

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

TIME: 7:00 PM,
DATE: Tuesday, March 14, 2017
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) Mary Royer, re: Outdoor Furnaces
 - (b) Jim Varrette, re: Outdoor Furnaces
6. Reports Requiring Action
 - (a) Ryan Arcand, Chief Building Official, re: Changes to Residential Tenancies Act 3 - 6
 - (b) Lindsay Mills, Planner, Planner, re: Draft Outdoor Furnace By-law 7 - 20
 - (c) Lindsay Mills, Planner, re: Review "Promoting Affordable Housing Act, 2016" 21 - 27
 - (d) Lindsay Mills, Planner, re: Request to Purchase Parkland 28 - 29
 - (e) Councillor Revill, re: Proposed repairs to Fermoy Hall 30 - 31
7. Reports for Information
 - (a) Lindsay Mills, Planner, re: Status of Subdivisions 32 - 35
8. Rise & Report
 - (a) Cataraqui Region Conservation Authority
 - (b) Quinte Region Conservation Authority
 - (c) Rideau Valley Conservation Authority
9. Information Items
 - (a) Terry Murphy, General Manager, Quinte Conservation, re: Climate Change Innovation Program 36
 - (b) Steve Clark, MPP, Leeds-Grenville, re: Wolfe Lake Road Solar Project PIN 362400491 37 - 42

- | | | |
|-----|---|---------|
| (c) | 2017 Farmland Forum - March 30, 2017 | 43 - 46 |
| (d) | Francine Scheuermann, re: 116 B Wolfe Lake Road - Solar Project | 47 - 52 |
| (e) | Honourable Mitzie Hunter, Minister of Education, re: Accommodation Review Process | 53 - 58 |
| (f) | Elliot Hughes, Senior Policy Advisor, Ministry of Finance, re: Bill C-274 Amending Income Tax Act | 59 |
| (g) | Coffee & Conversation with Fred Dean | 60 |
| (h) | Judy Borovski, Playground Chair, Inverary Youth Activities Inc, re: Community Grant | 61 |
-
10. Notice of Motions
 11. Announcements
 12. Question of Clarity (from the public on outcome of agenda items)
 13. Closed Session (if requested)
 14. Adjournment



REPORT TO COUNCIL BUILDING DEPARTMENT



AGENDA DATE: March 14, 2017

SUBJECT

Information with Regards to Changes to the Residential Tenancies Act, 2006

RECOMMENDATION

Open

BACKGROUND

To ensure safe properties in South Frontenac, we have a shared responsibility with the province. The province enforces the maintenance standards under the Residential Tenancies Act, 2006, and South Frontenac enforces the Safe Properties Bylaw 2007-13.

The Residential Tenancies Act for maintenance standards applies to the interior of all rental units in the municipality. The safe properties bylaw, prescribes exterior maintenance standards for all properties in the municipality with regards to yards and exteriors of buildings. Enforcement of the Safe Properties bylaw is through, Frontenac Municipal Bylaw Enforcement Services.

As of July 1st, 2018, The Ministry of Municipal Affairs and housing will no longer be enforcing the maintenance standards contained in the Residential Tenancies Act. In an e-mail to all clerks, the Ministry advised of this upcoming change and provided data indicating the reliance of different municipalities upon the Ministry of Municipal Affairs and Housing to enforce the Maintenance standards in the Residential Tenancies Act. Investigations carried out by the Ministry are listed below for the Township of South Frontenac as well as several surrounding municipalities.

	2013/14	2014/15	2015/16
North Frontenac	0	0	0
Central Frontenac	3	3	6
South Frontenac	1	6	9
Tay Valley	3	0	1
Addington Highlands	0	2	2

It is recommended that the Safe Properties Bylaw remains in effect and standalone, and that one of the following additional options be selected to meet the municipal obligations for property standards:

Option 1

The first option would be the default, to implement enforcement of the maintenance standards contained in the Residential Tenancies Act starting July 1, 2018. The process would be similar to the current practice now employed and enforcement would be through Frontenac Bylaw Enforcement Services.

The enforcement of the maintenance standards would be governed by the Residential Tenancies Act. A written complaint would be received, and an inspection would be required. A Bylaw Enforcement Officer could make an order to the landlord to remedy the infraction. Appeal of any order can be made under the Residential Tenancies act within 20 days of the issuance of an Order, and would be heard by the Landlord Tenant Tribunal.



REPORT TO COUNCIL BUILDING DEPARTMENT



This approach would apply only to residential rental buildings, and would allow only current tenants to file complaints.

Option 1A

Is the same as Option 1, however enforcement would be by a Building Inspector. This approach would consume time normally dedicated to servicing builders and residents. It is also anticipated that this would cost more than having the service contracted to bylaw enforcement services.

Option 2

The BCA 1992 provides authority for Municipalities to create and adopt a standalone property standards by-law that include items currently encompassed in the Ministry maintenance standards currently contained in the residential tenancies act for the maintenance of rental building interiors. Enforcement could be by contract through Frontenac Bylaw Enforcement, or internal through the Building Department.

This approach would be enforced under section 15 of the Building Code Act and would apply to all properties in the Township. Typically enforcement requires a written and signed complaint for the Township to act upon. First steps in enforcement are to ensure communication between landlords and tenants (in the case of residential tenancies) or between the complainant and contravener. Enforcement would then take the typical route that current Building Code infractions follow by an Order being issued with a compliance date. Should the Order not be complied with upon re-inspection, a summons to Provincial Offences Court would be issued and a court order would be sought. Should the court order not be complied with, then the Township could remedy the problem and have the costs to repair placed as a priority lien on the property.

Appeal of any order issued under the Building Code Act within 14 days of issuance, would be heard by a newly appointed Property Standards Committee within the township. Should the contravener choose, the decision of the committee could then be appealed to Superior Court.

The advantage to this option is that the Building Code Act provides for broad powers and flexibility of enforcement, as well as more expedient timelines than the Residential Tenancies Act. In addition, a property standards bylaw allows for a broader range building/property types for application of enforcement. (not just residential rentals)

FINANCIAL and STAFFING CONSIDERATIONS

The Ministry currently charges the municipality \$265.00/inspection to enforce the Residential Maintenance Standards. In 2016 the municipality paid \$3,445.00 to the province for enforcement.

Frontenac Bylaw Enforcement currently is under contract to enforce a number of the Township's bylaws including the safe properties bylaw and enforcement of the new property standards bylaw would be a natural extension.

Enforcement through the Building Department will require further review into training requirements, and potential job evaluation outcomes.



REPORT TO COUNCIL BUILDING DEPARTMENT



ATTACHMENTS

Appendix A – Cost to Municipality for Provincial Enforcement of Residential Tenancies Act

Submitted/approved by:

Wayne Orr, CAO

Prepared by:

Ryan Arcand, CBO



REPORT TO COUNCIL BUILDING DEPARTMENT



Appendix A

Cost to Municipality for Provincial Enforcement of Residential Tenancies Act

MMAH - 2016

Billing Period	\$ each visit	Inspections	Total
Jan 1-Feb 29	\$265	6	\$1,590
Apr 1-June 30	\$265	2	\$530
July 1-Dec 30	\$265	5	\$1,325
		13	\$3,445

MMAH - 2015

Billing Period	\$ each visit	Inspections	Total
Jan1-Mar13	\$265	3	\$795
Apr1-Jun30	\$265	2	\$530
Jul1-Sep30	\$265	1	\$265
Oct 1-Dec31	\$265	6	\$1,590
		12	\$3,180



**REPORT TO COMMITTEE OF THE
WHOLE
PLANNING DEPARTMENT**



AGENDA DATE: March 14, 2017

SUBJECT: Zoning to Permit and Regulate Outdoor Furnaces

RECOMMENDATION

It is recommended that the Committee receive for information the Planning Report dated March 9, 2017, with an attached draft zoning by-law amendment to permit and regulate 'outdoor solid fuel combustion appliances' (outdoor furnaces) and consider the by-law for passage at Council.

BACKGROUND

At the Council meeting of February 21, 2017 Council directed the Planning Department to bring forward a draft by-law to regulate outdoor solid fuel combustion appliances for review and adoption. The Building Department was also directed to create a permit system similar to the wood stove permit system. Accordingly, two draft by-laws are attached hereto for review to permit and regulate these appliances.

As background for discussion, in June of 2007, Council considered a report from the Planning Department which recommended approval of a zoning by-law amendment that would regulate the placement of outdoor solid fuel combustion appliances in the Township. However, Council determined that the by-law should not be passed because more discussion was needed on the regulations. Later, on January 17, 2012, the matter was brought to the Committee of the Whole where, after discussion, no consensus was reached on whether to regulate this use.

Outdoor solid fuel combustion appliances are used as a heating source for homes and other commercial or industrial buildings. The Planning report of June 2007 included an amending by-law which defined an outdoor furnace as follows:

“OUTDOOR SOLID FUEL COMBUSTION APPLIANCE” (commonly called an outdoor furnace) shall mean an accessory stand-alone building or structure that operates as a heat source for domestic heat and/or hot water for associated buildings on the same parcel.

Attachment #1 is a description of a typical outdoor furnace.

The 2007 report had been brought forward because of concerns that too many such furnaces were locating in built-up areas where their emissions were affecting residents nearby. Property-owners expressed fears that no one knew what was being burned in the furnaces and that some of the material may be toxic – affecting the health of them and their children. Thus, by regulating their use, the Township could at least require future proposed furnaces to locate in rural areas away from concentrated residential development.

The amending by-law proposed the following regulations:

“ Notwithstanding any other provision of this By-law to the contrary, an outdoor solid fuel combustion appliance (outdoor furnace) shall only be permitted in an Agricultural (A) Zone, Rural (RU) Zone, Rural Industrial (RI) Zone or Rural Commercial (RC) Zone and shall comply with the following regulations:

- | | | |
|------|---|---------------------|
| i) | setback from any lot line (Minimum) | 61 metres (200 ft.) |
| ii) | setback from any other accessory building (Minimum) | 3 metres (10 ft.) |
| iii) | setback from any trees (Minimum) | 3 metres (10 ft.) |

- iv) Installation shall be in accordance with the manufacturer's installation instructions and shall require a building permit.
- v) Location shall not be in the front yard.
- vi) Only the fuel approved by the manufacturer's operation instructions shall be used and in no case shall garbage, oils, rubber, plastics, oil-soaked or treated products be used as fuel nor shall any other material deemed by the MOECC to be inappropriate be permitted.

It should be noted that there was discussion at the previous meetings to add the following restriction:

“The operation of outdoor furnaces is prohibited between May 1 and October 1 of a year.”

However, Planning staff are of the opinion that it may not be practical to prohibit the use in the summer months since some residents heat their water and swimming pools with outdoor furnaces during these months.

The Committee should also consider whether to permit their use during a fire ban and whether more than one such appliance should be permitted on a lot. For the Committee's reference some examples of other municipality's regulations for outdoor solid fuel combustion appliances are attached hereto as Attachment #2.

The attached draft zoning by-law amendment incorporates the above described definition and permits the use of outdoor solid fuel combustion appliances and the attached regulation by-law incorporates rules and regulations for their use.

FINANCIAL and STAFFING CONSIDERATIONS

Staff time will be required for future regulation and enforcement.

ATTACHMENTS

Attachment #1 – description of typical outdoor solid fuel combustion appliance.

Attachment #2 - examples of regulations in other municipalities.

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

The Aspen Series Hot Water Furnace

One of the best wood stoves/furnaces on the market today. It has been specially designed to produce highly efficient heat with emissions well below environmental standards, and we are proud to be able to offer a 10 year limited warranty!

The Aspen series Furnace has been designed for outdoor installation but has been tested to meet UL Standard 391 - 2006 Standard C22.2 No.3 and CSA B366-1-M91 for indoor central solid fuel fired furnaces, so it may be installed indoors. It is ideally suited for both domestic and commercial use.



How The Aspen Series Works

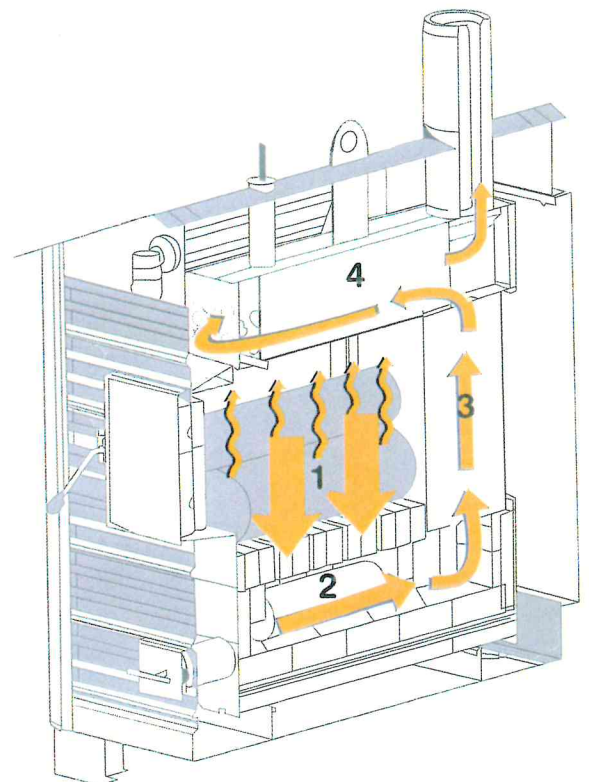
The Aspen uses a process called wood gasification to produce highly efficient combustion in the furnace's dual burn chambers

1) Wood in the firebox burns from the bottom up, drying the top layer of wood in the firebox and forcing gases and exhaust into the lower burn chamber.

