., via fundraising strategies or partnerships; by serving more participants, attracting corporate support, and securing government supports)

### Supporters

Since 2009 NeLL has attracted supporters within and beyond South Frontenac. We operate thanks to the generosity and good will of:

- **volunteers** (11 Board and Advisory Council members and 7 regular educational program volunteers);
- **service clubs** (Sydenham Lions Club, Portland Community Caring, Harrowsmith Women's Institute, Harrowsmith Oddfellows & Rebekahs, St Patrick's Catholic Women's League, amongst others);
- 50-75 **individual donors** in any given year, including donations via Canada Helps; donations from community groups such as the Iron Maidens who put on a fundraiser for NeLL in 2013; and
- **participants and their families** who pay user fees.

Over time we have received small grants from the Community Foundation of Kingston & District, Frontenac County (NeLL is a Sustainability Committee partner), and, most recently, The United Way and the City of Kingston. Such grants have permitted the purchase of equipment to support our programs (e.g., supplies, laptops, a colour printer, 6 i-Pads and accessories); the most recent United Way grant boosts our Healthy Living program in 2015 by covering the cost of rice cookers, books, food supplies for cooking, transportation costs for outings and going to the gym, and for a support person for one day of programming.

***In summary, NeLL is a viable and vibrant rural non-profit that is evolving to meet the increasing need for services of a segment of the population that is often ignored.***

Contact: Karin G. Steiner, PhD, Executive Director, [kg.steiner@xplornet.com](mailto:kg.steiner@xplornet.com) or 613-374-3451

# SunEdison and Township of South Frontenac

April 14, 2015

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# Large Renewable Procurement I RFP

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- Timelines
  - March 10th final RFP issued
  - September 1st RFP will close
  - November, 2015, contract award
  
- RFP focus on two key criteria:
  - Community/Municipal Engagement
  - Price

# Application Completeness Requirements of RFP Recap

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- Elements of the an application include the following, but not limited to:
  - Site consideration confirmation: archeological resources; detailed maps of proposal with connection line information; key features (roads, internal driveways, generation equipment, transformers, communication towers); municipal boundaries; any highway crossing; any railway; any national parks; any airports; abutting properties; water bodies; natural heritage features; PSA; provincially significant lands; abide by agricultural area/land PPS 2014 requirements; abide by soil class restrictions
  - Access Rights Declaration
  - Municipal Meeting Confirmation/First Nations Meeting Confirmation
  - Agricultural Land Use Confirmation and if needed, Agricultural Land Evaluation Study Peer Review Attestation

# Mandatory Requirements

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- Includes, but not limited to:
  - Community Engagement:
    - Proposed community engagement plan
    - At least one municipal meeting (Directly Affected Communities) and Prescribed Form to be completed
    - At least one public community meetings also to be confirmed through a Prescribed Form
    - Notice of public meetings (newspaper, website, property owners within 120 metres and property owners along connection lines, clerk and secretary-treasurer of municipality hosting all of the project or some and the connection line)

# Rated Criteria

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- Community Engagement: Max 80 points
  - Community engagement plan that exceeds mandatory requirements
  - Municipal Council resolution
  - Municipal Agreement
  - Letter of Support from abutting property owners
  
- Aboriginal Participation: Max 20 points
  - Aboriginal Participation (equity participation)

# Data Collected so far

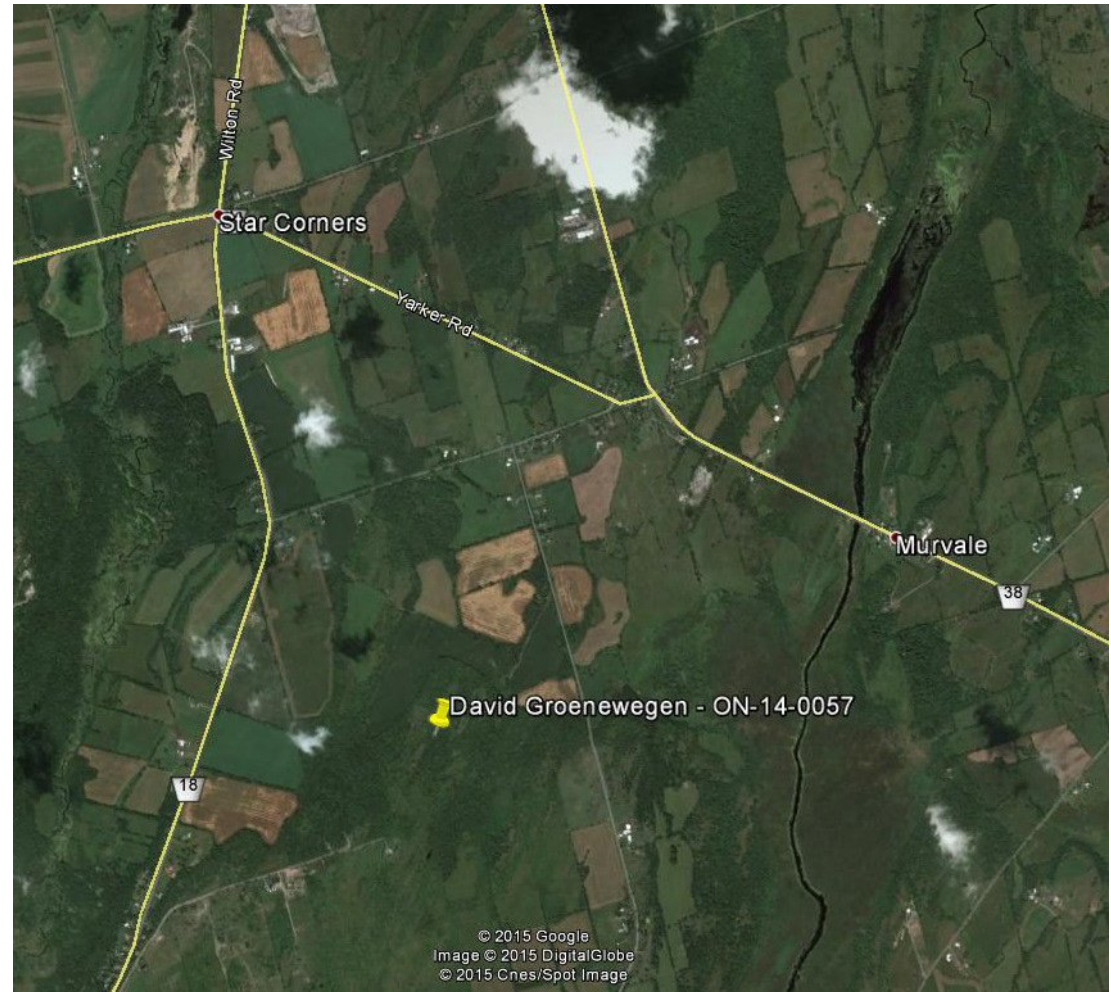
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- Soil studies: Clark Consulting Services
- Land use evaluation: IBI Consulting
- Land constraints and archeological reviews: Hatch Consulting
- Engineering and design: SunEdison
  - All reports are available for review
  - These are initial studies and will continue to be refined

