

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



**Audio Broadcast to the Township's Facebook Page
<https://www.facebook.com/SouthFrontenacTwp>**

TIME: 7:00 PM,
DATE: Tuesday, November 23, 2021
PLACE: Council Chambers & Electronic
Participation.

1. Call to Order and Roll Call

(a) Motion

2. Declaration of pecuniary interest and the general nature thereof

3. Approval of Agenda

(a) Motion

4. Reports Requiring Direction

(a) **Official Plan - Policy Direction**

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- The Official Plan Policy Directions Report provide a summary of public consultation and the land needs analysis taken to support the creation of a new Official Plan for South Frontenac. It outlines policy recommendations to set the direction for starting to draft the new South Frontenac Official Plan. Council is being asked for feedback on the outlined policy directions so an updated report can be brought back to Council for endorsement..

5. Adjournment

(a) Motion

Natural, Vibrant and Growing - A Progressive Rural Leader



**SOUTH
FRONTENAC**

Policy Directions Report

South Frontenac 2040

Our Community Our Vision Our Official Plan

November 2021 – 21-1531



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1. Introduction

Under the provincial *Planning Act*, an Official Plan (O.P.) must be updated every five years, or every 10 years after the approval of a new O.P. The current, in-force Township of South Frontenac O.P. was approved in 2003. Since that time, a number of revisions to the *Planning Act* and Provincial Policy Statement (P.P.S) have been made that require the Township to revisit the O.P. in order to ensure it remains consistent with Ontario's present-day legislative and policy planning framework. Accordingly, it is now time for the Township of South Frontenac to develop a new O.P. to direct growth and development in the Township for the next 20 years and beyond. This O.P. should be an expression of Council's vision for the future development of the municipality, and provides policies regarding protection of the valuable natural resources of the Township while specifying the conditions under which future growth will be accommodated.

1.1 Where We've Been

During 2019, South Frontenac began the process of developing a new O.P. Initial engagement and public consultation was conducted by the Township, but with the onset of the Coronavirus pandemic in early 2020, the process of creating a new O.P. and all public engagement was put on hold until effective virtual consultation could be put in place to undertake public consultation safely during the pandemic. From those engagement sessions, the municipality learned that Housing, Agriculture, Lake Ecosystems, and Economic Development were four key themes needed to be addressed in a new O.P.

In the early winter of 2021, The Township re-initiated the process to prepare a new O.P., and issued a formal call for submissions from consulting firms to assist the Township in developing a New O.P. Following a competitive Request for Proposal process, Dillon Consulting Limited (Dillon), in partnership with Watson & Associates Economists Limited were selected as the successful proponent for the project and retained by the Township of South Frontenac to continue the O.P. work, building off of the work previously undertaken by the Township. Since the re-initiation of the New O.P. project, the project team has developed policy brochures, engaged with the public, and begun developing policy direction recommendations to guide the new O.P. Through these key touchpoints with Council and the public, the following Vision, Goals, and Guiding Principles have been developed for the O.P.



South Frontenac 2040






Our Community **Our Vision** Our Official Plan

Vision for the Official Plan:

South Frontenac is a progressive, forward-looking municipality that balances facilitating growth that meets the needs of all our residents with environmental leadership in the protection of our outstanding natural assets to enhance the exceptional lifestyle, rural character, and economic opportunities offered by the Township.

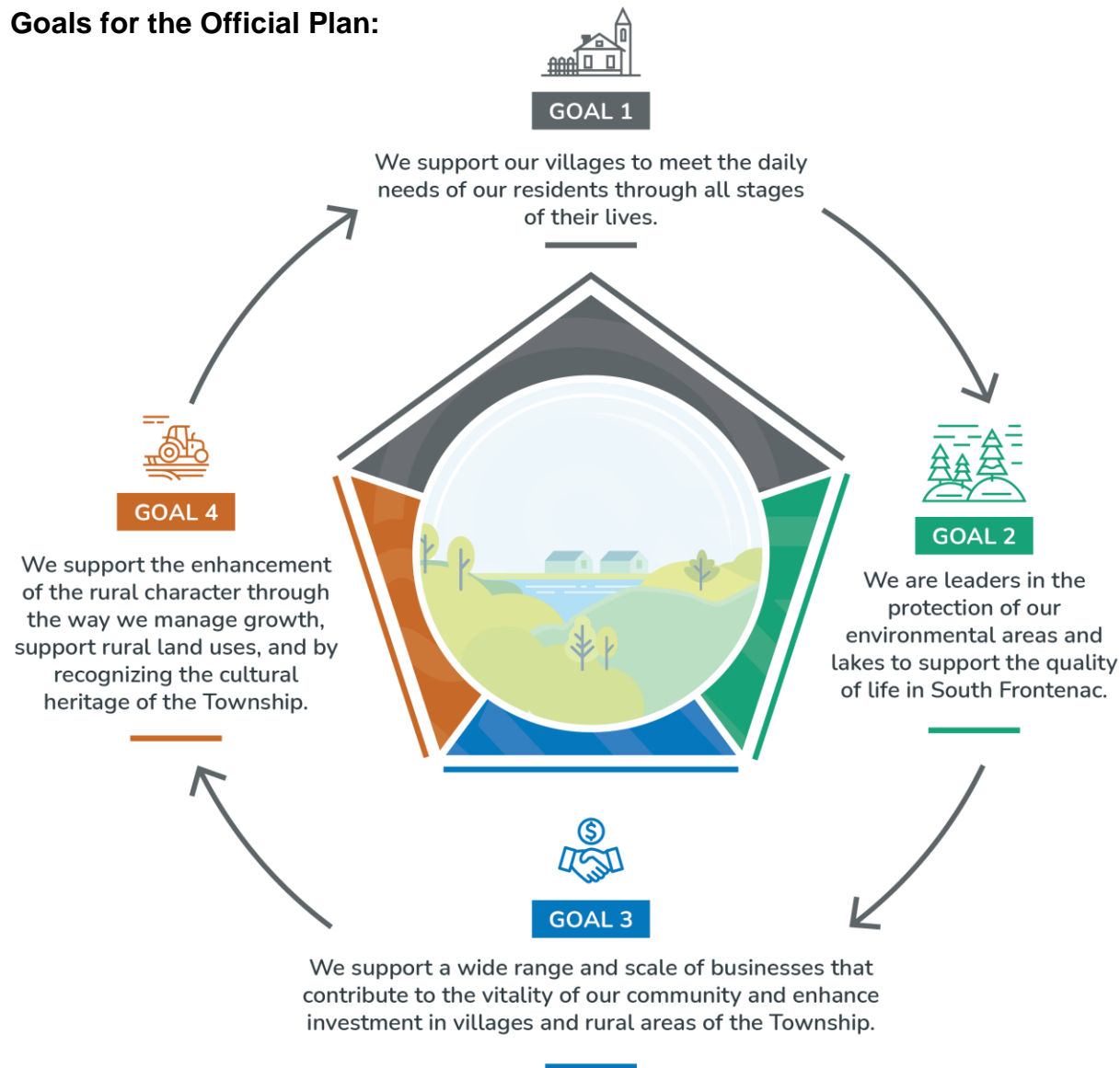
Guiding Principles for the Official Plan:

GUIDING PRINCIPLES

- 1** Be open-minded in consideration of potential solutions which may meet the unique needs of the community. 
- 2** Adopt a sustainability lens, which considers the social, environmental and economic impacts of decisions. 
- 3** Consider the impacts of climate change on the future of our community and do our part to mitigate, adapt, and increase our resilience to those impacts. 
- 4** Work with, understand, and integrate First Nation's interests in the future of South Frontenac. 
- 5** Be equitable and transparent, inviting input from community members frequently and in meaningful ways. 



Goals for the Official Plan:



South Frontenac 2040
Our Community **Our Vision** Our Official Plan

A number of Policy Brochures and Discussion Papers that covered key topics that will need to be considered and incorporated into the New O.P. were also prepared and made available through Engage Frontenac's virtual platform for public input in the summer of 2021, which were accompanied by four virtual Open Houses and an Online Survey.

1.2 Where We're Going

The purpose of this Policy Directions Report is to provide a summary of the feedback received to date on the Policy Brochures and Discussion Papers; and, highlight significant policy areas that will need to be included in the Official Plan, and explored in greater detail as the project team works toward preparing the first Draft of the New Official Plan. The intention of this report is to provide context and to frame the direction for the O.P.'s policies to inform detailed policy writing rather than provide exact policy wording.

1.3 Organization of this Report

This report contains recommendations for the development of the New O.P., including specific policy directions and an overall structure. The report is organized into the following sections:

- **Section 2**, which provides a summary of the land needs analysis work completed to inform the future residential, non-residential, and industrial land needs for the Township to the 2046 planning horizon.
- **Section 3**, which provides a summary of public consultation and engagement completed to date, including a summary of the key emerging themes based on input received.
- **Section 4**, which provides an infographic detailing the recommended key policies and/or policy directions to be included in the O.P.; and,
- **Section 5**, which provides an outline of the expected O.P. structure and sets out the next steps of the O.P. process.



This report is supplemented by two Appendices. **Appendix A** contains a matrix of the information used to inform the Section 4 policy direction infographic; and, **Appendix B** provides a more detailed compilation of public consultation and stakeholder engagement findings.

2. Land Needs Analysis

2.1 Population, Housing and Employment Forecast Background

As part of the project work plan, an assessment of the Township's growth potential to the 2046 planning horizon was conducted. A summary of the key findings of this work is provided below:

- South Frontenac's permanent population is forecast to grow from 19,100 in 2016 to 23,800 by 2046; an increase of 4,700 persons during this time period. This represents a population growth rate of 0.7% over the 30-year forecast period.
- Over the 2016 to 2046 forecast period, 78 new housing units are expected to develop annually. This housing forecast is comprised of 90% low-density (singles and semi-detached), 4% medium-density (townhouses) and 6% high-density (apartment) units. Recent development activity within the Township has largely been consistent with the 2016 to 2021 short-term estimates of growth.
- The Township's employment base is expected to increase by approximately 1,100 jobs between 2016 and 2046, increasing from 3,300 to 4,400. Employment is forecast to grow a steady rate of 1% annually, with the activity rate moderately increasing from 18% in 2016 to 19% in 2046.¹ Of the 1,100 jobs forecast for the Township, 70 will be located on employment lands (industrial-zoned lands).

¹ Activity rate is the ratio of jobs to population. In order for an activity rate to increase, jobs must grow at a faster rate than population.

2.2 Urban Residential Land Needs, 2046

The Provincial Policy Statement, 2020 (P.P.S.), emphasizes the importance of directing growth within urban and rural settlement areas. Accordingly, this land needs analysis strictly focuses on residential lands located within the Township's Settlement Areas. While not part of the land needs analysis, it is also important to recognize that the remaining rural areas within South Frontenac will continue to play an important role in accommodating housing growth. A geographic information systems (GIS) based review of vacant residential lands was undertaken for the Township's Settlement Areas. According to this review, as of June 2021, the Township has a supply of vacant urban residential zoned land within its Settlement Areas of 752 gross hectares (ha) that can accommodate approximately 1,660 units.² A majority of these sites (over 90%) are located within the areas of Battersea, Inverary and Sunbury. As shown in Figure 1, the Township has an overall urban residential demand of 1,175 units. When comparing the supply potential to the unit demand forecast from 2021 to 2046, the Township has a surplus of 485 urban housing units by 2046. This surplus equates to approximately 124 net hectares of surplus residential land within existing urban settlement areas.

² Density assumptions based on a review of existing developments within the Township, a best practices assessment of similar municipalities, as well as an assumption that all medium- and high-density dwelling growth, as well as a portion of low-density housing growth in Primary Settlement Areas will be achieved through communal servicing:

Primary Settlement Areas, Communal Servicing: Low Density – 15 units / ha, Medium Density – 22 units / ha and High Density – 45 units / ha;
Primary and Secondary Settlement Areas, no Communal Servicing: Low Density – 2 units / ha.



Figure 1: Township of South Frontenac
Urban Residential Land Needs 2021 – 2046



* Gross vacant land supply of 752 hectares, adjusted to a net land supply (60%) of 451 hectares.

2.3 Urban Non-Residential Land Needs, 2046

Non-residential lands within the context of this study are understood as lands zoned as ‘Urban Industrial’ in the Township of South Frontenac Comprehensive Zoning By-Law. While these lands primarily contain industrial operations, there are instances where employment supportive commercial uses can also function on industrial lands. Based on a GIS review of the Township’s inventory of lands zoned as “Urban Industrial,” less than one hectare of industrial land remains vacant across the Township’s Settlement Areas. The remaining industrial zoned lands are occupied.

Over the 2021 to 2046 forecast period, the Township is anticipated to accommodate approximately 70 additional jobs on industrial-zoned lands. Based on a review of the Township’s developed industrial-zoned lands as well as consideration of average employment land densities for comparable municipalities across southern Ontario, a density assumption of approximately 4 jobs per developable hectare has been assumed in assessing the Township’s long-term industrial land



needs. Accounting for potential non-developable features and adjustments for internal infrastructure, the Township has a demand for 19.2 developable hectares of industrial lands to accommodate this type of forecast employment growth between 2021 and 2046. As shown in Figure 2, accounting for this demand and the existing vacant supply, approximately 18 developable hectares (44 developable acres) of industrial land will be required to accommodate growth to 2051.

Figure 2: Township of South Frontenac
Employment Land Needs - 2021 to 2051



2.4 Additional Industrial Lands

A need of 18 gross hectares of additional industrial land will be required in the Township by 2046 to accommodate forecast employment growth. To ensure this forecast demand can be accommodated within South Frontenac, additional land will have to be made available in the Township. The recommended locations for these additional industrial lands will be established in the first draft of the new Township of South Frontenac Official Plan. Evaluation criteria will be established to assess the most suitable locations for new industrial lands within the Township, which will evaluate the following:

- Can the proposed sites accommodate the industrial land shortfall of 18 gross hectares?
- If more than one location for additional industrial lands is established in the Township, how should the lands be strategically located to maximize potential industrial land utilization?
- Are there any adverse impacts of developing the site area as industrial lands on nearby or adjacent land uses?
- How much of the site area includes proposed lands are located within the Natural Heritage System or an Environmental Protection Area?
- What is the impact on the broader Agri-Food Network if developed as industrial? (i.e., is the site currently used for growing crops / is the site in a prime agricultural zoning)
- Are there constraints on the site area that would negatively impact the feasibility of the development of the site and site configuration? (e.g., topography, specific requirements for site plan approval)
- Is the proposed area in an area with the highest demand for industrial land growth?
- Does the site area offer the opportunity to expand existing industrial lands (critical mass)?
- How well can the site area (or parcel) access a major transportation corridor?
- Is the site capable of being serviced with communal or alternate forms of servicing?
- Is there high speed internet available or planned for the site?



3. Engagement Outcomes

Engagement for the new O.P. has been conducted through several channels – in-person Open Houses (Fall 2019), online Open Houses (August 2021), two online surveys (Fall 2019 & Fall 2021), policy brochures (August 2021), direct stakeholder meetings, Aboriginal consultation, and collection of community comments and feedback via email and letters. A summary of the key findings of the feedback received to-date is provided in this section.

Initial consultation began in 2019, and findings from the municipality’s engagement can be found on [the Engage Frontenac website](#). A total of 125 participants joined three (3) public meetings, and 129 completed surveys were submitted through the Fall of 2019. These findings were used to direct the creation of policy brochures and establish a baseline for the project start-up in 2021.

Throughout the summer of 2021, the Township of South Frontenac and Dillon shared four (4) theme-based policy brochures and two (2) discussion papers³, conducted four (4) Open Houses, an online survey, and gathered public feedback on key Official Plan themes. A total of 97 participants attended the Open Houses, 14 post-Open Houses survey responses were submitted, 65 Engage Frontenac survey responses were collected, an engagement meeting with the Lake Ecosystem Advisory Committee was held, and 51 emails, letters and other public feedback documents were collected.

³ [Policy Brochure themes included housing, economic development, lake ecosystems and agriculture, while the Discussion Paper themes included growth management and economic diversification](#)

August 2021 Open Houses

The Open Houses were held through the month of August, via Zoom webinar. The Open Houses consisted of a structured presentation that covered the key themes set out in the Policy Brochures, which included live polling on potential policy options being considered and concluded with a Question & Answer period. The attendance of each Open House is detailed below:

Virtual Open House Date	# of Attendees
August 14 th , 2021	12
August 19 th , 2021	24
August 25 th , 2021	26
August 31 st , 2021	35

Several overarching themes emerged during the public engagement sessions, including the need to increase reliability and speed of internet services in the Township; the need to protect and conserve South Frontenac’s economically, culturally and historically valuable natural areas; and, the preference for directing development toward Settlement Areas in order to prevent encroachment upon natural or agricultural areas and to capitalize on the use of shared municipal servicing systems. Ultimately, public feedback indicated support for the creation of the new Official Plan and widely supported greater environmental protections and alternate servicing solutions, such as communal or municipal servicing for residents. More information on public feedback and detailed information on survey and polling responses can be found in **Appendix B**.

Stakeholder and Community Interest Groups (2020 / 2021)

Comments were also received from the following specific stakeholder and community interest groups:

- Rideau Valley Conservation Authority;
- Cataraqui Conservation;
- Frontenac Federation of Agriculture;
- West Devil Lake Property Owners Group; and,
- Township of South Frontenac Lake Ecosystem Advisory Committee.

Generally, the stakeholder groups were in support of the creation of a new Official Plan, with some concerns regarding their specific areas of interest and activity. A brief summary of the feedback received from these groups is provided below.

Rideau Valley Conservation Authority requested that additional definitions be added for fish habitat, flood plain for river and stream systems, natural heritage features and areas, site alteration, and wetlands. They also expressed support for preservation of natural heritage, waterfront and shoreline access for recreation, development that does not impede on environmentally important or sensitive areas, and updates to land use schedules to include linkages and biodiversity schedules.

Cataraqui Conservation noted that they have reviewed the O.P. from both a natural hazards perspective and a natural heritage and water quality and quantity perspective. They have provided guidance with suggestions to consider adding a climate change objective, support communal servicing options instead of on-site private services, limit new development reliant on new private roads, and generally implement strong policy to protect water features, intake areas, and environmentally sensitive areas.

The Frontenac Federation of Agriculture expressed concerns that residential development is infringing on agricultural lands due to minimum distance separation (M.D.S.) and rural severances, that new rural residents are trespassing on

agricultural land with all-terrain vehicles, that greater municipal servicing is needed (roads are too narrow and dangerous and internet connectivity is poor), and other concerns around how agriculture can be supported and protected through Township policy.

The West Devil Lake Property Owners Group (W.D.L.P.O.G.) represents 85 seasonal, semi-permanent and permanent property owners on West Devil Lake Lane. The W.D.L.P.O.G. expressed support of the vision, goals, and guiding principles of the Official Plan, and supports each of the four key themes addressed by the policy brochures. They are predominantly interested in increased servicing support for the growth of permanent residents in the West Devil Lake Lane area and protecting the lake ecosystems.

The Lake Ecosystem Advisory Committee held a meeting on September 1, 2021 where the discussion focused on the upcoming Official Plan. The Committee brought up concerns about the amount of short-term rentals in the township; concerns with a shortage in available long-term rentals; concerns with generally increasing housing instability and affordability; and, concerns surrounding waterfront development and the associated servicing and environmental risks.

Engagement and Consultation on Aboriginal Rights and Interests:

Preliminary outreach to Aboriginal communities, including the Mohawks of the Bay of Quinte (M.B.Q.), Algonquins of Ontario (A.O.O.), more specifically Shabot Obaajiwon First Nation, Metis Nation of Ontario, Huron-Wendat Nation and Alderville First Nation has occurred as part of the project work to-date. A Relationship-building approach has been presented to all First Nations communities and the Metis Nation of Ontario. This approach has provided the opportunity for South Frontenac Township staff to connect with interested communities in an introductory sharing environment where communities are invited to share information on their history of land uses and information on their Aboriginal Rights and Interests that need to be considered in the O.P. To date, conversations have taken place with M.B.Q and the support team to the A.O.O, Jp2g Consultants Inc. These discussions have identified a number of Aboriginal Rights and Interests in the following areas:

- Rights: Hunting, Fishing, and Gathering
- Duty to Consult and Accommodate
- Cultural Heritage and Archeology Notification
- Environmental Protection and Conservation
- Impacts on Water and Waterlife
- Climate Change
- Health and Safety of Aboriginal Peoples (MMIW and Child Welfare)
- Acknowledgement of Traditional Territories and Pre-Contact History
- Commitments to a Continued Relationship.

In addition to this, A.O.O has identified the following land selections within South Frontenac Township as part of their land claim and should be taken into consideration in the final O.P.

- Rec 234- Bedford Tract (923 acres)
- Rec 233 – Bradshaw Road – (222 acres)
- Rec 237 – Southend of Wolf Lake – (73.1 acres)
- Rec 221 Devil Lake – (221 acres)

The outreach and consultation with Aboriginal communities is ongoing, with the intent to provide policy language in the new O.P. that addresses Aboriginal rights and interests and to build a path towards reconciliation with efforts to establish long-lasting relationships that will aim to co-plan and co-steward the traditional territories of the Algonquins, Anishnaabe, Haudenosaunee and Huron-Wendat.

Collectively, the information from these public engagement sessions, surveys, and meetings were used to inform policy direction recommendations.



4. Policy Recommendations

The policy direction infographic (**Figure 4-1**) provides the top recommended key policies/policy directions for each theme for inclusion in the New O.P. and was developed based on a combination of the following:

- A policy audit of the existing Official Plan against the Provincial Policy Statement (P.P.S.) and the Frontenac County Official Plan;
- A cursory review of the existing policy framework set out in the 2003 South Frontenac Official Plan;
- Background research and analysis conducted by the Project Team; and,
- An assessment of public and stakeholder feedback received to date.

The policy recommendations contained within **Figure 4-1** are not intended to be exhaustive in nature, but rather represent the primary recommendations for each theme area to be addressed in the New O.P. and are to be used to further inform and guide the development of the O.P. as part of the next phase of work. As noted in Section 3 above, the project team has had initial conversations with some Aboriginal communities; and, this dialogue will be ongoing throughout the project in order to inform and develop policies as part of the O.P. There has been some specific policy language identified for inclusion by A.O.O. and the project team will work to incorporate this policy language into future drafts of the New O.P. In addition to the infographic, a more detailed policy recommendation matrix is included in **Appendix A**.





Growth Management

WHAT WE FOUND



- The Township is expected to grow by 4,700 people by 2046. Permanent population growth contributes to the overall well-being of a community and is an important indicator of vitality. Identifying permanent population growth projections enables decision makers, municipal staff and members of the community to understand and influence where and how growth will occur.
- Settlement Area intensification will mean the least amount of stress on municipal infrastructure and can revitalize core areas while creating walkable communities.
- The Township is expected to accommodate an additional 70 jobs on employment lands by 2046, which will require the addition of 18 gross hectares of employment land to be designated in order to meet demand.

WHAT WE HEARD



- Residents agree that development should be directed to towards Settlement Areas.
- Directing new developments to existing Settlement Areas makes the provision of servicing and facilities more efficient.
- Settlement Areas should support an increase in mixed-use development to provide products and services locally to residents.

POLICY RECOMMENDATIONS

FOCUSED GROWTH:

- The majority of growth should be directed to Settlement Areas.
- The population target to be included in the O.P. for long-term planning purposes is: 23,800 persons.
- The target to be included in the O.P. for employment growth is: 1,100 jobs. Of those jobs, 70 are forecasted to be located on employment lands. The remaining jobs are forecast to occur outside of employment lands as jobs that are commercial/institutional, work-at-home and no fixed place of work.



SETTLEMENT AREAS:

- The Township supports directing medium and higher-density and large-scale residential development to Settlement Areas (i.e. Sydenham, Inverary, Verona, Battersea, Harrowsmith, Hartington, and Sunbury) in order to capitalize on the use of municipal and communal servicing systems.
- Support communal servicing and other servicing options to facilitate a wider-range of housing options to meet the need of all residents in the Township.



FUTURE EMPLOYMENT LANDS DEVELOPMENT:

- There is a need to designate employment lands in the new O.P. The new O.P. will identify the recommended area for the expansion of developable employment lands to accommodate projected employment growth.



BROADER MARKET CHOICE ON SOUTH FRONTENAC EMPLOYMENT LANDS:

- The Township will maintain a minimum of five years supply of employment lands at all times, with a range of parcel configuration, zoning, and location to accommodate a variety of employment types.



CLUSTERING OF INDUSTRIAL USES:

- The Township supports the clustering of light industrial uses in order to capitalize on investments in new infrastructure and servicing.



ENVIRONMENTAL IMPACT:

- Large scale development shall consider storm water management, environmental impact and compatibility with surrounding uses. Low-impact development approaches to storm water management that encourages re-absorption of surface water into the ground will be encouraged. Environmental remediation of brownfield sites will also be encouraged.





Housing

WHAT WE FOUND



- Age-friendly housing options and age-friendly community design will be needed increasingly as the population ages.
- Less than 10% of Township of South Frontenac’s current housing stock is represented by renter-occupied housing.
- The Township is expected to grow by 730 seasonal residents by 2046. The needs and requirements of seasonal population are often different from the permanent population in regard to public services, infrastructure, housing and employment. In addition, new opportunities for remote work are being widely adopted, and this may have an impact on the traditional role of seasonal residences within South Frontenac.
- Seasonal dwellings (i.e. cottages, AirBnB’s, vacation homes) are expected to grow in demand as the population of the region continues to grow.

WHAT WE HEARD



- Some residents do not like the inclusion of AirBnB-style rental homes in their communities as they operate more as a commercial uses than a residential use, resulting in compatibility concerns.
- Some residents own and/or run AirBnB-style rentals and would like them to continue to be permitted. Some of the residents in this category support a Township registry in order to maintain a log of the number and type of short-term rental units.
- Tiny homes should be considered as housing options to meet the needs of age-friendly communities, affordable housing, and provide accommodation for workers.
- Affordable housing is needed in the Township, particularly housing options to address the aging population.
- Some areas with a significant amount of short term rentals are also areas that experience a shortage in available long-term rentals. This would not be ideal in South Frontenac, where the availability of housing is already a concern.

POLICY RECOMMENDATIONS

A RANGE OF HOUSING OPTIONS:

- The Township should provide opportunities for the development of accessible housing and other housing options to meet a range of affordability and lifecycle needs beyond the traditional single-detached dwelling (e.g. tiny homes, boarding houses, congregate living facilities, townhomes, apartment buildings, accessory residential units) by ensuring a flexible and permissive policy framework is in place.

1



HOUSING AFFORDABILITY:

- The Township supports opportunities for the development of housing that is affordable for low and moderate income households and is committed to continued progress toward contributing to the achievement of the County’s overall target of 35% of all new housing units to be affordable to households with low and moderate incomes.
- A maximum of two Additional Dwelling Units (A.D.U.s) may be permitted in single-detached, semi-detached and townhouse dwellings, and an A.D.U. in an ancillary building or structure, where it can be demonstrated the A.D.U.s can be adequately serviced with private or communal servicing and can meet additional criteria to be determined.

2



SHORT-TERM RENTALS:

- The Township will determine suitable areas for short-term rentals, and establish a framework to regulate short-term rentals.

3





Economic Development and Employment

WHAT WE FOUND



- The conversion of employment lands to non-employment uses can negatively impact the local economy by reducing an already limited supply of developable employment lands, fragmenting the existing employment land supply and limiting the Township’s ability to accommodate export-based job opportunities. In very specific cases, the conversion of employment lands to non-employment uses may be justified from a land-use planning and economic perspective.
- Within South Frontenac, work at home jobs account for 80% of the total employment. Home occupations and industries are growing as more residents switch to work-from-home and surrender their formal commercial spaces. Encouraging home occupations and industries diversifies the local economy.
- The Township will need economic diversity to meet the needs of current and future businesses in the area. This requires land to be set aside for commercial and industrial uses and flexibility within permitted land uses to adapt quickly to changing economic needs.
- With legalization and an increased interest in local cannabis production, the Township needs to determine suitable locations for production, testing and retailing.

WHAT WE HEARD



- Having fast, reliable internet is needed for residents to be able to work from home.
- Residents who operate their own businesses are concerned that servicing (particularly internet) is not reliable or strong enough to support their local businesses.
- Large commercial storefronts should be directed towards Settlement Areas.
- Separation from schools, parks and community facilities and odour are the factors most important to regulate in regards to cannabis production and processing.

POLICY RECOMMENDATIONS

EMPLOYMENT LANDS:

- The new O.P. will contain criteria to evaluate conversion of employment lands to other land uses, using site-specific factors such as location, site size, configuration, marketability, and future expansion potential.



LIGHT INDUSTRIAL:

- Larger business (industrial and commercial) should be located in Settlement Areas and be clustered.



CANNABIS:

- Cannabis production and testing facilities will be required to demonstrate compliance with Federal regulations for operation and will be permitted in agricultural, rural and industrial areas, where compatible and where it has been demonstrated through appropriate studies that servicing of such a facility (e.g. water supply and sewage treatment) shall not have an adverse effect on existing uses in the surrounding area. Cannabis production and testing facilities shall be subject to Site Plan Control. Specific regulations respecting separation distances for sensitive uses will be implemented through the Zoning By-law.



1
2
3

Lake Ecosystems



WHAT WE FOUND



- The Township of South Frontenac is split between three Source Water Protection Areas (S.P.A.), Cataraqui S.P.A., Quinte S.P.A. and the Mississippi-Rideau Source Protection Region. Most of the Township is considered a highly vulnerable aquifer or significant groundwater recharge area. Sydenham's municipal water supply is Sydenham Lake. It must be protected from incompatible development described in the Cataraqui Source Protection Plan.
- Development on waterfronts can negatively affect shoreline health, but limitations on waterfront developments can mitigate negative impacts and preserve natural features for community members, seasonal residents, visitors, and wildlife.
- Water quality is important for the continued use and enjoyment of lakes and rivers.

WHAT WE HEARD



- Some residents who have property on lakes are concerned about development restrictions prohibiting them from renovating or expanding their residences.
- Concerns regarding waterfront development were expressed frequently by residents. Having environmental protection policies such as setbacks or minimum lot size criteria were suggested as solutions.
- Interest in ensuring shoreline protection whether or not there is a structure or dwelling present on the property.

POLICY RECOMMENDATIONS

WATERFRONT DEVELOPMENT:

- Developments proposed within 30 metres of the high water mark of waterbodies and natural heritage features may require Environmental Impact Assessments and vegetative planting plans to support the enhancement of the vegetative buffer between areas of development and the shoreline. Such studies will be peer reviewed and recommendations will be incorporated through conditions of development.
- Developments on vacant waterfront lots are expected to comply with setbacks and lot coverage provisions established through the planning process.
- The Township recognizes that many waterfront lots have structures that are non-complying or non-conforming to the new O.P. The Township will develop policies to address how legal non-complying and conforming waterfront structures may be renovated, repaired, replaced, or expanded under Section 45 of the Planning Act.
- Township Council will consider the implementation of a Community Planning Permit System (C.P.P.S.) as a planning tool for development in waterfront areas to enhance waterfront protection and streamline the development approvals process.

SHORELINE HEALTH:

- Council supports the creation of a shoreline protection by-law that regulates tree cutting, vegetation removal, and site alteration adjacent to lakes and other waterbodies.

ARCHAEOLOGICAL SIGNIFICANCE:

- Council recognizes the cultural significance of waterbodies to Aboriginal communities and will work with Aboriginal groups to catalogue and conserve archaeologically significant artefacts and sites.





Rural

WHAT WE FOUND



- Rural areas of the Township have highest concentration of area's natural features. Rural areas fall within the Frontenac Arch U.N.E.S.C.O. world biosphere that is internationally recognized for its ecological biodiversity. Focusing growth and development within the rural designation to areas away from natural heritage features will help to conserve biodiversity of the Frontenac Arch Biosphere and will provide other benefits to Township residents including maintaining water quality and quantity and the rural character of the Township.
- Conservation uses are encouraged on rural lands such as re-forestation and nature appreciation through trails and public, non-for-profit and private conservation areas. In South Frontenac, these lands include Frontenac Park, Gould Lake, Elbow Lake, K&P Trail, Cataraqui Trail, and the many land holdings and trails owned by groups such as Queen's University, Nature Conservancy Canada, Land Conservancy KFLA, partner Conservation Authorities and many others.
- Rural residential uses accommodate primarily single-detached dwellings on individual lots through primarily creation of individual lots through consents or estate residential plans of subdivisions/plans of condominium. A limited portion of the Township's growth should be accommodated through creation of new rural residential lots.

WHAT WE HEARD



- Residents express support for conservation uses within rural areas of the Township.
- The rural character of the township is valued by residents and should be preserved and protected as development continues.
- Home-based occupations and industries should be supported in rural areas.
- Greater servicing is needed in rural residential areas to support home-based occupations and industries.
- Development in rural areas should match the existing character of the area.

POLICY RECOMMENDATIONS

RURAL LOT SEVERANCES:

- It is the Township's intention that new lot development in Rural Areas will generally occur by plan of subdivision. However, a maximum of three (3) severances may be permitted from a lot of record existing on the day of adoption of the 2000 Plan by Council where it is demonstrated that a plan of subdivision is not necessary for the orderly development of the land and will not limit such development by plan of subdivision.
- The severance limit may be waived to allow limited rural residential development by way infilling within existing concentrations of residential development in the Rural designation. For the purposes of this policy, infilling in the Rural designation shall refer to situations where the land under consideration is an existing lot, fronts upon a public road and is located between existing residential buildings or an existing residential building and a natural or human-made barrier such as a public road, or a navigable stream, separated by not more than approximately 100 metres and located on the same side of the road.
- Lots created in the Rural designation must demonstrate they can be adequately serviced without negative impact to environmental and human health.
- Lot creation policies shall be established for rural employment uses including rural commercial, industrial and recreational uses.