2) In the brick-lined lower chamber, these volatile gases are burned at temperatures as high as 2000°F (1093°C). The fire-brick lining in both burn chambers absorbs the heat and maintains burn chamber temperatures for consistent gas combustion. This high-temperature gas combustion significantly lowers emissions, prevents creosote buildup, and minimizes ash buildup in the unit.

3) After passing through the burn chamber, exhaust air escapes through multiple flues running through the water jacket, heating the water quickly and efficiently.

4) The exhaust cools as it passes through the flues, and when it leaves the chimney, temperatures have fallen to 350°F (176°C).



High Efficiency Heat For Your Home

Clean: The Aspen Series burns wood completely, leaving virtually no particles to create smoke or ash.

Efficient: In side-by-side tests, the Aspen Series uses 50% less wood than a traditional outdoor wood furnace while producing the same amount of heat.

Economical: Reduces your overall heating costs - saving up to 70% of your heating bill.

Certified Safe. Meets strict UL and CSA standards for safe operation

Low Maintenance: Aspen Series models do not need to be cleaned as often as wood stoves or inefficient outdoor furnaces.

EPA Qualified: The Aspen Series complies with new strict emission limits for sale and operation, especially in areas where traditional outdoor wood boilers have come under strict regulation.

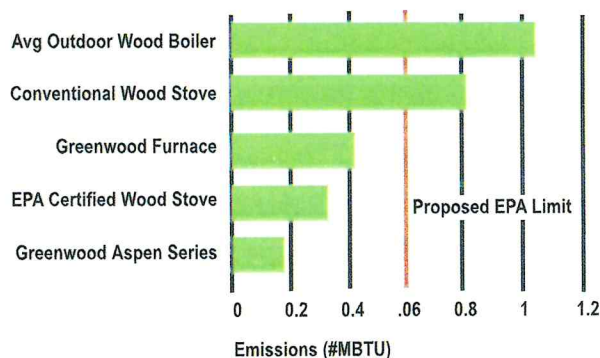
Model:	Aspen 95 Coming 2009	Aspen 175	Aspen 350 Available Fall 2008
8 hr Sustained Output*	70,000 BTU/hr	110,000 BTU/hr	270,000 BTU/hr
Maximum Sustained Output*	120,000 BTU/hr	230,000 BTU/hr	420,000 BTU/hr
Comparable Heating Area**	up to 2,500 sq ft	up to 6,000 sq ft	up to 12,000 sq ft
Dimensions (W x H x L)	-	48" x 81" x 73"	49" x 96" x 81"
Shipping Weight	-	2,000 lb	3,100 lb
Door Size (W x H)	-	18" x 18"	20" x 24"
Firebox Volume (W x H x L)	-	23" x 22" x 31"	28" x 33" x 40"
Water Capacity	-	75 gal	115 gal
Maximum Log Length	-	29"	38"
Limited Warranty	-	10 years	10 years

* Output based on full load of seasoned White Oak

** Note: Square footage based boiler sizing estimates are highly unreliable. Always base sizing on sustained BTU output.

	Traditional Outdoor Wood Boiler	Greenwood Boilers
Max. sustained Firebox Temperature	750°F	2000°F
Firebrick / Refractory	0 lbs	up to 1400 lbs
Water	150 - 450 gallons	7 - 75 gallons **
Smoke	Yes	Little or No
System Efficiency	20 - 40%	up to 85%
Amount of Wood per Season	-	60% less than a typical OWB

* A water-jacketed steel firebox cannot sustain the temperatures necessary for secondary combustion
 ** Greenwood boilers store heat in unburned wood and ceramic refractory, the water is only used to transfer the heat to your house.



Source: Eliot Spitzer, Attorney General of New York State, Environmental Protection Bureau, August 2005

ATTACHMENT #2

THE CORPORATION OF THE TOWN OF KIRKLAND LAKE

Bylaw # 06-069

Being a Bylaw to regulate
The location and installation of
Outdoor wood burning appliances

WHEREAS The Municipal Act, Section 125 (1) R.S.O. 2001 as amended, permits Councils of local municipalities to pass bylaws to regulate the location and installation of outdoor wood burning appliances;

AND WHEREAS the Council of the Corporation of the Town of Kirkland Lake deems it necessary to regulate the locations of outdoor wood burning appliances within the geographical limits within the Town of Kirkland Lake.

NOW THEREFORE the Council of the Corporation of the Town of Kirkland Lake hereby enacts as follows:

1. In this bylaw:
 - (i) "**Accessory**" means a use, building or structure, that is naturally and normally incidental, subordinate and exclusively devoted to a main use, building or structure and located on the same lot therewith.
 - (ii) "**Appliance**" means an outdoor wood burning appliance situated outside of the main building, which is intended to heat the main or accessory buildings using solid fuel for combustion.
 - (iii) "**Town**" means the Corporation of the Town of Kirkland Lake.
2. No person shall install an appliance unless it is certified by the Canadian Standards Association or other accredited testing laboratories.
3. No person shall install an appliance other than in the following locations as defined by the Municipal Zoning By-Law:
 - All Rural Zones,
 - Industrial areas along Archer Drive,
 - Highway Commercial C-4 along Hwy 66, between the easterly railway tracks outside of Swastika up to the entrance way from Hwy 66 to Archers Drive.
4. Every person who installs an appliance shall have the appliance supported by a base constructed of material that is in accordance with the manufacturers' installation instructions or recommendations.
5. The chimney for the appliance shall be equipped with a manufacturers' recommended spark arrestor and rain cap.
6. Every person shall locate the appliance:
 - (i) As per the manufacturers' installation manual but not less than 7.5 metres from any property line.
 - (ii) Not less than 15.0 metres from the principal structure and from any structures on an adjacent property.
 - (iii) As per the manufacturers' installation manual but not less than 3.0 metres from an accessory building.
 - (iv) Only in the rear yard.
 - (v) No less than 3.0 metres from any trees.
 - (vi) Not less than 60 metres from any zone other than those listed in section 3.
7. No person shall store fuel for the appliance closer than recommended in the manufacturers' installation manual but not less than 3.0 metres from an appliance.

8. Only the fuel approved by the manufacturers' operating instructions shall be used.
9. Garbage, oils, rubber, plastics, oil soaked or treated products are NOT permitted to be used as fuel.
10. Where a provision of this bylaw conflicts with the provision of another bylaw in force within the municipality, the provision that establishes the higher standard to protect the safety of the general public shall prevail.
11. The Kirkland Lake Fire Chief or his designate may enforce the provisions of this bylaw.
12. All appliances, including any appliances that have been installed prior to the passing of this bylaw, are to be registered with the Kirkland Lake Fire Department.
13. (i) Every person who contravenes any provision of this bylaw is guilty of an offence, the Municipal Act, R.S.O.1990 Chapter 45, Section 320.

(ii) Every person who is convicted of an offence is liable to a fine of not more than \$5,000.00 as provided for in the Provincial Offences Act R.S.O. 1990 Chapter P.33, as amended.

This bylaw shall come into force and take effect on the date of passage.

READ a first, second, and third time this 19th day of December 2006 enacted and passed.

William Enouy, Mayor

Don Studholme, Director of Corporate Services/Clerk

THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

BY-LAW NO. 90-01

A BY-LAW TO REGULATE OUTDOOR SOLID FUEL COMBUSTION APPLIANCES

WHEREAS the Municipal Act, R.S.O. 1990, Chapter M45, as amended, Section 210.140 authorizes Councils to pass by-laws for prohibiting and abating public nuisances;

NOW THEREFORE the Council of the Corporation of the Township of Leeds and the Thousand Islands enacts as follows:

1. Definitions:
 - a) "Outdoor solid fuel combustion appliance" shall mean a solid fuel burning appliance, which is used for the space heating of buildings, the heating of water or other such purpose; and which is located in a separate building or on the exterior of the building, which it serves.
 - b) "Waste" shall mean any material defined as waste in Section 25 of the Ontario Environmental Protection Act, R.S.O. 1990, Chapter E19,, as amended.
2. This by-law applies to all lands within the geographic limits of the Township of Leeds and the Thousand Islands.
3. Outdoor solid fuel combustion appliances shall be permitted on a lot which has a minimum lot area of 1.2 hectares (3 acres) and the unit shall be located/installed as follows:
 - (i) a minimum of 46 metres (150 feet) from all property lines;
 - (ii) such that the perimeter ground area around the unit to a distance of 3 metres (10 feet) minimum from the unit shall be of a non-combustible surface (i.e. gravel, sand, concrete pad);
 - (iii) the unit's chimney cap shall be fitted/equipped with a rain cap/spark arrester;
 - (iv) in accordance with a site location/installation as approved by the Chief Building Official or designate.
4. Notwithstanding the provisions of Clause 3, outdoor solid fuel combustion appliances are not permitted on any lot within a registered plan of subdivision or within a Village, Hamlet, Shoreline Residential, Island Residential or General Residential area as identified in the Township's Official Plans.
5. Where such installations are otherwise permitted in this By-law, there shall not be more than one (1) permitted per property in the Township, except:
 - a) More than one (1) outdoor solid fuel combustion appliance is permitted on a lot where it serves a permitted accessory dwelling or an agricultural building on lands, which are used primarily for agricultural purposes.
6. The installation of outdoor fuel combustion appliances shall be in compliance with the Ontario Building Code, the Ontario Fire Code, the manufacturer's installation instructions and all other applicable law.
7. No outdoor solid fuel combustion appliances shall be used for the incineration of waste or treated material.
8. Any person or persons who install, use or maintain an outdoor solid fuel combustion appliance in contravention of the provisions of this by-law, are upon conviction guilty of an offence and subject to a penalty pursuant to the Provincial Offences Act, R.S.O. 1990, Chapter P.33, as amended.

9. Council may consider exceptions to this by-law after circulation of the proposed exception to Township staff (including the Chief Fire Official) and to abutting landowners within 120 metres of the subject site. Circulated land owners would have a reasonable opportunity to present comments to Council. There shall be an administrative fee of \$200.00 charged to the applicant for this process.
10. The installation of such unit shall require a permit to be issued by the Chief Building Official to ensure compliance with this By-law. The fees shall be as set out in the Township's Building By-law.
11. This By-law shall come into force and effect on the day of passing.

Read a First, Second and Third time and finally passed this 17th day of December 2001



REEVE



CLERK

THE CORPORATION OF LOYALIST TOWNSHIP

BY-LAW NUMBER 2005-87

Being a By-law to Regulate Outdoor Solid Fuel Combustion Appliances

WHEREAS Section 125(2) of the Municipal Act, 2001, S.O. 2001, c. 25, authorizes the Corporation of Loyalist Township to enter upon land and into structures at any reasonable time for inspection purposes in order to determine compliance with any bylaw passed under subsection 125(1)

AND WHEREAS the Council of The Corporation of Loyalist Township is empowered by subsection 125(1) of the Municipal Act, 2001, S.O. 2001, chap. 25, to regulate the use and installation of heating and cooking appliances;

NOW THEREFORE the Council of The Corporation of Loyalist Township enacts as follows:

1. DEFINITIONS

- a) "Lot" means a parcel of land described in deed or other document legally capable of conveying an interest in land or designated by an original survey or by a registered plan;
 - b) "Outdoor Solid Fuel Combustion Appliances" means an outdoor wood-burning furnace or other solid fuel burning appliance designed and intended to supply heat to air or water and that is housed or situated in an out-building or otherwise physically separated from the building to which it is to provide heated air and water; and
 - c) "Waste" means any material defined as "waste" in Section 25 of the Environmental Protection Act, R.S.O. 1990, Chapter E19, as amended.
2. Subject to section 3 hereof, this by-law applies to all lands within the geographic limits of The Corporation of Loyalist Township.
 3. This by-law shall not apply in respect of any lands upon which an Outdoor Solid Fuel Combustion Appliance has been installed prior to the effective date of this by-law provided that the physical location of such appliance, or any replacement thereof, remains unchanged.
 4. No person shall use an Outdoor Solid Fuel Combustion Appliance on a lot unless:
 - (a) the lot is situated in an area designated in the Township of Loyalist Zoning By-law as a Rural zone, Restricted Agriculture zone or Prime Agriculture zone;
 - (b) on all lots the following is required:
 - (i) A minimum lot area of two (2) hectares (5 acres);
 - (ii) Outdoor Solid Fuel Combustion Appliances shall be located not less than 61 metres (200 feet) from all lot lines; and
 - (iii) Outdoor Solid Fuel Combustion Appliances shall be located not less than 9 metres (30 feet) from any building or structure on the same lot; except a solid fuel storage structure.
 - (c) the Outdoor Solid Fuel Combustion Appliances has a chimney fitted with a rain cap equipped with a spark arrester to manufacturer's specifications;
 - (d) the installation and maintenance of the Outdoor Solid Fuel Combustion Appliance is in Compliance with;
 - (i) the Ontario Building Code;
 - (ii) the manufacturers installation instructions and specifications, including any recommended separation distances; and
 - (iii) all other applicable law; and
 - (f) a Building Permit has been issued for the installation of the Outdoor Solid Fuel Combustion Appliance by the Chief Building Official of Loyalist Township

5. No person shall use an Outdoor Solid Fuel Combustion Appliance unless the area around and under it:
 - (i) is comprised of gravel, sand or some other non-combustible material;
 - (ii) extends radially a minimum of 3 feet from all exterior sides of the Outdoor Solid Fuel Combustion Appliance; and
 - (iii) is not less than 10 centimeters (4 inches) in depth.
6. No person shall use an Outdoor Solid Fuel Combustion Appliance for the incineration of Waste.
7. No person shall use an Outdoor Solid Fuel Combustion Appliance except in compliance with the requirements of this By-Law, including all minimum Lot area, separation distance and regulatory requirements provided under section 4 hereof.
8. A Municipal building inspector or by-law enforcement officer may, upon producing identification, enter upon and inspect any land in order to ensure compliance with this by-law.
9. No person shall obstruct, hinder, delay or prevent a municipal by-law enforcement officer in the exercise of his or her inspection powers pursuant to this by-law.
10. Any person who contravenes this by-law is guilty of an offence.