# Summary of Project

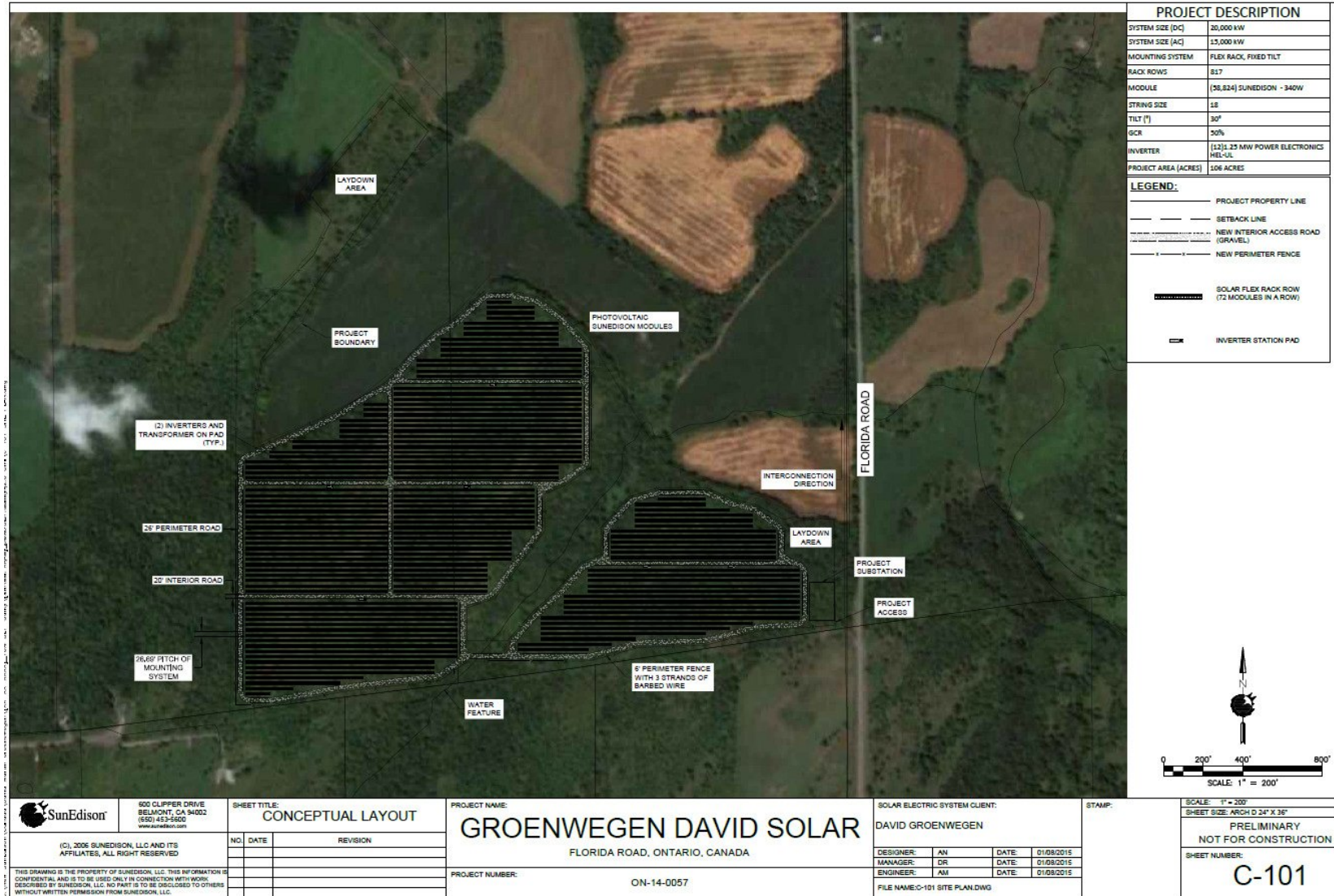
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- David Groenewegen Site
  - Florida Road
  - Lots 8, 9, Con 1
  - ~106 Acres
  - ~15 MW AC



# Base Line Analysis of Proposal: David Groenewegen

## Florida Road (Lots 8, 9, Con 1), Township of South Frontenac, County of Frontenac



# Base Line Analysis of Proposal: David Groenewegen

Florida Road (Lots 8, 9, Con 1), Township of South Frontenac, County of Frontenac

## ■ Land Use and Official Plan Designation

Township of South Frontenac		AR1	County of Frontenac	AR2
Official Plan Status	Updated as of May 23, 2013		Official Plan Status	October 29, 2014
Official Plan Designation	Rural		Official Plan Designation	Township Official Plans identify and protect Prime Ag Lands
CLI Soil Classification	4 and 5		CLI Soil Classification	4 and 5

## ■ OPA Regulation - Scenario A Applies:

- *Municipality that has designated Prime Agricultural Areas in its approved Official Plan in accordance with the Provincial Policy Statement definition.*
  - *Projects are restricted from being located in Prime Agricultural Areas designated in the municipality’s Official Plan*
  - *All other areas not designated Prime Agricultural Areas would be eligible to site solar projects, regardless of land designation or Canada Land Inventory (CLI) soil classification.*

## ■ Eligible



- Eligible as per **Scenario A-**
  - Property designated as Rural and any CLI Soil classification applies.

## Slide 9

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**AR1** Official Plan Designation: There is conflicting perspectives between municipal levels. Need to find out what the true classification is. Official Plan Designation has not been updated since 2000 to identify prime ag lands. Because the county of frontenac has not mapped out/designated lands as prime ag, it is up to the township of south frontenac, who has made any designations.

Andrew Ross, 07/04/2015

**AR2** Official Plan Designation: There is conflicting perspectives between municipal levels. Need to find out what the true classification is. Frontenac has updated plan recently to identify prime ag land (mostly focused on hamlets). County Plan does not have any mapping indicating this is prime ag land, so it is deferred to the local municipality to classify it.

Andrew Ross, 07/04/2015

# Base Line Analysis of Proposal: David Groenewegen

Florida Road (Lots 8, 9, Con 1), Township of South Frontenac, County of Frontenac

## ■ CLI Mapping

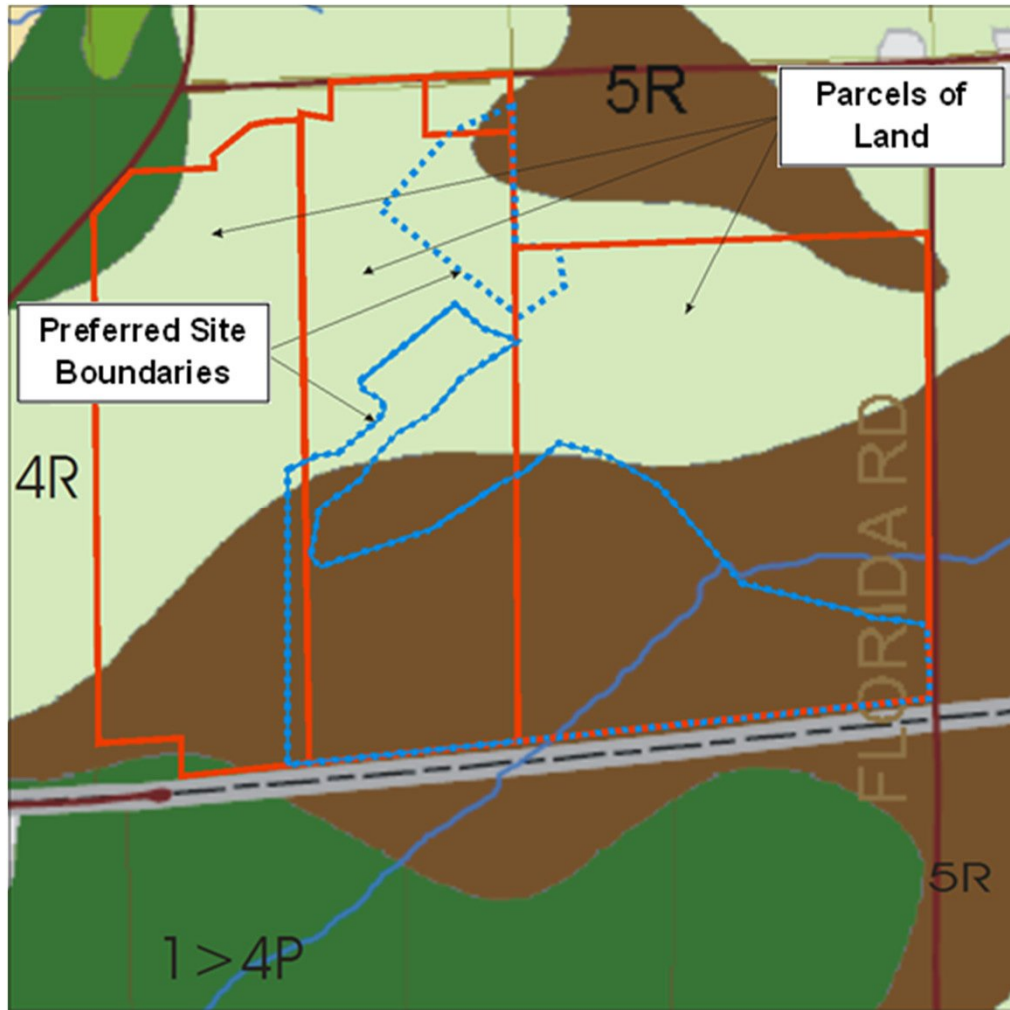
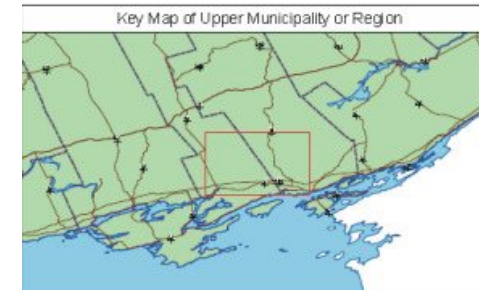