RURAL ECONOMY:

- Policies that support home based businesses such as home industries and occupations, along with small scale rural commercial and industrial uses will be included in the Official Plan.
- Policies for establishing new rural recreational and tourism uses, including tourist accommodation will be established in the Official Plan.
- Agricultural uses shall also be permitted in rural areas of the Township.



RURAL CHARACTER:

- Council supports the preservation of the Township's rural character. The Official Plan will define the natural environment, historic properties, traditional rural lifestyles, and visual landscapes unique to South Frontenac and will ensure visual compatibility of rural development with the surrounding area.



RURAL SERVICING:

- The Township recognizes that developments in rural areas will need to have lots of sufficient size to support private servicing. The current standard of 0.8 hectare lots will be maintained for single detached dwellings.





Infrastructure

WHAT WE FOUND



- While this was not a section addressed in a Policy Brochure or discussion paper, best practices suggest that new infrastructure should be developed with a goal of environmental and economic sustainability.
- High-speed, reliable internet is lacking throughout the Township of South Frontenac.
- The standard road width requirements may not be adequate for the movement of agricultural equipment. As non-agricultural traffic increases, it can be difficult for agricultural equipment to travel roadways.
- Communal servicing can enable more land-efficient development than private servicing, and should be used wherever possible.

WHAT WE HEARD



- Residents are strongly in support of increased internet service, in both location and speed. Many wrote in with concerns regarding the internet service reliability.
- Rural roads are facing challenges with an increase in the number of residential vehicles and agricultural industrial vehicles. Some feel as though the roads are too narrow, with no shoulder, and present hazards to users.
- Some residents have expressed support for age-friendly community initiatives that include walkable communities and integrated transit systems (either stop-based or on-demand).

POLICY RECOMMENDATIONS

RURAL TRANSPORTATION:

- Council encourages the development of transit-supportive communities in order to increase the future potential of efficient rural transit in the Frontenacs. This includes the creation of active transportation connections within and between Settlement Areas and the clustering of transit-supportive uses such as schools, businesses, social services, and health facilities within Settlement Areas.



PRIVATE LANES:

- Council shall encourage waterfront development to be directed towards areas where there is adequate capacity for additional traffic on existing private lanes or towards areas where private lanes may be added.
- The Official Plan will incorporate policies from the County of Frontenac Private Lane study (2016) to establish private lane standards and extensions to private lanes.



INTERNET SERVICES:

- Council recognizes the importance of internet connectivity to support growth and development of the community.



STORMWATER MANAGEMENT:

- Where possible, natural vegetation and trees should be preserved during and after development. Low impact development and green infrastructure are encouraged approaches to address stormwater management.



COMMUNAL SERVICING:

- Council shall encourage communal servicing, where feasible.
- Council shall encourage development be directed towards areas where communal servicing will support residential, industrial, and commercial development.



1
2
3
4
5



The Public Realm

WHAT WE FOUND



- While this was not a section addressed in a Policy Brochure or discussion paper, best practices suggest that new development be integrated with active transportation systems.
- The Township values its natural areas such as parks and open spaces, and policy should strive to protect, preserve, and enhance these areas.

WHAT WE HEARD



- Farmers would like to see Council support for recreational trails that would direct ATV users away from trespassing on their properties.
- Waterfront public access should be maintained and/or expanded in the Township.

POLICY RECOMMENDATIONS

WATERFRONT ACCESS:

- The Township will continue to maintain public access to waterfronts and provide opportunities for public recreation.



1

PEDESTRIAN-FRIENDLY DEVELOPMENT:

- Development in Settlement Areas should be pedestrian-oriented and connected to a network of active transportation options.



2

PARKS AND OPEN SPACE:

- Large-scale development (i.e. subdivisions) shall provide dedicated communal green space for the benefit and use of residents and visitors.



3

Division of Land



WHAT WE FOUND



- Land severances may be needed to meet housing growth targets until other servicing options are available to support higher-density growth within settlement areas.
- Rural areas are expected to support growth over the next 25 years. Establishing alternate servicing options will assist in directing growth into settlement areas and to provide a greater variety of housing types.
- Focus additional dwelling units (A.D.U.s) in rural residential areas where lot sizes and private water and sewage servicing can accommodate them and can be accessed by a public road.

WHAT WE HEARD



- Some residents are against re-setting the clock on new severances.
- Other residents would like new severances to be permitted.
- It is generally supported that new large-scale developments occur through plans of subdivision and in Settlement Areas.
- Rural areas are lacking necessary services for residents, such as reliable internet and road capacity.

POLICY RECOMMENDATIONS

NEW LOT CREATION:

- Council supports new lot creation through Plans of Subdivision and Condominiums. Projects that require private servicing should be of adequate size to provide for proper installation of services, and should not encroach upon prime agricultural lands.



SETTLEMENT AREA LOT SEVERANCES:

- It is the Township's intention that new lot development in Settlement Areas will generally occur by plan of subdivision. However, severances may be considered for the purposes of infilling and minor rounding out, where the following criteria are met:
 - Hydrogeological and terrain conditions support development;
 - The development can be supported by communal servicing where available; and,
 - The development will front on public road of adequate standard. Where it is demonstrated that a plan of subdivision is not necessary for the orderly development of the land and will not limit such development by plan of subdivision.



RURAL AREA LOT SEVERANCES:

- Please refer to the Rural infographic page for recommended severance policies that would apply to rural areas.





Agricultural

WHAT WE FOUND



- South Frontenac has many agricultural resources that face impacts from development pressure.
- The agriculture and agri-food system can include several industries such as farm input and service supplier industries, primary agriculture, food and beverage processing, food distribution, retail, wholesale and food service industries.
- The Township is subject to Minimum Distance Standards (M.D.S.), requiring buffers between agricultural uses and residential areas. As residential areas grow and expand, they limit the agricultural potential of nearby areas.
- Creating opportunities for farmers to add more value to what they produce (e.g., by allowing them to turn the wheat that they produce into baked goods that they could sell at a higher value) can increase the economic potential for agricultural businesses. These diversified agricultural uses can create new jobs, increase tourism, and encourage economic sustainability.

WHAT WE HEARD



- South Frontenac’s agriculture holds much of the area’s economic and cultural value. This should be recognized and protected from encroachment by development.
- Prime Agricultural Areas with livestock are at risk due to M.D.S. requirements and expanding development patterns.
- Include policies supporting the growth of infrastructure (e.g. roads) and services (e.g. electric) that support the productivity of working farms.
- Encourage practices that are compatible with the U.N. Sustainable Development Goals and the climate action plan.
- Residents support the inclusion of policy supporting value-added agricultural practices on farms.

POLICY RECOMMENDATIONS

PRIME AGRICULTURAL AREAS:

- Council supports the protection of prime agricultural areas and recognizes the economic, cultural, and historic value farms add to the Township. Non-farm development in the vicinity of prime agricultural lands and other agriculturally productive lands will be discouraged unless they will not encroach on agricultural lands following the Minimum Distance Separation formulae.



1

VALUE-ADDED AGRICULTURE:

- The Township supports the creation of uses that highlight the importance and value of farming. On this basis, uses such as farm tours, cafes, processing operations such as flour refinement, pickling, canning, or baking, and shops for the sale of site-produced goods shall be permitted within the agricultural designated areas.



2

AGRICULTURE-RELATED INDUSTRIAL AND COMMERCIAL USES ON AGRICULTURAL LANDS:

- Council recognizes that the agriculture and agri-food system can include several industries such as farm input and service supplier industries, primary agriculture, food and beverage processing, food distribution, retail, wholesale and food service industries.
- Agricultural uses will also be permitted in rural areas of the Township.



3



Environmental Protection

WHAT WE FOUND



- Natural Heritage and Natural Hazard areas require special development considerations.
- Natural Heritage and Natural Hazard areas are classified under Environmental Protection Area boundaries. These areas should be monitored closely and have limitations on the type and size of development permitted within them.
- Waterfront areas and shorelines are particularly vulnerable and will require greater protections from future development.
- South Frontenac is within the Frontenac Arch U.N.E.S.C.O. world biosphere which is recognized for its ecological significant and biodiversity.

WHAT WE HEARD



- Some residents are concerned about the threats posed by climate change to the ecology and rare environmental features found in South Frontenac.
- Residents have expressed support for the conservation of natural lands that are at risk of development.
- South Frontenac is home to areas of great ecological value. These areas and networks should be protected.
- Council and the Township should work with conservation authorities to identify, catalogue, and develop strategies for ecological preservation.

POLICY RECOMMENDATIONS

PROTECTING PUBLIC HEALTH AND SAFETY:

- Development should generally be directed away from natural and human-made hazards areas. Where required, studies and measures to address or mitigate known or suspected hazards must be completed prior to development.



CLIMATE CHANGE:

- A range of opportunities to mitigate and adapt to the effects of climate change should be addressed:
 - Focusing growth within established Settlement Areas and promoting compact, complete mixed use communities;
 - Promotion of green infrastructure, such as grassy swales and rain gardens to promote infiltration; roadside curb cuts to direct runoff to grassy swales and rain gardens permeable pavement and green roofs to reduce runoff; rock pits, catch basins, and detention ponds to reduce peak runoff flows; and water and energy conserving infrastructure;
 - Promotion of energy efficient building design;
 - Protecting the agricultural land bases;
 - Protecting and restoring natural areas and water systems, as well as protecting shorelines and increasing tree canopy cover; and,
 - Promoting active transportation networks.



CONSERVATION:

- Council supports the conservation of our unique and valuable natural heritage areas, and will work closely with conservation authorities, not-for-profit agencies, land trusts, Nature Conservancy Canada and Aboriginal groups to actively protect these areas.



ECOLOGICAL PRESERVATION:

- Council will work with the County, Provincial ministries, regional conservation authorities and organizations to identify gaps in ecological protection policies and environmentally sensitive areas.



NATURAL HERITAGE:

- The County will undertake a Natural Heritage Study update in 2022, to update existing natural heritage mapping and take a systems approach to natural heritage protection. Council supports the consideration and adoption of an O.P. amendment that will incorporate the recommendations of the County Natural Heritage Study.



Resource Extraction



WHAT WE FOUND



- While this was not an area of focus for policy brochures or discussion papers, best practices suggest that resource extraction areas be protected from development or encroachment by non-compatible land uses.
- Best practices also suggest that former resource extraction land be remediated before land is used for other purposes.

WHAT WE HEARD



- Council should support the protection of areas with resources such as mining lands, mineral aggregate lands, and forestry lands.

POLICY RECOMMENDATIONS

RESOURCES:

- Existing licensed pits and quarries will be recognized in the extractive resource designation and will be protected from incompatible uses.
- Development should be avoided in areas of known deposits of mineral aggregate resources or adjacent lands, which would preclude or hinder the establishment of new operations or access to the resources. Development shall only be permitted if resource use would not be feasible; or the proposed lands use or development serves a greater public-interest; and issues of public health, public safety and environment have been addressed.
- Activities that contribute to mineral aggregate resource conservation (e.g. aggregate recycling facility) shall be considered as an accessory use within aggregate operations.



REHABILITATION:

- In areas where land was formerly used for resource extraction, remediation/rehabilitation must be complete before land may be used for other purposes.
- Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.





Cultural Heritage

WHAT WE FOUND



- Best planning practices support the continued engagement and partnership with Aboriginal Peoples.
- Cultural heritage lands and artefacts should be noted and a database or list developed.
- While this was not an area of focus in the policy brochures, through our policy audit, there was a gap identified in the existing O.P. regarding Aboriginal consultation policies.
- While this was not an area of focus in the policy brochures, through our policy audit, there was a gap identified in the existing O.P. regarding archaeological assessments.
- South Frontenac is the home of the U.N.E.S.C.O. World Heritage site of the Rideau Canal.

WHAT WE HEARD



- Members of the public inquired about the level of engagement conducted to date with Aboriginal communities.
- Interest from participants to ensure that Aboriginal communities were engaged and involved.

POLICY RECOMMENDATIONS

ABORIGINAL CONSULTATION:

- Aboriginal communities will be consulted when development on culturally significant lands is planned or where archaeological assessments are required.



1

CULTURAL HERITAGE:

- Council may develop a Municipal register of cultural heritage and archaeological resources or assist other organizations and work with the Ministry of Culture in developing, sharing and maintaining an inventory.
- Development adjacent to designated heritage property shall not detract from the overall heritage character of the area.
- Council will encourage the development of public and private financial support for the conservation of designated heritage property.
- Council shall require a heritage permit before erection, demolition, alteration or removal of any building or structure or alteration of external portion of a designated heritage property.
- Council will establish policies to recognize and protect the cultural heritage of the Rideau Canal waterway within South Frontenac.



2

ARCHAEOLOGICAL ASSESSMENT:

- Council shall require that in any proposed development and prior to the undertaking of any public work, private development, planning application, consideration be given to the possible effects and impacts of such works or development on cultural heritage and archaeological resources and those impacts, where identified, are appropriately mitigated.
- Council shall require an archaeological impact assessment carried out by an archeologist licensed under the Ontario Heritage Act, when any public work, private development, planning application will affect an area containing a known archaeological site or adjacent to a cemetery or an area considered to have archaeological potential or is within 250 metres (820 feet) of a Provincially registered or known archeological site or cultural heritage feature.
- Council will work collaboratively with the County to undertake an archaeological master plan to establish a framework for undertaking archaeological assessments across the Township.



3

5. Proposed Structure for the New Official Plan

5.1 Official Plan Structure

The new Official Plan should be structured based on the following Key Chapters:

- Welcome to the Future of South Frontenac
 - Purpose of the Official Plan
 - Our Vision & Goals for South Frontenac
 - What we Value
 - Building Partnerships with Aboriginal Communities
 - Guidance for the Township - How to Read this Plan
- Growth and Prosperity
 - How we will Grow
 - Where we Live
 - Where we Work
 - Where we Play
 - How we will Develop our Infrastructure
- How we will use the Land
 - Urban Lands
 - Agricultural Lands
 - Rural Lands
 - Lakes and Shore Lands (or Waterfront)
 - Sustainability and the Environment
 - Resource Extraction
 - Our Cultural and Natural Heritage
 - How we will Engage and Consult



South Frontenac 2040

Our Community **Our Vision** Our Official Plan

- How the Official Plan Works

5.2 Next Steps

Following the presentation of this Policy Directions Report to Council, and endorsement of the policy directions contained in this report, the Project Team will begin to develop the first draft of the Official Plan. Once the draft Official Plan has been completed, it will be shared with Council, stakeholders, community interest groups, Aboriginal Peoples, and the general public for feedback. The revised Official Plan will be presented at a statutory meeting for final comments and will be followed by presentation to Council for adoption. It will then make its way to the County of Frontenac for approval, at which time the Official Plan will come into effect.



South Frontenac 2040

Our Community **Our Vision** Our Official Plan

Appendix A – Policy Recommendation Matrix



South Frontenac 2040

Our Community **Our Vision** Our Official Plan

Figure 4-1: Policy Directions Infographic

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
Growth Management	<ul style="list-style-type: none"> Improve accessibility for all people, including the elderly and those with disabilities, by addressing land use barriers that restrict their full participation in society. Accommodate an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs. Direct growth to existing Settlement Areas and designated growth areas. Support density, intensification, and redevelopment. 	<ul style="list-style-type: none"> Designate Settlement Areas and determine their boundaries. Encourage efficient development patterns and road connections in Settlement Areas to optimize public services and to make the most efficient use of land and resources. Where feasible, promote mixed use development in Settlement Areas including residential, commercial, institutional, parks, and employment areas. Settlement Area boundary expansions shall be determined by the Local Official Plans and shall require an Official Plan Amendment to the Local Plan. As none of the Settlement Areas in the Frontenacs have full municipal services, a Settlement Area capability study (comprehensive review) is required by this Plan for any boundary expansion. New residential development should not be located on lands which would involve major public expense in opening up or maintaining access routes, providing drainage, or providing other public services and facilities, unless major public services, access, and/or facilities are provided at the developer's expense. Storm water management plans may be required for any new development consisting of more than four lots or for commercial or industrial developments with large areas of impervious surface 	<ul style="list-style-type: none"> The Township is expected to grow by 4,700 people by 2046. Permanent population growth contributes to the overall well-being of a community and is an important indicator of vitality. Identifying permanent population growth projections enables decision makers, municipal staff and members of the community to understand and influence where and how growth will occur. Population growth in the area will be largely driven by migration from other parts of Ontario and lesser by migration from other provinces or internationally. Rural development is expected to continue to account for a substantial portion of growth that will occur in the Township over the next 25 years. Settlement Area intensification will mean the least amount of stress on municipal infrastructure and can revitalize core areas while creating walkable communities. The Township is expected to accommodate an additional 70 jobs on employment lands by 2046, which will require the addition of 18 gross hectares of employment land to be designated in order to meet demand. Clustering light industrial uses means that investment in new infrastructure and servicing (e.g. water, sewage, electricity, and internet) is focused in the Township. 	<ul style="list-style-type: none"> Residents agree that development should be directed to towards Settlement Areas. Waterfront development should be permitted, with restrictions to size and location on the lot, but grandfathered lots must be allowed to develop as per permissions. Directing new developments to existing Settlement Areas makes the provision of servicing and facilities more efficient. Settlement Areas should support an increase in mixed-use development to provide products and services locally to residents. Residents are generally supportive of secondary suites as a method of residential intensification in rural and settlement areas. 	<p>Focused Growth:</p> <ul style="list-style-type: none"> The majority of growth should be directed to Settlement Areas. The population target to be included in the O.P. for long-term planning purposes is: 23,800 persons. The target to be included in the O.P for employment growth is: 1,100 jobs. Of those jobs, 70 are forecasted to be located on employment lands. The remaining jobs are forecast to occur outside of employment lands as jobs that are commercial/institutional, work-at-home and no fixed place of work. <p>Settlement Areas:</p> <ul style="list-style-type: none"> The Township supports directing medium and higher-density and large-scale residential development to Settlement Areas (i.e. Sydenham, Inverary, Verona, Battersea, Harrowsmith, Hartington, and Sunbury) in order to capitalize on the use of municipal and communal servicing systems. Support communal servicing and other servicing options to facilitate a wider-range of housing options to meet the

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
		<p>(e.g., asphalt parking and loading areas).</p> <ul style="list-style-type: none"> When reviewing any such development proposals, the approval authorities will encourage the retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground. To support long-term planning for potential municipal services in villages, planning shall facilitate the preparation, implementation and monitoring of the Source Water Protection Plans. Investigate ways to minimize and control the removal of vegetation for buildings, site alteration or accessory activities such as landscaping. 	<ul style="list-style-type: none"> Ribbon development should be avoided in order to prevent decentralization and sprawl of commercial and industrial uses. The Township will need to have a stock of employment lands available for future development. As the Township is expected to see population growth, residential development must be planned for and an increase in the number and types of housing units permitted. 		<p>need of all residents in the Township.</p> <p>Future Employment Lands Development:</p> <ul style="list-style-type: none"> There is a need to designate employment lands in the new O.P. The new O.P. will identify the recommended area for the expansion of developable employment lands to accommodate projected employment growth. <p>Broader Market Choice on South Frontenac Employment Lands:</p> <ul style="list-style-type: none"> The Township will maintain a minimum of five years supply of employment lands at all times, with a range of parcel configuration, zoning, and location to accommodate a variety of employment types. <p>Clustering of Industrial Uses:</p> <ul style="list-style-type: none"> The Township supports the clustering of light industrial uses in order to capitalize on investments in new infrastructure and servicing. <p>Environmental Impact:</p> <ul style="list-style-type: none"> Large scale development shall consider storm water management, environmental impact and compatibility with surrounding uses. Low-impact development approaches to storm water management that

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
					<p>encourages re-absorption of surface water into the ground will be encouraged. Environmental remediation of brownfield sites will also be encouraged.</p>
Housing	<ul style="list-style-type: none"> Encouraged to permit and facilitate a range of housing options, including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons, to meet projected market-based and affordable housing needs of current and future residents of the regional market area. Maintain at all times the ability to accommodate residential growth for a minimum of 15 years. Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units Meet projected market-based and affordable housing needs of current and future residents Establish and implement minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. Direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or 	<ul style="list-style-type: none"> South Frontenac is allocated 70% of the projected growth of permanent population in the County because of the employment opportunities available in the city. The lack of full municipal water and wastewater services in any of the hamlets or villages of the County will constrain the ability to increase the density of these areas, and may impact the ability to focus new development within these Settlement Areas. Demonstration of limited rural residential development in Township Official Plans may include such measures as limits to the number of lots granted through consent and plans of subdivision. County Council will establish and monitor an affordable housing target of 35% for low and moderate income households in the Frontenacs, with a focus on methods of providing housing for the low-income residents of the County. Housing options for seniors that wish to remain in their communities will need to be provided, and seniors are migrating to the county to settle in their cottages full-time. 	<ul style="list-style-type: none"> Age-friendly housing options and age-friendly community design will be needed increasingly as the population ages. Less than 10% of Township of South Frontenac's current housing stock is represented by renter-occupied housing. High-density built form types typically provide more affordable alternatives to traditional single-detached dwellings and other ground-oriented development forms and can also add to the rental stock. However, these are challenging to develop in the Township. Work-from-home measures during the COVID-19 pandemic have increased the percentage of the population that lives and works in the South Frontenac area, and as such the percentage of the population looking to expand the square footage of their home. The Township is expected to grow by 730 seasonal residents by 2046. The needs and requirements of seasonal population are often different from the permanent population in regard to public services, infrastructure, housing and employment. In addition, new opportunities for remote work are being widely adopted, and this may have an impact on the traditional role of 	<ul style="list-style-type: none"> There is a need for more rental housing. Accessible housing and seniors housing options are limited and require more options in the Township. Some residents do not like the inclusion of AirBnB-style rental homes in their communities as they operate more as a commercial uses than a residential use, resulting in compatibility concerns. Some residents own and/or run AirBnB-style rentals and would like them to continue to be permitted. Some of the residents in this category support a Township registry in order to maintain a log of the number and type of short-term rental units. Tiny homes should be considered as housing options to meet the needs of age-friendly communities, affordable housing, and provide accommodation for workers. Affordable housing is needed in the Township, particularly housing options to address the aging population. 	<p>A Range of Housing Options:</p> <ul style="list-style-type: none"> The Township should provide opportunities for the development of accessible housing and other housing options to meet a range of affordability and lifecycle needs beyond the traditional single-detached dwelling (e.g. tiny homes, boarding houses, congregate living facilities, townhomes, apartment buildings. accessory residential units) by ensuring a flexible and permissive policy framework is in place. <p>Housing Affordability</p> <ul style="list-style-type: none"> The Township supports opportunities for the development of housing that is affordable for low and moderate income households and is committed to continued progress toward contributing to the achievement of the County's overall target of 35% of all new housing units to be affordable to households with low and moderate incomes A maximum of two Additional Dwelling Units (A.D.U.s) may be permitted in single-detached,

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
	<p>will be available to support current and projected needs.</p>		<p>seasonal residences within South Frontenac.</p> <ul style="list-style-type: none"> Seasonal residences offered as short-term rentals have been found to have a limiting impact on local housing supply. Seasonal dwellings (i.e. cottages, AirBnB's, vacation homes) are expected to grow in demand as the population of the region continues to grow. 	<ul style="list-style-type: none"> A concern that short-term rentals may be driving up the cost of housing for long-term residents. Some areas with a significant amount of short term rentals are also areas that experience a shortage in available long-term rentals. This would not be ideal in South Frontenac, where the availability of housing is already a concern. 	<p>semi-detached and townhouse dwellings, and an A.D.U. in an ancillary building or structure, where it can be demonstrated the A.D.U.s can be adequately serviced with private or communal servicing and can meet additional criteria to be determined.</p> <p>Short-Term Rentals:</p> <ul style="list-style-type: none"> The Township will determine suitable areas for short-term rentals, and establish a framework to regulate short-term rentals.
<p>Economic Development and Employment</p>	<ul style="list-style-type: none"> Provide an appropriate mix and range of employment uses. Identify strategic sites for investment, monitor the availability and suitability of employment sites, and address potential barriers to investment. Protect and preserve employment areas, especially those in proximity to major goods movement facilities and corridors, for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs. Protect major goods movement facilities and corridors for employment uses that require those locations. Encourage compact, mixed use development that incorporates compatible employment uses to 	<ul style="list-style-type: none"> Ensure that there is a well-balanced and varied commercial economy to serve the needs of the residents. Supporting a regional road system, trail development, and ideas for pedestrian movement and rural transit – all of these issues are essential to strengthening both communities and the strength of the economy. A prime component of the County's economy is the extensive area of lands that are used for farming, both in prime agricultural and rural areas. Council shall consider the incorporation of "good forestry practices" along with the impact of the development on the ability to provide a continuous, sustainable forestry industry in the County. 	<ul style="list-style-type: none"> While maintaining an adequate overall supply of employment lands is important to accommodate forecast employment demand, it is also critical that the Township can offer a wide range of vacant employment land parcels by configuration and size. The conversion of employment lands to non-employment uses can negatively impact the local economy by reducing an already limited supply of developable employment lands, fragmenting the existing employment land supply and limiting the Township's ability to accommodate export-based job opportunities. In very specific cases, the conversion of employment lands to non-employment uses may be justified from a land-use planning and economic perspective. Within South Frontenac, work at home jobs account for 80% of the total employment. Home occupations and 	<ul style="list-style-type: none"> Having fast, reliable internet is needed for residents to be able to work from home. Residents who operate their own businesses are concerned that servicing (particularly internet) is not reliable or strong enough to support their local businesses. Large commercial storefronts should be directed towards Settlement Areas. Cannabis production and processing should be located in industrial areas. Separation from schools, parks and community facilities and odour are the factors most important to regulate in regards to cannabis production and processing. 	<p>Employment Lands:</p> <ul style="list-style-type: none"> The new O.P. will contain criteria to evaluate conversion of employment lands to other land uses, using site-specific factors such as location, site size, configuration, marketability, and future expansion potential. <p>Light Industrial:</p> <ul style="list-style-type: none"> Larger business (industrial and commercial) should be located in Settlement Areas and be clustered. <p>Cannabis:</p> <ul style="list-style-type: none"> Cannabis production and testing facilities will be required to demonstrate compliance with Federal regulations for operation and will be permitted

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
	<p>support liveable and resilient communities.</p>		<p>industries are growing as more residents switch to work-from-home and surrender their formal commercial spaces. Encouraging home occupations and industries diversifies the local economy.</p> <ul style="list-style-type: none"> The Township will need economic diversity to meet the needs of current and future businesses in the area. This requires land to be set aside for commercial and industrial uses and flexibility within permitted land uses to adapt quickly to changing economic needs. Economic development goals should be balanced against the protection of the environment and agricultural lands. With legalization and an increased interest in local cannabis production, the Township needs to determine suitable locations for production, testing and retailing. 		<p>in agricultural, rural and industrial areas, where compatible and where it has been demonstrated through appropriate studies that servicing of such a facility (e.g. water supply and sewage treatment) shall not have an adverse effect on existing uses in the surrounding area. Cannabis production and testing facilities shall be subject to Site Plan Control. Specific regulations respecting separation distances for sensitive uses will be implemented through the Zoning By-law.</p>
<p>Lake Ecosystems</p>	<ul style="list-style-type: none"> Natural features and areas shall be protected for the long term. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. 	<ul style="list-style-type: none"> The goal of the County Official Plan is to improve and protect the waterfront areas in Frontenac County as a significant cultural, recreational, economic, and natural environment resource and to maintain or enhance the quality of the land areas adjacent to the shore. Waterfront areas should be considered a major recreation resource and should be accessible to both public and private users. 	<ul style="list-style-type: none"> The Township of South Frontenac is split between three Source Water Protection Areas (S.P.A.), Cataraqui S.P.A., Quinte S.P.A. and the Mississippi-Rideau Source Protection Region. Most of the Township is considered a highly vulnerable aquifer or significant groundwater recharge area. Sydenham’s municipal water supply is Sydenham Lake. It must be protected from incompatible development described in the Cataraqui Source Protection Plan. Development on waterfronts can negatively affect shoreline health, but 	<ul style="list-style-type: none"> Some residents who have property on lakes are concerned about development restrictions prohibiting them from renovating or expanding their residences. Residents are generally supportive of the protection of lake ecosystems and support measures to protect and rehabilitate coastlines. Concerns regarding waterfront development were expressed frequently by residents. Having environmental protection policies 	<p>Waterfront Development:</p> <ul style="list-style-type: none"> Developments proposed within 30 metres of the high water mark of waterbodies and natural heritage features may require Environmental Impact Assessments and vegetative planting plans to support the enhancement of the vegetative buffer between areas of development and the shoreline. Such studies will be peer reviewed and recommendations

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	<ul style="list-style-type: none"> Development shall not be permitted in significant wetlands, wildlife habitats, or fish habitats except in accordance with provincial and federal requirements. Maintain linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas. Protect, improve, or restore the quality and quantity of water by ensuring consideration of environmental lake capacity, where applicable. Plan for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality. 		<p>limitations on waterfront developments can mitigate negative impacts and preserve natural features for community members, seasonal residents, visitors, and wildlife.</p> <ul style="list-style-type: none"> Water quality is important for the continued use and enjoyment of lakes and rivers. 	<p>such as setbacks or minimum lot size criteria were suggested as solutions.</p> <ul style="list-style-type: none"> Interest in ensuring shoreline protection whether or not there is a structure or dwelling present on the property. There is interest in creating and promoting best management practices for waterfront farming operations. Possibly financial incentives. Residents expressed concerns about backlot development. 	<p>will be incorporated through conditions of development.</p> <ul style="list-style-type: none"> Developments on vacant waterfront lots are expected to comply with setbacks and lot coverage provisions established through the planning process. The Township recognizes that many waterfront lots have structures that are non-complying or non-conforming to the new O.P. The Township will develop policies to address how legal non-complying and conforming waterfront structures may be renovated, repaired, replaced, or expanded under Section 45 of the Planning Act. Township Council will consider the implementation of a Community Planning Permit System (C.P.P.S.) as a planning tool for development in waterfront areas to enhance waterfront protection and streamline the development approvals process <p>Shoreline Health:</p> <ul style="list-style-type: none"> Council supports the creation of a shoreline protection by-law that regulates tree cutting, vegetation removal, and site alteration adjacent to lakes and other waterbodies. <p>Archaeological Significance:</p>

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					<ul style="list-style-type: none"> Council recognizes the cultural significance of waterbodies to Aboriginal communities and will work with Aboriginal groups to catalogue and conserve archaeologically significant artefacts and sites.
Rural	<ul style="list-style-type: none"> Healthy, integrated and viable Rural Areas should be supported by: <ul style="list-style-type: none"> building upon rural character, and leveraging rural amenities and assets; promoting regeneration, including the redevelopment of brownfield sites; accommodating an appropriate range and mix of housing in rural settlement areas; encouraging the conservation and redevelopment of existing rural housing stock on rural lands; using rural infrastructure and public service facilities efficiently; promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources; providing opportunities for sustainable and diversified tourism, including leveraging 	<ul style="list-style-type: none"> Lot creation should take place either through plan of subdivision, plan of condominium, or consent. Rural residential development shall reflect the intent of preserving the rural, open space character of the County. The appearance of such development should be cohesive with the rural landscape. New residential development should not be located on lands which would involve major public expense. It is recognized that the majority of existing and new rural residential development will be serviced by private wells and septic tanks; however, the County and the Townships may be interested in the investigation of new technologies and communal servicing options where it is deemed feasible for such areas and is supported by the Ministry of the Environment and Climate Change (M.O.E.C.C.). Subdivisions in rural areas will be subject to criteria considering the suitability of the subdivision with relation to lot size, topography, vegetation and soil and drainage 	<ul style="list-style-type: none"> South Frontenac’s rural areas contain a mix of land uses that support a diversification of the economic base, housing, and employment opportunities. Rural lands are comprised of agricultural uses and agricultural-related uses, natural heritage features, as well as natural resources, including mineral aggregates in the form of quarries and sand/gravel pits. Rural areas of the Township have highest concentration of area’s natural features. Rural areas fall within the Frontenac Arch U.N.E.S.C.O. world biosphere that is internationally recognized for its ecological biodiversity. Focusing growth and development within the rural designation to areas away from natural heritage features will help to conserve biodiversity of the Frontenac Arch Biosphere and will provide other benefits to Township residents including maintaining water quality and quantity and the rural character of the Township. Conservation uses are encouraged on rural lands such as re-forestation and nature appreciation through trails and public, non-for-profit and private conservation areas. In South 	<ul style="list-style-type: none"> Residents express support for conservation uses within rural areas of the Township. The rural character of the township is valued by residents and should be preserved and protected as development continues. Home-based occupations and industries should be supported in rural areas. Greater servicing is needed in rural residential areas to support home-based occupations and industries. Development in rural areas should match the existing character of the area. Ribbon development in rural areas should be avoided. 	<p>Rural Lot Severances:</p> <ul style="list-style-type: none"> It is the Township’s intention that new lot development in Rural Areas will generally occur by plan of subdivision. However, a maximum of three (3) severances may be permitted from a lot of record existing on the day of adoption of the 2000 Plan by Council where it is demonstrated that a plan of subdivision is not necessary for the orderly development of the land and will not limit such development by plan of subdivision. The severance limit may be waived to allow limited rural residential development by way infilling within existing concentrations of residential development in the Rural designation. For the purposes of this policy, infilling in the Rural designation shall refer to situations where the land under consideration is an existing lot, fronts upon a public road and is located between existing residential buildings or an existing residential building and a natural or human-made barrier such as a public road, or