ENACTED AND PASSED THIS 8TH DAY OF AUGUST, 2005.

THE CORPORATION OF LOYALIST TOWNSHIP



Reeve



Clerk

TOWNSHIP OF SOUTH FRONTENAC

BY-LAW NUMBER 2017-

BEING A BY-LAW TO AMEND BY-LAW NUMBER 2003-75, AS AMENDED, TO PERMIT OUTDOOR SOLID FUEL COMBUSTION APPLIANCES WITHIN THE TOWNSHIP OF SOUTH FRONTENAC: TOWNSHIP-INITIATED

WHEREAS, the Municipal Council of the Township of South Frontenac deems it expedient to amend By-law Number 2003-75 as amended, as it relates to permitting and regulation outdoor solid fuel combustion appliances within the Township of South Frontenac;

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

1. THAT Zoning By-law Number 2003-75 as amended is hereby further amended by adding a new definition for Outdoor Solid Fuel Combustion Appliances, in the Definition Section, immediately after the definition of 'Open Space/Open Space Uses', to read as follows:

“OUTDOOR SOLID FUEL COMBUSTION APPLIANCE” (commonly called outdoor furnace) shall mean an accessory stand-alone building or structure that operates as a heat source for domestic heat and/or hot water for associated buildings on the same parcel.

2. THAT Zoning By-law Number 2003-75 as amended is hereby further amended by adding into 'Section 5 - General Provisions', a new subsection 5.24.8 immediately after subsection 5.24.7 to read as follows:

“ 5.27.8 Notwithstanding any other provision of this By-law to the contrary, an outdoor solid fuel combustion appliance (outdoor furnace) shall only be permitted in an Agricultural (A) Zone, Rural (RU) Zone, Rural Industrial (RI) Zone or Rural Commercial (RC) Zone and shall comply with the following regulations:

- i) setback from any lot line (Minimum) 61 metres (200 ft.)
- ii) setback from any building on the same lot (Minimum) 3 metres (10 ft.)
- iii) setback from any trees (Minimum) 3 metres (10 ft.)
- iv) Installation shall be in accordance with the manufacturer's installation instructions and shall require a building permit.
- v) Location shall not be in the front yard.
- vi) Only the fuel approved by the manufacturer's operation instructions shall be used and in no case shall garbage, oils, rubber, plastics, oil-soaked or treated products be used as fuel nor shall any other material deemed by the MOECC to be inappropriate be permitted.

All other provisions of this By-law shall apply and all applicable provisions of other Township by-laws shall apply including applicable provisions of By-law 2012-68 a By-law to Regulate Burning.”

3. **THIS BY-LAW** shall come into force in accordance with section 34 of the Planning Act, 1990, as amended, either upon the date of passage or as otherwise provided by said section 34.

Dated at the Township of South Frontenac this day of March, 2017.

Read a first and second time this day of March, 2017.

Read a third time and finally passed this day of March, 2017.

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

Ron Vandewal, Mayor

Wayne Orr, Clerk-Administrator

TOWNSHIP OF SOUTH FRONTENAC

BY-LAW NUMBER 2017-

BEING A BY-LAW TO REGULATE THE USE OF OUTDOOR SOLID FUEL COMBUSTION APPLIANCES WITHIN THE TOWNSHIP OF SOUTH FRONTENAC

WHEREAS, the Municipal Act permits Councils of local municipalities to pass by-laws to regulate the installation and use of outdoor solid fuel combustion appliances;

AND WHEREAS, the Municipal Council of the Township of South Frontenac deems it expedient to regulate outdoor solid fuel combustion appliances within the geographical limits of the Township of South Frontenac;

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

1. In this By-law:

“OUTDOOR SOLID FUEL COMBUSTION APPLIANCE” shall mean an accessory stand-alone building or structure that operates as a heat source for domestic heat and/or hot water for associated buildings on the same parcel.
2. No person shall install or operate an Outdoor Solid Fuel Combustion Appliance unless:
 - a. A permit has been issued from the Chief Building Official of the Township of South Frontenac or designate,
 - b. A permit fee of \$62.00 is paid in full,
 - c. The appliance bears the mark of CSA or cUL or other equivalent certification marking,
 - d. The chimney is fitted with a rain cap equipped with a spark arrester to manufacturer’s specifications,
 - e. The installation and maintenance of the Outdoor Solid Fuel Combustion Appliance is in compliance with;
 - i the Ontario Building Code, latest version in effect,
 - ii the manufacturer’s installation instructions and specifications, and
 - iii all applicable law.
 - f. The Outdoor Solid Fuel Combustion Appliance is inspected and approved by the Chief Building Official or designate following its installation and prior to its use.
3. No person shall use an Outdoor Solid Fuel Combustion Appliance unless the area around it :
 - a. Is comprised of gravel, sand or other non-combustible material,
 - b. Extends radially a minimum of three 1 metre (3 ft.) from all exterior sides of the appliance,
 - c. Is comprised of material not less than 10 cm (4”) in depth.
4. A By-law Enforcement Officer or other Municipal Authority, upon producing identification, may enter on land at any reasonable time with prior notice the Owner for the purpose of carrying an inspection to determine whether this By-law or an Order to Discontinue Activity is being complied with.
5. No person shall interfere with or obstruct an inspector in carrying out duties pursuant to this By-law.
6. The By-law Officer or other municipal authority who inspects and finds deficiencies may make an order to the Owner to extinguish any fire at any

time and the Owner shall extinguish the fire and remedy any and all deficiencies.

- 7. Any person or persons, who installs, uses or maintains an Outdoor Solid Fuel Combustion Appliance in contravention of the provisions of this By-law is, upon conviction, guilty of an offence and is subject to a penalty pursuant to the Provincial Offences Act, as amended.
- 8. **THIS BY-LAW** shall come into force and effect on the date of its passage.

Dated at the Township of South Frontenac this day of March, 2017.

Read a first and second time this day of March, 2017.

Read a third time and finally passed this day of March, 2017.

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

Ron Vandewal, Mayor

Wayne Orr, Clerk-Administrator



REPORT TO COMMITTEE OF THE WHOLE

PLANNING DEPARTMENT



AGENDA DATE: March 14, 2017

SUBJECT: Review: 'Promoting Affordable Housing Act, 2016'

RECOMMENDATION

It is recommended that the Committee receive for information the Planning Report dated March 6, 2017, regarding a review of the province's 'Promoting Affordable Housing Act 2016'.

BACKGROUND

Under Bill 204, the province issued new legislation termed the "Promoting Affordable Housing Act, 2016". The Bill received Royal Assent on December 8, 2016 and is still awaiting proclamation. The Act amends the Planning Act; the Development Charges Act, 1997; the Housing Services Act, 2011; and the Residential Tenancies Act 2006. The effects of the amendments are described as follows as they relate to the Township of South Frontenac.

Under the new Act, Official Plans must contain policies relating to inclusionary zoning for affordable housing. This would help to serve more people in need of housing by increasing the supply of affordable residential units based on local needs. When the new Act is proclaimed, the Planning Act will be amended to give municipalities the option of requiring affordable housing units as part of residential development applications. Note that these regulations are not fully developed yet and the province plans to consult on a proposed regulation for inclusionary zoning before the Planning Act amendments are proclaimed.

In summary, the inclusionary zoning will provide that:

- A municipal assessment report is to be prepared leading to policies for inclusionary zoning in the Official Plan. These must be reviewed every five years,
- Once policies are included in the Official Plan, the zoning by-law must be amended accordingly. It should be noted that, except for certain rules for height of buildings, any inclusionary zoning by-law amendment cannot be appealed,
- Landowners must enter into agreements with the municipality that are to be registered on title and enforceable against subsequent owners to ensure that the units remain affordable over time,
- Municipalities must establish procedures for the administration of affordable housing units so that they remain affordable over the long term and for reporting on affordable housing units.

In addition to the above, the inclusionary zoning will have provisions for large multi-unit residential developments to allow the affordable units to be located on another site (subject to certain criteria) and to permit a form of density bonussing in exchange for community benefits. It is emphasized that in no case shall cash-in-lieu of affordable housing be accepted.

Of particular interest to South Frontenac is that the new legislation will include initiatives to support the creation of secondary suites in single detached dwellings. The basis for this is the province's recognition that secondary suites are a potential source of affordable rental housing and a source of revenue for homeowners. Attachment #1 lists examples of how new Official Plan policies might read.

However, for municipalities like South Frontenac which are mostly unserved with municipal water and sewer, it must be recognized that individual lot servicing would need to adequately support any extra demand from additional living units. There are other considerations as well. For example, approval of an additional household in an existing single detached dwelling would need to consider the adequacy of:

- the septic system - KFL&A Public Health would need to approve,
- the water supply - well records would need to be examined or the well tested,
- vehicle parking - there should be enough room on the subject property for off-street parking of all vehicles (not in the front yard) ie., the character of the streetscape should not be adversely affected,
- the appropriateness of the building- the new dwelling unit would need to meet all building and fire codes.

Policies to address all of the above items will need to be included into the Official Plan and provisions put into the Comprehensive Zoning By-law. In drafting these regulations for South Frontenac, Council should consider whether they should be permitted in an existing principal building that is located within the 30 metre setback from a waterbody. Also, Council may wish to prohibit them from locating on any private lane where emergency responders may have more difficulty in providing service.

In addition, new policies should restrict the size of a secondary dwelling to perhaps forty percent of the gross floor area of the existing principal building so that the second unit does not become the dominant use of the building or lot.

The Promoting Affordable Housing Act also would change the provisions of a number of other Acts as reviewed below.

The Development Charges Act, 1997 would be amended to prohibit municipalities from imposing development charges on new secondary suites.

The Residential Tenancies Act, 2006 would be amended to require a local municipality to monitor compliance with prescribed maintenance standards as they apply to multi-unit residential complexes. Inspectors may be appointed to act on complaints from tenants.

The Housing Services Act, 2011 would be amended to provide that an enumeration of persons who are homeless shall be conducted by service managers at times and in a manner that will be directed by the Minister of Municipal Affairs and Housing.

As noted above, the province is still undertaking consultation in developing the inclusionary zoning and Official Plan policies. It is expected that new information will be presented soon on how and when these new policies regarding affordable housing will be implemented.

FINANCIAL and STAFFING CONSIDERATIONS

Staff time will be required to review new legislation, prepare policies and draft zoning by-laws. Also public meetings are required. Over the longer term more administration and monitoring tasks will result requiring additional full-time staff.

ATTACHMENTS

Attachment #1 – shows possible Official Plan policies.

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

AffordableHousingReportToCofW

Municipality of North Grenville
OP.

11.3.3 Garden Suites and Secondary Units

11.3.3.1 Garden Suites

A garden suite – sometimes called a granny flat - means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable and removable following their intended use. Garden suites are intended as housing for those who are generally capable of living independently but who, by virtue of their age or a disability, require the support of others to live on their own.

The Plan shall allow the establishment of a garden suite on any lot upon which a single detached dwelling is a permitted use subject to a site-specific temporary use Zoning By-law amendment.

The *Planning Act* enables a Municipality to enact a temporary use by-law to permit a garden suite for a period of up to ~~40~~ 20 years with subsequent renewals as necessary and, together with the *Municipal Act*, allows a Municipality to enter into an agreement respecting:

- the installation, maintenance and removal of the garden suite.
- the period of occupancy by the person(s) named in the agreement.
- a monetary or other form of security related to the garden suite.

In considering a request to establish a garden suite, the proponent shall:

- demonstrate that the increased intensity of use can be addressed in the proposal;
- demonstrate compliance to the Ontario Building and Fire Codes;
- demonstrate that there will be no adverse impacts on adjacent land uses (i.e., drainage, access for fire protection, sun shadow, existing infrastructure capacities, etc.);
- demonstrate compliance with applicable zoning standards for lot size, setbacks and parking;
- demonstrate how the external appearance will complement the principal residential dwelling.