Figure to left: An excerpt from the CLI Map, Quadrant Number 31C07, has been reproduced.

This shows that the Property is comprised of Classes 1, 4 and 5 Soils and that the proposed Site is located on Classes 4 and 5 soils.

### Canada Land Inventory Rating



# Base Line Analysis of Proposal: David Groenewegen

Florida Road (Pt Lots 8, 9, Con 1), Township of South Frontenac, County of Frontenac

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## ■ Site constraints

### • Wetlands & Woodlands

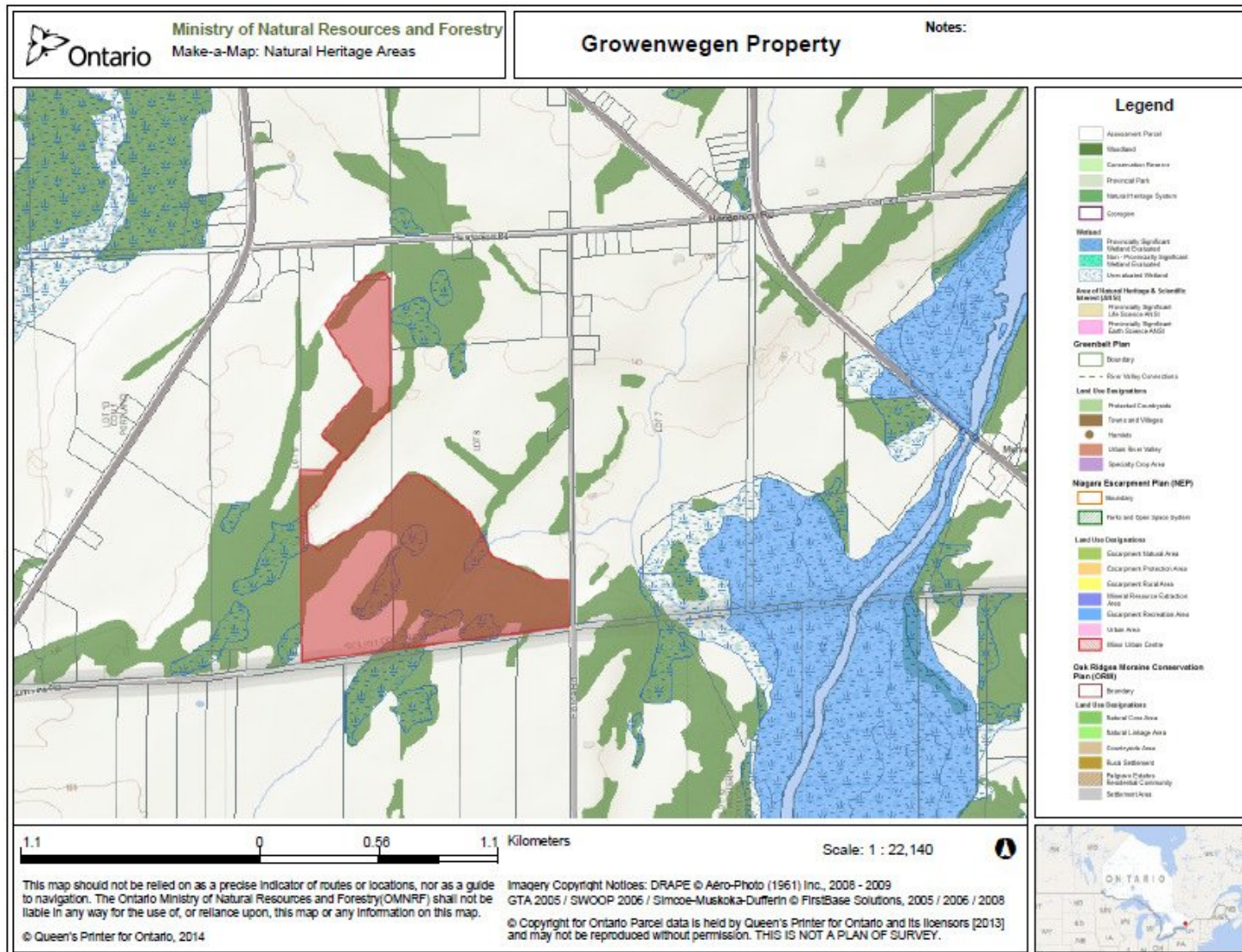
- Some wetlands and woodlands have been identified; Significant wetlands and woodlands will be avoided or compensation will be provided

### • Wildlife and Associated Habitats

- There is the potential for the site to have Alvars/Loggerhead Shrike present; this would need to be verified with a site investigation during the appropriate time of year.
- SunEdison will fully comply with the Species at Risk Act (SC 2002, c 29)

# Base Line Analysis of Proposal: David Groenewegen

## Florida Road (Lots 8, 9, Con 1), Township of South Frontenac, County of Frontenac



# Base Line Analysis of Proposal: David Groenewegen

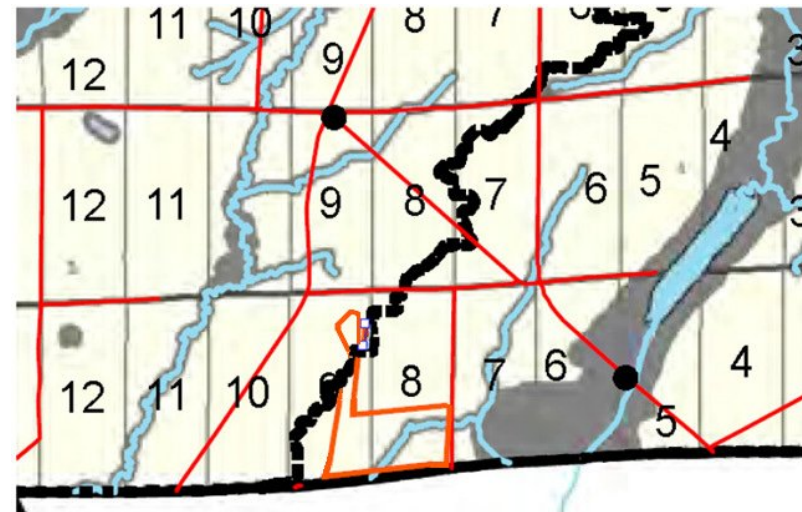
Florida Road (Lots 8, 9, Con 1), Township of South Frontenac, County of Frontenac

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## ■ Site constraints

### • Regulated Areas

- There does appear to be regulated area on this site around an identified watercourse, so a permit would be required for development within the grey areas shown in the snip in the lower right corner (the site is identified approximately in orange).
- It appears as though the regulated area likely corresponds with the 30 m watercourse setback that would need to be maintained under the REA, so permitting would only be required for access road construction if required.
- Also, being a limestone area, there is a good potential for seepage areas, which would require 30 m setbacks.