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	<p>historical, cultural, and natural assets;</p> <ul style="list-style-type: none"> ○ conserving biodiversity and considering the ecological benefits provided by nature; and ○ providing opportunities for economic activities in prime agricultural areas. <ul style="list-style-type: none"> ● In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. 	<p>characteristics, servicing requirements, public road access, and rural character.</p>	<p>Frontenac, these lands include Frontenac Park, Gould Lake, Elbow Lake, K&P Trail, Cataraqui Trail, and the many land holdings and trails owned by groups such as Queen’s University, Nature Conservancy Canada, Land Conservancy KFLA, partner Conservation Authorities and many others.</p> <ul style="list-style-type: none"> ● Rural Commercial and Rural Industrial also support the rural economy. Small scale rural commercial and industrial uses are supported through permitting home industries and home occupations. Larger scale rural commercial uses into areas of the Township where uses can be clustered to meet the needs of the traveling public and visitors to South Frontenac. ● Rural recreational and tourist accommodation and business opportunities such as marinas and campgrounds/tent and trailer parks, hotels, inns and cottages, along with natural/outdoor recreation opportunities are supported to locate within the rural designation. ● Rural residential uses accommodate primarily single-detached dwellings on individual lots through primarily creation of individual lots through consents or estate residential plans of subdivisions/plans of condominium. A limited portion of the Township’s growth should be accommodated through creation of new rural residential lots. 		<p>a navigable stream, separated by not more than approximately 100 metres and located on the same side of the road.</p> <ul style="list-style-type: none"> ● Lots created in the Rural designation must demonstrate they can be adequately serviced without negative impact to environmental and human health. ● Lot creation policies shall be established for rural employment uses including rural commercial, industrial and recreational uses. <p>Rural Economy</p> <ul style="list-style-type: none"> ● Policies that support home based businesses such as home industries and occupations, along with small scale rural commercial and industrial uses will be included in the Official Plan. ● Policies for establishing new rural recreational and tourism uses, including tourist accommodation will be established in the Official Plan. ● Agricultural uses shall also be permitted in rural areas of the Township. <p>Rural Character:</p> <ul style="list-style-type: none"> ● Council supports the preservation of the Township’s rural character. The Official Plan

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					<p>will define the natural environment, historic properties, traditional rural lifestyles, and visual landscapes unique to South Frontenac and will ensure visual compatibility of rural development with the surrounding area.</p> <p>Rural Servicing:</p> <ul style="list-style-type: none"> The Township recognizes that developments in rural areas will need to have lots of sufficient size to support private servicing. The current standard of 0.8 hectare lots will be maintained for single detached dwellings.
Infrastructure	<ul style="list-style-type: none"> Maximize the extent and function of vegetative and pervious surfaces. Promote stormwater management best practices, including stormwater attenuation and reuse, water conservation and efficiency, and low impact development. Encourage adaptive re-use prior to developing new infrastructure and public service facilities. Optimize existing infrastructure and public service facilities prior to developing new infrastructure and public service facilities. Maintain and improve connectivity within and among transportation systems. Provide transportation systems that are safe, energy-efficient, facilitate 	<ul style="list-style-type: none"> All new development within Settlement Areas will be provided with appropriate services to sustain permanent occupancy. Partial services shall only be permitted in the following circumstances: (1) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or (2) within Settlement Areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage 	<ul style="list-style-type: none"> While this was not a section addressed in a Policy Brochure or discussion paper, best practices suggest that new infrastructure should be developed with a goal of environmental and economic sustainability. High-speed, reliable internet is lacking throughout the Township of South Frontenac. The standard road width requirements may not be adequate for the movement of agricultural equipment. As non-agricultural traffic increases, it can be difficult for agricultural equipment to travel roadways. Communal servicing can enable more land-efficient development than private servicing, and should be used wherever possible. 	<ul style="list-style-type: none"> Residents are strongly in support of increased internet service, in both location and speed. Many wrote in with concerns regarding the internet service reliability. Rural roads are facing challenges with an increase in the number of residential vehicles and agricultural industrial vehicles. Some feel as though the roads are too narrow, with no shoulder, and present hazards to users. Some residents have expressed support for age-friendly community initiatives that include walkable communities and integrated transit systems (either stop-based or on-demand). Concerns about allowing the development of secondary waterfront units in areas that are accessed and 	<p>Rural Transportation:</p> <ul style="list-style-type: none"> Council encourages the development of transit-supportive communities in order to increase the future potential of efficient rural transit in the Frontenacs. This includes the creation of active transportation connections within and between Settlement Areas and the clustering of transit-supportive uses such as schools, businesses, social services, and health facilities within Settlement Areas. <p>Private Lanes:</p> <ul style="list-style-type: none"> Council shall encourage waterfront development to be directed towards areas where there is adequate capacity for additional traffic on existing

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	<p>the movement of people and goods, and are appropriate to address projected needs.</p>	<p>services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts</p> <ul style="list-style-type: none"> Storm water management plans may be required for any new development consisting of more than four lots or for commercial or industrial developments with large areas of impervious surface (e.g., asphalt parking and loading areas). When reviewing any such development proposals, the approval authorities will encourage the retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground. 		<p>serviced by inadequate or unsafe private lanes.</p> <ul style="list-style-type: none"> Concerns about home occupations and home industries attracting surplus traffic to areas where access businesses are located on private lanes. Some residents have expressed support for alternative servicing solutions instead of private well and septic systems. 	<p>private lanes or towards areas where private lanes may be added.</p> <ul style="list-style-type: none"> The Official Plan will incorporate policies from the County of Frontenac Private Lane study (2016) to establish private lane standards and extensions to private lanes. <p>Internet Services:</p> <ul style="list-style-type: none"> Council recognizes the importance of internet connectivity to support growth and development of the community. <p>Stormwater Management:</p> <ul style="list-style-type: none"> Where possible, natural vegetation and trees should be preserved during and after development. Low impact development and green infrastructure are encouraged approaches to address stormwater management. <p>Communal Servicing:</p> <ul style="list-style-type: none"> Council shall encourage communal servicing, where feasible. Council shall encourage development be directed towards areas where communal servicing will support residential, industrial, and commercial development.

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The Public Realm	<ul style="list-style-type: none"> Plan public streets, spaces, and facilities to be safe, meet the needs of pedestrians, foster social interaction, and facilitate active transportation and community connectivity. Provide opportunities for public access to shorelines. Plan and provide for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources. 	<ul style="list-style-type: none"> Four Provincial Parks are present in the County: Bon Echo, Sharbot Lake, Silver Lake, and Frontenac Parks. All provide access to lakes and allow for many recreational activities. The County supports the continued operation and long term use of all regional park systems throughout the Frontenacs. The County will explore funding mechanisms to support regionally significant open space and parkland acquisitions. The County supports development that promotes active-transportation and pedestrian usage. 	<ul style="list-style-type: none"> While this was not a section addressed in a Policy Brochure or discussion paper, best practices suggest that new development be integrated with active transportation systems. The Township values its natural areas such as parks and open spaces, and policy should strive to protect, preserve, and enhance these areas. 	<ul style="list-style-type: none"> Farmers would like to see Council support for recreational trails that would direct ATV users away from trespassing on their properties. Waterfront public access should be maintained and/or expanded in the Township. 	<p>Waterfront Access:</p> <ul style="list-style-type: none"> The Township will continue to maintain public access to waterfronts and provide opportunities for public recreation. <p>Pedestrian-Friendly Development:</p> <ul style="list-style-type: none"> Development in Settlement Areas should be pedestrian-oriented and connected to a network of active transportation options. <p>Parks and Open Space:</p> <ul style="list-style-type: none"> Large-scale development (i.e. subdivisions) shall provide dedicated communal green space for the benefit and use of residents and visitors.
Division of Land	<ul style="list-style-type: none"> Support land use patterns that promote efficient development and sustain financial well-being Settlement Areas should be the focus of growth and development Development standards and practices that facilitate intensification, redevelopment and compact form should be promoted Outside of urban areas, rural character should be supported and maintained. Residential development, including lot creation that is locally appropriate may be permitted. 	<ul style="list-style-type: none"> Lot creation should take place either through Plan of Subdivision, Plan of Condominium, or Consent. The design of the subdivision should provide for a range of lot sizes directly related to the site's topography, vegetation and soil and drainage characteristics. Subdivision lots need to be of adequate size to provide for proper installation of private services. Rural residential development should avoid locating on lands having significant agricultural capability and near areas where any significant impact 	<ul style="list-style-type: none"> Land severances may be needed to meet housing growth targets until other servicing options are available to support higher-density growth within settlement areas. Rural area are expected to support growth over the next 25 years. Establishing alternate servicing options will assist in directing growth into settlement areas and to provide a greater variety of housing types. Focus additional dwelling units (A.D.U.s) in rural residential areas where lot sizes and private water and sewage servicing can accommodate 	<ul style="list-style-type: none"> Some residents are against re-setting the clock on new severances. Other residents would like new severances to be permitted. It is generally supported that new large-scale developments occur through plans of subdivision and in Settlement Areas. Rural areas are lacking necessary services for residents, such as reliable internet and road capacity. 	<p>New Lot Creation:</p> <ul style="list-style-type: none"> Council supports new lot creation through Plans of Subdivision and Condominiums. Projects that require private servicing should be of adequate size to provide for proper installation of services, and should not encroach upon prime agricultural lands. <p>Settlement Area Lot Severances:</p> <ul style="list-style-type: none"> It is the Township's intention that new lot development in Settlement Areas will generally occur by plan of subdivision. However, severances may be

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	<ul style="list-style-type: none"> Healthy, integrated and viable rural areas should be supported by: <ul style="list-style-type: none"> a) building upon rural character, and leveraging rural amenities and assets; b) promoting regeneration, including the redevelopment of brownfield sites; c) accommodating an appropriate range and mix of housing in rural Settlement Areas; d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands; e) using rural infrastructure and public service facilities efficiently; f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources; g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets; h) conserving biodiversity and considering the ecological benefits provided by nature; and i) providing opportunities for economic activities in prime agricultural areas 	<ul style="list-style-type: none"> on established agricultural activities will occur. Demonstration of limited rural residential development may include such measures as limits to the number of lots granted through consent and plans of subdivision Rural residential development shall reflect the intent of preserving the rural, open space character of the County. 	<p>them and can be accessed by a public road.</p>		<p>considered for the purposes of infilling and minor rounding out, where the following criteria are met:</p> <ul style="list-style-type: none"> Hydrogeological and terrain conditions support development; The development can be supported by communal servicing where available; and, The development will front on public road of adequate standard. Where it is demonstrated that a plan of subdivision is not necessary for the orderly development of the land and will not limit such development by plan of subdivision. <p>Rural Area Lot Severances:</p> <ul style="list-style-type: none"> Please refer to the Rural infographic page for recommended severance policies that would apply to rural areas.
Agricultural	<ul style="list-style-type: none"> Official Plans shall designate Prime Agricultural Areas. Prime agricultural areas shall be protected for long-term use for agriculture. 	<ul style="list-style-type: none"> Farming is fundamental to the economic base and rural lifestyle of the County. It is in the County's interest to preserve that lifestyle and to foster the agricultural community. The land base should be protected and the use of the lands must be predominantly agriculturally oriented to achieve these objectives. The farming community 	<ul style="list-style-type: none"> South Frontenac has many agricultural resources that face impacts from development pressure. The agriculture and agri-food system can include several industries such as farm input and service supplier industries, primary agriculture, food and beverage processing, food distribution, 	<ul style="list-style-type: none"> South Frontenac's agriculture holds much of the area's economic and cultural value. This should be recognized and protected from encroachment by development. Prime Agricultural Areas with livestock are at risk due to M.D.S. 	<p>Prime Agricultural Areas:</p> <ul style="list-style-type: none"> Council supports the protection of prime agricultural areas and recognizes the economic, cultural, and historic value farms add to the Township. Non-farm development in the vicinity of prime agricultural lands and other agriculturally productive

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	<ul style="list-style-type: none"> Do not permit the creation of new residential lots in prime agricultural areas. Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time. Planning authorities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network. Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible. 	<ul style="list-style-type: none"> forms a core economic basis for the rural community. Value-Added Uses – land uses that add value to farm products may also be permitted on farms in both Agricultural and Rural designations. However, the scale of operations may not exceed the needs of the surrounding agricultural community and will be secondary to the farming activity of the property. Land uses that add value to farm products may be permitted on farms in both Agricultural and Rural designations. For these types of uses located in Prime Agricultural Areas designated in the Township Official Plans, the Agriculture – Permitted Uses section of the P.P.S. shall apply. Only permit lot creation and lot adjustments in Prime Agricultural Areas in their respective Official Plans in accordance with the P.P.S. Foster and protect the agricultural community to ensure its viability for the economic and social benefit of the County. Identify and protect Prime Agricultural Areas, as well as designate them in accordance with the P.P.S. 	<ul style="list-style-type: none"> retail, wholesale and food service industries. The Township is subject to Minimum Distance Standards (M.D.S.), requiring buffers between agricultural uses and residential areas. As residential areas grow and expand, they limit the agricultural potential of nearby areas. Creating opportunities for farmers to add more value to what they produce (e.g., by allowing them to turn the wheat that they produce into baked goods that they could sell at a higher value) can increase the economic potential for agricultural businesses. These diversified agricultural uses can create new jobs, increase tourism, and encourage economic sustainability. The P.P.S permits a limited number of types of consents within prime agricultural areas. Consents within prime agricultural areas are limited to: surplus dwelling severances created through farm consolidation; agriculture-related uses; and farm splits provided lots are sufficiently large for agricultural practices in the area. Limiting the amount and type of lots that can be created can prevent large-scale residential development in prime agricultural areas. There is a need to ensure that the rural character of the Township is maintained as well as the viability of agriculture across the Township. 	<ul style="list-style-type: none"> requirements and expanding development patterns. Include policies supporting the growth of infrastructure (e.g. roads) and services (e.g. electric) that support the productivity of working farms. Severance in prime agricultural areas should be limited to surplus dwelling severance, agricultural-related uses, and farm splits. Encourage practices that are compatible with the U.N. Sustainable Development Goals and the climate action plan. Encourage plant-based agriculture. Residents support the inclusion of policy supporting value-added agricultural practices on farms. 	<ul style="list-style-type: none"> lands will be discouraged unless they will not encroach on agricultural lands following the Minimum Distance Separation formulae. <p>Value-added Agriculture:</p> <ul style="list-style-type: none"> The Township supports the creation of uses that highlight the importance and value of farming. On this basis, uses such as farm tours, cafes, processing operations such as flour refinement, pickling, canning, or baking, and shops for the sale of site-produced goods shall be permitted within the agricultural designated areas. <p>Agriculture-related Industrial and Commercial Uses on Agricultural Lands:</p> <ul style="list-style-type: none"> Council recognizes that the agriculture and agri-food system can include several industries such as farm input and service supplier industries, primary agriculture, food and beverage processing, food distribution, retail, wholesale and food service industries. Agricultural uses will also be permitted in rural areas of the Township.

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
Environmental Protection	<ul style="list-style-type: none"> • Direct development to areas outside of hazardous sites, including unstable soils or unstable bedrock (e.g., karst topography). • Development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing. • Development on, abutting or adjacent to lands affected by mine hazards, oil, gas, and salt hazards, or former mineral mining operations, mineral aggregate operations, or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed. • Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns. • Promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas • Promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure 	<ul style="list-style-type: none"> • Consider the potential impacts of climate change that may increase the risk associated with natural hazards. • Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. • The objective is to reduce the amount of energy consumed over the next generation, combined with renewable energy production and encouragement. • Natural linkages shall be protected in order to maintain, restore and/or improve the diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems. • New lot creation shall not be allowed within 300 metres of at-capacity lake trout lakes located in Frontenac County. • Contain policies to protect these lakes, including exceptions to the prohibition of development near at-capacity lakes, such as tile field setbacks. • Identify and protect those regional or provincially significant A.N.S.I.s where no development shall permitted in or adjacent to them unless it can be demonstrated that there will be no negative impacts on the A.N.S.I. and its ecological function. • To protect trout lakes, under such exceptional circumstances, new 	<ul style="list-style-type: none"> • Natural Heritage and Natural Hazard areas require special development considerations. • Natural Heritage and Natural Hazard areas are classified under Environmental Protection Area boundaries. These areas should be monitored closely and have limitations on the type and size of development permitted within them. • Waterfront areas and shorelines are particularly vulnerable and will require greater protections from future development. • South Frontenac is within the Frontenac Arch U.N.E.S.C.O. world biosphere which is recognized for its ecological significant and biodiversity. 	<ul style="list-style-type: none"> • Some residents are concerned about the threats posed by climate change to the ecology and rare environmental features found in South Frontenac. • There is some support for renewable energy initiatives. • Residents have expressed support for the conservation of natural lands that are at risk of development. • South Frontenac is home to areas of great ecological value. These areas and networks should be protected. • Council and the Township should work with conservation authorities to identify, catalogue, and develop strategies for ecological preservation. • The impacts of climate change on our natural environment must be considered. 	<p>Protecting Public Health and Safety:</p> <ul style="list-style-type: none"> • Development should generally be directed away from natural and human-made hazards areas. Where required, studies and measures to address or mitigate known or suspected hazards must be completed prior to development. <p>Climate Change:</p> <ul style="list-style-type: none"> • A range of opportunities to mitigate and adapt to the effects of climate change should be addressed: <ul style="list-style-type: none"> ○ Focusing growth within established Settlement Areas and promoting compact, complete mixed use communities; ○ Promotion of green infrastructure, such as grassy swales and rain gardens to promote infiltration; roadside curb cuts to direct runoff to grassy swales and rain gardens permeable pavement and green roofs to reduce runoff; rock pits, catch basins, and detention ponds to reduce peak runoff flows; and water and energy conserving infrastructure; ○ Promotion of energy efficient building design;

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
	<ul style="list-style-type: none"> Maximize vegetation within Settlement Areas, where feasible Promote energy conservation and provide opportunities for increased energy supply. 	<p>development requiring approval under the Planning Act that would, for example, prohibit removal of vegetation, require a 30 metre setback for all new buildings, or prohibit the use of fertilizers.</p> <ul style="list-style-type: none"> Identify the moderately sensitive at-capacity lake trout lakes in their Official Plans with policies addressing development around these lakes to ensure their long-term sustainability. Development and/or site alteration in fish habitat or within lands adjacent to fish habitat shall not be permitted except in accordance with federal and provincial legislation and can be demonstrated through an Environmental Impact Study that there will be no negative impact on fish habitat and its ecological function. Designate on a land use schedule and protect those wetlands where development and site alteration is prohibited, including provincially significant wetlands and significant coastal wetlands. Adopt mechanisms (such as site plan control, consent or development agreements) that would minimize and control the removal of vegetation, and ensure the protection of naturally vegetated buffers adjacent to any provincially significant wetlands. Development and site alteration shall not be permitted within lands adjacent to provincially significant wetlands or coastal wetlands (significant or otherwise) unless the ecological 			<ul style="list-style-type: none"> Protecting the agricultural land bases; Protecting and restoring natural areas and water systems, as well as protecting shorelines and increasing tree canopy cover; and, Promoting active transportation networks. <p>Conservation:</p> <ul style="list-style-type: none"> Council supports the conservation of our unique and valuable natural heritage areas, and will work closely with conservation authorities, not-for-profit agencies, land trusts, Nature Conservancy Canada and Aboriginal groups to actively protect these areas. <p>Ecological Preservation:</p> <ul style="list-style-type: none"> Council will work with the County, Provincial ministries, regional conservation authorities and organizations to identify gaps in ecological protection policies and environmentally sensitive areas. <p>Natural Heritage:</p> <ul style="list-style-type: none"> The County will undertake a Natural Heritage Study update in 2022, to update existing natural heritage mapping and take a systems approach to natural heritage protection. Council supports the

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
		<p>function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on their features or their functions.</p>			<p>consideration and adoption of an O.P. amendment that will incorporate the recommendations of the County Natural Heritage Study.</p>
<p>Resource Extraction</p>	<ul style="list-style-type: none"> Mineral mining operations and petroleum resource operations shall be identified and protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Minerals and petroleum resources shall be protected for long-term use. 	<ul style="list-style-type: none"> The County recognizes that non-renewable resources like mineral aggregate deposits are an important component of the economy of the County which must be protected for future use. It is also recognized that the extraction of the aggregates must be undertaken in an environmentally sound manner that adequately protects significant natural environment features and minimizes community disruption, while protecting existing operation from hinder their expansion or continued use. 	<ul style="list-style-type: none"> While this was not an area of focus for policy brochures or discussion papers, best practices suggest that resource extraction areas be protected from development or encroachment by non-compatible land uses. Best practices also suggest that former resource extraction land be remediated before land is used for other purposes. 	<ul style="list-style-type: none"> Council should support the protection of areas with resources such as mining lands, mineral aggregate lands, and forestry lands. 	<p>Resources:</p> <ul style="list-style-type: none"> Existing licensed pits and quarries will be recognized in the extractive resource designation and will be protected from incompatible uses. Development should be avoided in areas of known deposits of mineral aggregate resources or adjacent lands, which would preclude or hinder the establishment of new operations or access to the resources. Development shall only be permitted if resource use would not be feasible; or the proposed lands use or development serves a greater public-interest; and issues of public health, public safety and environment have been addressed. . Activities that contribute to mineral aggregate resource conservation (e.g. aggregate recycling facility) shall be considered as an accessory use within aggregate operations. <p>Rehabilitation:</p>

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
					<ul style="list-style-type: none"> In areas where land was formerly used for resource extraction, remediation and rehabilitation must be complete before land may be used for other purposes. Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.
Cultural Heritage	<ul style="list-style-type: none"> Planning authorities shall engage with Aboriginal communities and coordinate on land use planning matters. Planning authorities shall consider Aboriginal interests when identifying, protecting, and managing cultural heritage and archaeological resources. Significant built heritage resources and significant cultural heritage landscapes shall be conserved. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage 	<ul style="list-style-type: none"> The County of Frontenac and/or the Townships may consult with the Algonquins of Ontario with regard to land use planning affecting any of the following matters within the land claim area: <ul style="list-style-type: none"> Protection of water quality and utilization of lakes and rivers including the Rideau Canal within the land claim area; Any development that would have an impact on navigable waterways and their waterbeds; Any archaeological studies related to proposed development where areas of Algonquin interest have been identified; and Any Environmental Impact Studies related to proposed development where areas of Algonquin interest have been identified. 	<ul style="list-style-type: none"> Best planning practices support the continued engagement and partnership with Aboriginal Peoples. Cultural heritage lands and artefacts should be noted and a database or list developed. While this was not an area of focus in the policy brochures, through our policy audit, there was a gap identified in the existing O.P. regarding Aboriginal consultation policies. While this was not an area of focus in the policy brochures, through our policy audit, there was a gap identified in the existing O.P. regarding archaeological assessments. South Frontenac is the home of the U.N.E.S.C.O. World Heritage site of the Rideau Canal. 	<ul style="list-style-type: none"> Members of the public inquired about the level of engagement conducted to date with Aboriginal communities. Interest from participants to ensure that Aboriginal communities were engaged and involved. 	<p>Aboriginal Consultation:</p> <ul style="list-style-type: none"> Aboriginal communities will be consulted when development on culturally significant lands is planned or where archaeological assessments are required. <p>Cultural Heritage:</p> <ul style="list-style-type: none"> Council may develop a Municipal register of cultural heritage and archaeological resources or assist other organizations and work with the Ministry of Culture in developing, sharing and maintaining an inventory. Development adjacent to designated heritage property shall not detract from the overall heritage character of the area. Council will encourage the development of public and private financial support for the conservation of designated heritage property.

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
	<p>attributes of the protected heritage property will be conserved.</p> <ul style="list-style-type: none"> Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources. 				<ul style="list-style-type: none"> Council shall require a heritage permit before erection, demolition, alteration or removal of any building or structure or alteration of external portion of a designated heritage property. Council will establish policies to recognize and protect the cultural heritage of the Rideau Canal waterway within South Frontenac. <p>Archaeological Assessment:</p> <ul style="list-style-type: none"> Council shall require that in any proposed development and prior to the undertaking of any public work, private development, planning application, consideration be given to the possible effects and impacts of such works or development on cultural heritage and archaeological resources and those impacts, where identified, are appropriately mitigated. Council shall require an archaeological impact assessment carried out by an archeologist licensed under the <i>Ontario Heritage Act</i>, when any public work, private development, planning application will affect an area containing a known archaeological site or adjacent to a cemetery or an area considered to have archaeological potential or is within 250 metres (820 feet) of a

Theme Area	Relation to P.P.S.	Relation to County O.P.	What We Found (i.e. brochures and discussion papers)	What We Heard (i.e. public input from Open Houses)	Policy Recommendations
					<p>Provincially registered or known archeological site or cultural heritage feature.</p> <ul style="list-style-type: none"> • Council will work collaboratively with the County to undertake an archaeological master plan to establish a framework for undertaking archaeological assessments across the Township.

Appendix B – Engagement Summary

Appendix B1 – Summary of Feedback via Emails and Letters

Notes on Comments Received 15 July 2019 – 15 October 2021

Comments received via email and letter were generally supportive of the Official Plan project. Discussion aligned with the key themes identified by the Township.

Major points of discussion centered on environmental protection and support for the preservation of Frontenac's natural heritage features. Suggestions on these protections typically focused on limiting development to hamlets (Settlement Areas) and working with conservation authorities to increase protections for vulnerable ecological areas. Residents generally agreed that the Frontenac Arch's biosphere should be protected and development should be directed away from at-capacity lake trout lakes.

Resident services were a commonly discussed theme, particularly rural internet access and reliability. Some residents mentioned how the limited internet was presenting boundaries to their participation in public engagement sessions, or prevented them from participating in the local economy of the Township by forcing them to utilize more reliable resources in Kingston.

Lot severances had varied responses, both supportive and against. Some wanted the severance limit to "re-set" upon OP adoption, others hoped that there would be no or limited additional severances permitted. Two residents wrote in with specific questions regarding their lots and how the OP would affect their severance plans.

Several residents wrote in with concerns as to how waterfront development limitations may affect their properties, and reminded the Township of an OMB decision that protected and grandfathered in existing waterfront cottages and residential buildings with exemptions to conforming to Township policies.

Housing and development in Settlement Areas were also commonly discussed, with residents offering suggestions on how to accommodate an aging population while maintaining an environment that attracts new residents and retains youth and young families.

Comment Themes

Theme	# of comments
Resident Services (sewage, roads, internet, etc.)	11
Request to be added to email/notification list	10
Environmental Protection	10
Lot severances	8
Settlement Areas	7
Waterfront development	7
Groundwater/intake protection	5
Agricultural	5
Waterfront protection	5
Request for documents/materials	4
Climate change	4
Short-term rentals	4

Theme	# of comments
Natural heritage features and areas	3
Fish habitats	3
General public engagement/participation	3
Tourism	3
Stormwater management	2
Development & community aesthetics	2
Recreation (ATV trails)	2
Value-added uses for agriculture	2
Zoning By-law questions/requests	2
Economic Development	1
Youth engagement/participation	1
Age-friendly communities	1
Active transportation	1
Aboriginal engagement/inclusion	1
Request for specific info on their lot/severances	1
Review of provided documents (brochures, etc.)	1
Cannabis	1
Garbage and dumping	1
Housing Types	1
Green energy	1

Notes on Rideau Valley Conservation Authority Letter

The Rideau Valley Conservation Authority (R.V.C.A.) requests that additional definitions be added for fish habitat, flood plain for river and stream systems, natural heritage features and areas, site alteration, and wetlands. They also express support for preservation of natural heritage, waterfront and shoreline access for recreation, development that does not impede on environmentally important or sensitive areas, and updates to land use schedules to include linkages and biodiversity schedules.

Notes on Frontenac Federation of Agriculture Letter

The Frontenac Federation of Agriculture (F.F.A.) expresses concerns that residential development is infringing on agricultural lands due to MDS and rural severances, that new rural residents are trespassing on agricultural land with all-terrain vehicles, that greater municipal servicing is needed (roads are too narrow and dangerous and internet connectivity is poor), and other concerns around how agriculture can be supported and protected through township policy.

Notes on Cataraqui Conservation Letter

Cataraqui Conservation noted that they have reviewed the OP from both a natural hazards perspective and a natural heritage and water quality and quantity perspective. They have provided guidance with suggestions to consider adding a climate change objective, support communal servicing options instead of on-site private services, limit new development reliant on

new private roads, and generally implement strong policy to protect water features, intake areas, and environmentally sensitive areas.

Notes on West Devil Lake Property Owners Group Letter

The West Devil Lake Property Owners Group (W.D.L.P.O.G.) represents 85 seasonal, semi-permanent and permanent property owners on West Devil Lake Lane. The W.D.L.P.O.G. expresses support of the vision, goals, and guiding principles of the Official Plan, and supports each of the four key themes addressed by the policy brochures. They are predominantly interested in increased servicing support for the growth of permanent residents in the West Devils Lake Lane area and protecting the lake ecosystems.

Notes on Lake Ecosystem Advisory Committee Meeting

The Township of South Frontenac Lake Ecosystem Advisory Committee held a meeting on September 1, 2021 at which they discussed the upcoming Official Plan. The Committee brought up concerns that some areas with a significant amount of short term rentals are also areas that experience a shortage in available long-term rentals, increasing housing instability, and concerns surrounding waterfront development and the servicing and environmental risks accompanying such development. The Committee expressed interest in the municipality appointing their own environmental expert to conduct studies related to development, as opposed to relying on the report from the individual chosen by the developer, and interest in ensuring shoreline protection whether or not there is a structure or dwelling present on the property.

Appendix B2 – Summary of Aboriginal Consultation to Date

Consultation notices were sent to the following:

Community Name	Date Notice Sent
Alderville First Nation	May 5, 2021
Mohawks of the Bay of Quinte	May 5, 2021
Shabot Obaajiwān	July 29, 2021
Algonquins of Ontario	May 5, 2021
Metis Nations of Ontario	May 5, 2021
Huron Wendat	May 5, 2021

Community meetings were held as follows:

Community Name	Date
Metis Nation of Ontario	May 5, 2021
Mohawks of the Bay of Quinte	June 8, 2021
Algonquins of Ontario	June 8, 2021
AOO –Jp2g Consultant	July 20, 2021
Mohawks of the Bay of Quinte	July 21, 2021

Notes on June 8, 2021 Meeting with Mohawks of the Bay of Quinte

The initial consultation with the Mohawks of the Bay of Quinte (M.B.Q.) began with introductions of attendees, followed by presentations from the Township of South Frontenac and M.B.Q. The presentation from the Township included discussion of the planning profession as a “colonial/settler” framework, and of meeting participation and suggestions on how to involve Council. The presentation from the M.B.Q. included a request to use their term, kanyenkehahka, instead of Mohawk, and provided background information on the M.B.Q. and the importance and meaning of the land to them. The M.B.Q. expressed interest in protecting the environment and their rights and culture for future generations, and provided suggestions for engagement timeframes that will allow them to provide their insight on the Official Plan at a reasonable pace.

Notes on July 8, 2021 Meeting with Mohawks of the Bay of Quinte

The second consultation with the M.B.Q. was intended to follow-up from the introductory session and inquire about meaningful engagement and consultation engagement and protocols. Dillon enquired about reports or research that the M.B.Q. has that would be beneficial to informing the interests of the M.B.Q. within the new Official Plan and it was noted that there may be authorization and compensation required to access the reports. Community engagement methods were discussed and a comprehensive survey was suggested, though it is important to note that a survey is not considered a meaningful approach to engagement and consultation. Finally, primary methods and points of contact for this project were determined for work moving forward.

Notes on July 20, 2021 Meeting with JP2G Consultants/Algonquins of Ontario

The initial consultation with the Algonquins of Ontario (A.O.O.) was facilitated by James Hutton of JP2G Consultants. It was recommended to Dillon that the Official Plan team reach out to

several suggested contacts for advice on how to navigate the consultation and review processes. JP2G highlighted four land claims that fall within the boundaries of South Frontenac that will require special consideration for the Official Plan and supporting documents. The meeting concluded with a plan to reach out to other A.O.O. contacts for next steps support.

Appendix B3 – Information Collected from Attendees Following August 2021 Open Houses

Following the four (4) August 2021 Open Houses, attendees were sent a short survey following the event to gather additional feedback. The questions asked in this survey were based on policy directions suggested initially in the policy brochures. Respondents replied through the Zoom meeting-affiliated link and the results are tabulated in the following table

Respondent #	How can the Township encourage a wider variety of housing types?	Where should higher-density housing be located, and how can it be integrated into existing communities?	What infrastructure (water, sewage, roads, high speed internet, etc.) and services are needed to support a diverse economy?	What additional policies, tools, and incentives should be introduced to support diversifying economic development across the Township?	How should the Township recognize that most of the Township is located within the ecologically diverse Frontenac Arch Biosphere?	How can the Township support mitigation (i.e., actions to limit global warming and its related effects) and adaptation (i.e., adjusting to impacts from the changing climate) to climate change in the Official Plan?	How can we increase access to local food in the Township?	How can we make it easier for farmers to add more value to their food production practices?
1	N/A	N/A	N/A	N/A	N/A	I think this is rapidly becoming the most urgent issue; central to all others.	N/A	N/A
2	Through tax concessions, possibly. There seems to be a dearth of multiple housing units - low rise apartments etc.	Perhaps, designate top tier communities, such as Verona and Sydenham. My concern would be that, with the recent high demand for rural dwellings, it might be difficult to control population growth.	All of the above.	Not sure. Would want to emphasize and encourage local initiatives.	It should be part of our identity - on all logos, tourism brochures etc. Also, strong policies to enhance our environment.	Encourage move to EVs, by providing charging stations. Encourage densification rather than spread in our main communities so that they are walkable.	Not sure but it is a valid goal. We find that we have to go to the farms or certain shops to get local food.	As mentioned during the consultation, allow them to provide ancillary services which add value to their product on their property.
3	By subsidization?	Amending lot size restrictions in a community setting.	The question holds the answers.... Water purification plant(s); sewage filtration; when roads improved, widen for bike/pedestrian areas especially in community settings or within 5(?) km. of a community - area in which higher density of residences?	Tax deferrals? For start-ups — two-three years of reduced taxes? Encourage new businesses into 'cluster' or business parks locations.	Use hashtag Frontenac Arch Biosphere and bi-lines whenever possible. Incorporate it in the official crest?	Maintain or increase recycling programs. Have recycling drop-off sites throughout Township to allow drop-offs more convenient and regular.	Encourage more farm market locations — by offering assistance on how to begin and run hoe based markets.	Education programs; by allowing secondary or more single family homes to be built on a family farm — to encourage family run businesses to continue (yes, it could be abused but it also could work).