11.3.3.2 Second Units

Second Units (also known as accessory apartments, basement apartments or in-law suites) are self-contained "dwelling units" often with a separate entrance, located within, and subordinate to, an existing single detached dwelling, semi-detached dwelling, or townhouse dwelling unit, that contains its own separate cooking and bathroom facilities in addition to the usual living quarters. When a single detached dwelling, semi-detached dwelling, or townhouse dwelling contains an accessory apartment, it becomes a "two-unit dwelling." Encouraging the establishment of accessory apartment units is an efficient, cost effective means of increasing the supply of affordable, rental accommodations. Second residential units may also be permitted to locate within a residential accessory

structure.

Second units may be permitted "as of right" in certain zones of the implementing Zoning By-law or by amendment to the implementing Zoning By-law, in conjunction with a single detached dwelling, semi-detached dwelling or townhouse dwelling, and in accordance with the following criteria:

- a) No more than an amount equal to ~~40~~40 per cent of the gross floor area of the principal dwelling may be developed for a secondary dwelling unit, except where a basement unit is created, in which case, there is no maximum size.
- b) The secondary unit ~~accessory apartment~~ will comply with the Ontario Building and Fire Codes.
- c) ~~A~~ A maximum of one unit is permitted in a single-detached dwelling, one in each half of a semi-detached building, and ~~only one for the whole of a duplex dwelling~~ one in each townhouse dwelling unit.
- d) Where a second residential dwelling is constructed within a residential accessory structure, the establishment of another second residential unit shall not be permitted in the primary residential dwelling.
- ~~c) e)~~ Where a second residential dwelling is constructed within a single-detached dwelling, semi-detached dwelling, or townhouse dwelling, the establishment of another second residential unit shall not be permitted in any residential accessory building.
- ~~e) f)~~ The secondary unit ~~accessory apartment~~ is designed and located in such a manner to not have an impact on the streetscape or character of the surrounding neighbourhood.
- ~~e) g)~~ No additional parking space is required but, where a new one is provided, it cannot be located in the front yard. Tandem parking in the existing driveway is permitted.
- ~~e) h)~~ As a condition of approval, Council may require that the secondary unit ~~accessory apartment~~ be registered in accordance with the provisions of the *Municipal Act*.

11.3.4 Adequacy of Housing

Council shall promote the maintenance of the Municipality's housing stock at a standard sufficient to provide acceptable conditions of health, safety, and appearance.

- a) The Municipality shall enforce a by-law on standards for the maintenance and occupancy of property within the Municipality, according to the provisions of Section 14.5.

- i. promoting the use of second residential units as affordable housing.

(Amended by By-Law Number 2013-41, OPA Number 19)

Second Residential Units

3.3.11. Second Residential units shall be permitted within single detached dwellings, semi-detached dwellings and linked and row houses, provided they are in accordance with the zoning by-law and subject to the following criteria:

- a. Criteria for conversion in Section 3.3.9 shall apply to second residential units;
- b. Second residential units must be in accordance with the Ontario Building Code with respect to health, safety, energy efficiency, water use, and other requirements, and shall obtain Building Permits as required;
- c. The Zoning By-Law shall identify locations where second residential units are permitted. The locations in which second residential units are permitted may be revised from time-to-time through an amendment to the zoning by-law;
- d. Zoning By-Law provisions shall be established and all second residential units shall be in accordance with the Zoning By-Law. Zoning provisions for second residential units may include, but are not limited to:
 - Housing types;
 - Parking and yard requirements;
 - Restrictions on lot coverage;
 - Landscaped open space or amenity areas;
 - Minimum and maximum floor areas; and
 - Location and configuration to ensure adequate parking and to ensure that sight lines are not impacted;
- e. Second residential units shall not be limited by density control requirements;
- f. Second dwelling units shall be a prohibited use on a residential dwelling lot containing a garden suite, boarding house or lodging house;

May 15, 2015

Kingston Official Plan

- g. Adequate servicing shall be available to accommodate the second residential unit, including, but not limited to water, waste water and electricity. The City may require a supporting study prior to issuance of a building permit or in support of a development application, if deemed necessary;
- h. Second residential units shall have no negative impact on stormwater management and site drainage. The City may require a site grading plan to ensure conformity to this criterion;
- i. Second residential units shall not be permitted in a residential dwelling unit situated within a floodplain;
- j. Second residential units may be permitted on properties outside of the areas identified in implementing zoning by-laws and associated schedules through site-specific zoning by-law amendments and the following criteria:
 - Adequate water, wastewater and drainage services are available for the second residential unit;
 - Property is in close proximity to public transit services;
 - That the development conforms to all applicable regulations of the zoning by-law and relevant policies and legislation;
 - Existing parking requirements are maintained, and second residential unit parking requirements are met; and
 - Adequate open space and/or amenity areas are available for all residents;
- k. In accordance with Section 9 of the Official Plan, a second residential unit shall be permitted in a legal non-complying building provided the unit does not increase the degree of non-compliance. If a second residential unit does increase the degree of non-compliance, it may be permitted subject to the approval of a minor variance or zoning by-law amendment; and
- l. Second residential units shall not be permitted on lots with legal non-conforming uses unless approved through a Zoning By-Law Amendment.

(Amended by By-Law Number 2013-41, OPA Number 19)



REPORT TO COMMITTEE OF THE
WHOLE
PLANNING DEPARTMENT



AGENDA DATE: March 14, 2017

SUBJECT: Request to Buy Parkland: Storrington District

RECOMMENDATION:

It is recommended that the Committee receive for information the Planning Report dated March 10, 2017, and consider a request from a Township resident to buy parkland in an existing residential subdivision.

BACKGROUND:

A resident of the Township is requesting to know whether Council would consider selling to him land that was dedicated as parkland as part of a residential subdivision development. Attachment #1 is a map showing the location of subject land.

The land is 4.77 acres in size and is characterized as being vacant scrubland. It slopes sharply down on its northwest side where there is some mature tree cover. The land was dedicated to the Township as part of the Silverwood Estates Subdivision in 1978 as parkland and has remained vacant since then.

The Committee should note that a Township-owned park already exists in the vicinity of the subject property less than a kilometre away in the Heska subdivision.

FINANCIAL and STAFFING CONSIDERATIONS:

The funds received from the sale of the land must be put into the Township parkland reserve.

ATTACHMENTS:

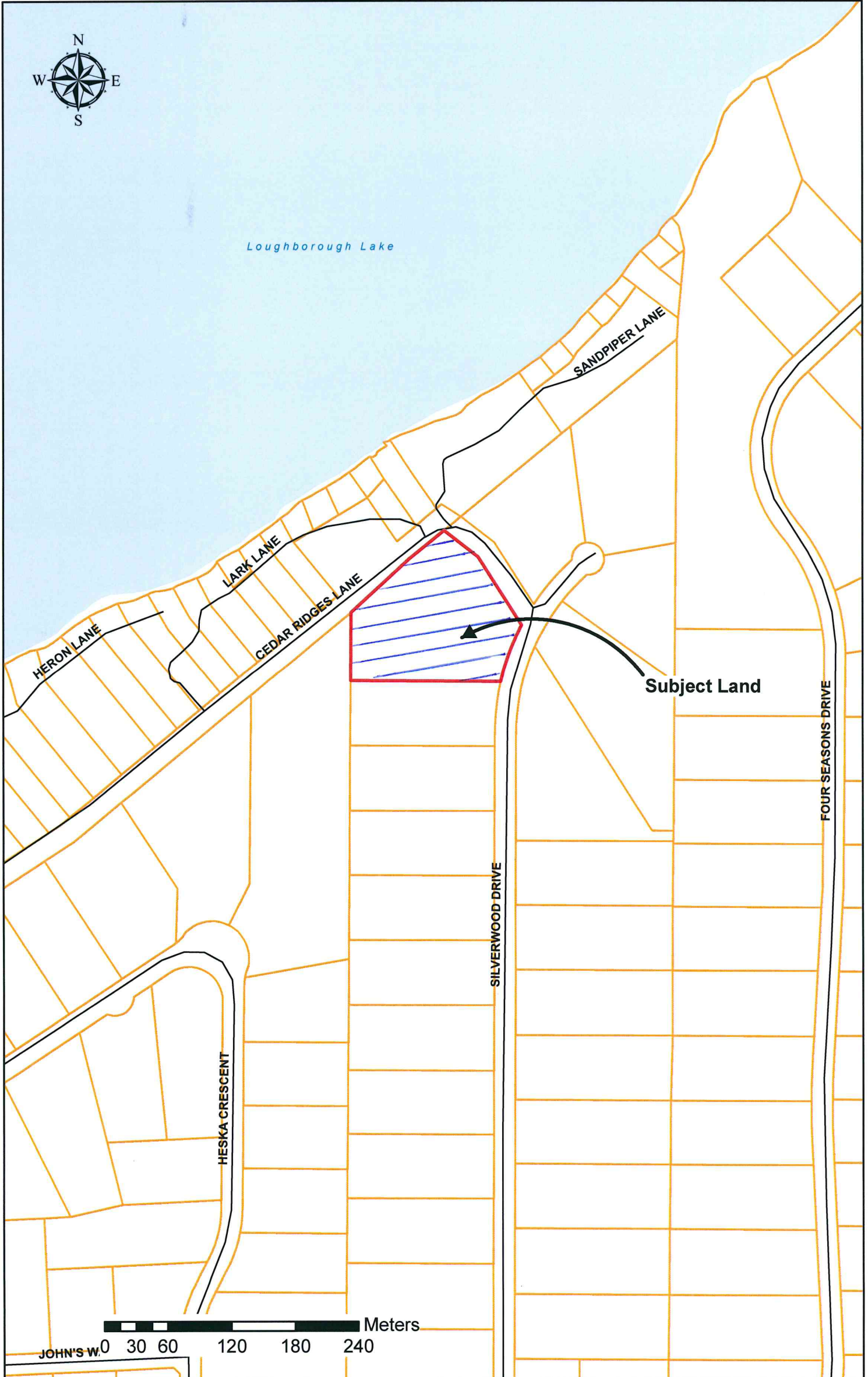
Attachment #1 – shows the location of the subject property in relation to the existing park nearby.

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

ParklandRequestFromAcker



Attachment #1



Report to Council

on Proposed repairs to the Fermoy Hall

Recommendation: That the Committee of the Whole considers the proposed work planned for the Fermoy Hall by the citizen committee. Direction from Council is requested for the scope of work and confirms what funds are to be released to carry out the work. .

Background:

Councillor Barr and I arranged a meeting for interested community members in the Fermoy area to see what interest there was in using the Fermoy Hall for a range of activities. There was a good attendance at a first meeting and a committee of volunteers formed to explore what might be needed to make the hall safe and inviting for meeting space. Councillor Barr and I have sat in on the meetings as a resource for the group

Council will recall that \$30,000 had been part of the 2016 budget for work on the hall however there was a hold placed on the funds until a plan could be brought forward outlining the type of renovations that were under consideration and that could have approval from Council. The community committee made a presentation to Council in October to outline the extent of the work and received general approval from Council to move forward based on rough estimates. Basic electrical work was undertaken in January to upgrade wiring in the attic and exterior lighting for safety concerns but as warmer weather approaches, there is an opportunity to move forward with other work.

Community members have considered some basic upgrades to the Hall: what follows is a summary of tasks.

Wiring- a request had been made to provide 2 ceiling fans that would facilitate summer comfort levels. There are 7-8 windows in the building with screens and placement of fans in the windows could be an option. It is now most likely to purchase 4 new ceiling light fixtures rather than attempt to repair the existing fixtures and find globes.

Plaster repair- there are several small holes in the walls and a larger ceiling hole that should be "patched" as well as an area where the plaster finish appears to be deteriorated around the area where the chimney has leaked over the years. Some contractors who did plastering were approached and offered a range of options including an overcoat of the existing surfaces once repairs had been completed.

Floors- the main floor and the stage floor appear to be good wood but due to past use need to be sanded and urethaned.

Painting- Once walls and ceilings have been repaired. the building needs to be painted.

The community group expects by making these upgrades to the building that it can function as a community hall with a variety of users on a seasonal basis from mid-May to Thanksgiving. It is their hope to evaluate the extent of community interest over a couple of years. To support the proposed use the group is requesting an identifying sign for the site, installation of 2 portable washrooms (with servicing), a water cooler, installation of WI-FI and internet (minor cost for off season suspension), window blinds, 10 tables & 70 chairs.

Financial & Staff implications-

Based on estimates received to date by the community group and the extent of wall & ceiling repair, it is estimated that renovation and purchase of tables etc. should fall within an additional \$20,000 (noting that some electrical work has been completed). There is more than \$26,000 remaining in the budgeted line. There will be some time required from Public Works to obtain competitive quotes as necessary and to monitor the work as it progresses.

Prepared by: Councilor Revill



**REPORT TO COMMITTEE OF THE
WHOLE
PLANNING DEPARTMENT**



AGENDA DATE: March 14, 2017

SUBJECT: Status of Currently Active Subdivisions/Condominiums

RECOMMENDATION:

It is recommended that the Committee receive the Planning Report dated March 7, 2017 for information regarding the status of currently active plans of subdivision and condominium.