# Timeline Post Approval

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- Once contract granted in November, project development will occur over the following 2 – 3 years
- The following phases will occur (timelines are subject to change):
  - Obtain REA permit (approximately 18 months), including addressing
    - project description, construction plan reports, archeology studies, Species at Risk compliance, natural heritage assessment, waterbody assessment, noise study (maintain less than 40 dB from the nearest receptor), traffic impact study/plan, drainage/storm water management plan (water flow pre-construction must be maintained post construction), consultation report; public consultation; decommissioning plan
    - During the REA application preparation process, SunEdison will consult with Township of South Frontenac regarding road user agreements and compensation, drainage, Species at Risk, natural heritage preservation, and so on
  - Conduct Connection Impact Assessment and Connection Cost Agreement with utility (6 months in parallel with REA) and engage with the Township of South Frontenac regarding road use agreements and site plan considerations
  - Obtain Notice to Proceed from IESO (20 days) subsequent REA approval and CCI and CCA finalization. Construction can start thereafter.
  - Construction (9 –12 months)
    - Standard 6' chain link fence as per Ontario Provincial Standards Specification (OPSS)
    - SunEdison will continue to discuss with the Township of South Frontenac regarding on-going construction considerations: noise, dust and road use. It is our goal to ensure that problems are resolved before they occur.
  - Post construction, testing and commissioning (one month)
  - Post construction, abide by REA conditions (drainage and noise monitoring; compliance with Species at Risk, etc.)

# SunEdison Committed to Engagement

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- SunEdison will fully comply with REA requirements
- SunEdison will enter into Large Scale Renewable Energy Projects Development Agreement
- SunEdison will work with Frontenac County to develop a community engagement plan that exceeds the mandatory requirements
  - Mandatory requirements include: notice to residents and officials; website with relevant project information; community engagement plan
- SunEdison will discuss any other requirements

# SunEdison Committed to Preserving Viewsheds

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- As a common practice, SunEdison conducts viewsheds studies and implements appropriate buffering
- Landscape architects provide advice on maintaining the look and feel of the surrounding area and will incorporate native species in the buffering design
- Abutting neighbours and/or those whose viewsheds are affected will be consulted and concerns will be addressed

# Visual Simulations



## Developing Viewsheds

For the purpose of this study, viewsheds were developed by establishing viewpoints through site reconnaissance, aerial photographs and GIS mapping. Viewpoints were limited to areas of existing liveable areas and close to existing homes that were within 300 m of the proposed solar facility. In addition, viewsheds have been categorized as major and minor, basing the analysis on the viewpoint proximity to the subject site and the quality of existing buffering.



The proposed development will be most visible in one major viewshed: from the South West of Line 4 North looking North East. These visual simulations provided illustrate a visual buffer along Line 4 North (see key map for view point of simulations)

One minor viewshed exists further down Line 4 North to the South. The existing residence located adjacent to the South end of the solar facility is visually buffered from the proposed development by an existing woodland and hedgerow.

# SunEdison Committed to Fire Safety

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- Fire Safety is a top priority for SunEdison
- SunEdison helped develop the “*Solar Electricity Safety Handbook for Firefighters*” in conjunction with the Fire Chiefs of Ontario and the Canadian Solar Industry Association (CanSIA)
- SunEdison will provide all the necessary information to the local fire department, and assist with their training to ensure they know how to handle any potential solar-related emergency situation

# SunEdison Committed to Complete Project Life Cycle

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- Decommissioning

- SunEdison commits to providing a Decommissioning Plan, as per REA requirements, to eliminate any post operational project impact
- In the decommissioning stage, the property will be returned to its original state

# Questions?

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- Looking forward to working with you...

# Contacts

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## STAFF REPORT FIRE DEPARTMENT

**PREPARED FOR COUNCIL:** April 8, 2015

**AGENDA DATE:** April 14, 2015

**SUBJECT:**

Fire Hall Tour - Follow Up

**RECOMMENDATION:**

That Council provide direction on the three primary design points.

**BACKGROUND:**

The Fire Chief presented a report to the Committee of the Whole on March 24, 2015 that summarized the data generated from studies commissioned by Council. Council then requested the CAO and Fire Chief to organize a tour of recently built fire halls in order to gain a better understanding of the space required and the different designs of fire halls. The tour took place on March 31, 2015.

Three fire halls were visited; Mountain Grove Central Frontenac, Rock Road City of Kingston and Amherstview Station Loyalist Township. Council was able to view and discuss double length drive through bays and single length back in bays. There was also a variety of internal and external finishing and roof designs. Council was also able to view storage space, office space and heating options. During the tours Council members had an opportunity to speak with firefighters from each station and ask questions concerning their buildings.

Three primary design points will have a major impact on the lot requirements. The 3 determining issues are:

- Drive through equipment bays
- Length of equipment bays
- The number of equipment bays

At the March 24, 2015 Council meeting, a list of all fire halls with current and recommended configurations was presented (see excerpt below).

Current Fire hall Configuration	Future Fire hall Configuration
<b>Station 6 Perth Road</b> 1 bay double wide, no drive through, 1 office, 2 washrooms, training room, kitchen, storage room, washer and dryer room	3 bay double length drive through, training room, kitchen, storage room, men and women’s washrooms with showers, cleaning room, washer and dryer room, mechanical room (heating, electrical)

Once the primary design points are finalized staff along with the Mayor will be better able to consider potential sites as directed by Council on April 7.

Other items that will need to be considered prior to moving forward with detailed design include but are not limited to:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Roof line design</li> <li>• Heating</li> <li>• Exterior finishing</li> <li>• Training room size</li> </ul> | <ul style="list-style-type: none"> <li>• Number offices</li> <li>• Storage rooms</li> <li>• Mechanical room</li> <li>• Cleaning room</li> </ul> |
|---|---|

**Submitted/approved by:**  
**Rick Chesebrough, Fire Chief**



## STAFF REPORT TREASURY DEPARTMENT

**Prepared for Council: April 9<sup>st</sup>, 2015**

**Agenda Date: April 14<sup>th</sup>, 2015**

**SUBJECT:**

**Budget presentation under Ontario Regulation 284/09**

**RECOMMENDATION:**

This report is presented for information and direction in funding the 2013/2014 cemetery deficit.

**BACKGROUND:**

Draft Final 2014

The 2014 audited statements will be presented to council by our auditors on April 21<sup>st</sup>. The attached report provides the draft final 2014 financials. For 2014, the Township had a surplus of \$88,699 which has been transferred to working funds reserve and also has a cemetery deficit of \$10,828.

The accumulated cemetery deficit for the years 2013 and 2014 is in the amount of \$28,427. Changes were made to the cemetery structure in 2013 including a change of rates. The years 2013 and 2014 were used as trial years to assess the impacts of the rate changes. In 2015, the budget reflects a current year deficit for cemeteries that is funded from taxation. Further, in 2015, the Township will be required to fund the 2013 and 2014 deficit.

PSAB Budgeting

On July 31<sup>st</sup>, 2009, Regulation 284/09 titled "*Budget Matters – Expenses*" introduced the requirement for Public Sector Accounting Board (PSAB) adjustments to be reported.

The regulation allows municipalities to continue to budget as usual but requires the disclosure and adoption of PSAB adjustments.