Respondent #	How can the Township encourage a wider variety of housing types?	Where should higher-density housing be located, and how can it be integrated into existing communities?	What infrastructure (water, sewage, roads, high speed internet, etc.) and services are needed to support a diverse economy?	What additional policies, tools, and incentives should be introduced to support diversifying economic development across the Township?	How should the Township recognize that most of the Township is located within the ecologically diverse Frontenac Arch Biosphere?	How can the Township support mitigation (i.e., actions to limit global warming and its related effects) and adaptation (i.e., adjusting to impacts from the changing climate) to climate change in the Official Plan?	How can we increase access to local food in the Township?	How can we make it easier for farmers to add more value to their food production practices?
4	no immediate idea	Within villages and settlements. Not clear on what is meant by 'integrated into existing communities'. Not clear in what way do you want to integrate it?	All are required unless already provided. Not clear on what you are expecting as an answer.	Term-limiting tax breaks. If it brings a certain amount of business that employs 'x' people, give them a tax break for a number of years. This will allow the tax base to increase through economic growth and possible population growth.	Again, I don't understand what you expect as a response. First reaction is 'a sign'. One must be careful to ensure that a significant amount of funds is not spent for no tangible gain.	First, it needs to identify the effects of global warming within the Township. 2nd, determine what, within the Township, is actually causing these effects. 3rd, determine what can be done to minimize the causes and the assoc. cost. 4th, implement based on what people are prepare to pay for it.	Increased support to local farmers' markets; dedicated locations, advertising, minimal cost to vendors.	Don't overwhelm them with rules, regulations and paperwork. Work with them to help them so it is seen by all as the Township is helping vs the Township is an obstacle that is just trying to take as much money as possible.

Respondent #	How can the Township encourage a wider variety of housing types?	Where should higher-density housing be located, and how can it be integrated into existing communities?	What infrastructure (water, sewage, roads, high speed internet, etc.) and services are needed to support a diverse economy?	What additional policies, tools, and incentives should be introduced to support diversifying economic development across the Township?	How should the Township recognize that most of the Township is located within the ecologically diverse Frontenac Arch Biosphere?	How can the Township support mitigation (i.e., actions to limit global warming and its related effects) and adaptation (i.e., adjusting to impacts from the changing climate) to climate change in the Official Plan?	How can we increase access to local food in the Township?	How can we make it easier for farmers to add more value to their food production practices?
5	Openly accepting new and innovative ideas	Higher density housing works best in settled communities that offer more social resources	All of the above when practical. Trying to provide all services to all areas is unfeasible and unsupportive	I believe the staff is already well equipped and has the knowledge and experience	It shouldn't be the main focus and it shouldn't handcuff future development that is diverse and clean	Climate change is unfortunately unstoppable. I believe money will be better spent if we laser focus more on winnable challenges such as better recycling, zero greenhouse emissions, low carbon footprints, sustainable industries etc. Feel good policies about smaller lot sizes or farther set-backs offer very little and are more for optics and political spin. A tiny home, off the grid with eco-friendly occupants (built 20 meters from a lake) is much more desirable than a huge palace with a pool, rolling lawn, tennis courts built 120 meters from the lake.	Not sure...but best of luck	Less regulations are always beneficial...mostly at the provincial level though

Respondent #	How can the Township encourage a wider variety of housing types?	Where should higher-density housing be located, and how can it be integrated into existing communities?	What infrastructure (water, sewage, roads, high speed internet, etc.) and services are needed to support a diverse economy?	What additional policies, tools, and incentives should be introduced to support diversifying economic development across the Township?	How should the Township recognize that most of the Township is located within the ecologically diverse Frontenac Arch Biosphere?	How can the Township support mitigation (i.e., actions to limit global warming and its related effects) and adaptation (i.e., adjusting to impacts from the changing climate) to climate change in the Official Plan?	How can we increase access to local food in the Township?	How can we make it easier for farmers to add more value to their food production practices?
6	Incentivize for medium density development forms (e.g. rowhouses, low rise apartments, etc.) in Settlement Areas. The housing crisis is more an affordability crises than a supply crises - new single detached homes on large rural lots will not address the problem.	Settlement Areas.	All of the above. Consider enabling communal servicing for water, sewage, etc.	N/A	Continue with progressive development policies (e.g. setbacks, lot sizes, water frontage, lot coverage, etc.), require appropriately scoped assessments in support of new development (e.g. EIA vs Lake Impact Assessment, vs Lake Capacity studies), implement shoreline protection through site plan control.	Consider tree protection by-law for significant woodlands. Promote green infrastructure (i.e. Low Impact Development). Consider greater setbacks and development standards in areas of natural hazard risk.	Continue to protect prime and high quality agricultural land. Enable diversified agricultural uses.	Enable diversified agricultural uses.

Respondent #	How can the Township encourage a wider variety of housing types?	Where should higher-density housing be located, and how can it be integrated into existing communities?	What infrastructure (water, sewage, roads, high speed internet, etc.) and services are needed to support a diverse economy?	What additional policies, tools, and incentives should be introduced to support diversifying economic development across the Township?	How should the Township recognize that most of the Township is located within the ecologically diverse Frontenac Arch Biosphere?	How can the Township support mitigation (i.e., actions to limit global warming and its related effects) and adaptation (i.e., adjusting to impacts from the changing climate) to climate change in the Official Plan?	How can we increase access to local food in the Township?	How can we make it easier for farmers to add more value to their food production practices?
7	N/A	N/A	N/A	N/A	N/A	Talking about one of the questions that was posed at the zoom call, the lakes are warming up and lasting longer and longer without ice. Therefore, longer times for algae to grow. I think it is necessary for farmers, golf courses to be more accountable for their run off into the lakes. Many are lakeside or very close, their fertilizer runs into the lake. With the intense heat, an increase of algae blooms etc. are occurring. Perhaps a filter/ berm should be mandatory at the edge of these properties.	N/A	Local food stands, farmer markets in each village.
8	Increase amenities (shopping, medical, internet service, etc..)	Close to existing residential concentrations. Increase size of smaller hamlets.	HIGH SPEED INTERNET! More shopping, medical.	N/A	N/A	Incentives for greener homes / cottages. Incentives for reforestation. Bylaws regarding deforestation (take a tree plant a tree)	Local Farmers Markets.	Local Farmers Markets.

Respondent #	How can the Township encourage a wider variety of housing types?	Where should higher-density housing be located, and how can it be integrated into existing communities?	What infrastructure (water, sewage, roads, high speed internet, etc.) and services are needed to support a diverse economy?	What additional policies, tools, and incentives should be introduced to support diversifying economic development across the Township?	How should the Township recognize that most of the Township is located within the ecologically diverse Frontenac Arch Biosphere?	How can the Township support mitigation (i.e., actions to limit global warming and its related effects) and adaptation (i.e., adjusting to impacts from the changing climate) to climate change in the Official Plan?	How can we increase access to local food in the Township?	How can we make it easier for farmers to add more value to their food production practices?
9	N/A	in hamlets	communal water and sewage	Focus on certain types, like local high intensity agriculture and light manufacturing expansion.	At least signs, and as part of the OP to heighten the need for related policies.	Be explicit about how certain policies affect the climate crisis. i.e., greater housing density and walkable communities, local agricultural production, development to facilitate the use of electric vehicles and local power production, since mass transportation is not a real option,	preserving agricultural land, serious limits on its development will make it more affordable to new farmers who want to produce good for local consumption, zoning for small abattoirs and other processing facilities	1) In terms of other agricultural related uses, can we specify that extra development on agricultural lands be related to produce from that farm, or nearby farms, for instance, if a market or café was permitted, could it be a requirement that it use local produce?
10	Don't make permits so difficult to obtain and allow severances so developers and individuals can build.	Higher density housing can be located where ever people want to be. Let people sever and develop, people will come to where ever there is space made available.	This is a rural community. Water and sewage everywhere is unrealistic. High speed internet is as simple to provide as the old bell infrastructure was by using Fiber. Everyone had a copper bell line, help everyone get a Fiber link to their homes. Help WTC, make their job easier and provide subsidies to them to encourage their desire to cover all of South Frontenac	N/A	N/A	N/A	N/A	N/A

Respondent #	How can the Township encourage a wider variety of housing types?	Where should higher-density housing be located, and how can it be integrated into existing communities?	What infrastructure (water, sewage, roads, high speed internet, etc.) and services are needed to support a diverse economy?	What additional policies, tools, and incentives should be introduced to support diversifying economic development across the Township?	How should the Township recognize that most of the Township is located within the ecologically diverse Frontenac Arch Biosphere?	How can the Township support mitigation (i.e., actions to limit global warming and its related effects) and adaptation (i.e., adjusting to impacts from the changing climate) to climate change in the Official Plan?	How can we increase access to local food in the Township?	How can we make it easier for farmers to add more value to their food production practices?
11	Ensuring by-laws are flexible and promoting knowledge that options exist.	In communities. The only other option is the creation of tiny home communities that can be semi self-reliant. I am thinking seniors who want to remain as SF residents but can no longer manage large single family homes by themselves.	We are rural. Building up communities may require water and sewer. Again, i do not have enough knowledge to know when that threshold is being reached. Overall, roads and internet are critical in today's world. The pandemic has shown that folks are willing to join remotely if that infrastructure was in place.	N/A	I am not certain how many people know what the biosphere is and what impact living within it has on our environment. We need to improve that messaging.	I wish i had some good answers.	the new policies on farms covered today will help and at least been on the right track.	again, well covered in today's session.
12	Designated areas for more specific uses that are deemed "underserved" like seniors and affordable housing initiatives SF land purchases that would allow for discounted lot values to persons building such housing types	In villages but force land owners who are derelict in their property appearance to clean up before permission is granted	Roads and internet	A specific light industrial park where some synergies can be achieved Consider incubation spaces for small start-ups	Set a screen that EVERY application must be vetted with whether it be a zoning minor variance or building permit	Stop allowing lot coverage variances like the one just approved on High Falls Lane where building foot print doubled and total dev area went from 500 sq. ft. to 2000 sq. ft.	Allow for SF owned market with low stall fees and daily use not just weekend	Allow onsite direct sales of products and assist in advertising/profiling these types of added uses

Respondent #	How can the Township encourage a wider variety of housing types?	Where should higher-density housing be located, and how can it be integrated into existing communities?	What infrastructure (water, sewage, roads, high speed internet, etc.) and services are needed to support a diverse economy?	What additional policies, tools, and incentives should be introduced to support diversifying economic development across the Township?	How should the Township recognize that most of the Township is located within the ecologically diverse Frontenac Arch Biosphere?	How can the Township support mitigation (i.e., actions to limit global warming and its related effects) and adaptation (i.e., adjusting to impacts from the changing climate) to climate change in the Official Plan?	How can we increase access to local food in the Township?	How can we make it easier for farmers to add more value to their food production practices?
13	This is a tough question because municipalities don't really have the tools to obtain a wider range of housing. Encourage secondary units in Settlement Areas. Development is market-driven & unfortunately tends not to support a wider range of housing.	Locate higher density housing in Settlement Areas. Build complete communities with sidewalks near existing community services. Be careful to protect light & private green space (green space will be needed for stormwater management) & encourage smaller lot sizes.	High-speed internet is important. Services that draw both locals and visitors support a diverse community. (Yes, infrastructure is necessary but as a resident-to-be I don't really know current deficiencies.)	Sorry, as a not-yet-resident I lack insight to this question.	Review sustainability goals & implement as many as applicable. Promote knowledge of why Biosphere was designated & how to protect. Promote good practice for landowners. Promote compatible recreation e.g., birding.	Promote green space & encourage plants native to the area as locally sourced as possible. Keep any flood hazard mapping current. Encourage cycling.	Sorry, non-resident lack of local knowledge here	Ask farmers.
14	Make it possible for people to have permits to severe properties. Every 20 years is a very long time for people to wait to severe. New people in the township that have moved in with acreage should be able to severe sooner.	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Appendix B4 – Information Collected Through the Online Survey

As noted in the report, an online survey hosted on the engagefrontenac.ca website ran from August 19th to August 30th. This section compiles responses from the digital survey.

Official Plan Open House Poll Questions

SURVEY RESPONSE REPORT

12 January 2021 - 25 October 2021

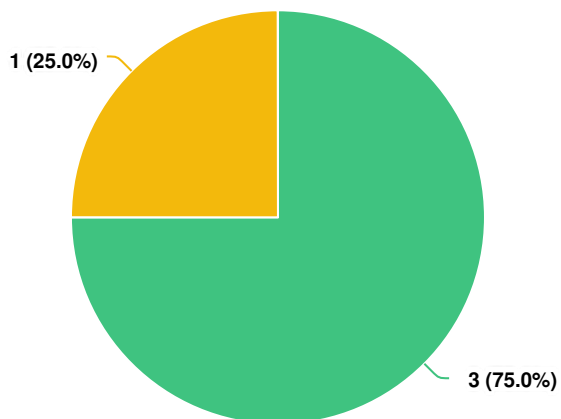
PROJECT NAME:

Official Plan Review - South Frontenac 2040



REGISTRATION QUESTIONS

Q1 | Postal Code



Question options

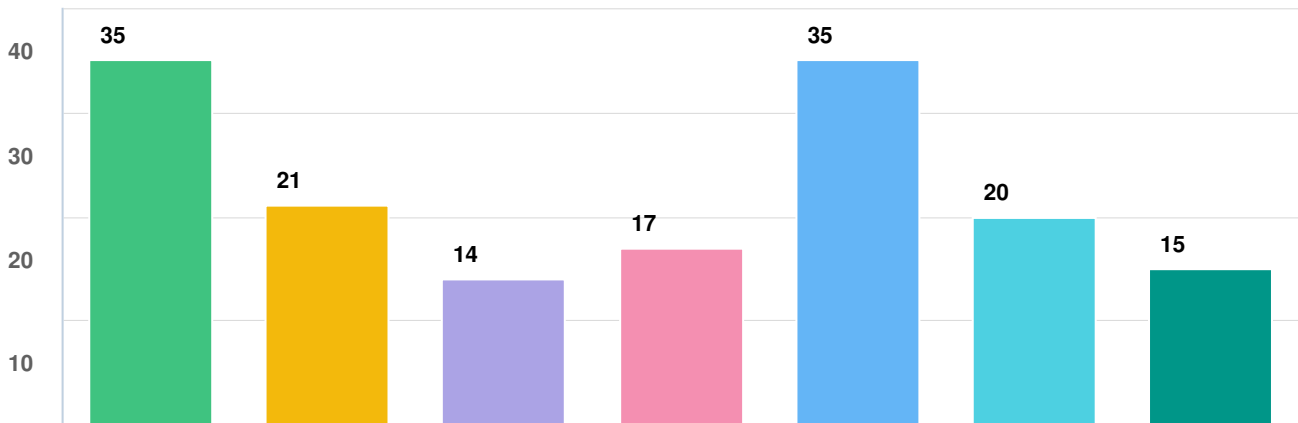
- Harrowsmith, ON, K0H1V0
- Perth Road, ON, K0H2L0

*Mandatory Question (4 response(s))
Question type: Region Question*



SURVEY QUESTIONS

Q1 What type of housing is most needed in the Township? Select all that you feel apply.

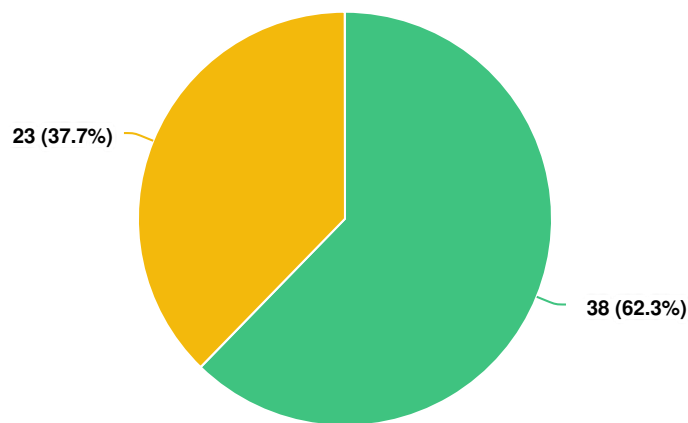


Question options

- Single detached dwellings
- Duplex or semi-detached
- Town houses
- Apartment buildings
- Senior's Housing
- Tiny homes
- Basement apartments or apartments above garages

*Optional question (62 response(s), 3 skipped)
Question type: Checkbox Question*

Q2 Should the majority of new housing (e.g. 60%) be directed to settlement areas (i.e. villages)?

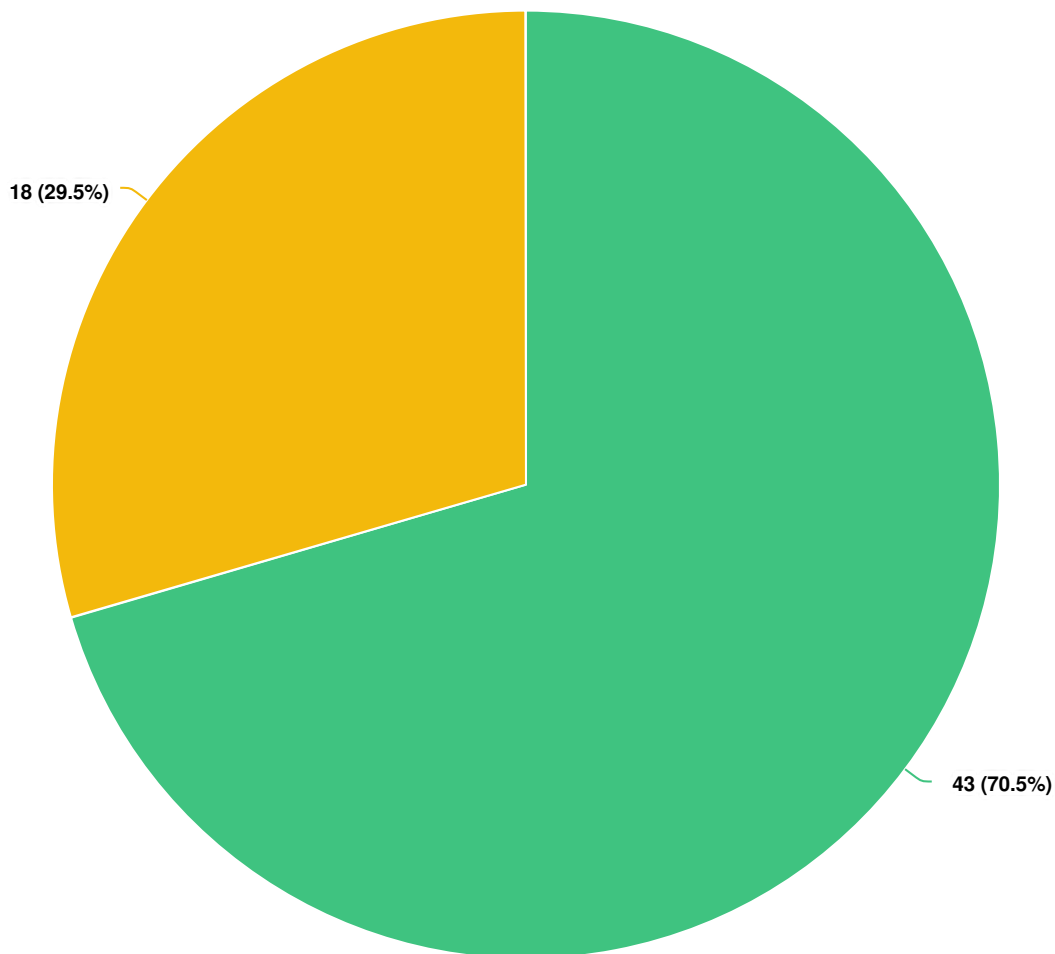


Question options

- Yes
- No

*Optional question (61 response(s), 4 skipped)
Question type: Radio Button Question*

Q3 | Should rural residential development occur mostly by consent (individual lots) or by plan of subdivision?

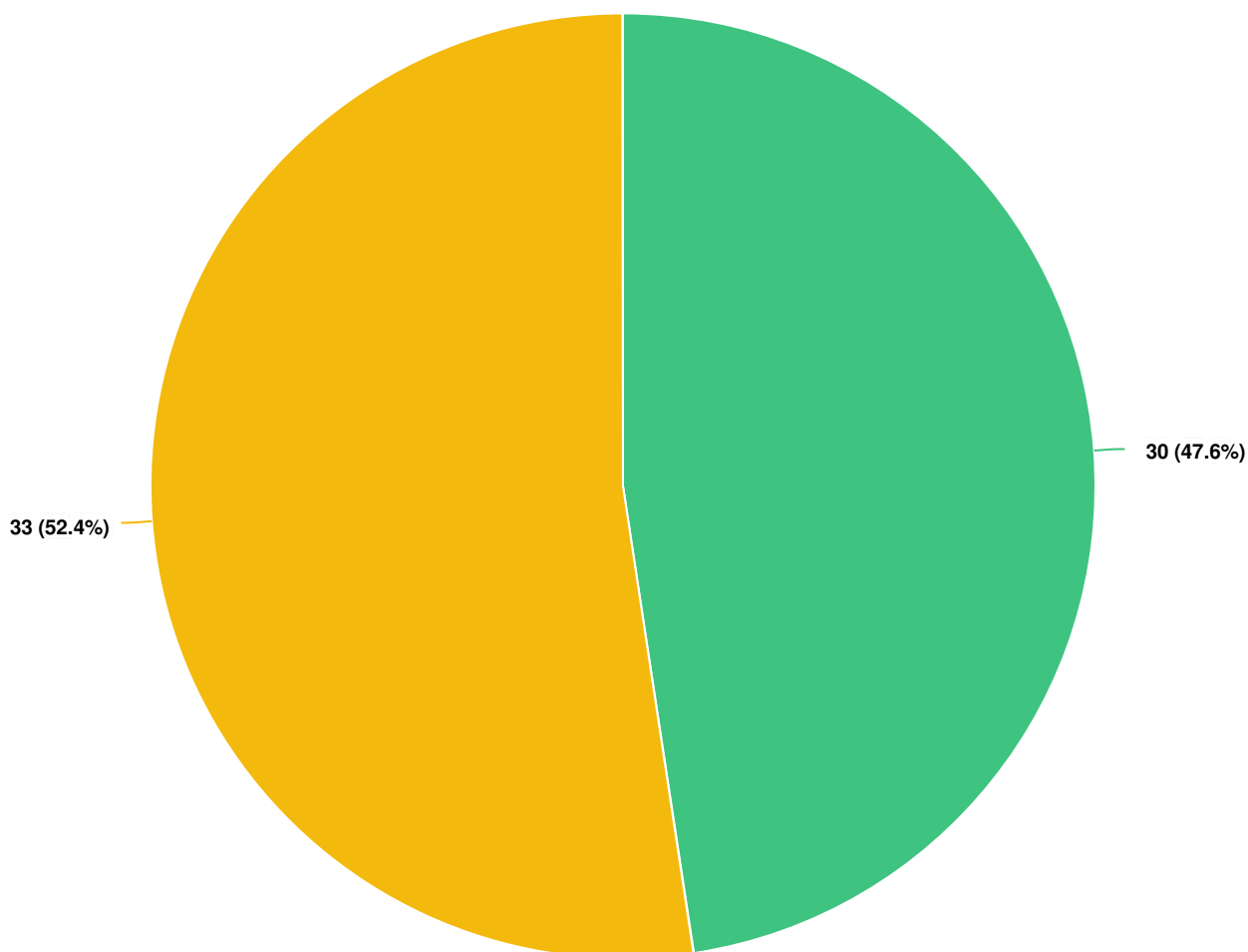


Question options

- Consents
- Subdivision

*Optional question (61 response(s), 4 skipped)
Question type: Radio Button Question*

Q4 Should each rural property be eligible to sever (divide into) more residential lots?

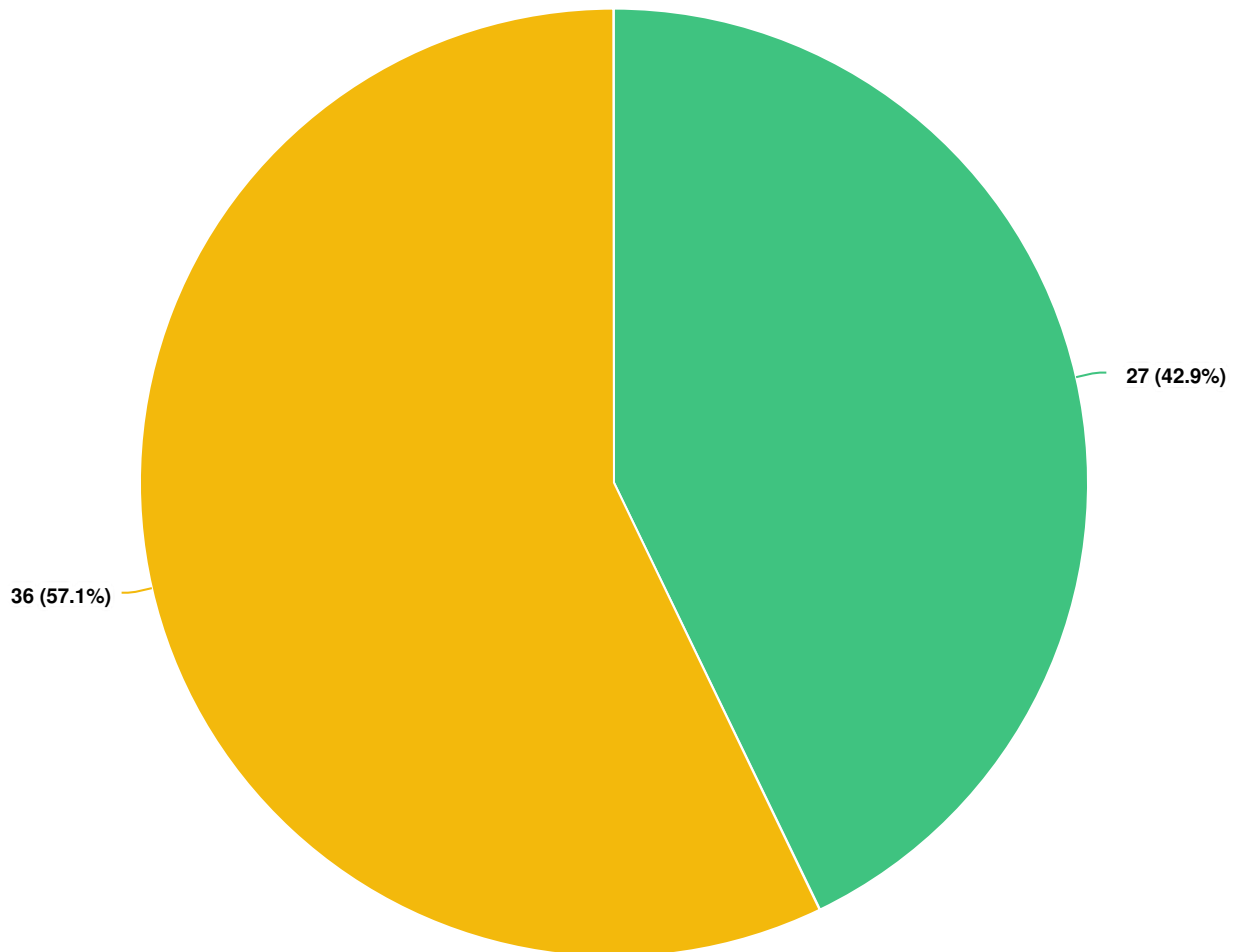


Question options

- Yes
- No

*Optional question (63 response(s), 2 skipped)
Question type: Radio Button Question*

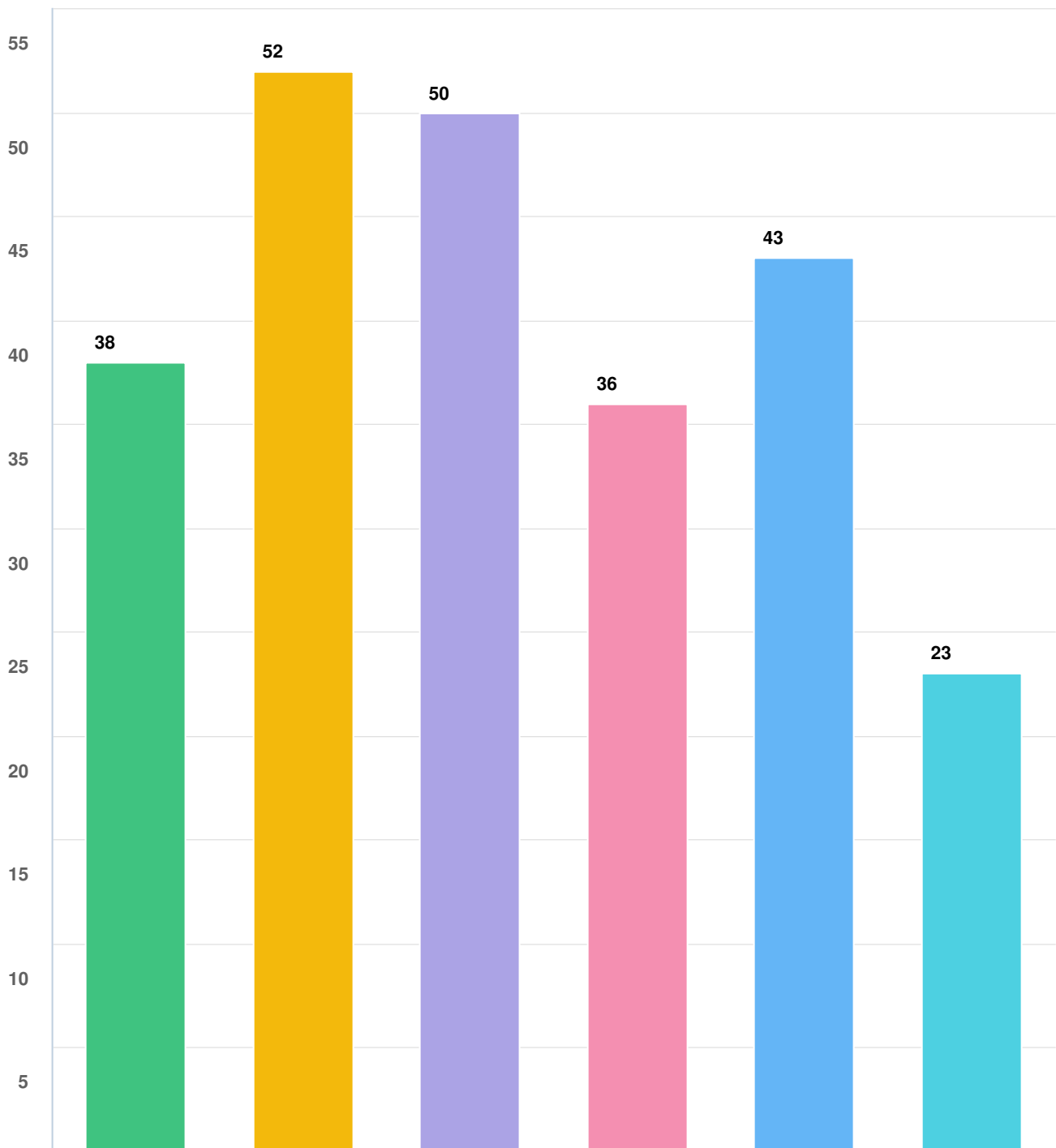
Q5 Since the year 2000, each rural property has been eligible to sever three (3) residential lots. Should each rural property be eligible to sever additional residential lots?



Question options

- Yes
- No

*Optional question (63 response(s), 2 skipped)
Question type: Radio Button Question*

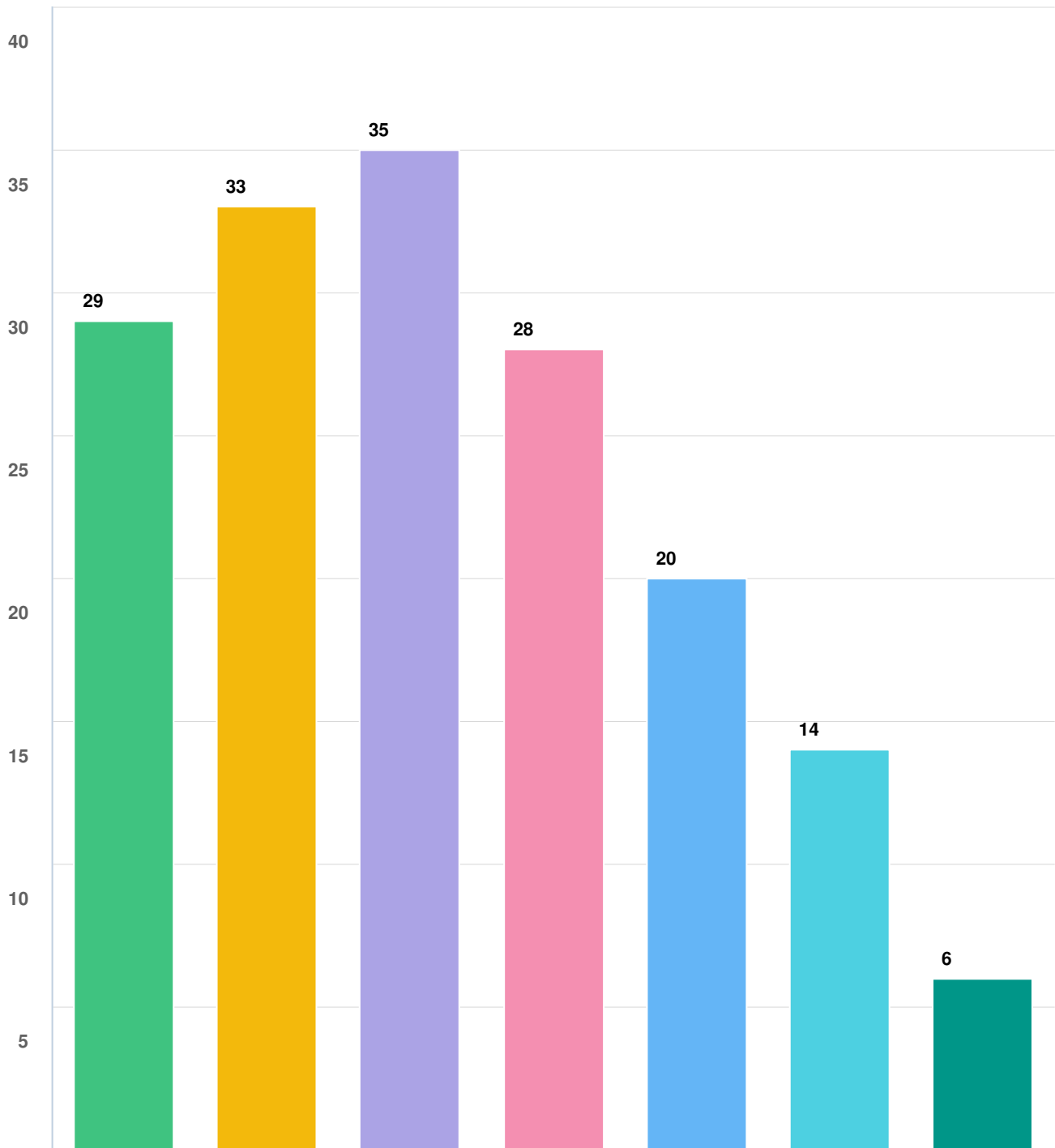
Q6 What features are needed in an age-friendly community? Select all that you feel apply.**Question options**

- Sidewalks
- Community facilities (e.g. library, arena, medical centre)
- Retail uses (e.g. grocery store, pharmacy)
- Accessible housing
- Housing for all ages
- On-demand transit

Optional question (62 response(s), 3 skipped)

Question type: Checkbox Question

Q7 In what ways can housing affordability be addressed in the Township? Select all that apply.