BACKGROUND:

The Planning Department has been asked to update Council on the status of currently active plans of subdivision and plans of condominium. Accordingly, the following is a list of plans currently proposed or being finalized.

Plans of Subdivision

1. **Marshall Subdivision** – McFadden Rd. at Norway Rd. Loughborough District - 5 lots proposed:
 - Plan is prepared
 - Had July 2016 pre-consultation meeting at County
 - No application submitted – has no status.
 - Owner advises he is days away from submitting an application.

2. **Valleyview Estates** (Rob Morgan), Loughborough District (Sydenham) - 21 lots created:
 - Subdivision agreement is registered at registry office and building has commenced,
 - Securities are in place for remainder of works – **tree planting still required.**

3. **Willowbrook Estates Phase 1** (Matias) – Storrington District (Inverary) - 7 lots created:
 - Subdivision agreement is registered and one residence has been built
 - Securities are in place to ensure works are constructed to minimum standards.

4. **Brett Campbell Subdivision** – Storrington District (Sunbury) 24 lots proposed:
 - Has had 2 pre-consultation meetings at County over past 5 years
 - Reportedly has undertaken hydrogeological, archaeological and environmental studies
 - No application submitted – has no status.

5. **Collins Lake Subdivision** – Storrington District Lakefield Drive – 51 lots proposed:
 - Has had pre-consultation meeting at County
 - Public meeting held April 5, 2016
 - Hydrogeological report peer review recommends denial of subdivision based on private water supply,
 - Developers have been conducting new hydrogeological study
 - Developers held a public open house October 27 at Inverary Church but nothing more has been finalized.

6. **Roger Ouellette Subdivision** – Storrington District (Battersea) – 15 lots proposed:
- Has draft plan approval
 - Has approved zoning
 - Applicant passed away and widow has property up for sale.
7. **Lyons Landing Subdivision Phase 2**– off Lakefield Dr., Storrington District – 57 lots created:
- Subdivision is registered and fifty percent of lots now have homes built,
 - \$1000.00 parkland cash-in-lieu to be paid to Township per lot when each building permit is issued
 - One road still needs to be constructed and existing roads need upgrades – securities still held for works.
8. **Terry Grant Subdivision** - Portland District (Hartington) – 13 lots proposed:
- Application for subdivision submitted to County on November 15, 2013,
 - Application for zoning amendment submitted to Township on April 15, 2015,
 - Conditions of draft plan approval denied and zoning by-law denied by Township Council,
 - Conditions of draft plan approval passed by County Council,
 - Township's decision to deny zoning by-law amendment has been appealed to the Ontario Municipal Board,
 - Date for OMB hearing is May, 2017.

PLANS OF CONDOMINIUM

9. **Johnston Point Condominium**- off North Shore Rd. Loughborough District – 15 units proposed:
- Application for Plan of Condo and zoning by-law amendment submitted in June 2014,
 - Public meeting held on October 7, 2014 and open house held on March 3, 2015,
 - Applicant appealed to Ontario Municipal Board re lack of decision within the requisite 180 days,
 - Settlement hearing held on April 4, 2016 – Board orders that Plan of Condominium and zoning by-law amendment be approved.
 - Condominium Plan is now prepared but no securities yet received and plan is not yet registered at the registry office
 - Final inspection of stormwater management for road still required.
10. **Applewood Condominium** – off Kier Rd., Storrington District – 22 units proposed:
- Draft plan approval given by Township and by County,
 - Associated zoning by-law denied on September 1, 2015 by Township Council,
 - Denial of zoning by-law appealed to Ontario Municipal Board
 - Settlement agreement reached at OMB hearing to approve zoning,
 - Condominium agreement now registered at registry office and units are created and building has commenced.
 - Securities are in place for remainder of works.
11. **Cranberry Cove Condominium** – off Carrying Place Rd., Storrington District- 13 units proposed:
- Draft plan conditions approved by Township and by County
 - Zoning by-law amendment approved by Township,
 - Draft condominium plan now prepared
 - Plan not yet registered at registry office,
 - Property recently has new ownership.

12. Shield Shores Condominium – off Wellington St., - Storrington District –
17 units proposed:

- Application for plan of condominium submitted to County
- Application for zoning by-law amendment submitted to Township,
- Supporting studies completed,
- Public meeting held on April 19, 2016 on plan and zoning,
- Revisions to plan now completed to satisfaction of Township Planning Dept.
- County advises that a second public meeting is required because changes made to plan are significant.

FINANCIAL AND STAFFING CONSIDERATIONS:

N/A

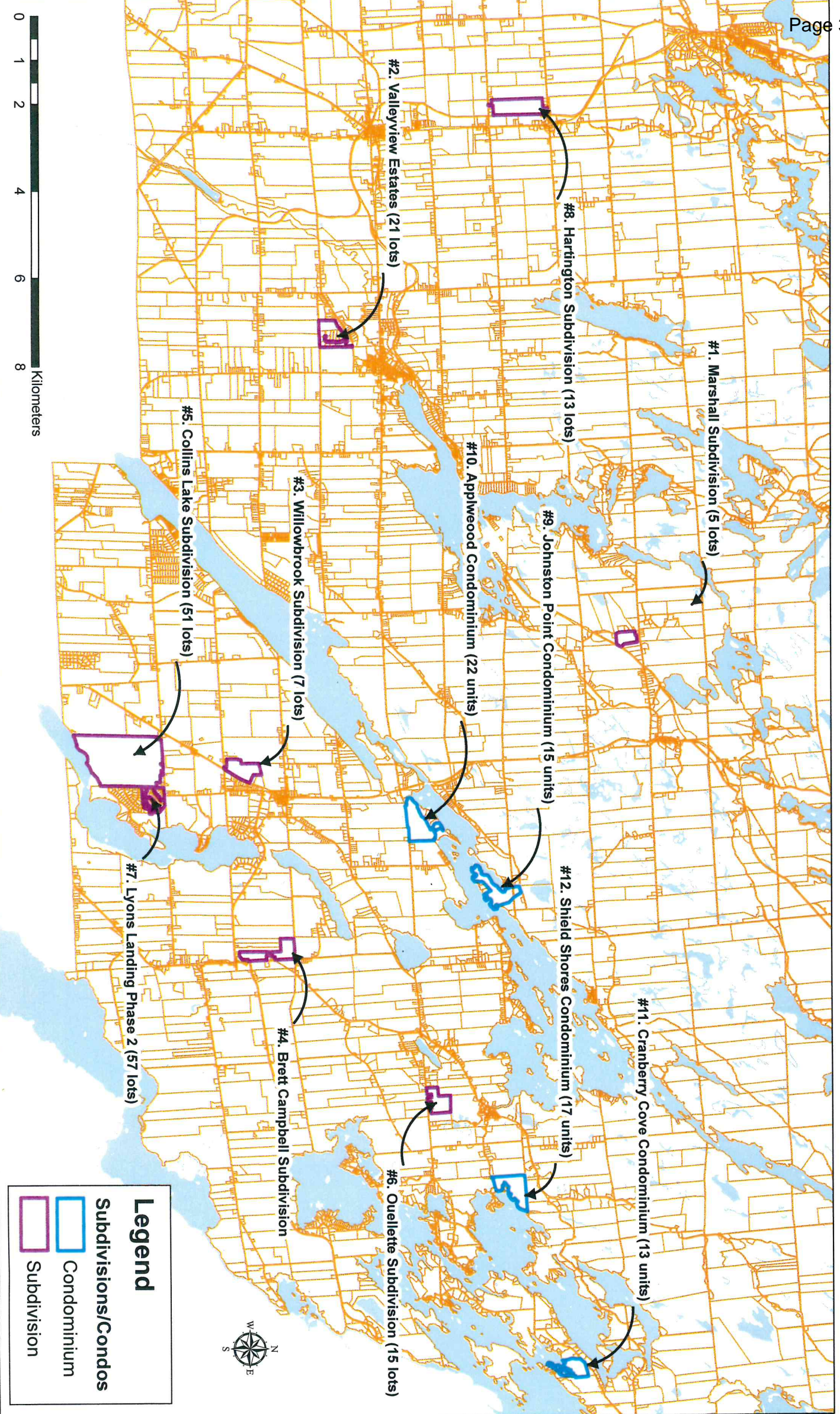
ATTACHMENTS:

Attachment #1 - shows the location of all of the plans discussed above.

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

SubdivisionCondominiumStatus2017

Currently Active Subdivisions and Condominiums (October 2016)





613-968-3434 Belleville
 613-354-3312 Napanee
 RR2, 2061 Old Hwy 2,
 Belleville, ON. K8N 4Z2

3 March 2017

Attn: All Municipal CAOs and Mayors

RE: MUNICIPALITIES FOR CLIMATE CHANGE INNOVATION PROGRAM- Requesting a letter of support from each municipality to help Quinte Conservation secure a grant.

The Federal government will be announcing the availability of funding to help Municipalities and their Partners to prepare for the ever changing climate and the impacts that it has on everything that the Municipalities are involved in. The summer drought that we experienced in most of our watershed municipalities is a great example of how climate change impacted 50% of our residents. Quinte Conservation dealt with numerous complaints from residents whose wells had gone dry, both residential and agricultural. The drought also put a great stress on fish and wildlife, and created concerns for fire fighters due to the high risk of fires accompanied by the lack of water. Also, some municipal wells started to show signs of stress, which all lead to many warnings and restrictions on water use being put into place.

Quinte Conservation is proposing to prepare an application for funding that would benefit every municipality in our watershed. The purpose of the project is to collect as much data as possible from the stressed areas in our watershed, so we can help each municipality prepare drought management plans. These plans will address all areas that might be impacted by drought and will make recommendations on how the Municipality can prepare and deal with these issues.

Quinte Conservation is NOT asking the Municipalities to match 20% of the funding, we will use our current operating budget as the matching portion to secure the grant. We are only asking that your municipality forward a letter to Quinte Conservation that states:

“The municipality of _____ supports Quinte Conservation’s application for funding to the Climate Change Innovations Program so they can carry out climate change monitoring and assist the eighteen member municipalities with the preparation of drought management plans and drought preparedness.”

If you have any questions about this funding, please contact me at this office. Please return the statement above ASAP with your support in order for Quinte Conservation to secure funding.

Sincerely,

Terry Murphy
 General Manager
 (613) 968-3434 or (613) 354-3312 ext. 103
 tmurphy@quinteconservation.ca



LEGISLATIVE ASSEMBLY

STEVE CLARK, MPP
Leeds-Grenville

Queen's Park Office:

Room 428
Legislative Bldg.
Toronto, Ontario
M7A 1A8

Tel. (416) 325-1522
Fax (416) 325-1493
E-mail: steve.clark@pc.ola.org

Constituency Office:

100 Stowger Blvd.
Suite 101
Brockville, Ontario
K6V 5J9

Tel. (613) 342-9522
Toll Free: 1-800-267-4408
Fax (613) 342-2501

March 2, 2017

Bruce B. Campbell, CEO
Independent Electricity System Operator
1600-120 Adelaide Street West
Toronto, ON M5H 1T1
BY EMAIL ONLY

RE: WOLFE LAKE ROAD SOLAR PROJECT PIN 362400491

Dear Mr. Campbell:

Enclosed please find correspondence to me from several residents of Wolfe Lake Road in my riding of Leeds-Grenville expressing their strong opposition to a solar project proposed by Abundant Solar Energy. I'm writing today to not only make you aware of this opposition to Abundant Solar's project, but to add my support for my constituents' concerns.

In addition, I believe there are several reasons why the Independent Electricity System Operator (IESO) should reconsider any approval granted to this project as previously submitted.

The primary reason is the residents who have contacted my office live in Rideau Lakes Township, while the approvals were granted by the adjacent municipality, the Township of South Frontenac. As a result, I'm told they received no notification before the approval process began, depriving them of the opportunity to make South Frontenac council and the IESO aware of their objections before approvals were granted.

Let me be clear, these Wolfe Lake Road residents, while they do not live in the municipality where the project would be built, stand to be the most affected due to their proximity.

Fortunately, there is an opportunity to allow them to have their say. Abundant Solar will appear at South Frontenac's Committee of Adjustment next week to request approval for PINs 362400961 and 362400960 to be joined and allow the project to proceed as one lot under PIN 362400491.

This procedural hearing provides a perfect opportunity for the IESO to hit the reset button on the project and to consider the concerns brought forward by residents about the impact of this project on their quality of life, property values, the local environment and the region's tourism economy.

.../2



– 2 –

I am hopeful that South Frontenac council will also use this opening to revisit its approval.

Of course, there is another issue that can't be ignored.

As has been well documented in reports by Ontario's auditors general since 2011, we know solar projects like this are a factor in the ever-rising cost of electricity in Ontario. This makes the approval a concern to all Ontarians who receive a hydro bill, not only those living on Wolfe Lake Road.

I appreciate your attention to this important matter on behalf of my constituents and trust it will guide IESO's decision making with regard to this project.