Council has approved the 2015 Budget under its usual format. The attached report provides the adjustments to present the budget under PSAB.

The report reflects amortization, which represents the deterioration of assets, and the investment in tangible capital assets. For the 2015 budget, the investment in tangible capital assets (capital) represents \$7.8 million with amortization being \$6.5 million. It is important to note that the Township is investing in its assets at a faster rate than its rate of amortization. However, it is also important to note that amortization is based on historical dollars whereas the purchase of assets is based on current or replacement dollars. In attempting to relate this to our infrastructure deficit, the Township will be in a better position to do so once the second phase of its asset management plan has been finalized to fully incorporate its facilities as well as having condition assessment and replacement costs on its full asset listing.

The landfill obligation calculated is based on the remaining life of our landfills and the estimated closure and post closure costs from on Aecom's report. Although this obligation is presented as an unfunded obligation, the Township has a dedicated



## STAFF REPORT TREASURY DEPARTMENT

reserve fund for Landfill Closure with a transfer of \$40,000 being contributed yearly which at the end of 2015 is estimated to be at a value of \$668,838.

The PSAB budget version will be brought forward for Council approval on April 21<sup>st</sup> along with Council's direction in funding the cemetery deficit.

**ATTACHMENT:**

2015 PSAB Budget

**Submitted/approved by:**  
**Louise Fragnito, Treasurer**

**Prepared by:**  
**Louise Fragnito, Treasurer**





## STAFF REPORT CLERKS DEPARTMENT

**PREPARED FOR COUNCIL:** April 9, 2015

**AGENDA DATE:** April 14, 2015

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**SUBJECT:**

Johnston Point Development Proposal – Response to Council request

**RECOMMENDATION:**

OPEN

**BACKGROUND:**

On April 7, 2015 Council passed the following motion in response to a Notice of Motion served by Councillor Sutherland, **“That Council refer the planning report and draft site conditions prepared and presented at the Committee of the Whole meeting of March 10, 2015 back to the Planning Department to address the first 10 specific issues raised in the document circulated by Councillor Sutherland”**

Council was advised at the time of the initially debating the notice of motion that staff would be able to respond at the April 14 Committee of the Whole meeting.

The Township Planner has prepared the attached written response.

Council is asked to provide further direction.

**ATTACHMENT:**

Response from Planning Department

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

## JOHNSTON POINT DEVELOPMENT PROPOSAL

### RESPONSE FROM PLANNING DEPARTMENT TO COUNCIL'S MOTION FOR MORE INFORMATION

Responses from Planning are in bold type:

1. *"A response to comments and recommendations from the Battersea and Loughborough Lake Association."*

**Planning has responded to the BLLA in a handout that was distributed to the Committee of the Whole on March 10, 2015.**

2. *"A map of the development from the Planning Department that is appended to the report showing the development and its relationship to all adjacent wetlands."*

**The Planning Department displayed a large air photo map at the March 10, 2015 meeting illustrating the location of all the proposed lots/units and the new dwellings in relationship to the wetlands and the other existing developments on Long Bay. This map was also on display at the Open House meeting of March 3, 2015.**

3. *"A proper map indicating the high water mark. If, at this stage of the project development, the developer wishes to change the high water mark from the one previously submitted on the June 14, 2014, map prepared by WESA for Magenta Waterfront Development Corporation, and, updated in the September 29, 2014 planning report, an explanation of why this is a more appropriate high water mark and the technical work that was done to justify the change. The high water mark on this diagram would indicate insufficient for the creation of lots 12, 13 and 7. The impossibility of these and possibly all the lots on Long Bay having wetland frontage that is not viable waterfront in consideration of the 2005 CRCA planning regulation Section 3.2.7 also needs to be considered."*

**The Planning Department is not aware of any map from WESA dated June 14, 2014 but there is a map dated June 12, 2014 that was used in the September 29, 2014 Planning Report at the Public Meeting. This map was also used as a large display at the same meeting. On a subsequent map dated September 5, 2014 the highwater mark was labelled but there appears to have been no change to the actual highwater mark boundary or to any wetland boundary from the previous map. It is Planning's understanding that the wetland boundary as shown on the Frontenac maps website is based on the latest evaluations from MNRF. These boundaries are slightly different than shown on the WESA maps but appear to be slightly less extensive than the boundaries on the WESA maps.**

**The highwater mark was placed on the revised map at the request of the CRCA and its delineation is based on CRCA's use of the 125.03 metre Geodetic Survey of Canada. The lots/units proposed to be created meet the minimum standards of the Official Plan under the definition of waterfrontage as specified in the zoning by-law which includes any waterbody or wetland.**

4. *"An explanation of why the high water mark changed from the June 14 map to the September 29 report as the rational is unclear in the reports."*

Any change to the highwater mark came as a result of the MNRF revising their mapping as noted above. However, as far as Planning can determine, the high water mark did not change between the two maps submitted. The “highwater mark” was only titled and the boundary of the property was highlighted. This boundary includes the highwater mark in some places.

5. *“A formal report on water depth in the lake and wetlands surrounding Johnson Point be taken at low water if the developer wishes to apply for these lots as if they were not a shallow waterbody (the County map depth charts show all of these as shallow waterbodies and frontages should be determined accordingly).”*

All of the frontages of the units/lots already meet the minimum 150 metres as required in the Official Plan for narrow waterbodies and for shallow waterbodies, thus there would be no need to undertake such a formal report. The only exception is Unit #14 which is shown as having approximately 143 metres of waterfrontage (according to an updated scaled measurement by Planning). In the opinion of Planning, the water level at Unit 14 is not shallow, however as the developer has stated, this unit could be given more frontage to makeup the extra 7 metres in any case. The policy in the Official Plan allows some flexibility on shallow waterbodies anyway and, therefore, it does not appear to be necessary to meet the full 150 metres for this unit. Because the development already appears to meet these minimum criteria, water depth is no longer a relevant consideration in evaluating the plan.

6. *“If the developer wishes to change the wetland boundaries from those indicated on the MNR’s map, a confirmation from the MNR that this is acceptable and that the developer has gone through the process outlined in the official plan, Section 5.2.7(d), to change the wetland boundaries.”*

It is important to note that if the developer made any changes to the wetland boundaries they were based on observations in the field. Normally, this is a more accurate method of defining the boundaries than any MNRF mapping which is based on air photo interpretation mainly. Regarding section 5.2.7(d) (iii) of the Official Plan, the ministry advised by e-mail that they will confirm the changes shown on the condominium plan and comment on them. On March 9, 2015 revised mapping was received from the ministry (by way of the County). There is very little change to the wetland boundaries but, as stated, observations in the field are recognized even by the ministry as being more accurate.

In the opinion of the Planning Department, the changes in the wetland boundaries do not directly affect the demarcation of the lot/unit boundaries anyway but Council should know that Planning feels very strongly that any roadway or driveway will need to be a minimum of 30 metres from any waterbody or wetland. To emphasize this requirement, one of the conditions of draft plan approval will be that all roadways and driveways must be surveyed showing their relation to any waterbody confirming a minimum separation of 30 metres and this separation must be re-confirmed in the field by Township staff.