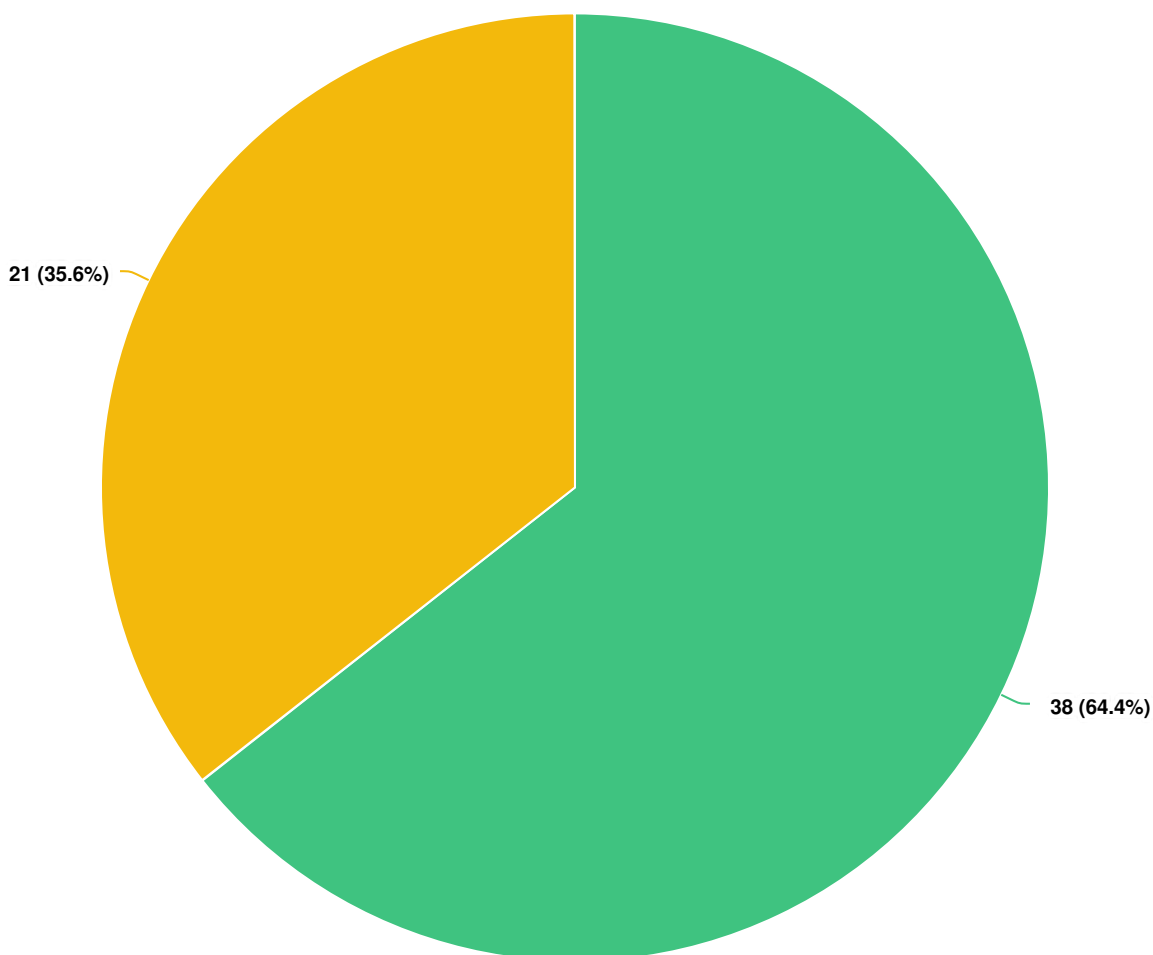


Question options

- Increase supply of rental housing
- Create variety of housing types
- Build seniors housing
- Tiny homes
- New developments have a percentage of affordable units
- Develop subsidized housing
- Other (please specify)

Optional question (61 response(s), 4 skipped)
Question type: Checkbox Question

Q8 Does the Township need more rental housing?

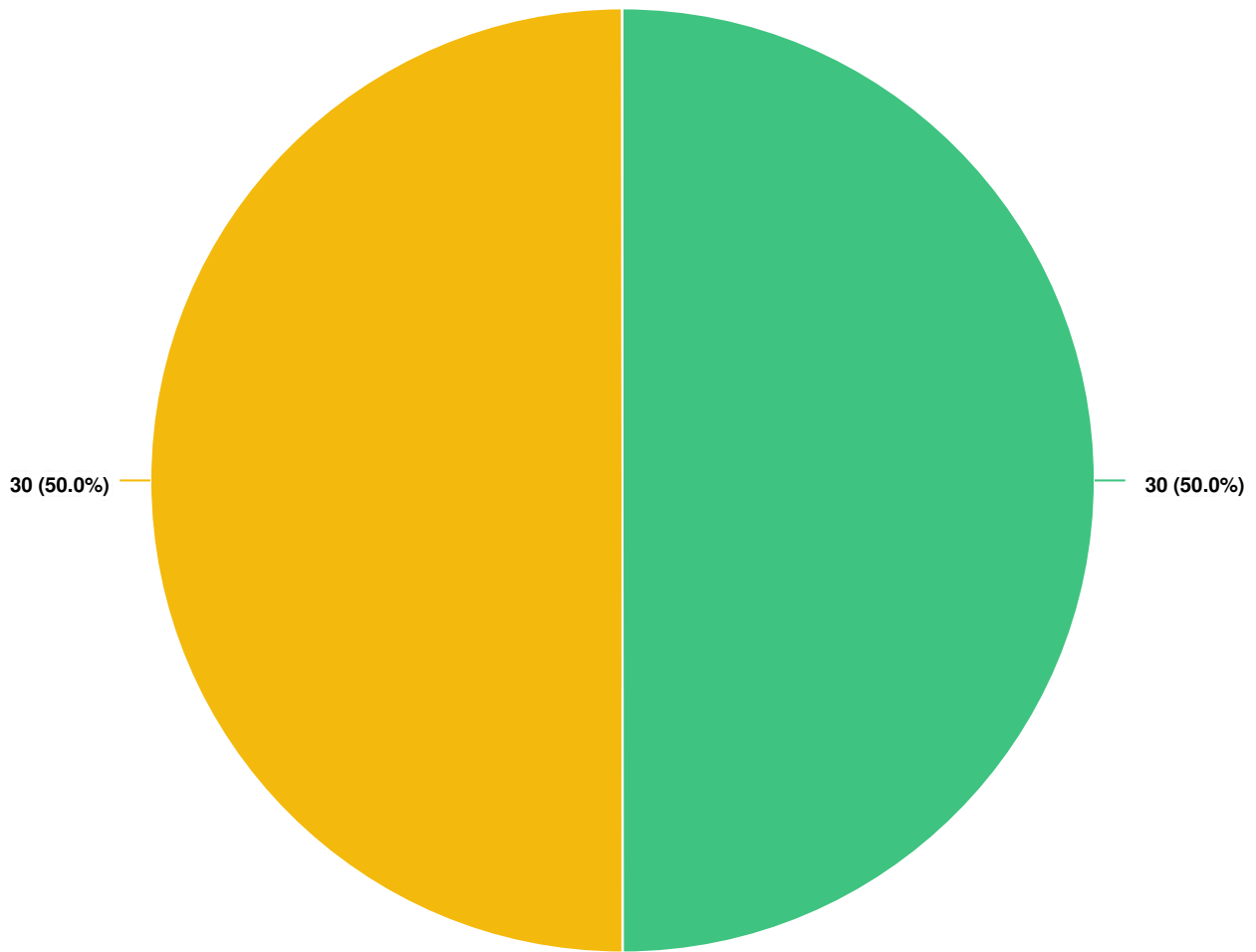


Question options

- Yes
- No

*Optional question (59 response(s), 6 skipped)
Question type: Radio Button Question*

Q9 Should second residential units be permitted in waterfront areas?

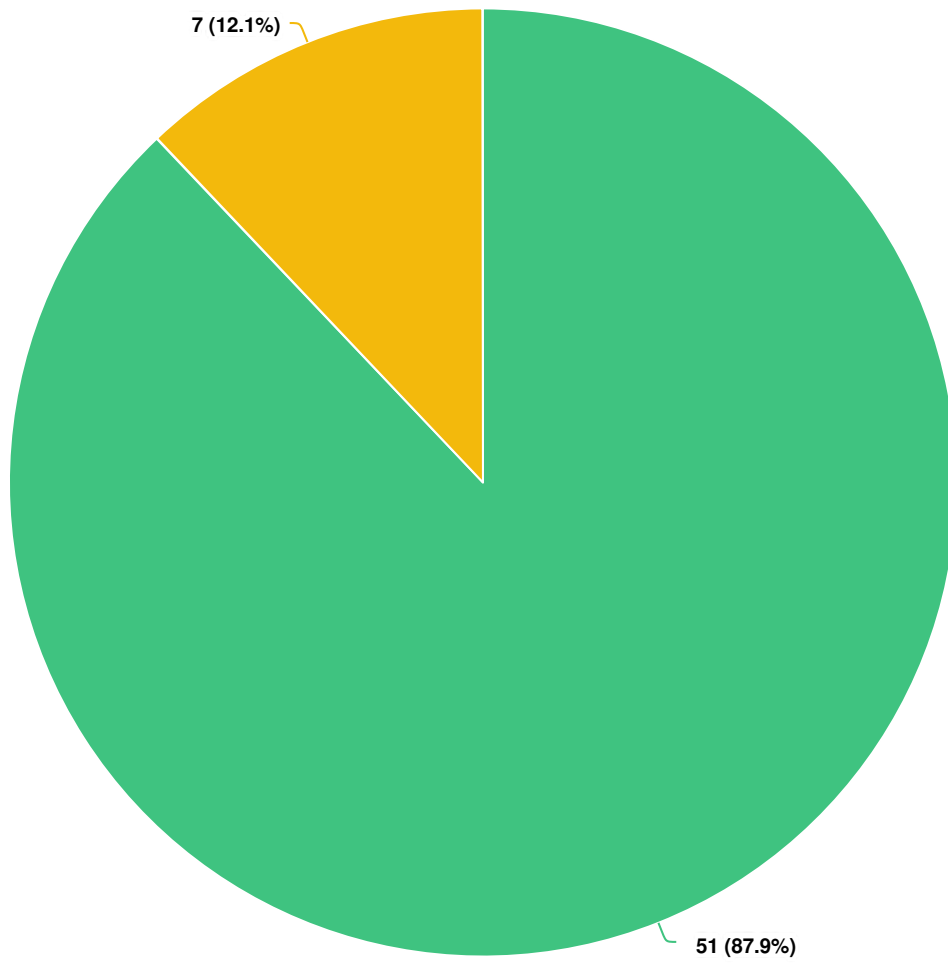


Question options

- Yes
- No

Optional question (60 response(s), 5 skipped)
Question type: Radio Button Question

Q10 | Should second residential units be permitted in settlement areas and rural areas?



Question options

- Yes
- No

*Optional question (58 response(s), 7 skipped)
Question type: Radio Button Question*

Q11 | How can the Township encourage a wider variety of housing types?

Screen Name Redacted

8/21/2021 10:54 AM

I think allowing second residential units are a great idea where there is enough water and septic space availability

Screen Name Redacted

8/22/2021 09:24 PM

Permitting second residential units in the zoning; identifying areas within settlement areas for higher density; encouraging mixed use buildings with retail at grade and residential units above.

Screen Name Redacted

8/24/2021 08:10 AM

Tiny homes are not the answer, they are a trend that is not supported by CMHC. The current property owners who have invested in this area need to be protected from short term rentals especially on private lanes. What is the identity of SF? Retirement area, bedroom community for Kingston, location for tourism. Who do you want to attract? Jobs along with a transit system are essential to grow communities.

Screen Name Redacted

8/25/2021 10:46 AM

By having different amenities to support different age groups. I.e, parks, rec facilities, pharmaceuticals etc.

Screen Name Redacted

8/25/2021 11:15 AM

Allow people to severe properties more often. Every 20 years is a long time to wait to severe property.

Screen Name Redacted

8/25/2021 02:55 PM

The township must consider the enormous vulnerability of the environment in South Frontenac, given the fractured bedrock, the vulnerable aquifers, and the large number of lakes and water bodies. Additional building and lots on the lakes cannot be allowed, and the transformation of seasonal cottages in to permanent residences should not be allowed, unless there is a ten acre lot, and significant set back from the water, and waterways. Our lakes are slowly dying, and many are becoming 'unlivable' with cyanotoxins, and other contaminants.

Screen Name Redacted

8/26/2021 07:15 AM

Make it easier for different types of housing to be built on the current zone of the property. Multi residential for example. More municipal services in villages.

Screen Name Redacted

Allow a full range of housing.

Official Plan Open House Poll Questions : Survey Report for 12 January 2021 to 25 October 2021

8/26/2021 05:18 PM

Screen Name Redacted

Education Have people on your board that are forward thinking

8/27/2021 05:41 AM

Screen Name Redacted

Streamline the process of approvals; be open to innovative solutions;

8/30/2021 07:30 AM

Screen Name Redacted

Not certain as Sydenham is a bedroom community. Transportation to Kingston is needed.

8/30/2021 11:48 AM

Screen Name Redacted

Firstly, I found some of the questions above somewhat restricted. There should be the option of "unsure" or "other" with room for a comment. For example, I do not know if the Township needs more rental units, so I did not reply to that question. I don't know what is meant by "second residential units"; another house on the same piece of property? What size property? I cannot answer Question 11, as it is too broad. Offer subsidies? Incentivize developers? (that's not fair or ethical, unless property owners receive the same incentive). Do we need a wider variety of housing types? What variety types are lacking?

8/31/2021 08:53 AM

Screen Name Redacted

Not sure what the sense is! Inequality has become visually apparent in this township. For those with the money nothing is denied. (Ie, building on undersized sp. waterfront.) Follow the regulations for all. Do something to regulate the airbnb craziness that has had a major impact on housing availability & affordability

8/31/2021 09:31 AM

Screen Name Redacted

Raise tax base on higher valued properties to pay for public housing owned by municipality Regulate house flipping.

8/31/2021 11:25 AM

Screen Name Redacted

More development options

8/31/2021 12:49 PM

Screen Name Redacted

Provide incentives

8/31/2021 07:15 PM

Screen Name Redacted

Allow the construction of new rental units

8/31/2021 07:30 PM

Official Plan Open House Poll Questions : Survey Report for **12 January 2021** to **25 October 2021**

Screen Name Redacted

8/31/2021 09:51 PM

Work with developers

Screen Name Redacted

9/02/2021 11:56 AM

Certainly an evaluation of approaches to servicing that can increase density in settlement areas. Removal of barriers to diverse approaches to housing may also be helpful - minimum sizes (building code covers this anyway) etc. Transportation may also be a factor - with many residents working in Kingston, if there are transportation links established (on demand transit or some other link) perhaps housing may be incentivized. Finally, and this is definitely an outside the box thought - but the township should use its significant reserves to acquire land not just for employment purposes but for housing purposes, and then prepare the land (zoning, servicing if available) for development. Land value is increasing quickly but at the moment remains significantly lower than in Kingston or other surrounding areas. It is likely that this land will increase in value, and also be sold at market rates in the future if adequately prepared to be development ready. This would also help the township direct certain forms of development in areas best fit to the needs of the community.

Screen Name Redacted

9/03/2021 10:31 AM

Allow tiny homes or allow a homeowner to construct another dwelling on the property for a family member

Screen Name Redacted

9/05/2021 11:37 AM

By buying land now near settlements, building infrastructure for future sale. Conditions on the sale can regulate people of home, which buyers to select (e.g. residents of South Frontenac to get first choice.

Screen Name Redacted

9/07/2021 10:02 AM

Seriously think about municipal servicing in settlement areas in order to allow larger types of developments (row housing, apartments, etc.). Allowing larger developments without considering municipal servicing is irresponsible and unsustainable.

Screen Name Redacted

9/07/2021 10:42 AM

Good evidence of needs. Encouragement for less familiar options if they meet those needs (e.g. Tiny Homes).

Screen Name Redacted

9/07/2021 02:29 PM

The Township could allow waterfront properties to incorporate 2nd dwellings.

Official Plan Open House Poll Questions : Survey Report for 12 January 2021 to 25 October 2021

Screen Name Redacted 9/13/2021 12:11 PM	Regulate size and type of dwellings based on occupancy and demand.
Screen Name Redacted 9/13/2021 12:50 PM	By staying out of the way and letting the market decide what housing type is appropriate
Screen Name Redacted 9/13/2021 01:00 PM	Adopt a sustainable housing model that focusses on house that reduce energy usage, but allow more varieties of housing like tiny homes and multi unit residential development
Screen Name Redacted 9/15/2021 12:25 PM	Infrastructure. Municipal water/sewer/gas
Screen Name Redacted 9/15/2021 01:04 PM	With reference to above mentioned '2nd residential units' it is unclear what you mean (property had one unit wants to sever and build a 2nd?). #11. Incentives to build more modest accommodations.
Screen Name Redacted 9/20/2021 01:00 PM	Encourage unique areas of development that traditional developers would over look. We are
Screen Name Redacted 9/21/2021 07:03 AM	There are many successful models of subdivision development that integrate single family, targeted housing (low-income, seniors etc.), and higher density housing such as apartments, townhouses and duplexes into a single plan of subdivision. Lots created by consent/severing rural lots rarely produce this kind of varied, yet integrated, community model. Concentrating new development under subdivision planning guidelines, rather than permitting and even encouraging piecemeal development through rural lot severances, will allow for better bylaw compliance, concentration of development in already existing settlement areas, and better support for community facilities and services.
Screen Name Redacted 9/21/2021 02:33 PM	reduce government red tape
Screen Name Redacted 9/24/2021 06:46 PM	Make the permit process easier.

Screen Name Redacted

9/25/2021 07:48 PM

Through zoning for higher density housing (e.g.: townhomes, multiplexes) in settlement areas.

Screen Name Redacted

9/26/2021 03:30 PM

Provide incentives like limited term tax abatements and fee reductions to those who develop/modify properties that are SFT targeted housing like auxiliary units, affordable housing, apartment buildings, senior housing, and other affordable rental units.

Optional question (35 response(s), 30 skipped)

Question type: Essay Question

Q12 | Where should higher-density housing be located, and how can it be integrated into existing communities?

Screen Name Redacted

8/22/2021 09:24 PM

It should be located in areas where there are existing municipal infrastructure (water, sanitary), in proximity to amenities (retail and services, parks), with careful consideration for impact on adjacent properties.

Screen Name Redacted

8/24/2021 06:03 AM

In or within existing towns boundaries. Allow simplify process for tiny homes and granny suites/homes

Screen Name Redacted

8/24/2021 08:10 AM

Repurpose or use available vacant lots in the hamlets and villages as areas to develop new housing that does not encroach on our forests and lakes that are under immense stress with current development practices, ie cutting down large swaths of forests to build private lanes and housing.

Screen Name Redacted

8/25/2021 02:55 PM

You need to avoid suburbia in SF. Build communities within communities. Neighbourhoods with walkable amenities, a 'main street', where basic needs are within walking distance, and away from water ways, marshlands, wetlands and lakes. Do not allow building on prime farm land.

Screen Name Redacted

8/26/2021 07:15 AM

It should be located in or near villages. Expanding village boundaries will help to ensure enough developable land. Municipal services such as water, sewer, new roads to open land locked parcels for development, sidewalks to connect the housing and development to current development are also required.

Screen Name Redacted

8/26/2021 05:18 PM

I existing communities but you need municiple water and sewer services, sidewalks, libraries etc.

Screen Name Redacted

8/27/2021 05:41 AM

Does it matter where it's located at this point? Finding the right location could take years and lots of money trying to decide. Make a quick decision Buy property Buy modular homes Get people inside them The worry about transportation and what not shouldn't be the focus it should be "how can we get people in dwellings as fast as possible".

Screen Name Redacted

8/30/2021 11:48 AM

Within the village of Sydenham.

Screen Name Redacted

8/31/2021 07:57 AM

Large waterfront lots left after severances shut down in 2000 should be allowed to sever by consent if the resulting lot fits the exceptionally conservative dimension parameters of the current official plan. People do not want to be crammed into tiny hamlets cheek by jowl. Why would the municipality want the extra strain on the infrastructure costs? People want, and have the financial means, to build on one of the many many waterfront property opportunities presented by allowing more waterfront severances. South Frontenac is blessed to have such a quantity of this resource, unlike many other municipalities. We should be responsibly developing this resource. If the property taxes I pay currently to South Frontenac are an example, the tax benefits to the municipality would be very rich indeed. Let us responsibly share our beautiful lakes with others!

Screen Name Redacted

8/31/2021 08:53 AM

There should be NO higher density housing, depending on the meaning of the term. Duplexes, small apartment buildings, yes, but anything that does not fit into the present genre of life in our communities, no. Water, sewer, traffic and services have to be able to support higher density populations. Slow organic growth has always served us best.

Screen Name Redacted

8/31/2021 09:31 AM

Close to Hamlets to lessen the transportation burden, as well ease access to local amenities

Screen Name Redacted

8/31/2021 11:25 AM

In areas with food, pharmacy, recreation, schools, libraries already present.

Screen Name Redacted

8/31/2021 12:49 PM

In hamlets and villages

Screen Name Redacted

8/31/2021 04:58 PM

Allow property owners the opportunity to sever lands in both rural and near village settings and expand current infrastructure

Screen Name Redacted

8/31/2021 07:15 PM

In existing hamlets

Screen Name Redacted

8/31/2021 07:30 PM

It should be located where ever someone wants to buy a piece of property and build. Why try and control where people want to purchase land and build.

Screen Name Redacted

8/31/2021 09:51 PM

I do not think that we should have higher density housing.

Screen Name Redacted

9/01/2021 03:49 PM

in the small towns

Screen Name Redacted

9/01/2021 05:49 PM

villages

Screen Name Redacted

9/02/2021 11:56 AM

Higher density housing should be promoted in all greenfield developments. Incentives through CIPs and other programs should be considered for converting vacant space into housing (or where appropriate commercial space) in settlement areas.

Screen Name Redacted

9/05/2021 07:43 AM

In existing communities. Build more facilities to support urban living

Screen Name Redacted

9/05/2021 11:37 AM

Near larger communities that have already facilities and infrastructure to accommodate this. Sydenham

Screen Name Redacted

9/06/2021 07:18 AM

On secondary streets within settlement communities

Screen Name Redacted

9/07/2021 10:02 AM

It needs to be added into settlement areas only, with consideration of adequate municipal servicing. Currently, Sydenham is the only

area with ANY level of servicing. Our geography (rock and clay soils) will soon become overwhelmed with septic systems the way that rural SFD "sprawl" has been allowed and we'll see blue baby syndrome before too long which will leave us vulnerable and with no choice but to install sewers and water in areas.

Screen Name Redacted

9/07/2021 10:42 AM

Around existing villages where there are already services. Careful impact assesments and appropriate improvements to infrastructure. Ensuring outdoor spaces where people can meet.

Screen Name Redacted

9/13/2021 12:11 PM

In existing communities. Additional services should be added to affected towns.

Screen Name Redacted

9/13/2021 12:50 PM

It should be located where the market determines it to be appropriate

Screen Name Redacted

9/13/2021 01:00 PM

Higher density housing should be located in village centers ideally where retails and other services are available

Screen Name Redacted

9/13/2021 08:28 PM

Expand neighborhoods along highway 38 and lower speed limit for more areas of it (Harrowsmith, Hartington, Verona)

Screen Name Redacted

9/15/2021 12:25 PM

The need for infrastructure is long overdue. This will support growth.

Screen Name Redacted

9/15/2021 01:04 PM

In the core of the villages for easier access to grocery stores etc.

Screen Name Redacted

9/19/2021 09:17 AM

PLEASE PLEASE PLEASE do not allow the removal of trees or destruction of forests for any new homes. Our future depends on the health of our water systems and our forests in part. When a forest is built on, it is gone forever. Please please please do not allow forests to be damaged any more than has already occurred. They are vital.

Screen Name Redacted

9/20/2021 01:00 PM

In villages existing foot print.

Official Plan Open House Poll Questions : Survey Report for 12 January 2021 to 25 October 2021

Screen Name Redacted

9/21/2021 07:03 AM

See above - concentrating new development under plans of subdivision in established settlement areas rather than defaulting to piecemeal development using severance of rural properties is the best way to ensure higher-density and targeted housing will be built, and that this housing will be integrated into existing communities.

Screen Name Redacted

9/21/2021 02:33 PM

urban areas. Install water and sewer

Screen Name Redacted

9/24/2021 06:46 PM

The joy of South Frontenac township is the rural community feel. Please be cautious of creating too much high density housing in one area. Ensure the infrastructure is available before slowing high density.

Screen Name Redacted

9/25/2021 07:48 PM

In rural areas, allowing secondary units would cater to those who seek to escape into the country. For higher density housing in settlement areas, zoning laws need to be ammended to allow for the construction of multi-unit dwellings.

Screen Name Redacted

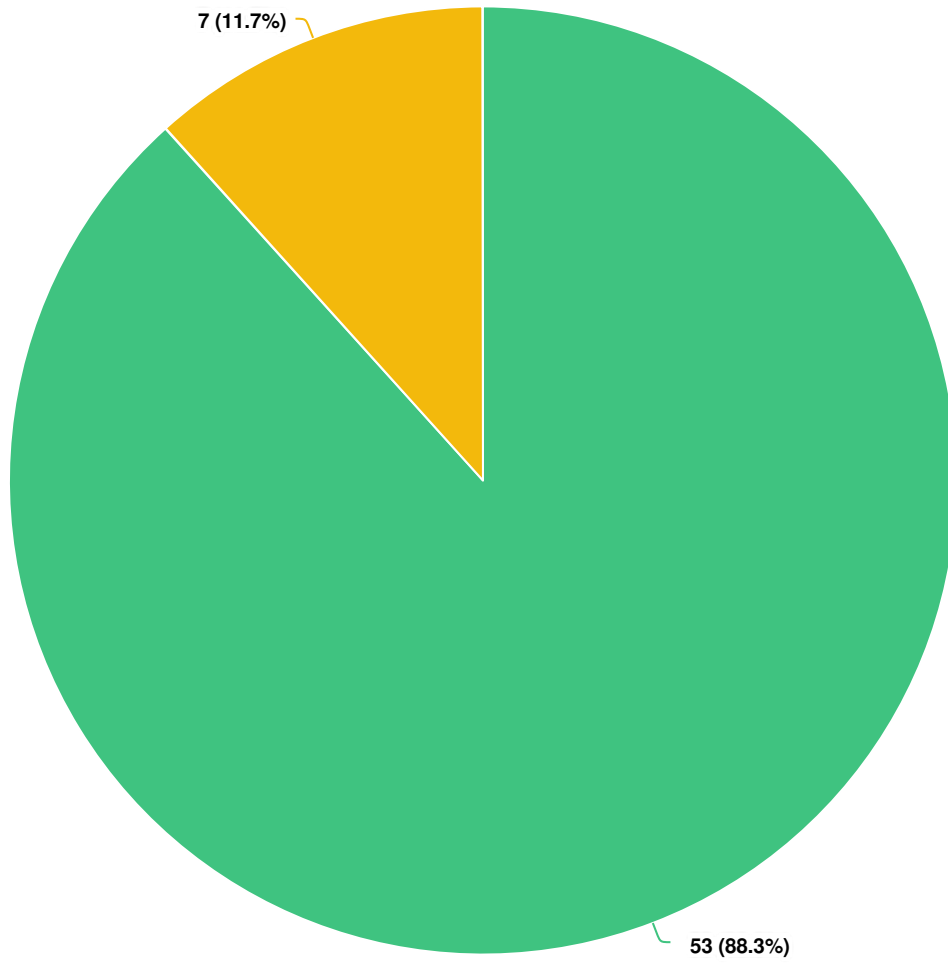
9/26/2021 03:30 PM

In settlement areas. Also provide incentives like those listed in response to #11 for those who modify, add to or build new affordable, senior or other affordable properties

Optional question (38 response(s), 27 skipped)

Question type: Essay Question

Q13 Should retail development be focused in settlement areas?

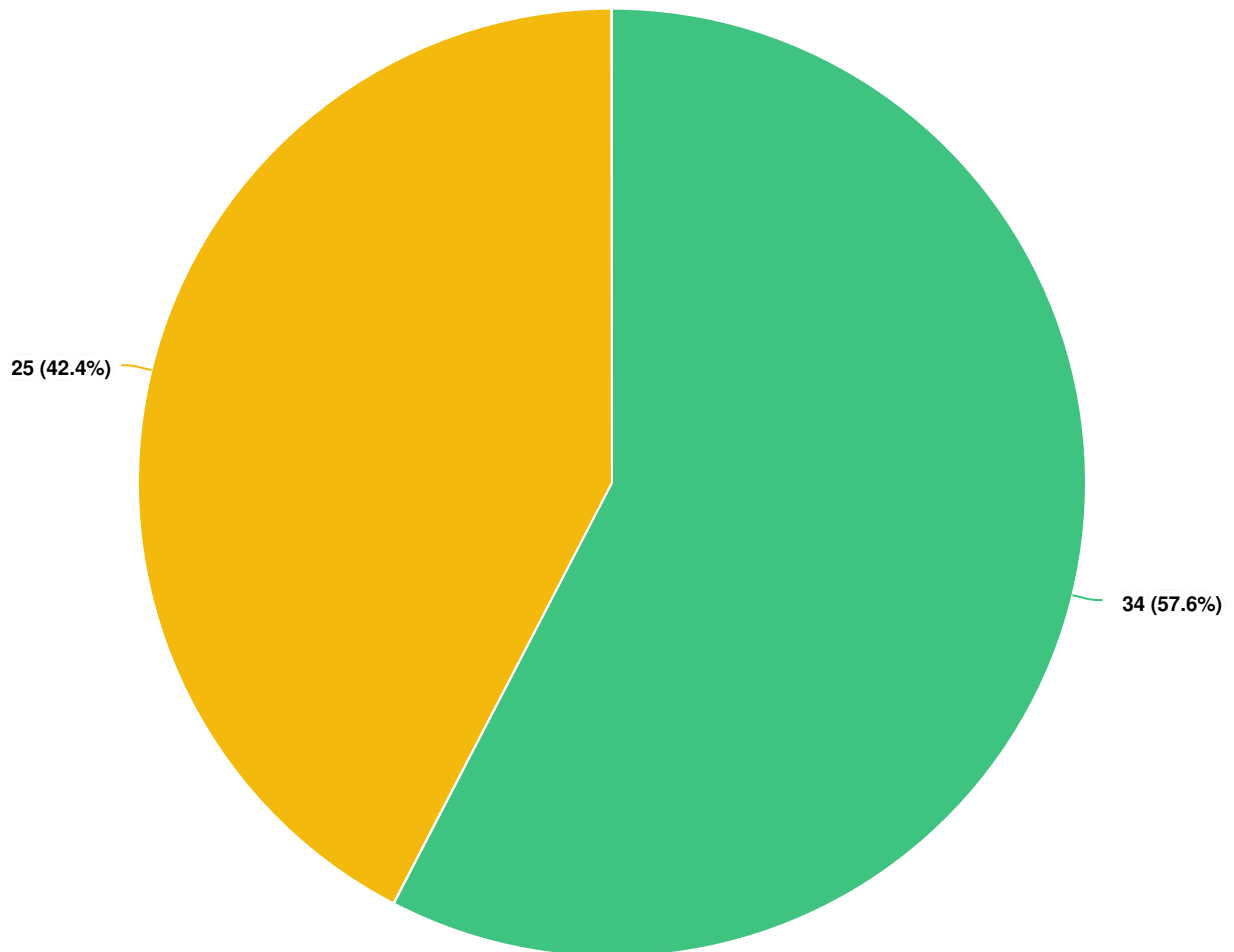


Question options

- Yes
- No

*Optional question (60 response(s), 5 skipped)
Question type: Radio Button Question*

Q14 | Should larger businesses (industrial and commercial) be directed to locate in settlement areas?