Yours very truly,



Steve Clark, MPP,
Leeds-Grenville

CC: Mayor Ron Vandewal, Township of South Frontenac

From: Denise Tobin [mailto:denisetobin1@hotmail.com]
Sent: Friday, February 03, 2017 1:03 PM
To: info@steveclarkmpp.com
Subject: News from Wolke Lake

Mr. Clark: I live on Wolfe Lake Road in the Rideau Lakes twp. in the county of Leeds. This area is a picturesque area and has many tourists. A solar project has been proposed for Wolfe Lake Road on the South Frontenac side. All the residents on this road oppose this project because of all the negative side effects. I hope you would contact South Frontenac and let them know that your constituents do not want this solar project. There is a meeting in Sydenham on March 9 at the town hall. I appreciate your help.

Sincerely,
Denise Tobin
355 Wolfe Lake Road
Westport On K0G 1X0

From: Susy Thompson [mailto:susymerkley@yahoo.com]
Sent: Tuesday, January 31, 2017 5:30 PM
To: info@steveclarkmpp.com
Subject: Hope you can help!

Mr. Clark,

We are hoping you can help us, my wife and I recently been made aware of plans to build a solar farm on our road and we are very much opposed to it. We have worked very hard all our lives to be able to build our home in the country and now someone wants to build a solar farm across the road. The negative impact to the environment, infrastructure, property values to name just a few of our concerns, is leading us to ask for your help and guidance in putting a stop to this plan for a solar farm on Wolfe Lake Road just outside Westport, Ontario.

Thank You in advance for your help and guidance in this matter.

Bill & Susy Thompson
253 Wolfe Lake Road
Westport

From: Pamela Vaughan [mailto:bobpamvaughan@gmail.com]
Sent: Friday, February 17, 2017 2:40 PM
To: premier@ontario.ca
Cc: info@randyhillier.com; psnider@villageofwestport.ca; mtruelove@twprideaulakes.ca; info@steveclarkmpp.com
Subject: Solar project on Wolfe Lake Road

Dear Kathleen Wynne,

This email is being sent to you to voice the concerns of the community surrounding an **approved** solar project (July 2015) submitted on PIN# **36240-0491**. This was approved by the IESO in June 2016. This property lies on Wolfe Lake Road and faces Westport Road (Regional Road 8).

The citizens in this area have enjoyed scenic views for many years. The village of Westport welcomes many tourists in the spring, summer and fall. There's a popular golf course. At the end of the road is Wolfe Lake which is enjoyed by swimmers, boaters and fishermen. Hikers enjoy walking up and down the scenic road as well.

Solar panels on this road will be an eye sore. Tourism will be affected for which this town is highly recommended. The community is very concerned about the environmental impact (recent solar project chemical leak into the Rideau Lake could also occur here with leakage of chemicals seeping through the soil to deposit into either Wolfe Lake or Sand Lake). Our property values will decrease.

The Council of South Frontenac did not hold an open forum for us to provide feedback. This project was approved by Council and IESO without our knowledge.

The Green Energy Act, as you know, has given no limitations as defined by the province. Canadians have a right to Freedom of Speech which we were denied before this was approved.

The approved project did not meet the criteria of Abundant Solar Energy due to the capacity. PIN# 36240-0961 was severed into two lots; PIN# 36240-0960 and PIN# 36240-0961. The project approved by IESO straddles both PIN#s.

The Council approved a project in October 2016 under PIN# 36240-0960 but Abundant Solar Energy did not submit it because of its capacity.

There is a Committee of Adjustment meeting March 9th, in South Frontenac which will have a portion of PIN# 36240-0961 added to PIN# 36240-0960 so the **approved solar project 36240-0491** would be on one lot.

We would appreciate it if you could give our recommendations to IESO asking them to deny approval for this project. There are other properties in this area that would accommodate the small FIT solar program.

Some questions we would have asked Council if we had an opportunity:

Would you Kathleen Wynne, or Mayor Ron Vanderwal be opposed to having a FIT solar project beside your property?

Do you have plans to build a transformer close by?

Will acoustic testing be done?

How loud will the noise be from the inverters?

Has property been checked for Indian artifacts?

Looking forward to hearing from you.

Pam Vaughan
 613-273-8694

From: Carty, Ami [mailto:ami.carty@ucdsb.on.ca]
Sent: Saturday, February 25, 2017 4:03 PM
To: info@steveclarkmpp.com
Subject: Solar Farm

Dear Mr. Steve Clark,

We are writing this letter out of concern and frustration, and we are hoping you can help us with our situation. My family has been made aware that there are plans to build a solar farm on our road and we are very much opposed to this happening. My husband and I have 2 young children and we have bought a parcel of land on Wolfe Lake Road with the intention of building our dream home in the country. We have a well and a driveway permit but we are not as eager to build knowing that this eyesore is going to be across the road. I do not feel comfortable having my girls grow up in such proximity to a solar farm or for them to have to see these panels every day. The solar farm, not only visibly unappealing, has a negative impact on the environment and our property values.

We are now asking for your assist and guidance in our next steps as we oppose this project very much. We would like to put a stop to this plan for a solar farm on Wolfe Lake Road just outside of Westport, Ontario.

We would appreciate any help and insight in this matter.

Thank you,

Ami and Ryan Carty



2017 Farmland Forum



The Future of Farming & Farmland Protection in Ontario

Thursday, March 30, 2017

Mariposa Inn & Conference Centre/Best Western, Orillia

Co-host: Simcoe County Greenbelt Coalition



Program

8:00 Registration (refreshments and light breakfast provided)

9:00 Welcome, Opening Remarks

Kathryn Enders, Ontario Farmland Trust

Margaret Prophet, Simcoe County Greenbelt Coalition

Steve Clark, Mayor of Orillia

Jeff Leal, Ontario Minister of Agriculture, Food & Rural Affairs

9:30 KEYNOTE: An Indigenous Perspective on Farming and Farmland Preservation

Dan Longboat, Director of the Indigenous Environmental Studies and Science Program, Trent University

Farmland preservation has deep roots from protecting and honouring the land that nourishes our communities to supporting the biodiversity that all life depends upon, and ensuring future generations can continue with a livelihood in caring and tending to the land. Dan will set the tone for the day by providing his perspective on the importance of farmland preservation in Ontario.

10:15 PANEL // Shifting Farmland Ownership & What it Means for the Future of Farming in Ontario & Canada

Regulation of Farmland Markets: Reflections on Policies Across Canada and How Ontario Compares

Brady Deaton, Food, Agricultural & Resource Economics, University of Guelph

Farmland Lease Financing: Helping Farmers Meet Their Goals

Jeff McAllister, Associate, Bonnefield

Concerns from the Field: The Impact of Land Ownership Leaving the Hands of Farmers

Emery Huszka, National Farmers Union

Facilitator: Norm Ragetlie, Chair, Ontario Farmland Trust

11:30 Lunch

12:30 PLENARY: Measuring Farmland Conversion in Ontario: Quantifying Farmland Loss through Official Plan Amendments

Wayne Caldwell & Sara Epp, University of Guelph

Farmland in Ontario is under immense pressure from development associated with population growth and urbanization. In many communities, farmland is sacrificed for residential subdivisions, commercial developments and aggregate operations, among others. Currently, no accurate data regarding the amount of farmland lost to other land uses exists. This presentation will explore a new methodology for measuring the loss of farmland through official plan amendments from 2000-2014 in southern Ontario. Seven case studies will be presented, highlighting the amount of farmland converted to other land uses both before and after the Greenbelt Act (2005) came into force. Trends regarding the loss of farmland and future development pressures will also be explored.

1:30 CONCURRENT SESSION//The Impact of Farmland Preservation Policy in Ontario & Across Canada

A Look at Protecting Farmland in Ontario from a National Perspective

David Connell, University of Northern British Columbia

Drawing from the results of a national research project on agricultural land use planning, this presentation will discuss the strength of Ontario's legislative framework (laws, regulations, policies) for protecting farmland vis-à-vis other provinces. The discussion will reveal the diversity of legislative frameworks for agricultural land use planning between provinces and among jurisdictions within provinces.

1:30 CONCURRENT SESSION//The Significance of Soil Classification for Farmland Protection

OMAFRA's Soil Classification Project and What it Means for Ontario Agriculture

Daniel Saurette, Land Resource Specialist, OMAFRA

Arthur Churchyard, Policy Advisor, OMAFRA

OMAFRA is currently engaged in a soil classification project and Daniel will share details about what this project involves and the intended results. Arthur will then expand on this research and highlight what this new soil classification could mean for Ontario agriculture, and more importantly the protection of agricultural land for farming in Ontario.

The Expansion of Farming in the North and the Need for Updated Soil Classification Maps

Peggy Brekveld, Vice President, Ontario Federation of Agriculture

As more farmers re-locate to northern Ontario, the need for soil classification maps for all communities in Ontario is becoming increasingly apparent to ensure protection of the top soil classes for agricultural purposes.

2:15 Coffee/Tea Break

2:30 PLENARY: Holding the Line & Preserving Farmland: Oregon's Experience with Firm Urban Growth Boundaries & Long-term Viability Analysis for Agriculture

Jim Johnson, Oregon Department of Agriculture

The Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands research study for the greater Portland area shows how Oregon's land use policies can allow for 'rolling urban growth boundaries' instead of identifying firm urban growth boundaries that are based on long-term viability of agricultural lands. In his presentation, Jim will discuss the current use of urban growth boundaries in Oregon, key questions and findings in the report relating to urban growth boundaries and identifying the most viable lands for protection as farmland and finally a discussion of some of the continuing questions and issues Oregon must address in its search for the "perfect" rural/urban edge.

3:30 Wrap up & Concluding Remarks

Kathryn Enders, Executive Director, Ontario Farmland Trust

Norm Ragetlie, Chair, Ontario Farmland Trust

The Future of Farming & Farmland Protection in Ontario



ONTARIO FARMLAND TRUST
2017 Farmland Forum



A day of networking, sharing, and learning about policy innovation and planning for the future of farmland preservation in Ontario.

Join us for presentations & discussion on:

- Farmland Protection in Ontario from a National Perspective
- Shifting Farmland Ownership & the Future of Farming in Ontario
- Oregon’s Experience with Firm Urban Growth Boundaries

Forum Details

Date: Thursday, March 30, 2017
Time: 8:30 am - 4:00 pm

Place: Mariposa Inn & Conference Centre/Best Western Plus, Orillia

Cost: \$100 early-bird rate by March 15th
\$90 for OFA, CFFO, NFU members;
\$60 for students (includes breakfast & lunch)

Who should attend?

- Land Conservation Enthusiasts
- Farmers
- Land Use Planners
- Researchers
- Provincial Policy Makers
- Municipal Councillors

Tickets

To reserve your seat:
www.ontariofarmlandtrust.ca
519-824-4120 x 52654
info@ontariofarmlandtrust.ca

2017 Forum Supporters:



Francine Scheuermann
4989 Westport Road
Westport, On K0G 1X0

March 6th, 2017

Mr. Wayne Orr
Chief Administrative Officer,
Township of South Frontenac,
P.O. Box 100,
Sydenham, ON K0H 2T0

RE: Solar Project PIN 362400491
RE: Application for Severance # S-04-17-B

Dear Sir:

I am asking Council to reconsider its resolution and withdraw its support for the above noted solar project.

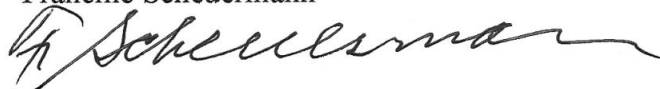
I am enclosing the following:

1. Copy of undated registered letter from 'Abundant' notifying me of the project, as required by the 'FIT' rules and enclosing PIN 362400491. I have noted thereon the lands on which my residence is located;
2. Copy of my response to 'Abundant', dated March 3rd, 2017.
3. Copy of further email from Melissa Clark of 'Abundant' dated March 3rd, 2017
4. Copy of my further letter to 'Abundant' in response dated March 6th, 2017.

I am of the opinion that this project was *intentionally misrepresented* to Council to obtain a resolution in support. It was *intentionally misrepresented* to the 'FIT Program'. It was last but not least *intentionally misrepresented* to me.