7. *“A written explanation from the planner of why the Provincially Significant Wetland abutting the Applewood development is not considered waterfront, as the planner stated in the March 3, 2015 Council meeting and is apparent in the approval documents*

*for the Applewood development, while the wetland on Johnson point is now being used as waterfront.”*

**The PSW abutting the Applewood development does constitute waterfrontage. Originally it did not seem appropriate to consider the lots as waterfront lots for the reason that the PSW is basically land (I walked it in October– it was spongy in places but otherwise it was hard to tell that it was wetland). Planning has only recently determined (in February) that it does, in fact, constitute waterfrontage. This was determined through discussions with the Township’s solicitor and considering a strict interpretation of the definition of waterfrontage in the zoning by-law. Under this definition, we seem to have no choice but to regard them as waterfront units and this will be recognized in the zoning by-law amendment for Applewood when it is brought forward.**

**At the March 3, 2015 Council meeting, Applewood was discussed as it related to a road closing. As I recall, it was at that meeting that I stated that these lots/units were waterfront lots.**

8. *“An assessment through the EIS, of the impact of increased motor boat traffic into the Long Bay provincially significant wetland on fish spawning, wetland species, loon nesting and phosphate release into the lake due to sediment disruption as part of the requirement for evaluating negative impacts of the development; and, (requirement from Official Plan section 5,2.11(c). The response (September 3, 2014) from Ecological services to the CRCA recommendations goes part way in meeting this requirement but assumes that dock development into Long Bay would be prohibited. It can reasonably be anticipated that if lots on Long Bay are sold as waterfront then purchasers are going to expect to be able to install a dock. This assumption is complicated by the lack of clear regulations on small dock approval with the probability of significant conflict on this issue. This issue remains unresolved and would benefit from comment from the Planning Department on including a condominium development prohibition on docks in Long Bay, or other approaches to protecting the Provincially Significant Wetland from increased boat traffic so that purchasers are aware of this restriction before purchasing, reducing the potential for increased conflict in the Township. Similar concerns and recommendations were raised by the Battersea Loughborough Lake Association.”*

**If the EIS did not address the impact of increased boating on Long Bay perhaps it could be appended to further examine this. However, it should be emphasized that the EIS has already been peer-reviewed by the CRCA who also is the authority for granting permits for docks. CRCA’s review and comments did not mention the introduction of more docks as being an issue so further examination of this would be difficult to justify.**

**Also, from a Planning perspective, it should be realized that docks are contemplated in all the Township’s planning documentation for waterfront lots including development agreements and site plan agreements and docks are permitted in the zoning by-law subject to obtaining a permit from the conservation authority. The north shore of Long Bay already has six docks located at the existing lots there. To try to prohibit docks on the south shore while the lots on the north shore continue to enjoy this right does not seem workable. If we’re trying to reduce conflict within the Township I believe this would only increase conflict as any owner of the new units would not**

easily accept this prohibition while others on the bay continue to make use of their docks.

In terms of any planning tools to restrict new docks in the bay, the following might be considered:

- a) Require that any dock for Unit # 2 be located on the west-facing shoreline so that it is not within Long Bay but would be in the open portion of Loughborough Lake,
  - b) Require that any proposed dock in Long Bay be subject to an environmental report that would address any potential negative impacts on the environment. Any recommendations would be incorporated into an agreement registered on the title of the property.
  - c) It appears that docks on Units 6 and 12 would be located on a wetland (ie., not attached to dry land). Perhaps these two lots should be reconfigured so that they do not have frontage on either wetland or water (ie., they would not be waterfront lots at all). This would eliminate two potential docks in the bay. Note that Planning would like to confirm this matter in the field when the weather will permit.
9. *“An evaluation from an engineer that the road structure is capable of withstanding the expected use from 17 lots, approximately 170 car trips per day plus increased heavy truck traffic, rather than from the original three lots that were contemplated in the original engineering design. As noted by the environmental consultant the road was engineered to minimize the risk of blowout, but that engineering was done on the assumption of minimal traffic on the road related to three cottages, there has not been subsequent engineering evaluation. The letter submitted saying the road poses no threat was from an environmental consultant, not the engineers who designed the road and addressed run-off issues not possible blowout.”*

**New lanes in the Township are required to be constructed to minimum standards and they are checked by the Public Works Department. These standards are the same whether they are planned to accommodate 40 cars per day or 170 cars per day. The engineer from Ainley Group who was involved in the original design of the road has advised the Planning Department that the road is stable and is built on a granite base. She advises that the road is well capable of sustaining the anticipated extra traffic.**

**The condominium agreement will specify the conditions for proper maintenance of the lane.**

10. *“An explanation of why no lake capacity assessment was done as required by the Official Plan, Section 5.2.10.”*

**Section 5.2.10 does not require a lake capacity assessment. It only states that, when a lake impact assessment is required, it must be prepared by a qualified individual in consultation with the municipality and the Ministry of the Environment. Lake impact assessments are required for development near sensitive lake trout lakes (see page 24 of the Official Plan) but this portion of Loughborough Lake is not lake trout sensitive.**

## **PLANNING REPORT**

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

**Planning Department**

**Agenda Date: April 14, 2015**

**Date of Report: April 9, 2105**

**Subject: Presentation of List of Names for Future New Public Roads  
and Private Lanes in the Township of South Frontenac**

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### **SUMMARY OF THE RECOMMENDATION**

The recommendation is that the Committee receive the Planning Report dated April 9, 2015 regarding a list of names for new roads and private lanes in the Township and consider the names for adoption by Council.

### **PURPOSE OF THE REPORT**

The purpose of this report is to bring to the Committee a list of proposed names that would be drawn from when it is necessary to name or re-name a road or private lane in the Township.

### **BACKGROUND**

Last year Council passed a resolution that the Planning Department prepare a list of approximately seventy-five names that could be applied to any newly-created private lane or public road in the municipality.

Under the process described in the present road-naming by-law, whenever it is required to name (or re-name) any road or private lane, it must be advertised in the local newspaper and a public meeting must be held to hear from the public. Normally, the proposed name is vetted against any existing names in the Township to ensure there is no ambiguity that would delay emergency responders.

However, this naming process is somewhat lengthy and costly (ie fees to advertise, staff time to prepare reports, Council time etc.) for each proposed naming. It is thought that, if Council adopts the list of names attached hereto then anyone wishing to name a new road/lane could simply pick from the list and the name would then be applied to that new road/lane. This would avoid the necessity to advertise and hold a public meeting each time a proposed new name is brought forward and, thus, it would be a more efficient and time-saving method to name roads and lanes.

### **DISCUSSION**

The attachment is a list of 127 proposed names that have been offered by Township staff. These have been compared against existing names in the municipality and have no duplications or ambiguities. Whenever a proponent chooses a name from the list, the name would be checked against other names in neighbouring municipalities to further ensure no duplications or similarities that would confuse or delay emergency services. If Council agrees to adopt the names, the present road naming by-law would need to be amended and a public meeting would be required and must be advertised. It should be noted that it is Council policy to not name roads after people either alive or deceased.

### **RECOMMENDATION**

It is expected that the attached list of road names will be brought forward to Council for adoption soon. The Committee is asked to consider the names in the list at this time.

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

**Road or Lane Names**

Abbey Rd.  
Apple  
Azalea  
Bacon  
Balsam  
Barberry  
Basil  
Beaton  
Beech  
Bergamont  
Bestow  
Bittersweet  
Bluegill  
Bugle  
Bunting  
Butler  
Buttercup  
Cardinal  
Chickadee  
Clover  
Copper Head Rd  
Coronation St  
Coyote  
Criss Cross  
Crowsfoot  
Croydon  
Cumberland  
Cypress  
Daffodil  
Dempster  
Dewberry  
Dock  
Dorset  
Enchanted  
Endive  
Escape  
Euclid  
Fairway  
Fandango  
Fanshaw  
Fern  
Fescue  
Fiddler  
Fiesta  
Foxbar  
Gator  
Geranium  
Ginger  
Glitter  
Goldenrod  
Greenbriar  
Hackberry  
Harrier  
Hawthorn  
Hedge  
Hespler  
Hidden Forest  
Highlander