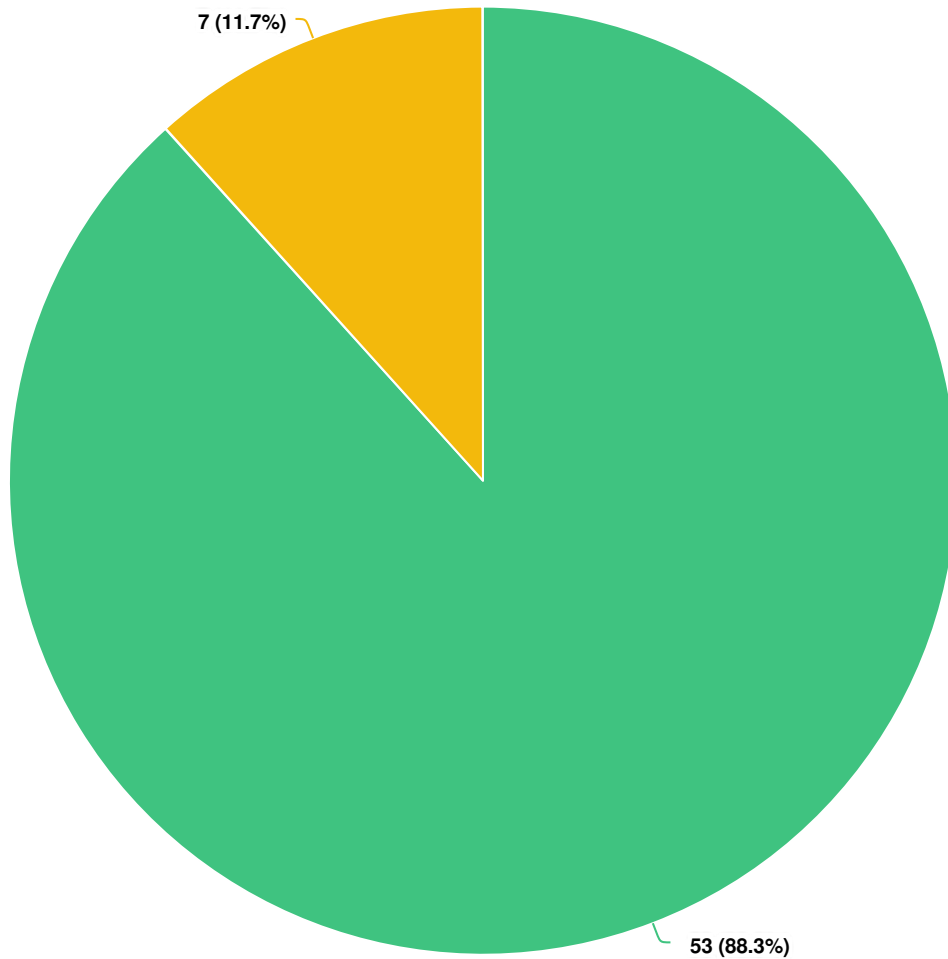


Question options

- Yes
- No

*Optional question (59 response(s), 6 skipped)
Question type: Radio Button Question*

Q15 | Would you like to see the Township establish an area where light industrial uses can be clustered?

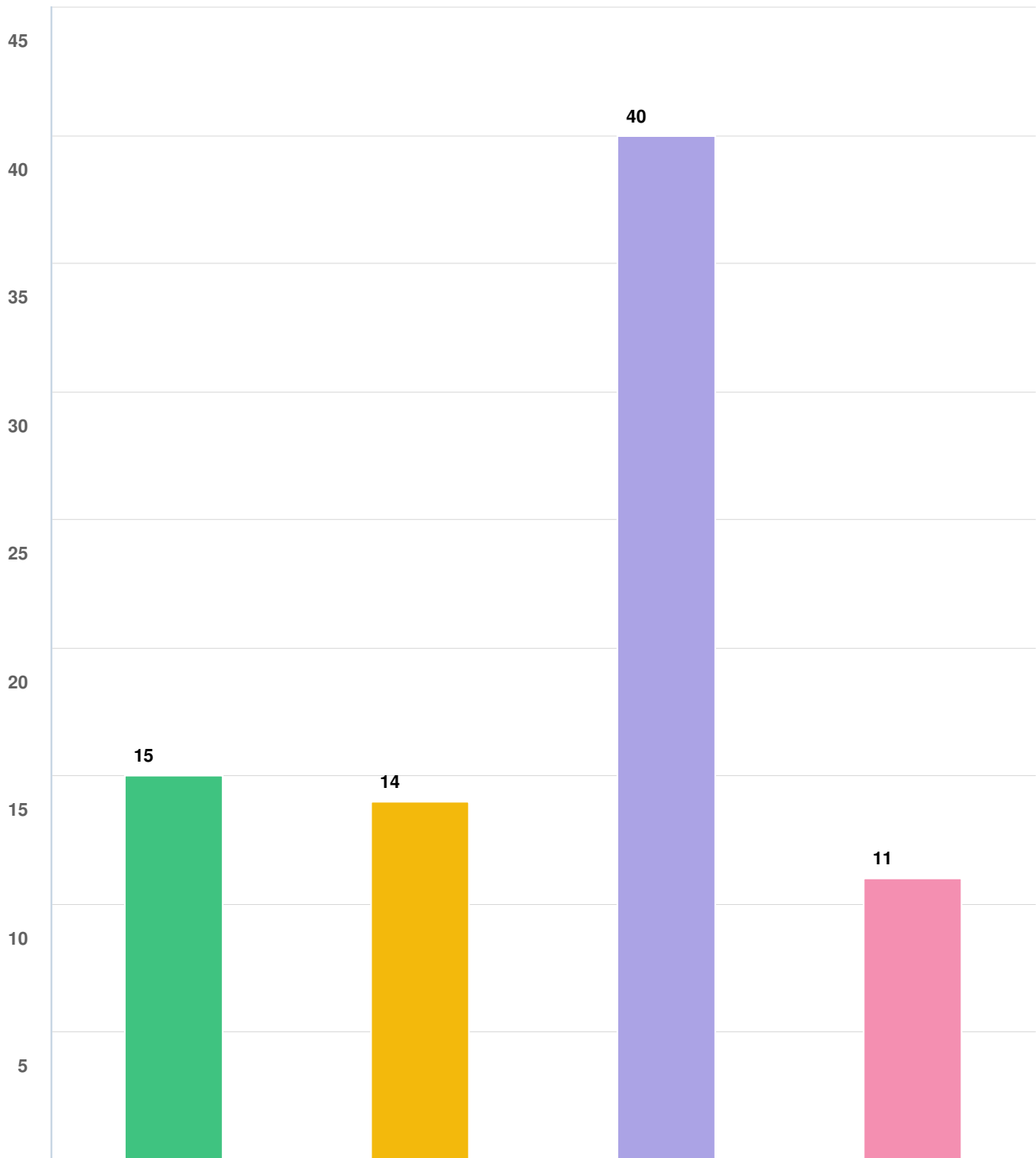


Question options

- Yes
- No

*Optional question (60 response(s), 5 skipped)
Question type: Radio Button Question*

Q16 | Where should cannabis production and processing operations be directed in the Township? Select all that apply.

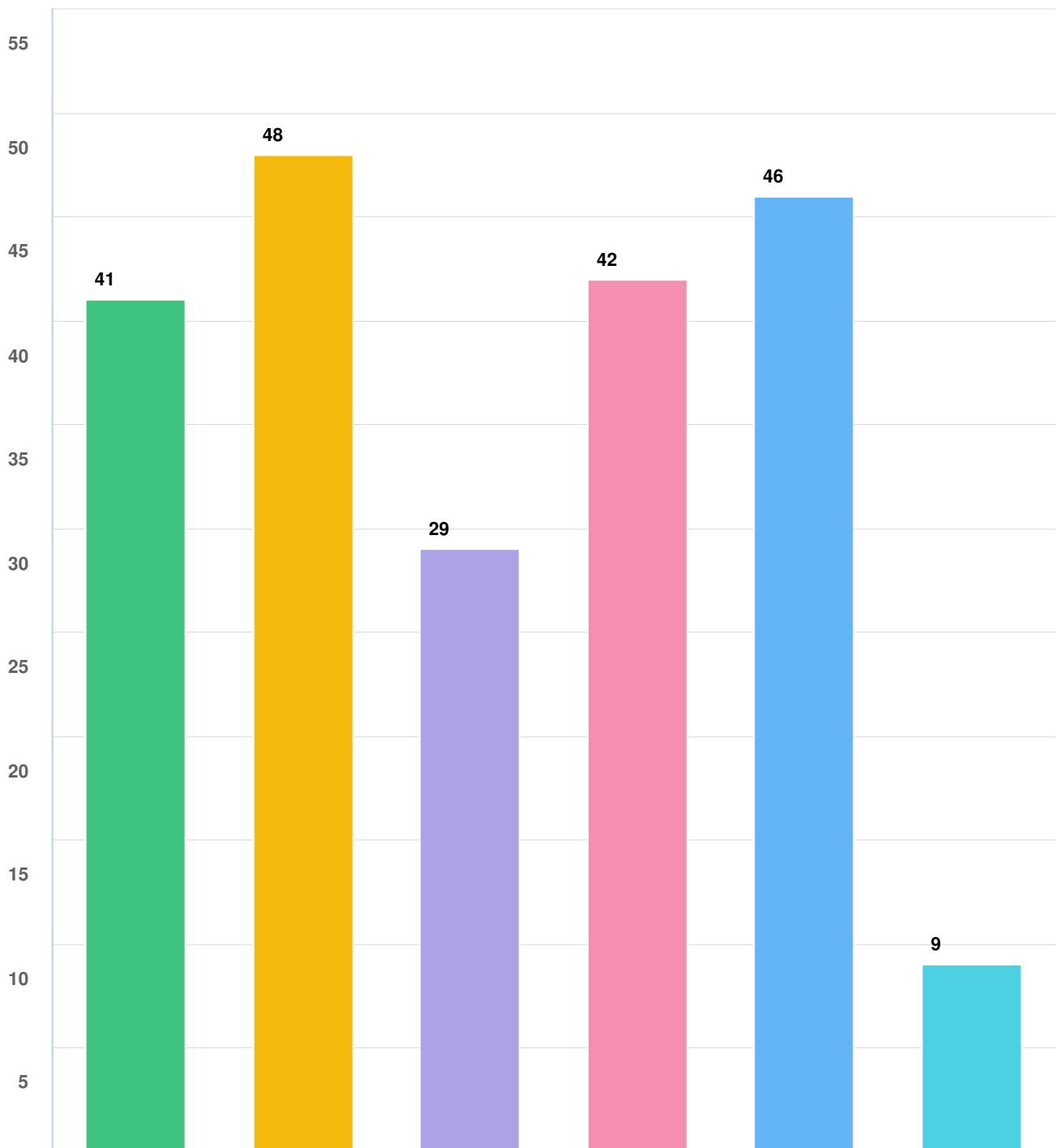


Question options

- Rural areas
- Prime agricultural areas
- Industrial areas
- Other (please specify)

Optional question (62 response(s), 3 skipped)
Question type: Checkbox Question

Q17 What factors do you think are important to regulate when cannabis production and processing operations are located in the Township? Select all that apply.



Question options

- Separation distance from residential uses
- Separation distance from schools, parks and community facilities (e.g. churches)
- Noise
- Water uses
- Odour
- Other (please specify)

Optional question (62 response(s), 3 skipped)
Question type: Checkbox Question

Q18 | What infrastructure (water, sewage, roads, high speed internet, etc.) and services are needed to support a diverse economy?

Screen Name Redacted 8/20/2021 08:40 AM	Reliable internet!
Screen Name Redacted 8/21/2021 10:54 AM	high speed internet natural gas, and water
Screen Name Redacted 8/22/2021 09:24 PM	More provider options and better coverage for high speed internet.
Screen Name Redacted 8/24/2021 06:03 AM	Decent roads with safe biking and inexpensive internet
Screen Name Redacted 8/24/2021 08:10 AM	Hwy 38 should be under provincial responsibility, reliable, affordable Internet, mandatory inspections of septic systems, a support system for private lanes.
Screen Name Redacted 8/25/2021 10:46 AM	High speed internet
Screen Name Redacted 8/25/2021 11:15 AM	High Speed internet
Screen Name Redacted 8/25/2021 02:55 PM	we have all of the above, but you need to be better at controlling the speed on the roads and the type of traffic on the roads (e.g. large transports going along country roads...too much load.
Screen Name Redacted 8/26/2021 07:15 AM	Water, sewage, new and well maintained existing roads, bike lanes and paths, multi use facilities for all ages, support for commercial businesses, industrial business and options for housing within reason without having to change the zoning are important.
Screen Name Redacted 8/27/2021 05:41 AM	Internet
Screen Name Redacted	HIGH SPEED INTERNET! All of the above. Adequate roadways to

Official Plan Open House Poll Questions : Survey Report for 12 January 2021 to 25 October 2021

8/30/2021 07:30 AM

support trucks, shipping and overall increased traffic; increase availability of medical services;

Screen Name Redacted

High speed internet

8/30/2021 11:48 AM

Screen Name Redacted

All listed.

8/31/2021 07:46 AM

Screen Name Redacted

As you have indicated, infrastructure for a diverse economy must include: water, sewage, grocery, retail and pharmacy services, road access and appropriate traffic flow to avoid congestion, high speed internet.

8/31/2021 08:53 AM

Screen Name Redacted

Definitely hardwire internet ie high speed cable, safer more secure and reliable. Satellite internet is a poor bandaid at best, not reliable in most rural areas. Better road maintenance by our own roads dept. stop contracting away our jobs as you are sending our tax dollars out of our community. Invest local!!!'

8/31/2021 09:31 AM

Screen Name Redacted

Above plus good cell phone coverage, sidewalks, landscaping/municipal beautification, fire 911 police located in 15 mins maximum

8/31/2021 11:25 AM

Screen Name Redacted

High speed internet and better roads

8/31/2021 12:49 PM

Screen Name Redacted

All noted above

8/31/2021 04:58 PM

Screen Name Redacted

Water and sewage

8/31/2021 07:15 PM

Screen Name Redacted

I don't see our tax base being high enough in the foreseeable future to be able to create the proper infrastructure (water/sewer) to allow hamlet growth. We need to allow rural growth, increase the tax base, being more people to the community which will eventually allow larger infrastructure in existing Hamlets

8/31/2021 07:30 PM

Screen Name Redacted

RELIABLE high speed internet

Official Plan Open House Poll Questions : Survey Report for 12 January 2021 to 25 October 2021

8/31/2021 09:51 PM

Screen Name Redacted

High speed internet

9/01/2021 03:48 AM

Screen Name Redacted

I think some of our roads could be turned back to gravel on less travelled roads. Less costly and slows down traffic.

9/01/2021 05:49 PM

Screen Name Redacted

All of the above. Primarily - High Speed Internet. Consider policies that support innovative approaches from the private sector regarding water and sewage. Villages likely require a strategic approach to water/wastewater in order to maintain a density of commercial uses.

9/02/2021 11:56 AM

Screen Name Redacted

High speed internet.

9/02/2021 01:05 PM

Screen Name Redacted

High speed internet (currently unavailable to many rural properties)

9/03/2021 10:31 AM

Screen Name Redacted

High speed internet and sewage/water facilities

9/05/2021 07:43 AM

Screen Name Redacted

Improve internet service. Road access, land and water already available in Sydenham. Focus on this area to improve diverse economy.

9/05/2021 11:37 AM

Screen Name Redacted

high speed internet to all residents

9/06/2021 07:18 AM

Screen Name Redacted

WATER AND SEWER. You cannot safely have communities without considering the sanitation and public health requirements. South Frontenac has been irresponsibly allowing growth without servicing for too long and it is a matter of time before someone gets sick from contaminated water. Businesses also want reliable water and wastewater services, the groundwater in South Frontenac is unreliable and inconsistent and if a business needs water for processing they will look elsewhere to set up shop. The internet availability is also terrible here, but unfortunately I don't think it's a municipalities jurisdiction to provide as a service to residents or businesses.

9/07/2021 10:02 AM

Screen Name Redacted

9/07/2021 10:42 AM

High speed internet plus remote working hubs with additional business facilities, meeting space etc.Careful assessments re water needs/ sewage impacts (particularly re septic systems) Improved rural access to medical services, in particular GPs.

Screen Name Redacted

9/07/2021 02:29 PM

High speed internet would enable businesses to better serve residents and students to access more information faster.

Screen Name Redacted

9/13/2021 12:11 PM

All of the above.

Screen Name Redacted

9/13/2021 12:50 PM

Much of South Frontenac lacks proper high speed internet access. Xplornet is horrible and should never receive subsidies from any level of government.

Screen Name Redacted

9/13/2021 01:00 PM

high speed internet is a driving factor and should be top level as this is required for most businesses now. As well home uses for education and for entertainment require high speed internet now

Screen Name Redacted

9/13/2021 06:37 PM

Internet

Screen Name Redacted

9/13/2021 08:28 PM

High speed internet. I personally know of families who really struggled during the pandemic because their elementary school students do not have access to internet that could handle a Zoom call.

Screen Name Redacted

9/14/2021 06:07 AM

High speed internet that has increased accessibility

Screen Name Redacted

9/15/2021 11:04 AM

high speed internet is most critical

Screen Name Redacted

9/15/2021 12:25 PM

All of the above

Screen Name Redacted

9/15/2021 01:04 PM

Sewage, water and high speed internet.

Screen Name Redacted

9/15/2021 01:05 PM

High speed internet, utilities (natural gas), roads.

Screen Name Redacted

9/19/2021 09:17 AM

Reliable and affordable Internet.

Screen Name Redacted

9/19/2021 08:01 PM

All of the above

Screen Name Redacted

9/20/2021 01:00 PM

Internet

Screen Name Redacted

9/21/2021 07:03 AM

Encouraging, whenever possible, new development in existing settlement areas under subdivision plans can help to limit the need for new roads and other infrastructure (such as electrical service), lower the cost of providing services such as garbage pick-up and recycling, and other similar benefits. It can also limit the need to have individual residences using wells and septic fields, which are inherently less efficient than community water and septic services. High-speed internet and better cellphone coverage in South Frontenac should now be considered basic infrastructure - like roads and electrical service - and thus available to all who want access to these services.

Screen Name Redacted

9/21/2021 02:33 PM

high speed internet. good roads

Screen Name Redacted

9/24/2021 08:08 PM

high speed internet

Screen Name Redacted

9/25/2021 07:48 PM

I think it is important for customers and employees to be able to get to and from places of business so roads are important for that purpose. High speed internet is also very important in today's world as most businesses, in my opinion, have a lot to gain from ease of access to information via the internet.

Screen Name Redacted

9/26/2021 03:30 PM

#1 High Speed Internet. Subsidize Xplornet for their needed upgrades or other wise incentivize their needs. A possible low dollar value charge to tax bills might make it tolerable for SFT, Xplornet and taxpayers

Screen Name Redacted High speed internet
9/29/2021 11:46 AM

Optional question (51 response(s), 14 skipped)

Question type: Essay Question

Q19 | What additional policies, tools, and incentives should be introduced to support diversifying economic development across the Township?

Screen Name Redacted not sure
8/21/2021 10:54 AM

Screen Name Redacted Support for home based businesses.
8/22/2021 09:24 PM

Screen Name Redacted Promoting SF as safe, secure and equitable location. Ensuring that the property rights of landowners through sound policy and by laws, better transparency for building permits.
8/24/2021 08:10 AM

Screen Name Redacted I am not sure about this obsession with growth. if anything, capitalize on your natural assets. Kingston is a good example of how not to do things. They are one of Ontario's oldest cities, and stayed small for a long time, which should have allowed proper planning. Instead, they sold out to big developers, with high rises all along the waterfront, NO Lake access (in fact, you are lucky if you can even see it) sprawling, ugly suburban communities on prime farm land, all with cars (usually covering the streets rather than in their drives, all commuting (b/c no neighbourhood 'main street' and polluting like crazy. One small pathetic beach downtown, that cost millions to 'revamp' and it looks the same, and is still difficult to access.
8/25/2021 02:55 PM

Screen Name Redacted All of the above
8/26/2021 05:18 PM

Screen Name Redacted Where's the south Frontenac museum?
8/27/2021 05:41 AM

Screen Name Redacted Incentives and active recruitment for green industries (solar, wind, small farms); focus on employment without compromising the
8/30/2021 07:30 AM

environment or productive farmland.

Screen Name Redacted

8/30/2021 11:48 AM

The overall ambience of the village. Large, noisy, manufacturing would be detrimental. People live here to get away from city life.

Screen Name Redacted

8/31/2021 08:53 AM

Attracting and supporting new economic developments cannot come at the expense of existing businesses, large, medium or small. Too many times small towns woo big corporations only to be abandoned in the future, leaving the town with empty hotels and housing, and smaller, supporting businesses failing. I cannot actually suggest policies other than attempts to build in assurances for longevity, if possible. Another suggestion is to deny any truly Big Players. Walmart, Lowes, even Canadian Tire. We don't need them. We need to support our local businesses.

Screen Name Redacted

8/31/2021 11:25 AM

Green sourced energy incentives, proper waste management, incentives for hiring local

Screen Name Redacted

8/31/2021 07:15 PM

Grants

Screen Name Redacted

8/31/2021 09:51 PM

Continue to support independent farmers. Establish more local abattoirs.

Screen Name Redacted

9/02/2021 11:56 AM

CIP programs are highly effective and can be modified every 3 -5 years to adjust or course correct. They could be used to support rezoning efforts by private parties in areas identified for commercial/industrial uses. Consider policies requiring fibre connections to building when built or to enable fibre connectivity when available. Invest in long-term transformation for the emerging demographic (not who you have but who you want to have or who you will have) Don't build policies only for the existing aging population, who may have disposable income but may not engage in economic productivity.

Screen Name Redacted

9/02/2021 01:05 PM

Matching grants for start-ups.

Screen Name Redacted

9/05/2021 11:37 AM

Anything

Screen Name Redacted

9/07/2021 10:02 AM

Pre-servicing and pre-zoning employment areas with a variety of different lot sizes (eg. business parks)

Screen Name Redacted

9/07/2021 10:42 AM

Incentives for green initiatives, from house building/renovation to green cars and boats.

Screen Name Redacted

9/07/2021 02:29 PM

The cottage rental industry provides numerous benefits to the Township. Short term rentals rely heavily on the services of local handymen, cleaners, plumbers, electricians, builders, graders, farmers, student labour and more. The cottage industry also brings in tourists that support the local grocery store, restaurants, winery, gift shops, etc. Tools, policies and incentives that would enable the cottage rental industry to thrive and grow will yield positive outcomes for the Township.

Screen Name Redacted

9/13/2021 12:11 PM

Keep rural areas free of economic development.

Screen Name Redacted

9/13/2021 12:50 PM

Economic development is best encouraged through low taxation and less regulation -- Nobody has to locate their business here.

Screen Name Redacted

9/13/2021 06:37 PM

Observe, monitor and control development of existing waterfront campgrounds like Melody Lodge where waterfront is altered and septic systems are inadequate for the increase in the number of permanent campsites being added.

Screen Name Redacted

9/15/2021 12:25 PM

Infrastructure

Screen Name Redacted

9/15/2021 01:04 PM

Don't know.

Screen Name Redacted

9/19/2021 09:17 AM

Please prioritize climate protection and climate change concerns and view this protection as "development" rather than buildings as development.

Screen Name Redacted

9/21/2021 02:33 PM

reduce red tape for businesses to set up and grow

Screen Name Redacted

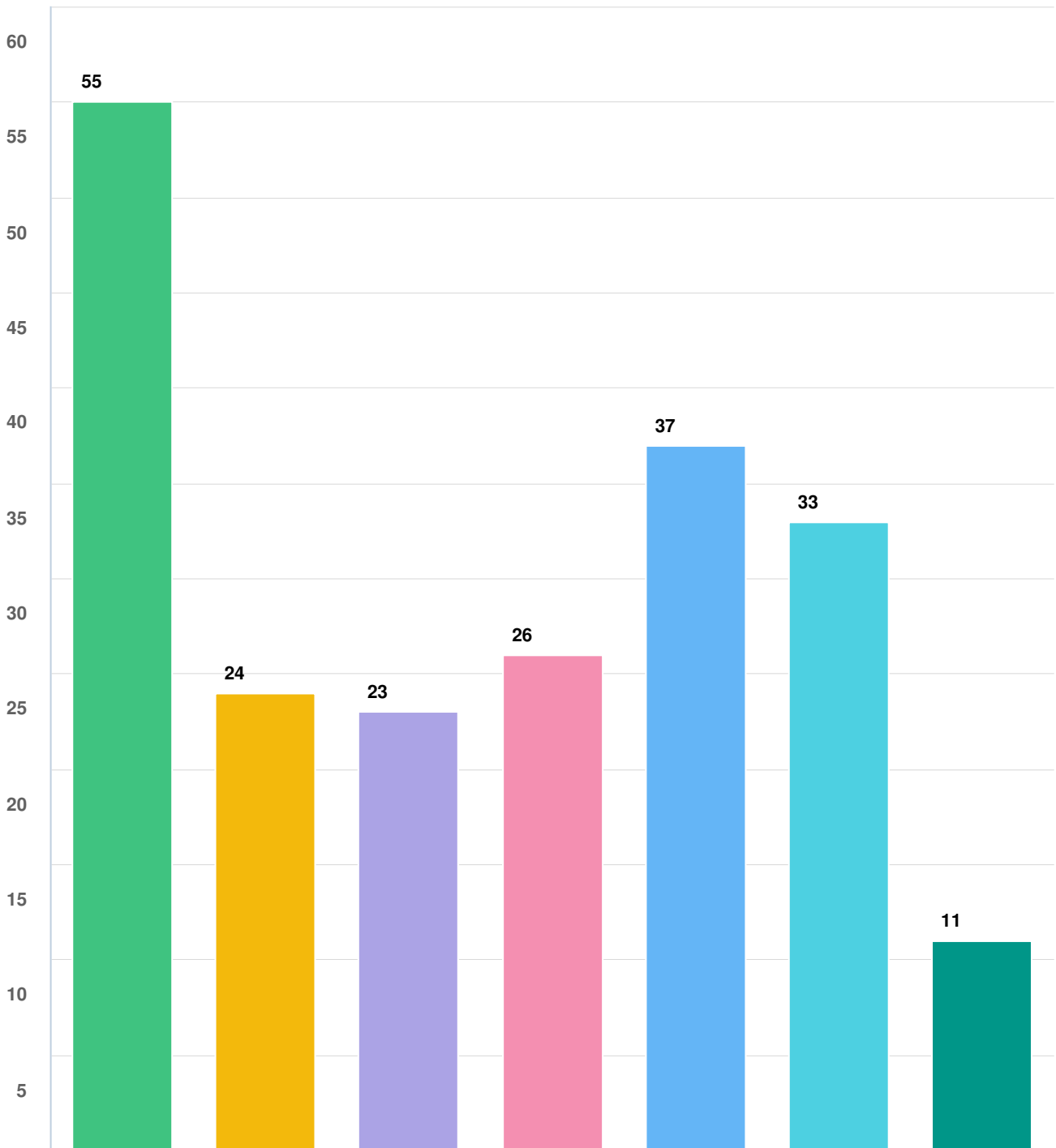
9/26/2021 03:30 PM

Consider supporting conservation easements for farms, developments in historical or environmentally sensitive areas that are high priority community value assets. If it's not already offered, offer potentially high employment commercial or industrial businesses a pro-rated initial property tax scheme. In New York State, a scheme called a "485B" offers an initial One-time 50% tax reduction with the other 50% escalating by 5% a year. See: <https://www.hselaw.com/news-and-information/in-the-news/2065-real-estate-law-building-boon-485-b-program-offers-property-developers-valuable-benefits>

Optional question (26 response(s), 39 skipped)

Question type: Essay Question

Q20 What type of development should be allowed in waterfront areas? Select all that apply.



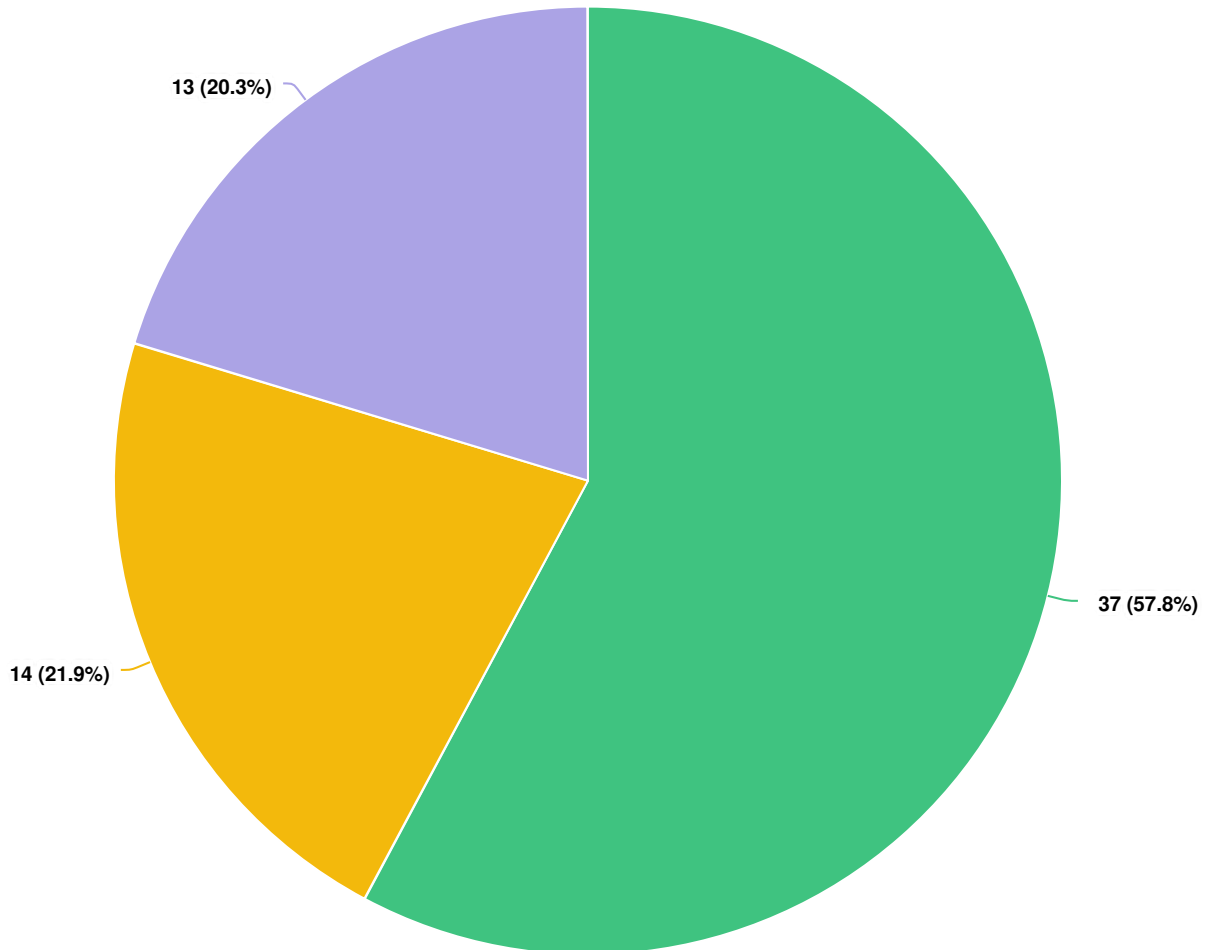
Question options

- Seasonal and permanent dwellings
- Marina
- Recreational commercial (e.g. resort, lodges, hotels)
- Campgrounds
- Public Access/Boat Launches
- Home occupations
- Home industries

Optional question (60 response(s), 5 skipped)

Question type: Checkbox Question

Q21 | Should the minimum lot size for a residential waterfront lot continue to be 2.5 acres and 300ft of water frontage?