Yours truly,

Francine Scheuermann

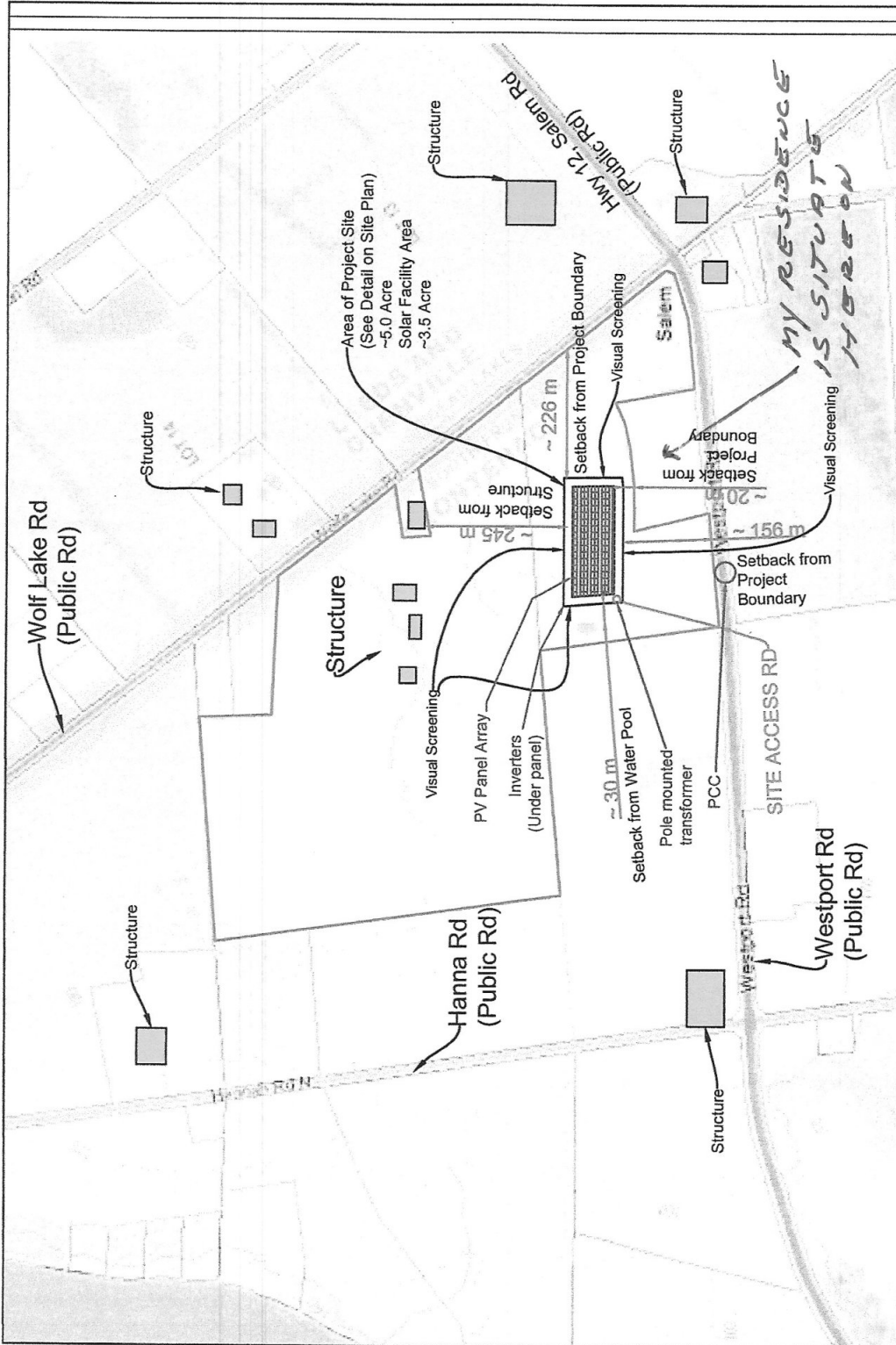


CC: Honourable Kathleen Wynn
CC: Honourable Glenn Thibeault
CC: Honourable John Gerretsen
CC: Honourable Steve Clark
CC: Independent Electricity System Operator, c/o FIT Program
CC: OPP Anti-Rackets Branch

166 WOLFE LAKE RD B PIN: 362400491

GPS: 44.657290, -76.460376

#250



Note:

1. Visual Screening: Natural vegetation, trees and shrubs in a staggered pattern.
2. Minimum setback of ~10m from Project Site Perimeter to Solar Facility Area
3. Minimum setback of ~30m from wetland to Solar Facility Area
4. Minimum setback of ~100m from residential cluster to Solar Facility Area
5. Location of project, dimensions and setback are subjected to final design of PV Solar Systems.
6. PCC: Point of Common Coupling (Connection point to Hydro One distribution system)

LEGEND

Parcels

- Assessment Parcel
- Farm Tax Rated Parcels - Current Year
- Farm Tax Rated Parcels - Previous Year

Live Data

Administrative

- Conservation Authority
- Geographic Township
- Ontario Public Sector Region

Municipality

- Lower or Single Tier Municipality
- Upper Tier or District Municipality

Environment/Base

- Drain Connection
- Power Lines
- AIIS
- HTS Sub-Gnd
- Quaternary Watersheds
- Tertiary Watersheds
- Secondary Watersheds
- Soils - Outline

Agricultural Tile Drainage - System Type

- Random
- Systematic

Borehole Use

- Deepening
- Geotechnical or Geological
- Groundwater Recharge
- Operation or Monitoring
- Unusual or Other Use
- Water Supply

Constructed Drain Type

- Channel Field
- Open or Unimproved

Controlled Drainage Class

- Fair
- Good
- Poor

Drain Classification - DFO Class Authorization Type

- A
- B
- C
- D
- E
- F

Soils - CLU

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Organic Soil
- Unclassified
- Water

Soils - Drainage

- Not Applicable
- Imperfectly Drained
- Moderately Well Drained
- Highly Drained
- Rapidly Drained
- Variable
- Very Poorly Drained
- Very Rapidly Drained
- Well Drained
- Water

Soils - Hydrologic Soil Group

- A
- B
- C
- D

Ontario

This map source is come from The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)

Francine Scheuermann
4989 Westport Road
Westport ON K0G 1X0

March 3rd, 2017

Abundant Solar Energy Inc.
Suite 900
2235 Sheppard Ave E
Toronto, ON M2J 5B3

Attn: Melissa Clark
VP of Business Development

RE: SOLAR ARRAY CONTRACT
116B WOLFE LAKE RD
SOUTH FRONTENAC
RE: PIN 362400491

AND

DEAR SIRs:

Your undated registered letter with enclosures was received by me on March 2nd, 2017

As requested by you, I have taken the time to inform myself of the project.

Your letter with enclosures confirms the sad state democracy has reached in the province of Ontario when an abutting landowner has no input into the approval process for a solar project and is required to be notified only when the project is a fait accomplis.

The potential result in my case is that I will have in my backyard a generation facility consisting of approximately 1780 panels according to you. The market value of my property will be considerably reduced. No one wants one of these projects in their backyard.

You advised that you appeared before the South Frontenac Municipal Council in the summer/Fall of 2015 to ask for Municipal Council support for the project and to answer any questions brought forward by Council or by local constituents. It is impossible for local constituents to have questions about the project when there is no requirement to notify and only you and the Municipal Council have knowledge of the project.

I am of the opinion, having informed myself as you requested, by reviewing the materials provided that 'Abundant Solar' *intentionally* misled South Frontenac Municipal Council to obtain a resolution in support of the project.

On PIN 362400491, you show in yellow the structures supposedly material to the application with the project boundary having a setback of 245 meters from the nearest structure.

You show my lands which abut the project and are the lands materially impacted by the project as being without a structure. You *intentionally* omitted to show my residence as a structure.

Page 2

Abundant Solar Energy Inc.

I am of the opinion that you could not have placed the structures on PIN 362400491 without a careful investigation and examination of the area and therefor being fully aware of the structure (residence) on my lands.

In addition, when you sought the support of South Frontenac Municipal Council for the project on PIN 362400960, you showed my residence as a structure further demonstrating and confirming your awareness of it.

I intend to ask South Frontenac Municipal Council to reconsider its support of this project and to rescind its resolution in support

Yours truly,



Francine Scheuermann

- CC: The Honourable Kathleen Wynne, Premier, Province of Ontario
- CC: The Honourable Glenn Thibeault, Minister of Energy, Province of Ontario
- CC: The Honourable John Gerretsen, Minister of Environment
- CC: The Honourable Steve Clark, MPP
- CC: Independent Electricity System Operator, c/o FIT program
- CC: Mr. Wayne Orr, Chief Administrative Officer, Township of South Frontenac
- CC: Chairperson, Committee of Adjustment, Township of South Frontenac
- CC: Township of South Frontenac Panning Department



Francine Scheuermann <francine@globalincomedevelopment.com>

Fwd: 116 Wolfe Lake Road

1 message

Natalie Hartwick <nataliehartwick@gmail.com>

Fri, Mar 3, 2017 at 5:58 PM

To: info@thebrownbear.ca, Francine <francine@globalincomedevelopment.com>

Sent from my iPhone

Begin forwarded message:

From: Melissa Clark <melissa.clark@abundantsolarenergy.com>
Date: March 3, 2017 at 5:12:21 PM EST
To: "nataliehartwick@gmail.com" <nataliehartwick@gmail.com>
Cc: "worr@southfrontenac.net" <worr@southfrontenac.net>, "info@thebrownbear.ca" <info@thebrownbear.ca>
Subject: 116 Wolfe Lake Road

Hello Natalie,

Thank you for your email. You have correctly identified that we sent out one of our original site maps from 2015, prior to the sale of half of Ali Downing's property to Chris Hagan in error. We have an updated site map with the appropriate boundaries prepared, but I am going to suggest that we await the outcome of the committee of adjustment meeting on March 9th as it may impact our proposed placement of the site.

I have spoken with Wayne Orr at the township and recognized that we sent out the earlier map in error and that we are prepared to address this with new correspondence when we have all the new information in hand.

There is absolutely no intent to mislead here Natalie, and I apologize for the errors that have been made pertaining to the site at 116 Wolfe Lake Road. This is not typical of our organization, but the changes to the property ownership while the application for the contract was already in play, created some confusion, and we made errors. The sale of the property also led to the arrays movement to the back of your parents land where the original site proposal had been to the west, in a somewhat less conspicuous position from your viewpoint. The outcome of the new severance request, may assist in the positioning of the array, but we will have to await that result.

It is our intention, as you and I previously discussed, to answer any and all concerns that adjacent property owners may have, and to address issues where we can. We continue to be committed to this process, and I am available to discuss at your convenience.

Melissa Clark

Vice President Business Development

Abundant Solar Energy Inc.

Suite 900, 2235 Sheppard Ave E, Toronto, ON M2J 5B5

Francine Scheuermann
4989 Westport Road
Westport, ON K0G1X0

March 6th, 2017

Abundant Solar Energy Inc.
Suite 900
2235 Sheppard Ave. E.,
Toronto, ON
M2J 5B3

Attention: Melissa Clark
VP of Business Development

RE: Solar Array Contract 116B Wolfe Lake Road, South Frontenac
and
RE: PIN 362400491

Dear Sirs:

Your email response to my letter of March 3rd, 2017 is, quite frankly, inaccurate and unintelligible. Not only have you misled council to obtain a resolution in support of this project, you have misled the 'FIT' Program.

Your undated registered letter was not a 'Dear Neighbour' letter but rather a notification required by law (The FIT Rules) and intended to further mislead the 'FIT Program' that you had complied with the notice requirements relying always on PIN: 362400491 as showing the structures material to the project.

Last but not least, you intended to meslead me.

The solution is not the simple one you suggest.

Your truly,


Francine Scheuermann

Ministry of Education

Minister

Mowat Block
Queen's Park
Toronto ON M7A 1L2**Ministère de l'Éducation**

Ministre

Édifice Mowat
Queen's Park
Toronto ON M7A 1L2

March 6, 2017

Dear Colleagues,

It will come as no surprise that, over the past several months, our government has been hearing from many parts of Ontario about the impacts of recent pupil accommodation reviews, particularly in Ontario's rural and remote communities. Our government supports and values all communities in Ontario, and our school boards and municipalities must make every effort to work together to ultimately support positive experiences for our students and the communities they live in.

As you know, school closures and consolidations are among the most difficult decisions that school boards have to make. This is especially true in our rural and remote communities. Ontario entrusts school boards with the responsibility to review their school accommodation needs and for ensuring that student achievement and well-being are supported by all accommodation decisions that are made.

However, we also know that some parts of Ontario face demographic challenges, while others are seeing considerable growth. We want to assure all of our community partners that our government is committed to finding solutions to meet both local needs and the educational needs of Ontario's students.

Starting this spring, our government will launch an engagement on new approaches to supporting education in rural and remote communities. Three Parliamentary Assistants, MPPs Granville Anderson, Grant Crack, and Lou Rinaldi, will gather feedback on how our province can further strengthen the future of rural education. We are also pleased to provide you with an update on how our government will further support local decision-making and complete communities moving forward.

Pursuing Joint-Use Opportunities between School Boards

Communities and the province expect Ontario's four school systems to maximize the opportunities of co-location. Prior to commencing with student accommodation changes through closures, it is our government's strong preference that school boards fully explore joint accommodation arrangements with coterminous boards, particularly to maintain a school presence in a rural or isolated community. Of the 4,900 schools in Ontario, only 37 are currently joint-use arrangements in which pupils from one or more boards share a facility.

-2-

In July 2013, prior to the launch of the Ministry of Education's 2014 Capital Priorities program, the Ministry stated a preference for these joint-use projects, committing to review these proposals before any others. Additionally, the Ministry of Education has [committed](#) \$600,000 to assist school boards in pursuing joint-use school opportunities between school boards. This funding is being allocated to support school boards with facilitation and joint planning towards the potential development of joint-use school proposals, as well as on studies being commissioned by the Ministry of Education to highlight joint-use experiences and develop a joint-use school toolkit that can be used to assist school boards in developing joint-use schools.

Moving forward, the Ministry of Education will be reviewing all capital proposals submitted by school boards for ministry funding for new schools, additions or consolidation projects to ensure joint-use opportunities between boards have been fully explored before funding is granted.