Hilliard  
Hinterland  
Hollyhock  
Inspiration  
Iris  
Ivy  
Jester  
Junco  
Juniper  
Kayak  
Lady Bug Ln  
Lannister Ln  
Larkspur  
Lily  
Linea  
Longmoor  
Lost Hills  
Magnolia  
Mallow  
Merlin  
Miracle  
Mockingjay  
Monarch  
Moscato  
Outlander  
Peachwood  
Pine Needle Rd  
Pivo  
Plumtree  
Primrose  
Ragweed  
Raven  
Regal  
Regent  
Saddle  
Salamander  
Sanderling  
Sandwich  
Sandy  
Seagull  
Shady Pines  
Shearwater  
Sleepy Hollow  
Snipe  
Somerset  
Spirit Bear Ln  
Spruce  
Stark  
Sundew  
Sunflower  
Swoon  
Sycamore  
Tamarak  
Tattoo  
That Way  
This Way  
Thornberry  
Thrush  
Titan

Verbena  
Warp Dr  
Weevil  
Westchester  
Willowbrook Dr.  
Winterberry  
Wintergreen  
Wisteria  
Woodrush



## STAFF REPORT CLERKS DEPARTMENT

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

**AGENDA DATE:** April 14, 2015

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**SUBJECT:**

Trailer By-law

**RECOMMENDATION:**

OPEN

**BACKGROUND:**

The time period for compliance with the prohibition of the use of trailers on private residential property expires on December 31, 2105. Council is asked to provide direction to staff on how they wish to proceed.

The comprehensive Zoning By-law for the Township of South Frontenac (2003-75) became effective January 1, 2005. It defines a travel trailer and travel trailer park.

Under the zoning By-law, trailers are only permitted in special RRC (Recreational Resort Commercial) zones. The exception being where they are legal non-conforming or as a "Use, Accessory".

By-law 2004-93 is a By-law to license trailers. The essence of this By-law is to prohibit the use and or keeping of a trailer on any property except in an established trailer park. For those trailers that were placed prior to the old district by-laws, a license would need to be obtained and may be renewed annually. Stored trailers were exempted as well as the use of a trailer while building a single-family dwelling unit.

In June 2005, Council passed a resolution concerning the enforcement of both the zoning By-law and the licensing By-law.

The following is a summary of what the resolution provided for:

- Visitors may use their own trailers for short period of time on developed residential properties
- Special event organizers must have approval to allow the use of trailers
- The timeline for compliance will be extended to December 31, 2010
- Only trailers licensed in 2005 will be granted the extension
- In 2006 all trailers need to have complied with KFL&A regulations regarding sewage
- No new trailers are permitted

On December 15, 2009 Council amended the trailer license fee to \$30 per month from \$20.00 per month effective May 1, 2011 and passed a resolution: to extend the time period for compliance to December 31, 2015, to reiterate that no new trailers are allowed, and to prevent the replacement of existing licensed trailers with another trailer. All trailer license holders were mailed written notice of this change.

So far in 2015, 2 trailers have been removed. As of December 2014 there were 83 trailer licenses generating sales of \$27,390. In 2009 there were 110 trailer



## STAFF REPORT CLERKS DEPARTMENT

licenses generating sales of \$24,200 compared to 2005 when there was initially 169 licenses generating \$37,220.

The reduction in licenses is primarily a result of property owners removing their trailers and proceeding to build or leave the property vacant. In some instances property owners have had their trailers assessed by MPAC and now pay property taxes.

Council has alternatives to consider, three of which are,

- Begin enforcing the By-laws effective January 1, 2016 and have trailers removed
- Introduce a further extension to the enforcement of the By-laws for another period and allow for further attrition in the number of trailers
- Make changes to the licensing By-law

**Submitted/approved by:**

Wayne Orr, CAO



## STAFF REPORT CLERKS DEPARTMENT

**PREPARED FOR COUNCIL:** April 8, 2015

**AGENDA DATE:** April 14, 2015

**SUBJECT:**

Seniors Housing – Potential Township Properties

**RECOMMENDATION:**

OPEN

**BACKGROUND:**

On March 17, 2015 Council passed the following motion in response to a Notice of Motion served by Deputy Mayor McDougall, **“That Staff research Township of South Frontenac owned land and report back to Council on properties that might be suitable for development as seniors housing, should funding opportunities arise.”**

Council was advised at the time that staff will not have assessed if the properties listed have sufficient water, suitable building lots or appropriate capacity for septic.

Staff have now compiled a listing of all Township owned vacant property that is a minimum of 2 acres in size. The following list includes the location, description and the size of lot.

	<b>Location</b>	<b>Description</b>	<b>Acres</b>
<b>1</b>	CON 8 S PT LOT 17	Surplus property - no road access- swamp off Napanee River	2.43
<b>2</b>	PLAN 1889 BLK 13 - 14 ISLAND LAKE	Lane access only - Meredith Lane - Waterfront to Fourteen Island Lake	2.24
<b>3</b>	CON 14 PT LOT 8 PLAN 13R 11450 PART 1	Off Craig Road, north of Mustard Road	2.4
<b>4</b>	BADOUR RD	Badour Dr, north of Driftwood Lane	3.74
<b>5</b>	PLAN 1818 LOT 11 1/6 INTEREST IN BLK 18	Access from Rainbow Lane, east of Green Bay Road	4.27
<b>6</b>	CON 9 W PT LOT 14	Surplus property - no road access- south of Fermoy	100
<b>7</b>	CON 5 PT LOT 8 MINER LAKE	No road access - off Miner Lake	75
<b>8</b>	CON 7 PT LOT 3	Off Gould Lake Road, south of Cottage Road	3.25
<b>9</b>	PLAN 1752 BLK B BLK C	Off Silverwood Drive	4.77
<b>10</b>	PLAN 13M-3 BLK 38	Off Four Seasons Drive	10.64
<b>11</b>	CON 5 PT LOT 21 RP 13R17466 PARTS 12 13 14 15 16 17 AND 20	No road access - waterfront near Applewood Lane	15.54



## STAFF REPORT CLERKS DEPARTMENT

Council will note that none of these properties are within any of the existing hamlets.

Staff have not included designated parks, or other Township occupied properties which could possibly be converted to residential use. (As an example: could the Township office could be converted to apartments).

Based on the results of the preliminary search, Council is asked to provide further direction.

**Submitted/approved by:**

**Wayne Orr, CAO**

**Prepared by:**

**Louise Fragnito, Treasurer**

6 April 2015

CAO - TOWNSHIP OF SOUTH FRONTENAC

REPORT FROM TRAIL COMMITTEE – APRIL 2015

This is my first quarterly report as a trail committee member after two meetings with the Cataraqui Trail Management Board. Please note that I have been dealing with the CTMB for many years as I provided trail information, help and hundred of pictures.

My first observations are that I find many of the same dedicated, hard working people, most of them volunteer that are really working hard towards making the Cataraqui Trail a success. The staff at the Conservation Authority is superb too.

The biggest challenge is funding: there is little money available for trail improvement. Maintenance is being done but resurfacing, facilities and gates are not to par. More money is needed to have an attractive, cycle friendly trail to get more users and outside visitors, especially within South Frontenac.

One example is the Prescott-Russell Trail east of Ottawa (I lived in Rockland before coming here). When the County took over, it took five years to properly surface about 75% of the trail: that included facilities like picnic tables & shelters and one km of paving within the small town of Bourget. Now the trail extends from Ottawa (417/Innes Rd) to the Quebec border, totally resurfaced and do attract many local and outside visitors.

I have written last year to Councilor Stowe about the missed opportunities and the need for more trail improvements because it has many of the best natural vistas North of Kingston specially between Sydenham and Chaffeys Locks. To that effect, I am glad to report that the bad section near km 63 (West of Norway Rd) should be fixed in 2015.

I think the Township is doing a sufficient job providing funding for trail maintenance and public works are doing more to help. Where the CTMB need help is to get funding from the Ontario and Federal governments. We require money for trail improvement (resurfacing) like the K&P trail had. The Cataraqui Trail, being part of the Trans Canada Network, certainly deserved the same attention.