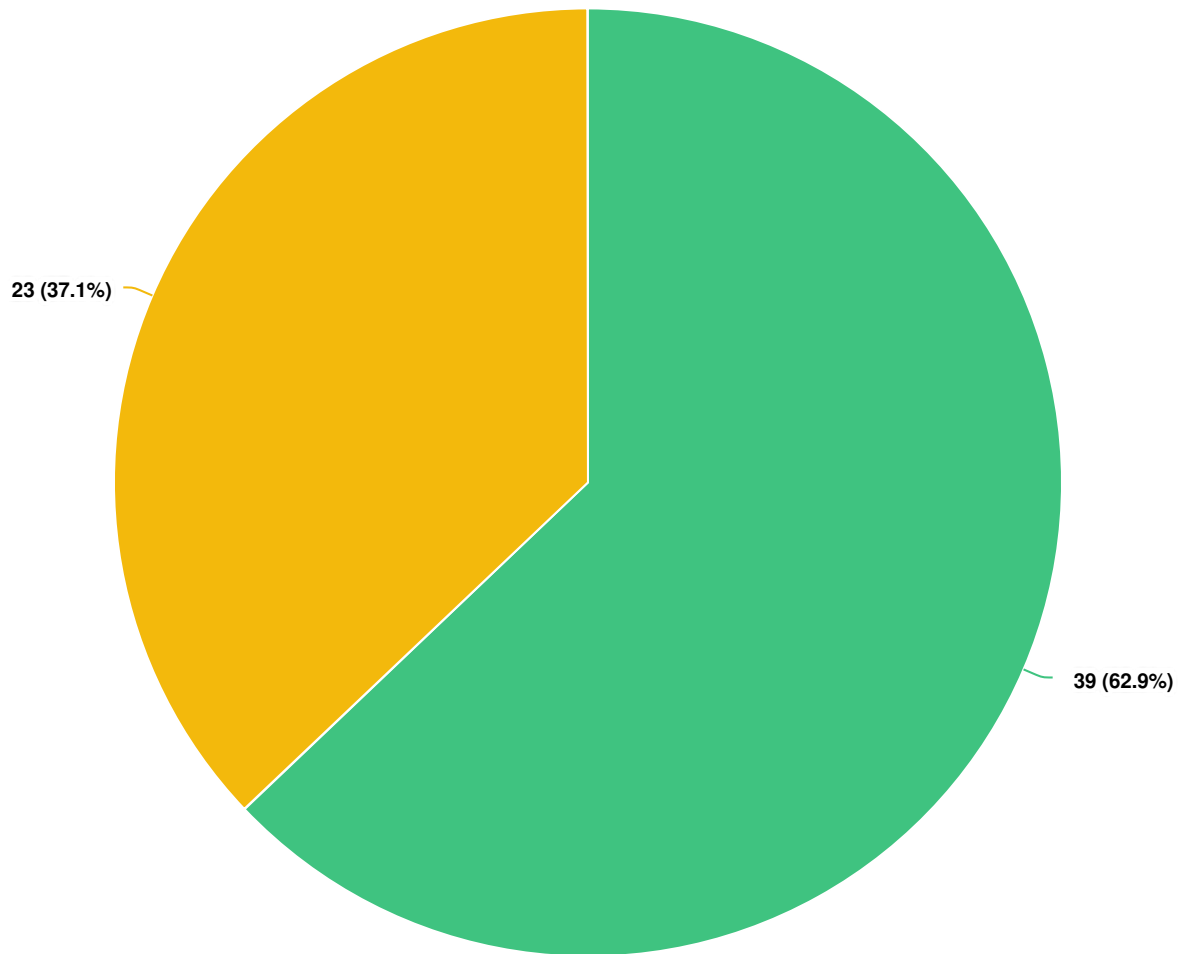


Question options

- Yes
- No, increase size and frontage requirements
- No, decrease size and frontage requirements

*Optional question (64 response(s), 1 skipped)
Question type: Radio Button Question*

Q22 Do you think that new non-waterfront lots within 300m of the lake should be permitted?

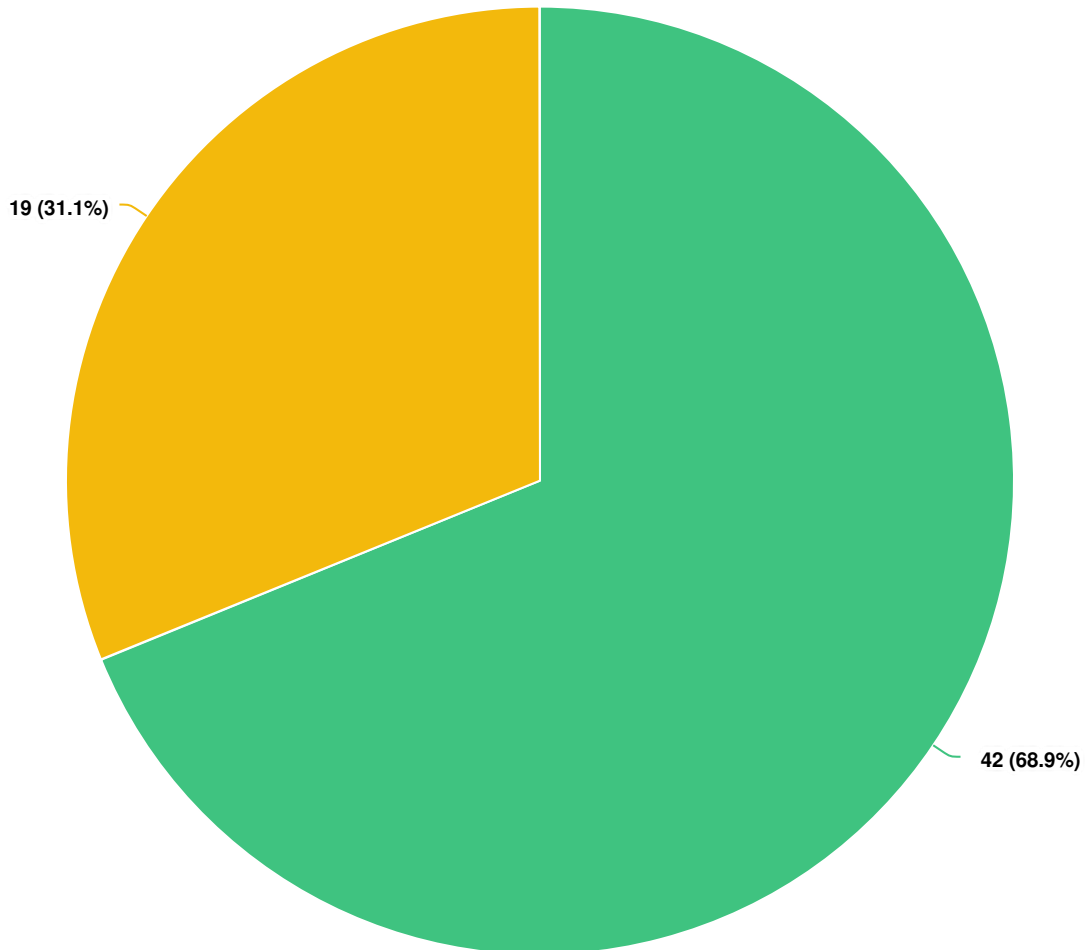


Question options

- Yes
- No

*Optional question (62 response(s), 3 skipped)
Question type: Radio Button Question*

Q23 | Is it important to increase development setbacks to account for changing water levels on the lakes?

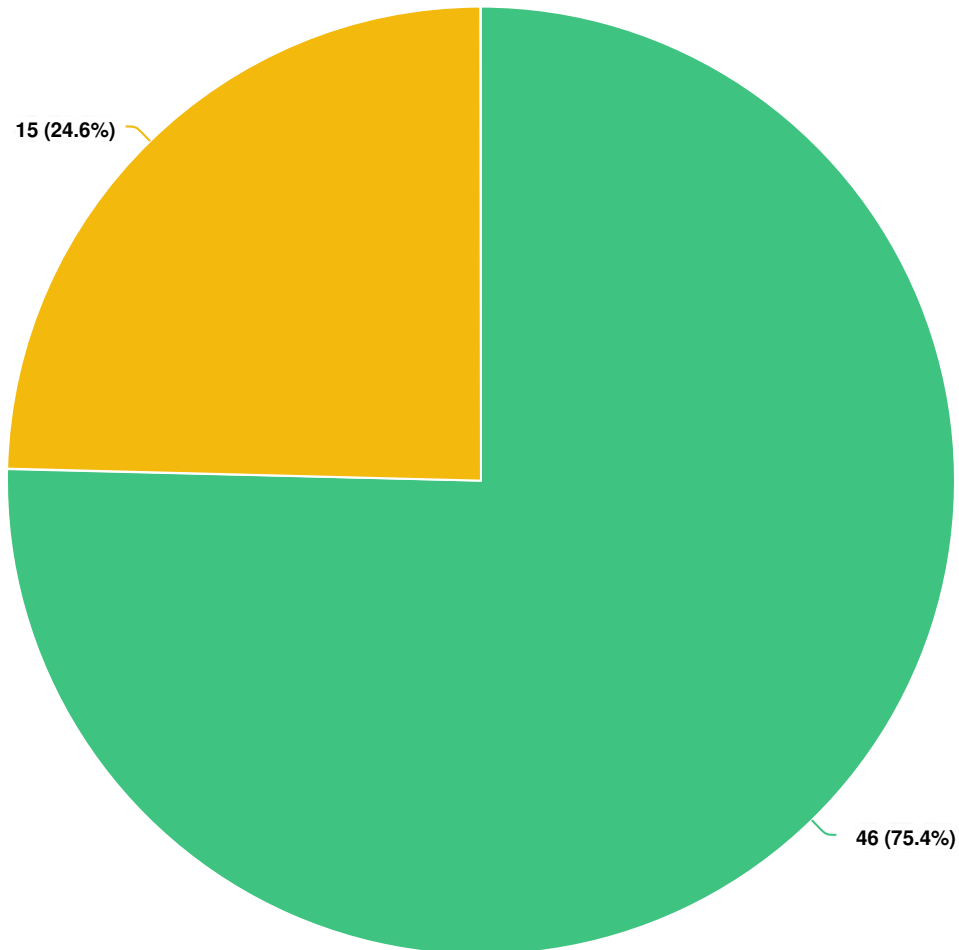


Question options

- Yes
- No

*Optional question (61 response(s), 4 skipped)
Question type: Radio Button Question*

Q24 | Should it be a requirement of development approvals for owners to re-naturalize shorelines where development is within 30m to the lake?

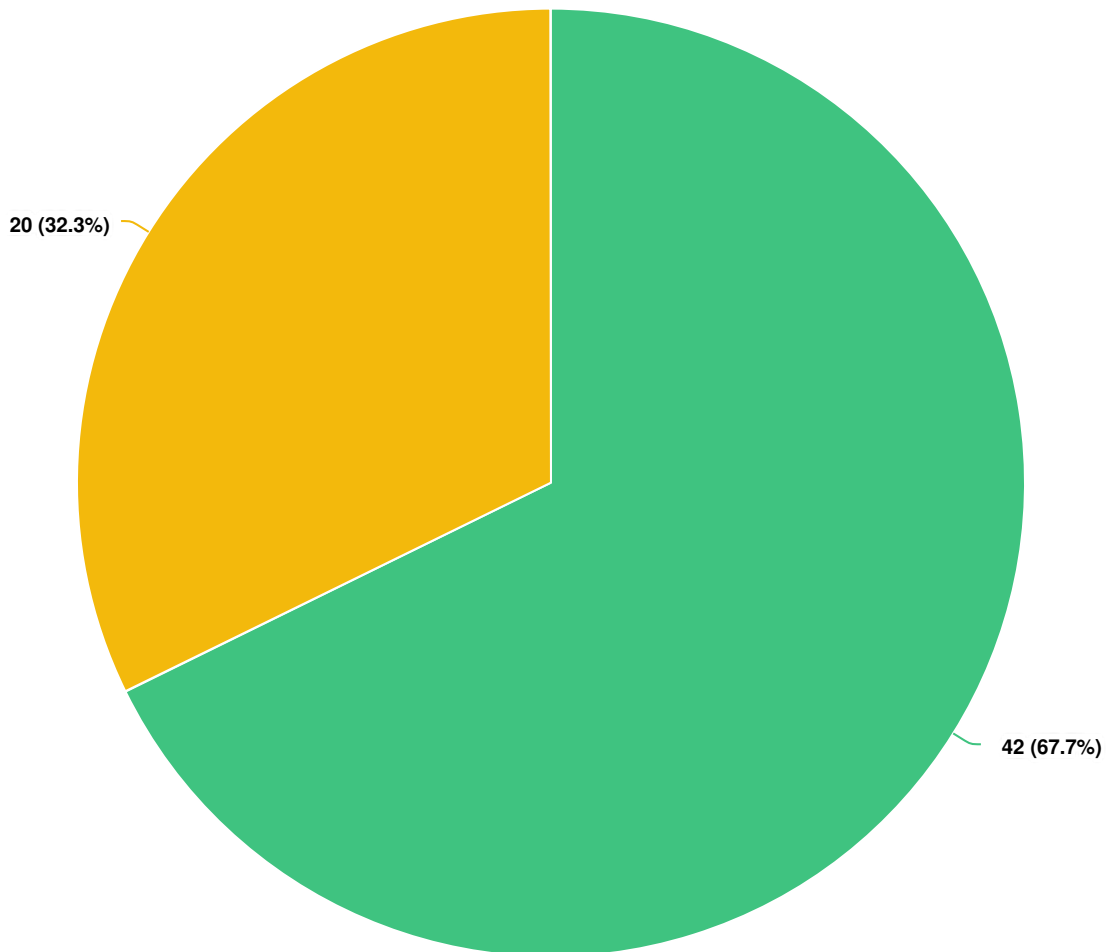


Question options

- Yes
- No

*Optional question (61 response(s), 4 skipped)
Question type: Radio Button Question*

Q25 Do you think it is important to increase the protection of shorelines by regulating tree cutting, vegetation removal, and site alteration within 30m of the lake?



Question options

- Yes
- No

*Optional question (62 response(s), 3 skipped)
Question type: Radio Button Question*

Q26 | How should the Township recognize that most of the Township is located within the ecologically diverse Frontenac Arch Biosphere?

Screen Name Redacted

8/21/2021 10:54 AM

with public park space educating the public about the biological diversity in the area

Screen Name Redacted

8/22/2021 09:24 PM

Provide more specific requirements for properties located in areas identified as being important for environmental protection. Direct industrial uses into marginal lands.

Screen Name Redacted

8/24/2021 08:10 AM

When new builds occur, educate the builders and owners. Allow protected corridors for wildlife to move.

Screen Name Redacted

8/25/2021 11:15 AM

Help farmers to contain runoff so it's not contaminating our lakes. Many farmers are located on or close to our sensitive lakes with high quantities of fertilizer running into and causing problems with algae growth.

Screen Name Redacted

8/25/2021 02:55 PM

We seem to ignore this fact....development is unplanned and sporadic. We are allowing small seasonal properties to become permanent homes. Not appropriate. We have no rules about naturalized waterfronts, light pollution (there is so much), noise pollution, development on waterfront properties (e.g. retaining walls, etc.)...and when non permitted activities are brought to the attention of the township, nothing is done.

Screen Name Redacted

8/26/2021 07:15 AM

Implement policies for those areas with sensitive species for future development.

Screen Name Redacted

8/26/2021 05:18 PM

Protect habitats with well laid out restrictions and parameters that are strictly policed and governed consistently and fairly no matter who you know

Screen Name Redacted

8/27/2021 05:41 AM

Have a Ecologically Diverse themed day or week in the schools. I'm sure like me a lot them of have no idea what that is and a educational day on the subject yearly would be a good start

Official Plan Open House Poll Questions : Survey Report for 12 January 2021 to 25 October 2021

<p>Screen Name Redacted 8/30/2021 07:30 AM</p>	<p>This should be clearly stated in the Plan and be reflected in rules and regulations that effect local ecology.</p>
<p>Screen Name Redacted 8/30/2021 11:48 AM</p>	<p>Signage</p>
<p>Screen Name Redacted 8/31/2021 07:46 AM</p>	<p>Additional protection measures for sensitive habitats.</p>
<p>Screen Name Redacted 8/31/2021 07:57 AM</p>	<p>As wonderful as it is to recognize we are mostly within the Frontenac Arch Biosphere, this should not impede responsible waterfront development.</p>
<p>Screen Name Redacted 8/31/2021 08:53 AM</p>	<p>Even though the above questions do not allow for anything beyond yes/no, there should be no more waterfront development unless frontages are increased. BUT...if frontages are increased, only the very rich will be able to purchase such frontages and "Monster Mansions" will be built, each one with multiple bathrooms, multiple motor boats, etc., taxing the delicate ecosystem and groundwater systems even more. The best way for the Township to accept its position within the FAB is to disallow any future waterfront developments. Once built, it's too late.</p>
<p>Screen Name Redacted 8/31/2021 09:31 AM</p>	<p>Protect it</p>
<p>Screen Name Redacted 8/31/2021 11:25 AM</p>	<p>Have conservation staff go to schools, regular emailings to residents each describing a different feature of the history, nature, environment of the Arch</p>
<p>Screen Name Redacted 8/31/2021 07:15 PM</p>	<p>Enforce compliance of shoreline preservation</p>
<p>Screen Name Redacted 8/31/2021 09:51 PM</p>	<p>By valuing this asset and maintaining it. Any township can have industry or housing developments, but only this township has this diverse ecology</p>
<p>Screen Name Redacted 9/02/2021 11:56 AM</p>	<p>Policies should be in place in the OP to preserve natural features of the biosphere. This might include preserving landscapes or views associated with or that best demonstrate the FAB.</p>

Screen Name Redacted 9/02/2021 01:05 PM	greater ties with the Frontenac Arch Biosphere group. Promotion of events and opportunities for volunteering to clean-up, purchase land, etc.
Screen Name Redacted 9/05/2021 07:43 AM	Public education programs
Screen Name Redacted 9/05/2021 11:37 AM	Inform residents and support "Friends of the FAB".
Screen Name Redacted 9/07/2021 10:02 AM	Provide stronger bylaws for zoning and site plan control for areas of concern.
Screen Name Redacted 9/07/2021 10:42 AM	Information to all new home owners on responsible stewardship of land and shoreline, including FAQ type information - e.g. what to do if you have phragmites on your land; lake health; well and septic system health and maintainance. Strong links with Lake Associations and other similar community organisations, as well as the larger organizations like FOCA, Watersheds Canada, etc.
Screen Name Redacted 9/07/2021 02:29 PM	There should be interpretive signage in key areas providing information about the Frontenac Arch Biosphere. This will help residents and visitors to develop an appreciation for the Biosphere. Sensitive areas should be off limits to development. I have only come across one website dedicated to the FAB, but it is not very effective at communicating key messages, either in text or visually.
Screen Name Redacted 9/13/2021 12:11 PM	By protecting shorelines and water quality; by monitoring nutrient and pollution levels in Township lakes and especially by ensuring that farm fertilizer runoffs are kept out of the water.
Screen Name Redacted 9/13/2021 12:50 PM	It should not recognize it any particular way.
Screen Name Redacted 9/13/2021 01:00 PM	It should be recognized and celebrated but it must be balanced with development
Screen Name Redacted	Ensure any development will not diminish biosphere, habitat or

Official Plan Open House Poll Questions : Survey Report for 12 January 2021 to 25 October 2021

9/14/2021 06:07 AM

wildlife who live there

Screen Name Redacted

9/15/2021 11:04 AM

The OP should include policies to ensure that the values for which the area was designated a biosphere reserve are recognized and protected for future generations. The same applies to the lands adjacent to Dog and Cranberry lakes which form part of the Rideau Canal world heritage site.

Screen Name Redacted

9/15/2021 12:25 PM

Allow for development with strict policy

Screen Name Redacted

9/15/2021 01:04 PM

Add conservation areas within the Frontenac Arch Biosphere for the wildlife so that they have movement corridors. Also set aside waterfront for wildlife and for people to gain some appreciation of their habitat.

Screen Name Redacted

9/19/2021 09:17 AM

Do not allow any more development along lakes and forests. Support naturalization projects - and support finding funding sources for those who care about these projects to be able to complete them.

Screen Name Redacted

9/20/2021 01:00 PM

Develop data on the area that can be sold back to developers.

Screen Name Redacted

9/21/2021 07:03 AM

It should make environmental protection and sustainable development a key planning principle in all development plans and applications. New development should be concentrated in settlement areas and not encouraged to occur in a piecemeal fashion in rural and waterfront areas. The township can also work actively to protect Crown and other public lands, ensure new development meets high environmental standards, establish programs to restore/renaturalize shorelines, etc.

Screen Name Redacted

9/25/2021 07:48 PM

Creating awareness through signage and protection of natural areas.

Screen Name Redacted

9/26/2021 03:30 PM

Understand what the Biosphere's largest threats are and develop policies directed at enforcing the needed prohibitions and preventative measures. Consider too that SFT has the other UNESCO site, the Rideau Canal, passing through our lakes and

rivers and also apply preventive measures and prohibitions to support the Canal.

Optional question (36 response(s), 29 skipped)

Question type: Essay Question

Q27 | **How can the Township support mitigation (i.e., actions to limit global warming and its related effects) and adaptation (i.e., adjusting to impacts from the changing climate) to climate change in the Official Plan?**

Screen Name Redacted

8/21/2021 10:54 AM

The Township could buy electric vehicles instead of gas vehicles.

Screen Name Redacted

8/22/2021 09:24 PM

Prohibit the use of Class 1 and 2 Soil and Prime Agricultural lands for non-agricultural purposes (e.g. new residential or commercial lot creation) to ensure that we have a feasible local food supply and agricultural economy. Encourage denser forms of development within settlement areas. Increase areas identified as environmentally protected. Require additional processes, with clear requirements, for sensitive areas.

Screen Name Redacted

8/24/2021 08:10 AM

Try and reduce mileage on gas vehicles.....

Screen Name Redacted

8/25/2021 02:55 PM

Lot sizes must be made larger to accommodate on site wastewater treatment, and appropriate use of groundwater resources, the volume of which is dwindling. Light pollution must be kept to a minimum. We are flooding our skies with artificial light--no different than dumping our sewage in a lake or ditch...we need to regard it as pollution. We keep allowing growth, without regard for the environment, with acknowledging the climate crisis. It is a shame. We also need to purchase land when sold and maintain or return it to its natural state...we need green belts (ones that Ford can't overturn, or any future bloated politician). Light pollution is a very serious issue. We also need wildlife corridors, and we must consider where and how we build with these in mind.

Screen Name Redacted

8/26/2021 07:15 AM

Encourage development to protect natural resources and encourage vegetation. Make villages and commercial development accessible by sidewalks and bike lanes and paths.

Screen Name Redacted

8/26/2021 05:18 PM

Promoting bike lanes, carpooling, trails, public transit if we get to that point, continue setbacks from lakes, lot sizes to ensure no overcrowding that can be detrimental to water Supply drainage etc.

Screen Name Redacted

8/27/2021 05:41 AM

We can't do but much besides just doing out part

Screen Name Redacted

8/30/2021 07:30 AM

Actively promote net-zero (or similar) construction, green businesses, etc.; be proactive in monitoring / regulating farming & natural resource extraction practices (ie, fertilizer runoff, logging, sand/gravel, etc); consider extreme weather in developing guidelines (blizzard, icestorm, heavy rains, drought, fire, etc)

Screen Name Redacted

8/30/2021 11:48 AM

Education, community awareness, forgiveness days to take items to the dump so people can't safely dispose of items. Beef up inspectors to educate and work with farmers for best practices.

Screen Name Redacted

8/31/2021 07:46 AM

Support green technology. Protect shore lands, e.g. naturalize a percentage on developed lots.

Screen Name Redacted

8/31/2021 07:57 AM

get rid of gasoline pumps and replace with electric vehicle charging stations.

Screen Name Redacted

8/31/2021 08:53 AM

This is the most important question of all. Sadly, it directly contradicts the Township's seeming desire to increase high density housing, increase large industrial and commercial presence and increase waterfront development. Limiting global warming is only accomplished by limiting its driving forces namely: population, pollution, expansion, industrialization, and commercialization. The more urban we become, the more we contribute to climate change. We have the opportunity to do the opposite - build green spaces, protect existing green spaces, reduce waste and pollution, and avoid greenhouse gas emission producing activities. It is a challenge of our times and the responsibility of our times. There are answers, but they are hard answers that few wish to hear.

Screen Name Redacted

8/31/2021 09:31 AM

Stop allowing the bending of rules from those with deep pockets, protect our township for our children . Set the standard and live by it.

Screen Name Redacted

8/31/2021 11:25 AM

Approval 'points' for environmentally sound buildings, add carbon tax component to property taxes, new vehicle purchases limited to lowest emissions vehicles possible

Screen Name Redacted

8/31/2021 12:49 PM

Tree planting initiatives

Screen Name Redacted

8/31/2021 04:58 PM

Climate change does not directly affect our local small lakes

Screen Name Redacted

8/31/2021 07:15 PM

Increase monitoring of lake water quality and implement controls if quality is deteriorating

Screen Name Redacted

8/31/2021 09:51 PM

Ensure any new project or development has a carbon neutral footprint

Screen Name Redacted

9/01/2021 06:47 AM

It is important that the farmers and other businesses are responsible for their runoff into the lakes. some sort of filtration where the runoff can be filtered would be great.

Screen Name Redacted

9/02/2021 11:56 AM

So many places to start as part of the framework. You could look at FCM's Guidebook: <https://www.pcp-ppc.ca/resources/guide-climate-action-in-small-and-rural-communities> If you want something more overarching, you could commit to the UN's Sustainable Development Goals (of course that is more than climate action) -- Support for sustainable building practices (possibly also incentivized via CIP) could be useful in an OP, but even a commitment to work with conservation and farmland preservation groups to retain naturalized lands as a balance to the pursuit of housing and commercial/industrial lands may be ideal. Perhaps the OP can add protections to certain eco systems or lands.

Screen Name Redacted

9/02/2021 01:05 PM

Do more to encourage composting and reduction of waste. Offer incentives for energy-saving product purchase and use where no other national/provincial incentives exist. Add solar power to municipal buildings where viable. Tree planting incentives/initiatives. Organize community events (akin to Earth Day).

Official Plan Open House Poll Questions : Survey Report for 12 January 2021 to 25 October 2021

<p>Screen Name Redacted 9/05/2021 07:43 AM</p>	<p>Separate and identifiable funding programs</p>
<p>Screen Name Redacted 9/05/2021 11:37 AM</p>	<p>Identify flooding issues/areas and make mitigation plan. No building in these areas. Identify possible storage areas for excessive rainfall (with Conservation areas). Promotion of Electric Cars (lead by example and buy E-vehicle for SF fleet. Promote use of solar panels, etc.</p>
<p>Screen Name Redacted 9/06/2021 07:18 AM</p>	<p>High speed internet will allow for more working from home, reducing commuting. Intensifying population density in communities. Protecting green space and shoreline development to keep vibrant ecosystems.</p>
<p>Screen Name Redacted 9/07/2021 10:02 AM</p>	<p>Ensuring settlement areas are buffered from flood plains and other areas of risk (wildfire, karst topography, etc). Control unsustainable growth (1000's of houses each with their own individual well).</p>
<p>Screen Name Redacted 9/07/2021 10:42 AM</p>	<p>Encourage and incentivize best practice, increase building standards requirements.</p>
<p>Screen Name Redacted 9/07/2021 02:29 PM</p>	<p>All private and commercial landowners should be provided with an incentive to plant more trees on their property -- this would help increase the overall canopy, provide habitat for wildlife and help reduce local temperatures.</p>
<p>Screen Name Redacted 9/13/2021 12:11 PM</p>	<p>Increase development setbacks from the lakes; regulate allowable nutrient and pollution levels in the lakes to mitigate blue-green algae blooms; regulate shoreline vegetation plantings and the planting of trees on mowed properties.</p>
<p>Screen Name Redacted 9/13/2021 12:50 PM</p>	<p>The township should let higher levels of government deal with issues that are out of the township's jurisdiction. Climate and environment are provincial responsibilities.</p>
<p>Screen Name Redacted 9/13/2021 01:00 PM</p>	<p>Require new construction to meet specific energy requirements, give preference for use of renewable energy sources like solar on new building permits, by reducing fees or streamlining approvals</p>

Official Plan Open House Poll Questions : Survey Report for 12 January 2021 to 25 October 2021

Screen Name Redacted

9/14/2021 06:07 AM

Limit industry or have strict restrictions ensuring no or limited pollutants.

Screen Name Redacted

9/15/2021 11:04 AM

consult with the CRCA to identify lands that may be subject to flooding or damage from increased high intensity rainfall events as a result of climate change. Land use policies may have to be included to reflect the need to mitigate and adapt to climate change impacts.

Screen Name Redacted

9/15/2021 12:25 PM

Integrated green spaces in community development.

Screen Name Redacted

9/15/2021 01:04 PM

Value our forests more by regulating how many trees (which take up carbon); can be removed from a property. Encourage construction that is energy efficient and outfitted with green technology, grey water usage etc.

Screen Name Redacted

9/19/2021 09:17 AM

Do not allow any more destruction of forests, and protect lakes and waterways. Be courageous in not making everything about money is a short-sighted way. Be a leader in protecting the precious lands we have here.

Screen Name Redacted

9/21/2021 07:03 AM

Ensure that Township vehicles are low or zero emission, encourage new developments to include fast charge stations for electric vehicles, require new housing to be wired to accommodate rechargeable electric vehicles which will become mandatory within a decade, invest in recycling services, the list goes on and on....

Screen Name Redacted

9/25/2021 07:48 PM

Create incentives/amend laws to push for reduction of carbon footprints of dwellings in the township. For example, creating incentives for the installation of cold weather heat pumps instead of fossil fuel burning furnaces.

Screen Name Redacted

9/26/2021 03:30 PM

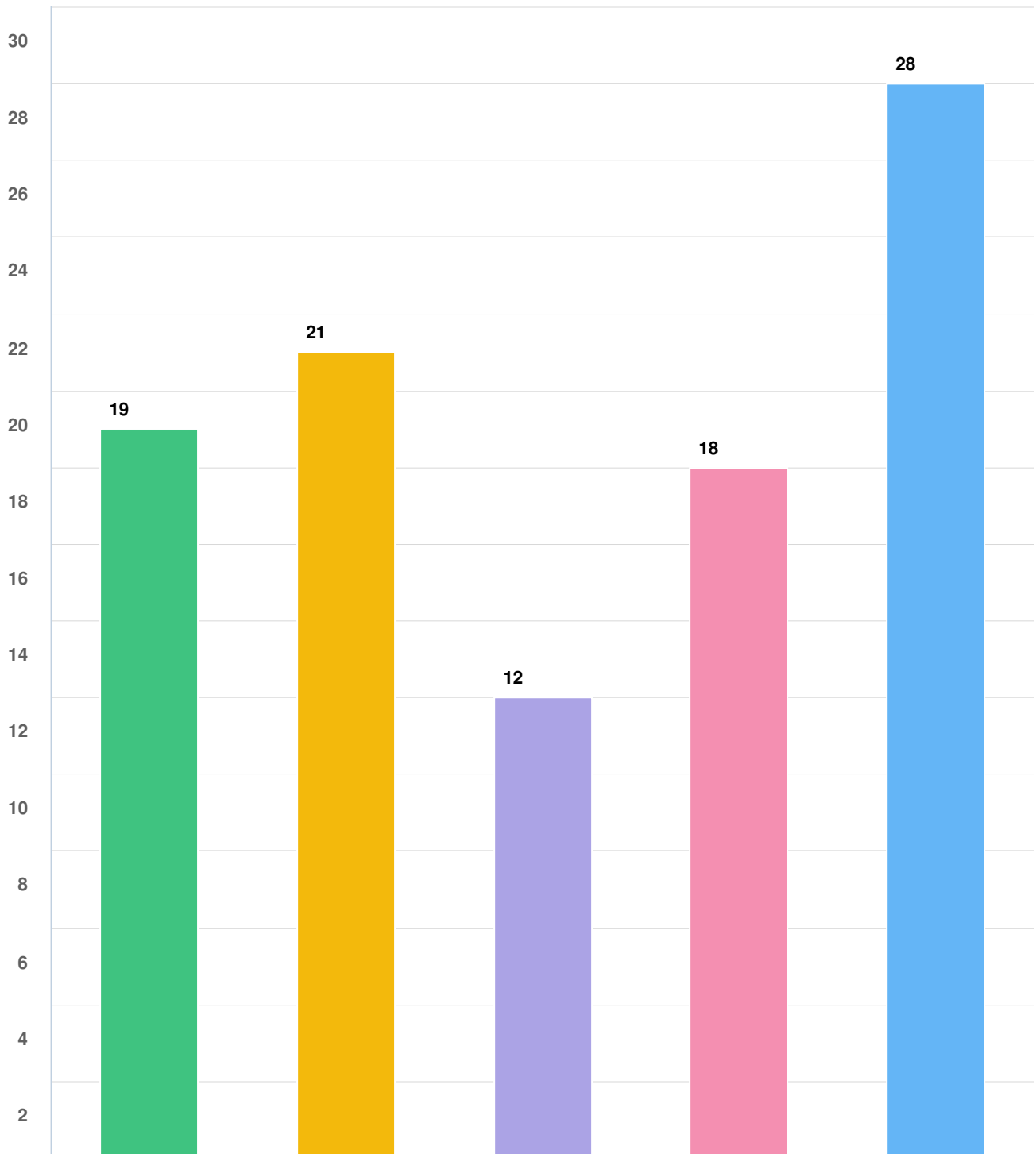
SFT's greatest asset that is seriously threatened by global warming is our 75 lakes. The lakes suffer from increased bluegreen algae blooms, increase water temperatures and higher water levels. These threats deserve the highest level of attention by SFT because without the lakes, the Township will shrivel and die. Create a new SFT agency linked to the Eco Systems committee explicitly focused on bringing all the lake associations together covering all 75 SFT lakes for developing a comprehensive plan

and implementation action plan that will "Protect, improve or restore water quality" as stated in the Ontario Provincial Plan. Have this be a regular public progress reporting requirement at quarterly SFT Council meetings.

Optional question (38 response(s), 27 skipped)

Question type: Essay Question

Q28 Based on agricultural activities in the area, what is the most appropriate lot size for farms? Select all that apply.