Importance of School Board and Municipal Partnerships

We have recently had the pleasure of speaking with many of our municipal and school board partners. These conversations have highlighted many positive examples of collaboration and joint local planning between school boards and municipalities. But we have also heard about potential inconsistencies and difficulties in current community collaboration, including instances where municipalities and communities have not felt meaningfully engaged in pupil accommodation reviews. These difficulties can arise for many reasons, but we would like to remind school boards and municipalities of the tools we have provided to facilitate an effective process and provincial expectations with respect to engagement by involved parties:

- **Annual Community Consultation:** Reforms to Ontario's *Planning Act* and *Development Charges Act* were made in 2015 to help create more complete communities and to provide citizens a greater, more meaningful say in how their neighbourhoods grow. The Ministry of Education's [Community Planning and Partnerships Guideline](#) was also introduced in 2015 to ensure that each school board hosted at least one meeting each year to discuss their capital plans and opportunities for joint planning and facility partnerships with relevant communities and stakeholders. We have heard from some boards that these meetings are not well attended, and from some communities that they were not aware of them. It is imperative that these meetings involve all relevant stakeholders, and facilitate real dialogue between boards and the involved communities. Further, board policies must reflect this guideline prior to the commencement of new accommodation reviews. To be effective, these meetings require community engagement and attendance and a spirit of real partnership from all parties.

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-3-

- **Pupil Accommodation Review Guideline:** Updates to the [Pupil Accommodation review guideline](#) in 2015 were introduced following consultations with school boards, municipalities and other community partners to enable a more effective review process. This included a new requirement that impacted municipalities and community partners are consulted regarding the potential accommodation changes. It is our expectation that this is a meaningful engagement from both boards and municipalities, and that full input and feedback from the municipalities, including local economic and community impacts where relevant are reflected in the final staff report and advice to trustees. The new process also requires boards to put forward concrete proposals in the form of initial staff recommendations. These should not be interpreted as pre-determined outcomes, but rather as a means to ensure focused engagement.

Our government expects school boards and communities to be making active and continual efforts to facilitate positive, inclusive relationships with each-other.

The changes made in 2015 to the Pupil Accommodation Review Guideline also changed the minimum requirement for the school information profiles shared at the commencement of an accommodation review to no longer require information outlining the value of the school to the local economy. This change was made to reflect input from school boards that this information was not readily available or in their area of expertise and could be better reflected in the input from municipal and community partners.

While accommodation decisions must support student achievement and well-being as a primary goal, this change was not intended to discount the importance of engagement with communities to understand the impact of accommodation changes or to disallow boards from considering the impacts on communities and local economies from their final reports or deliberations.

Going forward, our government will be considering how community impact could be included in the pupil accommodation process, included with anticipated impacts on student achievement, transportation and outcomes. We will work with municipalities and school boards to explore how the government can best support this type of analysis in the pupil accommodation review process.

Enabling Community Hubs in Schools

Through the Premier's special advisor Karen Pitre, our government has been considering how we can use public property in a manner that takes into account the best interests of local communities. A community hub can be a school, neighbourhood centre or other public space that offers co-ordinated services such as education, early years support, health care and social services.

-4-

Many schools have some space that is or could be used by community organizations through lease or other arrangements when the space is not required for school use. The province has encouraged school boards to work with local communities and in 2015 released the Ministry of Education's Community Planning Partnership Guideline to help facilitate these opportunities.

We have also made a number of investments to support this goal, including:

- **Capital Funding for Community Hub School Retrofits:** The Ministry of Education [announced \\$50 million](#) in November 2016 to support retrofits of available school space for use by new community partners, or improve accessibility for schools to enable community use.
- **Capital Funding for Community Replacement Space:** In the event that an original school location that housed community partnerships is closed or sold, capital funding will be available for replacement space for eligible community partners in new schools, additions or retrofits to existing schools. Details regarding eligibility for this new program will be announced ahead of the Ministry of Education's 2017 Capital Priorities program request for submissions.

Surplus schools have also been identified as potential community hubs in some communities, and our government is serious about taking the next steps on this strategy:

- **New Rules for Disposition or Lease of Surplus Property:** Changes to [O. Reg. 444/98](#) doubled the current minimum surplus school circulation period from 90 to 180 days, and expanded the list of organizations that can place an offer before surplus school property is placed on the open market. This is intended to enable potential community hub projects to reuse surplus school properties where there is a viable business plan and identified partnerships necessary to develop a community hub
- **Disposition of Surplus School Board property:** In 2017-18, we will also be proceeding with the recommendation in the [Community Hubs Strategic Framework and Action Plan](#) to consider supporting the sale of surplus schools at less than fair market value, where there is a provincial interest to enable viable community hubs, while keeping school boards whole.
- **Community Hubs Summit:** We are also pleased to announce that the Ontario Community Hubs Summit will be held from May 1-3, 2017, which will feature keynote speakers, hands-on workshops and opportunities to interact with and learn from others.

.../5

-5-

Recognizing that planning for strategic partnerships cannot be developed quickly or easily, in instances where communities and school boards see innovative solutions to local needs with opportunities for potential community hubs in school properties involved in accommodation reviews, we are requesting that school boards and municipalities with opportunities advise the Ministry of Education's Capital Policy and Programs Branch and the Ministry of Infrastructure's Community Hubs Division at community.hubs@ontario.ca preferably before the Community Hubs Summit. We will endeavor to work with the partners to ensure that these opportunities are considered within existing resources. In some cases, this could include providing facilitation services that would help community organizations, municipalities, and school boards develop their proposals for community hubs.

Enhancing Education in Rural and Remote Communities

Ontario's rural and remote communities have been impacted by a diversity of socio-economic trends. We also know that the future will not look like the past. For our rural communities to thrive, our government knows that students must be supported by high-quality education, strong local community programming, and innovative local economic strategies. That's why we've taken the following actions to support our rural and remote schools:

- **Supporting Broadband Expansion:** Our government is moving forward with its commitment in the 2016 Ontario Budget to provide secure, affordable broadband access to all of Ontario's students and educators, especially in northern and remote parts of Ontario, to enable equitable access to rich and innovative learning opportunities.
- **Supporting E-Learning Opportunities:** Our government provides secure access to the provincial Virtual Learning Environment which supports delivery of eLearning courses that otherwise might not be available close to a student's home. Additionally, we are investing over \$6 million for distance learning delivery by the Independent Learning Centre of TVO that helps students from a variety of backgrounds gain necessary education credentials. Together these support equitable and timely access to credit courses.
- **Remote & Rural Funding Support for School Boards:** We have made the education funding formula less dependent on enrolment. Since 2012-13, annual GSN funding for rural boards has increased by nearly \$200 million or 5.7 per cent. In addition, we have made the following changes the funding formula to meet the unique needs of rural and remote communities:
 - Increased funding to support the higher cost of purchasing goods and services for small and rural school boards;

.../6

-6-

- Investments in top-up supports for rural schools to fund the heating, lighting and maintenance costs of excess spaces in schools that are a considerable distance from the next closest school;
- Introduced new factors that reflect distance and dispersion of schools in the distribution of special education funding;
- Funding for additional principals in schools that combine elementary and secondary students, depending on enrolment levels; and
- Funding to support a minimum number of teachers and early childhood educators for remote schools with small enrolment.

It is our hope that our engagement this coming spring will allow us to highlight further opportunities that will proactively enhance the quality and delivery of education in rural and remote communities in Ontario. We will work with our partners to finalize the details of this engagement process and share these in the coming weeks.

Conclusion

There are a number of initiatives across government that are working to ensure that we have complete communities – whether they are urban, rural, northern or remote. Each community has different needs and together we need to make sure we are working together.

We welcome your thoughts and suggestions as we continue to evolve to meet the changing demographics and needs of our communities.

Sincerely,

[Original Signed by]

Hon. Mitzie Hunter

[Original Signed by]

Hon. Bob Chiarelli

cc: Hon. Bill Mauro, Ontario Ministry of Municipal Affairs
 Hon. Jeff Leal, Ontario Ministry of Agriculture Food and Rural Affairs
 Association of Municipalities of Ontario
 Rural Ontario Municipal Association
 Ontario Catholic School Trustees' Association (OCSTA)
 Ontario Public School Boards' Association (OPSBA)
 L'Association des conseils scolaires des écoles publiques de l'Ontario (ACÉPO),
 L'Association franco-ontarienne des conseils scolaires catholiques (AFOCSC);



Office of the Minister
of FinanceCabinet du ministre
des Finances

Ottawa, Canada K1A 0G5

MAR 07 2017

2017FIN448605

Mr. Wayne Orr
Chief Administrative Officer
Township of South Frontenac
worr@southfrontenac.net

Dear Mr. Orr:

On behalf of the Minister of Finance, the Honourable Bill Morneau, thank you for your correspondence of December 21, 2016, written on behalf of the Council of the Township of South Frontenac, regarding Bill C-274, *An Act to Amend the Income Tax Act (transfer of small business or family farm or fishing corporation)*. Please excuse the delay in replying.

Bill C-274 is a Private Member's Bill introduced by Member of Parliament, Mr. Guy Caron. Bill C-274 proposed to amend two long-standing anti-avoidance rules in section 55 and section 84.1 of the *Income Tax Act*.

The Bill was tabled in the House of Commons on May 19, 2016. On February 8, 2017, the Bill was defeated at Second Reading in the House of Commons.

Thank you for writing on behalf of the Council.

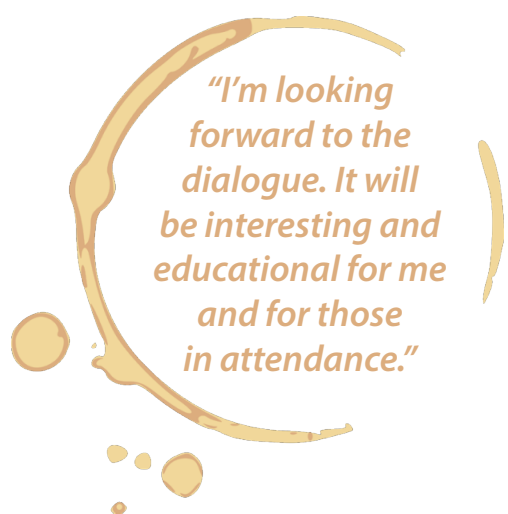
Sincerely,

A handwritten signature in black ink, appearing to be 'E. Hughes', with a horizontal line above it.

Elliot Hughes
Senior Policy Advisor
The Office of the Honourable Bill Morneau – Minister of Finance



An Invitation to Coffee & Conversation with Fred Dean



"I'm looking forward to the dialogue. It will be interesting and educational for me and for those in attendance."

Join the conversation...

Because the 2016 Coffee and Conversation were such a success, I am pleased to announce the venues for 2017. If you are a Head of Council, a member of a municipal council or senior municipal administrator, I am inviting you for a coffee and conversation with me and other municipal officials.

Let's talk about municipal issues, challenges and changes... ethics, codes of conduct, conflicts, meeting challenges, what lies ahead for municipalities and more...

As you know I am a municipal solicitor and coach with extensive experience. I have delivered numerous orientation and councillor training sessions across Ontario.

This is an opportunity to meet in an informal setting. Bring your questions and comments. While there is no charge you must register in advance.

Kingston	May 23	3:00 pm to 5:00 pm	Ambassador Hotel
Pembroke	May 24	3:00 pm to 5:00 pm	Best Western
Strathroy-Caradoc	May 30	3:00 pm to 5:00 pm	Municipal Offices
Haliburton	July 10	10:00 am to 12:00 pm	Pinestone Resort
Peterborough	July 11	10:00 am to 12:00 pm	Best Western Otonabee
Bracebridge	July 12	10:00 am to 12:00 pm	Municipal Offices

Let me know if you plan to attend by sending an email to brenda@citysolicitor.net. Please indicate which session you will attend as well your name, municipality and title.

CALL 1 - 4 1 6 - 2 5 1 - 8 8 1 1

INVERARY YOUTH ACTIVITIES INC.

since 1975
 P.O. Box 86
 4010 Perth Road
 Inverary, Ontario K0H 1X0



February 27, 2017

His Worship, Ron Vandewal
 P.O. Box 100 4432 George Street
 Sydenham, ON
 K0H 2T0

RECEIVED

MAR - 1 2017
 TOWNSHIP OF
 SOUTH FRONTENAC

Dear Mr. Vandewal,

On behalf of the Inverary Youth Activities Association I want to sincerely thank you; Norm Roberts and Ron Sleeth, Councilors for Storrington District and the members of the Council of South Frontenac Township, for the Community Grant of \$20,000.00 for our playground. Definitely we can now achieve our goal to have the new piece of equipment installed by early June.

We are in the process of discussing ideas for a celebration in the park once the installation has been completed and we will be in touch with you and the Council once the date and time as been established.

At this time I would also like to thank Wayne Orr for his professionalism and the timely manner in which the funds were transferred to Playground Planners in Ottawa.

As stated before, we have at least 4000 people visit our park during baseball season, plus the local folk who enjoy the park daily. On any given summer evening there can be between 20 and 30 children playing in the park while a family member is participating in a ball game.

Thank you again for your confidence in us to establish a safe and enjoyable green space here in Inverary for all to enjoy. Phase One will be completed very soon and you have inspired us to continue with further goals to better our community.

Once again, our sincere thanks for your donation.

All the best,

Judy Borovskis, Playground Chair
 Inverary Youth Activities Inc.