I always will be working to foster the non-motorized sports, fitness and nature trail usage. To that effect, I am also involved in organizing the 7 June 2015 Tour de Sydenham Cycle Fest and I will suggest we advertise on our Web site the K&P, Cataraqui and Rideau Trails with a short summary, links and some photos.

Robert Charest  
Trail committee member  
613-353-3083

RECEIVED  
 APR - 2 2015  
 TOWNSHIP OF  
 SOUTH FRONTENAC



March 27, 2015

The Township of South Frontenac  
 P.O. Box 100  
 Sydenham, ON  
 K0H 2T0

Attention: Wayne Orr, CAO/Clerk

Dear Mr. Orr:

**Re: Recommendations from the Frontenac Accessibility Advisory Committee**

The Frontenac Accessibility Advisory Committee held a meeting on March 16, 2015. One of the items on its agenda for consideration was an update on the County of Frontenac's 150<sup>th</sup> Anniversary Showcase, most of which will be held in Centennial Park, Harrowsmith, including the role that the Township of South Frontenac has already played in this event, which is most appreciated by the County.

Recognizing the contribution that the Township has already made to the County's anniversary, the below resolution comes as a request from the Frontenac Accessibility Advisory Committee for a few accessibility improvements at Centennial Park which have created barriers for those with disabilities in the past:

**RESOLVED THAT** Frontenac Accessibility Advisory Committee has recognized that the ditch that runs between the parking lot and the baseball diamonds in Centennial Park, Harrowsmith, poses issues for those using mobility aids and recommends to the Township of South Frontenac that some form of bridge/ramp/culvert with guard rails be added to provide those using mobility aids access to this field from the parking lot;

**AND FURTHER THAT** a section of the curb along the parking lot be cut to permit mobility aid access to the field;

**AND FURTHER THAT** this work be completed by the Township prior to the summer outdoor events season to benefit events such as the Canada Day Celebrations in July and the County of Frontenac's 150th Anniversary Showcase, August 28, 29, 30, 2015.

**CARRIED**



**COUNTY OF FRONTENAC**

2069 Battersea Road, Glenburnie, Ontario, Canada K0H 1S0 t. 613.548.9400 f. 613.548.8460 www.frontenacounty.ca

Mr. Neil Allen, Chair of the Committee has graciously agreed to work with the Township of South Frontenac in the hopes of finding solutions to the barriers that were identified by the FAAC at Centennial Park for not only the County's 150<sup>th</sup> Anniversary celebrations but for all future events that take place in the park. Mr. Allen may be contacted at (613) 542-8353 (W), (613) 372-1569 (H) or via email at [neil@ilckington.com](mailto:neil@ilckington.com).

Should you have any questions, please don't hesitate to contact me at: [jamini@frontenacounty.ca](mailto:jamini@frontenacounty.ca) or 613-548-9400 ext. 302.

Yours truly,



Jannette Amini  
Manager of Legislative Services/Clerk

Cc: Neil Allen, Chair, FAAC  
Joint Frontenac Accessibility Advisory Committee  
County File



## THE CORPORATION OF THE TOWNSHIP OF MADAWASKA VALLEY

85 Bay Street, P.O. Box 1000, Barry's Bay, Ontario K0J 1B0  
 TEL: (613) 756-2747 FAX: (613) 756-0553  
 E-MAIL - info@madawaskavalley.ca.

Tuesday, April 7, 2015

Dear Municipal Leader,

The Township of Madawaska Valley recognizes the struggle that many of its ratepayers in our rural area are experiencing with rising hydro rates and feels that, as a collective of municipalities, we must let our voices be heard to the Province. Similar to many municipalities across Ontario, we have an aging community, many on a fixed income, who have a decreasing ability to make ends meet. Similarly, industrial and commercial growth in rural Ontario is becoming increasingly difficult because of rising hydro rates; it is preventing younger families from relocating to our communities to help them grow. To that end, the Council of the Township of Madawaska Valley, at their March 23, 2015 regular meeting of council, passed the following resolution:

**Moved by: Councillor Bromwich**

**14-2303-15**

**Seconded by: Councillor Archer**

**23 March 2015**

**BE IT RESOLVED:**

**WHEREAS** the cost of hydro has doubled and in some cases more than doubled in the past five years; and

**WHEREAS** the costs of electricity in the Province of Ontario is forcing businesses to consider leaving the area; and

**WHEREAS** many families are having difficulty keeping up with their monthly payments; and

**WHEREAS** the Province's Long Term Energy Plan anticipates that consumers will face hydro rates that will rise by 42% over the next five (5) years; and

**WHEREAS** it is essential that the residents and businesses of the Madawaska Valley to have access to affordable hydro to thrive and prosper; and

**WHEREAS** Council urges Provincial relief to Ontario Hydro One Customers to reflect the means of rural residents to reasonably access hydro through a review of Provincial policies and their agencies that set Ontario rates for electricity, distribution charges, debt retirement, global adjustments costs and carbon taxes. Council requests, that this review would include consultation with rural and urban municipalities; and

**WHEREAS** Council reminds Rural municipalities to advocate the investigation by the Ontario Ombudsman regarding the major systemic issues identified by complaints involving overcharging of hydro, an explanation of line items on billing and, resolve of related matters; and

**WHEREAS** it is imperative that the Province of Ontario review their energy policies and utilize The Rural and Northern Lens advocated by the Rural Ontario Municipal Association to evaluate and assess the needs of rural municipalities so that they can succeed and thrive. Many rural municipalities have a population of 50% or more seniors on fixed incomes who are struggling to keep warm in low population density communities with colder temperatures that do not benefit from the heat retention in

condominium residences and whom are challenged by geography and climate scales. Our core sectors of economic development in our region, lumber mills and farming, are often under-employed and are subject to rates that are higher than other provinces due to impact of high delivery charges and global adjustment fees (that can be up to 2.5 times higher than the actual hydro used) and threaten the sustainability of families and agro-food sectors in rural Ontario; and

**WHEREAS** all municipalities that have a significant amount of citizens moving into the seasonal residences, that they are encouraged to inform those residents to seek relief from seasonal hydro rates through direct communication of such to their electrical utility provider;

**WHEREAS** all municipalities should be encouraged to monitor, through specific data categories, smart meter electrical fires and/or smart meter malfunctions that have resulted in explosions, and further to better assess their impact and the potential need of CSA approved meters employing codes and standards used globally by regulators and industry to facilitate safer and more sustainable products.

**NOW THEREFORE BE IT RESOLVED** THAT the Township of Madawaska Valley CALL ON Premier Wynne and the Province of Ontario to take immediate action to prevent these and any other rate increase from being implemented; and

**THAT** Premier Wynne and the Province of Ontario be encouraged to do something to bring these rates down to a reasonable level and to do so as quickly as possible; and

**THAT** this motion be circulated to all Ontario municipalities for support.

The Township of Madawaska Valley is a smaller municipality, in the western quadrant of Renfrew County with approximately 4300 permanent residents, with a larger summer population. For more information on our municipality, please visit us online at [www.madawaskavalley.ca](http://www.madawaskavalley.ca).

Like many rural Ontario municipalities, we are faced with increasing adversity to growth. It is the Council's desire to show support for the Township's homeowners by passing this resolution and asking for immediate relief from the Province.

On behalf of the Council of the Township of Madawaska Valley, please endorse our resolution and send it to the appropriate representatives at Queen's Park.

Sincerely,



Kim Love

Mayor, Township of Madawaska Valley

cc.

Honourable Kathleen Wynne, Province of Ontario

MPP John Yakabuski, Renfrew-Nipissing-Pembroke

Peter Emon, Warden, County of Renfrew