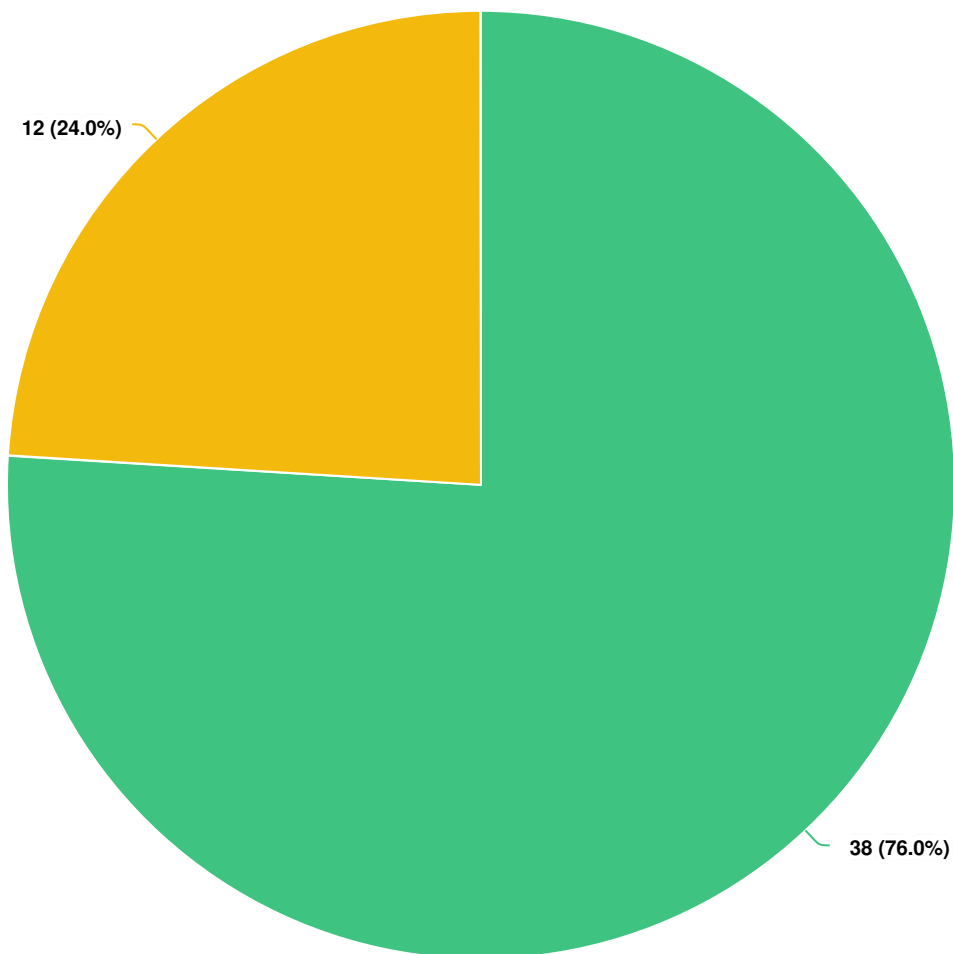


Question options

● More than 100 acres. ● 100 acres ● 85 acres ● 75 acres ● Less than 75 acres

*Optional question (53 response(s), 12 skipped)
Question type: Checkbox Question*

Q29 Should the Township consider expanding the prime agricultural area designated in the current Official Plan to incorporate farmlands with lower productivity ratings (Class 4-7) where there is a concentration of farms?

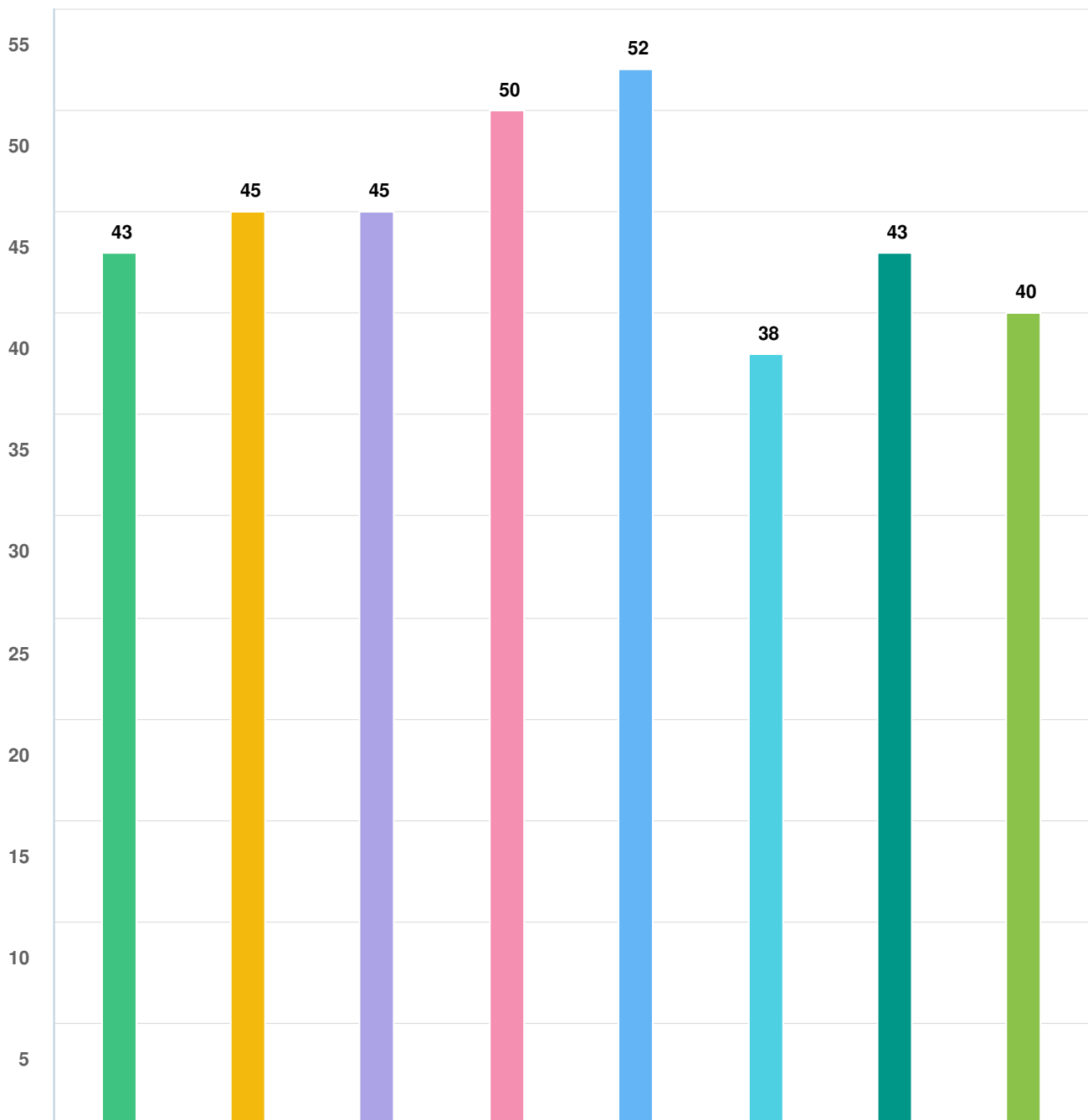


Question options

Yes No

Optional question (50 response(s), 15 skipped)
Question type: Radio Button Question

Q30 What types of on-farm diversified uses and agri-tourism uses should be considered to be permitted on farms in prime agricultural areas? Select all that apply.



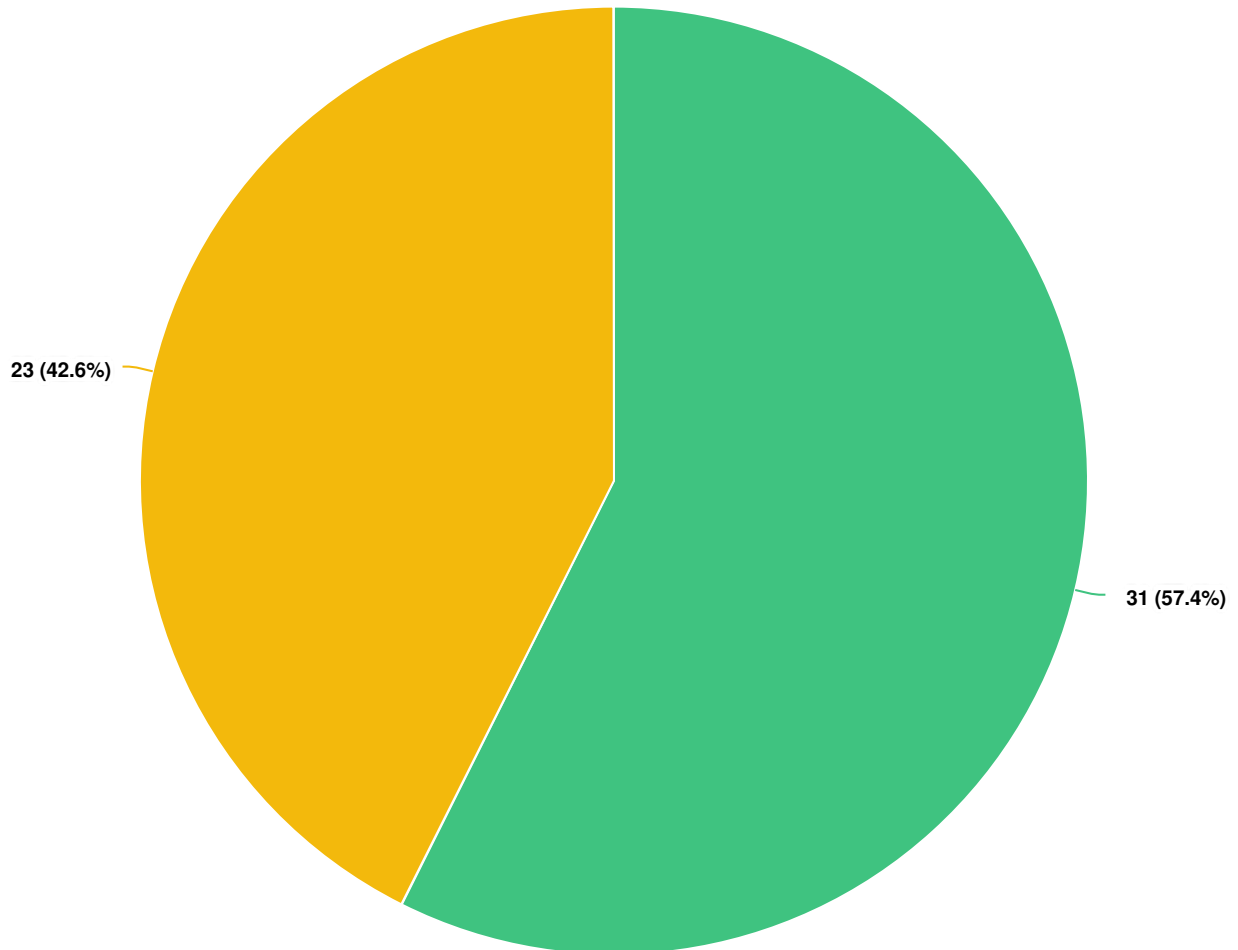
Question options

- Home occupations (e.g. hairdresser, art studio)
- Home industries (e.g. woodworking shop)
- Overnight tourist accommodation (e.g. bed and breakfast)
- Recreational uses (e.g. horse trails, corn maze)
- Uses that provide value-added agricultural products (e.g. cheese factory, bakery)
- Veterinary clinics
- Retail Uses (e.g. tack shop, farm market)
- Food service (e.g. cafe, ice cream shop)

Optional question (57 response(s), 8 skipped)

Question type: Checkbox Question

Q31 | Should minimum distance separation (MDS) apply to on-farm diversified uses and agri-tourism uses?

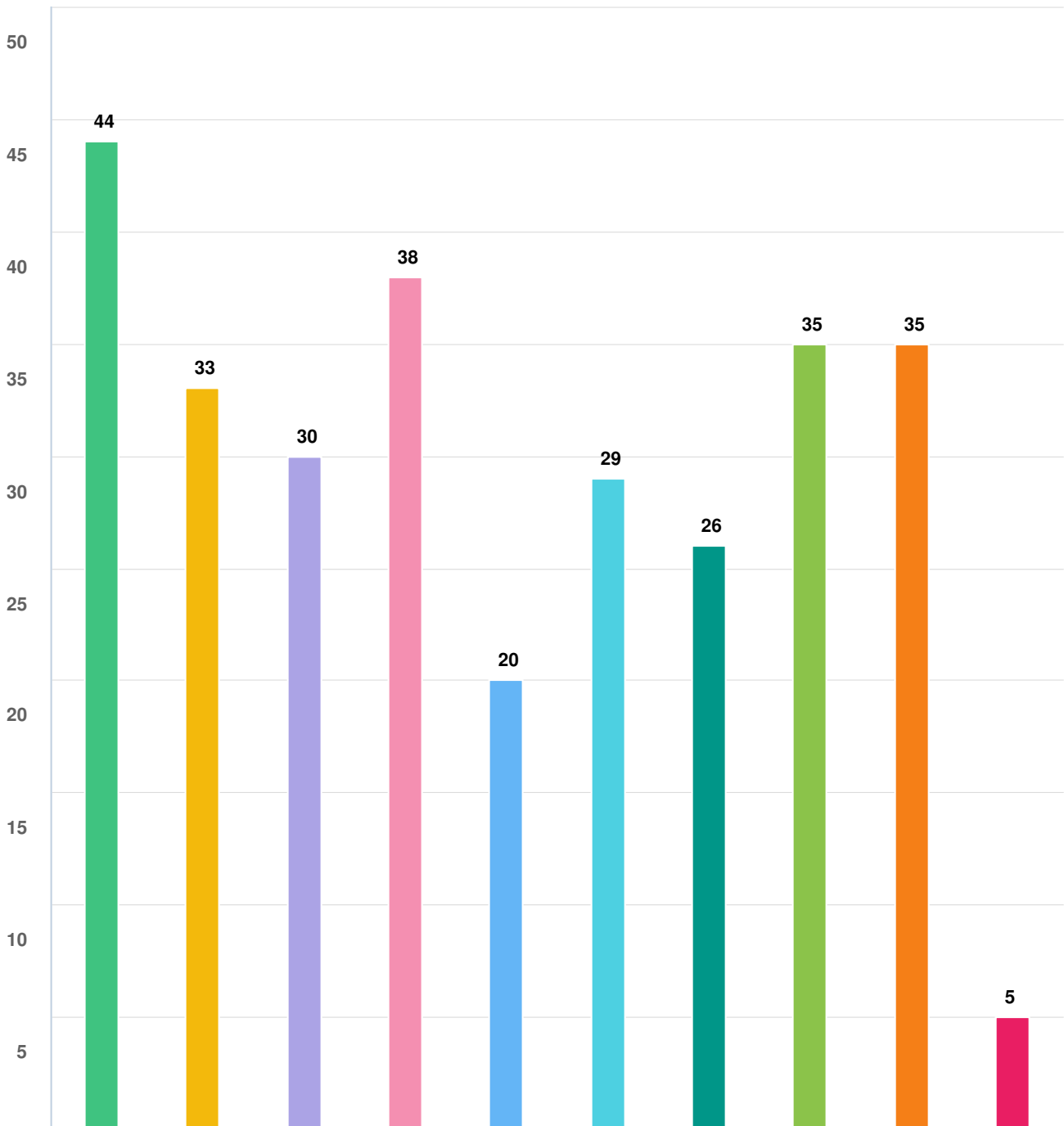


Question options

- Yes
- No

*Optional question (54 response(s), 11 skipped)
Question type: Radio Button Question*

Q32 What factors should be considered in order to ensure on-farm diversified uses and agri-tourism uses are compatible in prime agricultural and rural areas?



Question options

- Size and scale
- Separation distances
- Landscaping/fencing
- Drainage and grading
- Lighting
- Appearance of buildings
- Entrances
- Parking and loading
- Emergency vehicle access
- Other (please specify)

Optional question (56 response(s), 9 skipped)

Question type: Checkbox Question

Q33 | How can we increase access to local food in the Township?

Screen Name Redacted 8/21/2021 10:54 AM	promote a farmers market
Screen Name Redacted 8/22/2021 09:24 PM	1) Don't support the loss of farmland for residential lots. 2) Support local farmers and their efforts for diversified on-farm businesses. 3) Increase mixed use buildings in settlement areas that would be more likely to provide local products to a population within a walking distance
Screen Name Redacted 8/24/2021 08:10 AM	Additional abattoirs. Recognizing that our growing season is 4 months, this is already done through farmers markets, local farmers and buy Ontario.
Screen Name Redacted 8/25/2021 10:46 AM	Community gardens
Screen Name Redacted 8/25/2021 11:15 AM	Local farmer markets.
Screen Name Redacted 8/25/2021 02:55 PM	Enable young farmers to buy and start family farms.
Screen Name Redacted 8/26/2021 07:15 AM	Promote the ability for farm stands and farmers markets.
Screen Name Redacted 8/26/2021 05:18 PM	Farm stands permitted, township government local Markets, more programs such as open farms
Screen Name Redacted 8/27/2021 05:41 AM	We're good on this
Screen Name Redacted 8/30/2021 07:30 AM	A real, centralized farmer's market! More distribution to local groceries and small markets; partnerships w foodbanks, senior homes, schools, meals on wheels, etc.
Screen Name Redacted	Allow smaller farms to produce and sell goods on site. Foodland

Official Plan Open House Poll Questions : Survey Report for **12 January 2021** to **25 October 2021**

8/30/2021 11:48 AM

does not allow for locally produced goods to be sold in store.

Screen Name Redacted

8/31/2021 07:57 AM

Increase weekly farmers market locations. Why is there none in the village of Sydenham?

Screen Name Redacted

8/31/2021 08:53 AM

There seems to already exist significant access to local food in the Township.

Screen Name Redacted

8/31/2021 11:25 AM

Set up proper farmers market with appropriate surface for covered stalls in municipal area eg Park, school parking lot, for food crafts

Screen Name Redacted

8/31/2021 04:58 PM

Allow for commercial retail and promote buying local

Screen Name Redacted

8/31/2021 07:15 PM

Provide incentives to new businesses

Screen Name Redacted

8/31/2021 09:51 PM

Indoor market with permanent stalls

Screen Name Redacted

9/01/2021 05:49 PM

support abbatoires

Screen Name Redacted

9/02/2021 11:56 AM

Expand on-farm diversified uses, do not have minimum sizes for farms (market gardens can be produced on small plots of land), provide direct support to farmers markets, support on farm processing, mobile processing, allow local food providers to have on-farm diversified uses

Screen Name Redacted

9/02/2021 01:05 PM

Provide locations for farmers' markets. eg. municipal parking lots.

Screen Name Redacted

9/05/2021 07:43 AM

More farmers markets public education programs

Screen Name Redacted

9/05/2021 11:37 AM

Promotion including activities such as: farmer markets, open farms, etc.

Official Plan Open House Poll Questions : Survey Report for **12 January 2021 to 25 October 2021**

Screen Name Redacted
9/06/2021 07:18 AM

Community Farmer's markets, roadside stands with website listing who is producing/selling what, agreements with local grocery stores with defined sections in stores for local food

Screen Name Redacted
9/07/2021 10:02 AM

Stop allowing seemingly unlimited severances which have minimized lot sizes so much that new farmers are unable to purchase enough decent agricultural land to start farming!!! So much valuable land has been divided up for SFD with huge septic systems.

Screen Name Redacted
9/07/2021 10:42 AM

Local producers listing on Topwnship website. FB focus on local producers.

Screen Name Redacted
9/07/2021 02:29 PM

The Township could plant fruit trees in parks. Establish volunteer-run community gardens.

Screen Name Redacted
9/13/2021 12:11 PM

Have local food featured in local groceries; have a large weekly or bi-weekly farmers' market, as is currently being done in Kingston.

Screen Name Redacted
9/13/2021 12:50 PM

This should not be the township's concern.

Screen Name Redacted
9/13/2021 01:00 PM

By allowing smaller scale farming operations and local food production that will provide more local food operations on small scale

Screen Name Redacted
9/14/2021 06:07 AM

Encourage farm markets with reasonable pricing

Screen Name Redacted
9/15/2021 11:04 AM

Include policies that explicitly encourage the establishment of small scale market garden operations and allow the establishment of on site retail facilities to sell to the public.

Screen Name Redacted
9/15/2021 12:25 PM

Economic Development Marketing

Screen Name Redacted
9/15/2021 01:04 PM

Farmers markets

Screen Name Redacted

9/20/2021 01:00 PM

Small business loans

Screen Name Redacted

9/21/2021 07:03 AM

Encourage farm markets and local sourcing of food by restaurants, grocery stores, consumers, etc. We make a point of trying to purchase fruits and vegetables from local suppliers whenever possible, as do many of our neighbours.

Screen Name Redacted

9/24/2021 06:46 PM

Encourage more farmers to produce local.

Screen Name Redacted

9/25/2021 05:57 AM

better supported, centralized farmers market

Screen Name Redacted

9/25/2021 07:48 PM

Farmers markets and roadside stands.

Screen Name Redacted

9/26/2021 03:30 PM

We really don't need to. There's not the demand for a large scale retail operation, and the number of residents don't command an increase.

Screen Name Redacted

9/29/2021 11:46 AM

Provide funding for a local Abattoir

Optional question (40 response(s), 25 skipped)**Question type:** Essay Question

Q34 | How can we make it easier for farmers to add more value to their food production practices?

Screen Name Redacted

8/22/2021 09:24 PM

Support farmers by not allowing residential land speculation / lot creation on Rural designated lands to erode the land that they need to support their operations - which forces them to deal with complaints from neighbours and go further afield to meet their own feed requirements, reducing the viability of their businesses.

Screen Name Redacted

8/24/2021 08:10 AM

Additional abattoirs.

Official Plan Open House Poll Questions : Survey Report for **12 January 2021 to 25 October 2021**

<p>Screen Name Redacted 8/25/2021 02:55 PM</p>	<p>Encourage practices that are compatible with the UN Sustainable Development Goals and the climate action plan. Encourage plant based agriculture (more food/hectare/gallon of water/etc. -- e.g. cattle drink excessive amounts of water, and eat excessive amounts of feed for the return on them as a food product.) Plant based farming is also a non violent practice, like farming animals for food.</p>
<p>Screen Name Redacted 8/26/2021 07:15 AM</p>	<p>Allow expansion, allow for food stands, farmers markets. Host more events such as open farms.</p>
<p>Screen Name Redacted 8/26/2021 05:18 PM</p>	<p>Education, more township promotion of these</p>
<p>Screen Name Redacted 8/27/2021 05:41 AM</p>	<p>Support them</p>
<p>Screen Name Redacted 8/30/2021 11:48 AM</p>	<p>SFT needs a local abattoir for processing meat. Allowing small farms to process their goods and sell on site.</p>
<p>Screen Name Redacted 8/31/2021 08:53 AM</p>	<p>Farms who wish to, already offer "made-on-site" products along with Farm Gate Stores, CSA boxes, etc. What is lacking is any type of financial support, provincially or federally, to bring small farm incomes up to any reasonable standard. A cash crop farmer with 1000 acres of soybeans (which brings nothing to the local food market) makes a fortune but the mixed farm offering a variety of produce and marketable items eeks out an existence of under \$35,000 a year, for which they work 10 hours a day, 300 days of the year. It is mind-boggling that a massage costs \$100 an hour and a dozen free range, farm fresh eggs costs \$4. Let's see...that's 25 dozen eggs for one massage. Such a huge disconnect here!</p>
<p>Screen Name Redacted 8/31/2021 11:25 AM</p>	<p>Help with advertising for local, organic, free range producers</p>
<p>Screen Name Redacted 8/31/2021 07:15 PM</p>	<p>Allow easier access to these foods for the average resident</p>
<p>Screen Name Redacted 8/31/2021 09:51 PM</p>	<p>Training & financial support</p>

Official Plan Open House Poll Questions : Survey Report for **12 January 2021** to **25 October 2021**

Screen Name Redacted 9/01/2021 06:47 AM	Markets
Screen Name Redacted 9/02/2021 11:56 AM	Many would say food hub, I say make it easy for farmers to process their own products with industrial uses on farm - but also for them to allow others to use their commercial kitchen as well (so the diversified use can be for farm products in general not just products from a single farm). Policies that support collaborative efforts through farmers are very very frontenac.
Screen Name Redacted 9/07/2021 10:02 AM	Reduce approvals required for on-farm diversified use. Perhaps if it is <25% of a buildings gross area it can be exempt from site plan control etc. Allow market stands as of right on prime agricultural land.
Screen Name Redacted 9/07/2021 02:29 PM	Publish a list of farmers and their product/capability and connect these with people willing to create start ups
Screen Name Redacted 9/13/2021 12:11 PM	Allow retail uses like cafes, bakeries, etc.
Screen Name Redacted 9/13/2021 12:50 PM	By keeping taxes and regulation as low as possible.
Screen Name Redacted 9/13/2021 01:00 PM	Create more information around farm based sales and having the smaller farming units qualify to create diverse local foods
Screen Name Redacted 9/15/2021 01:04 PM	Do you publicize harvest news about farm products in the S. Frontenac newsletter?
Screen Name Redacted 9/19/2021 08:01 PM	Government subsidies
Screen Name Redacted 9/20/2021 01:00 PM	Expand and develop local. Markets.
Screen Name Redacted 9/21/2021 07:03 AM	Encourage farmers to sell through farm markets and stands, and to expand their product ranges by also selling locally processed foods (maple syrup, jam, etc.)

Screen Name Redacted

Provide incentives

9/24/2021 06:46 PM

Screen Name Redacted

Engage the Farmer's Union to help develop training programs for farmers and interested youg people in understanding what such best practices are, and helping work toward accomplishing them.

9/26/2021 03:30 PM

Optional question (24 response(s), 41 skipped)

Question type: Essay Question

Appendix B5 – Fall 2019 Engagement Report



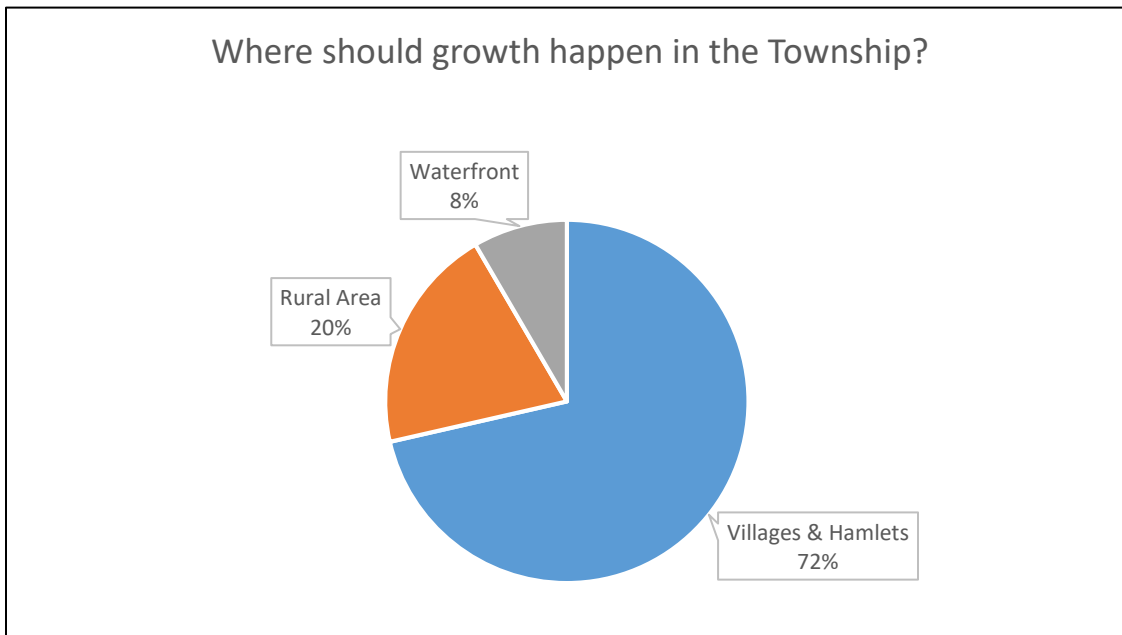
REPORT TO COMMITTEE OF THE WHOLE

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Board 2 – Where should growth happen in the Township?

Over the 3 Open Houses a total of 119 stickers were placed on Board 2. Participants were able to vote for when they felt growth should occur in the Township. The majority (71%) of open house participants felt that growth should occur in the villages and hamlets. Participants indicated a lesser percentage of growth should occur in the rural area (21%) and indicated that waterfront areas should see the least growth (8%).



There were several comments made indicating that growth should be directed away from good quality agricultural land and be of a size and scale compatible with a rural community.

Comments were also made about the importance of sustainable waterfront development. There was the suggestion to direct mixed uses such as residential and commercial into hamlets and to increase opportunity for transit within the Township. Both were noted to assist with allowing seniors to age in place and attract young people. There was interest at all three open houses about the need to explore new forms of servicing (communal, sewer/municipal water) to be able to create a variety of housing types to facilitate growth occurring in villages/hamlets.

Board 3 – What challenges does the Township need to overcome in the next 20 years?

Participants were able to put as many post-it notes on the boards as they wished to identify challenges the Township needs to overcome in the next 20 years. Of all the boards, participants provided the most responses on Board 3.

A range of challenges were identified. The below points summarizes the major challenges identified by participants:

- It was identified that agricultural practices will be challenged because of the amount of rural residential development that has occurred. Agriculture is challenged to meet the minimum distance separation distances in order to expand because of the number and close proximity of houses. There is a desire for agricultural lands to be protected.
- Seniors housing was one of the most clearly articulated challenges facing South Frontenac. It was identified that there is a shortage of suitable and



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affordable housing options for seniors to age in place in South Frontenac. Individuals saw the villages as a place where senior supported living could occur. There was also interest in permitting second residential units in rural areas so that aging parents could live with their children.

- Balancing the protection of the natural environment and species at risk was a major challenge that was identified. There is a recognition that the natural assets that make South Frontenac an amazing place to live in and visit are also some of the most fragile to protect. The need to protect wetlands, forests, endangered species, protect parks and green space are all things that are valued by the community.
- There were numerous responses that there is a need to improve rural internet connectivity. This was identified as a challenge that needs to be addressed over the next 20 year period.
- Road maintenance and traffic control were also both identified as a challenge for the Township.
- There were some responses that development in South Frontenac is challenged by a lack of municipal sewer and water services.
- Transportation was identified as a challenge, especially for seniors. There was a need expressed for transportation services to connect the hamlets and to connect to Kingston.
- Concerns were expressed about water quantity and quality through the Township for development and protection of property values on the lakes. Concerns were also expressed about how water levels are controlled and their impact on shoreline erosion.
- South Frontenac is challenged by unplanned strip development. It was identified that growth and development must be managed and that there needs to be areas where development can meet the needs for the forecasted population growth the Township is expected to have. Comments included creating a more sustainable Township where commercial, industrial and recreational opportunities were available in the Township so the need to commute to Kingston to access services would be reduced. Overwhelmingly comments support directing more growth and development to the hamlets to meet multiple needs of the community.
- There was a need expressed for the Township to pursue economic development initiatives to create viable community with an increase in the non-residential tax base. Comments included supporting tourism and generating jobs within the Township.
- A clear challenge that was identified is the need to build a strong, defensible Official Plan that balances growth with the protection of Natural Environment features that can be upheld if challenged at the Local Planning Appeal Tribunal.
- Comments included the need for septic inspections to occur in the future, as well as the need to protect lakes and shore erosion through establishing a tree cutting by-law around the lakes. The challenge of enforcing a plan and Township by-laws were identified. There is a public expectation that once we have a plan, it will be enforced.



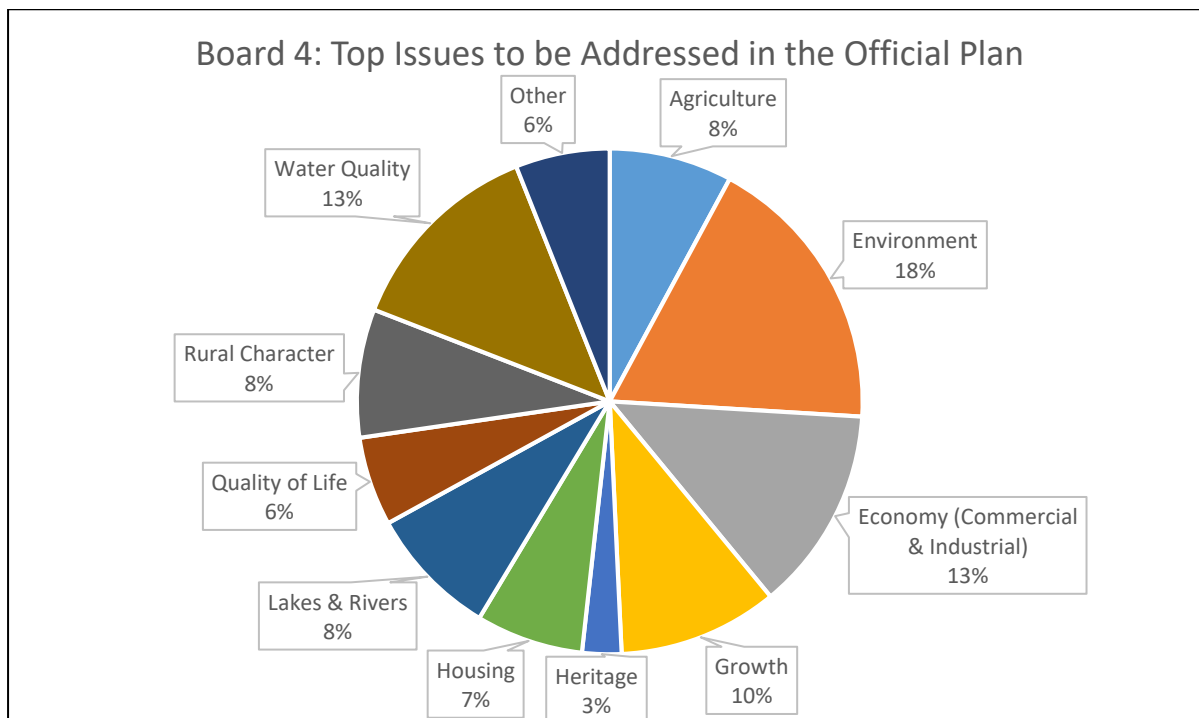
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Board 4 – What do you feel are the top issues that need to be address in a new Official Plan for South Frontenac?

The results of board 4 are illustrated in the graph below. Participants were able to vote for the issues that they felt were most important to address as part of the development of a new Official Plan.



Board 5 – What do you want South Frontenac to look like in 20 years?

Participants were able to put an unlimited number of post-it notes with responses to the question.

Below is a summary of responses received:

- Growth should be managed with stricter controls and directed to settlement areas with servicing
- South Frontenac is a great place to raise a family
- Focused development of hamlets strengthening economy and social fabric of community as a whole
- The rural character of South Frontenac is maintained
- There are controls on waterfront development so South Frontenac doesn't end up looking like Muskoka/Kawarthas
- There is a high standard of environment protection for features such as wetlands and ANSIs.
- Green technology and alternative transportation options are implemented to reduce the carbon foot print and help with climate change.
- Hamlets are invested in and are a source of local services and employment
- Recreation facilities are available to meet the community's need in South Frontenac



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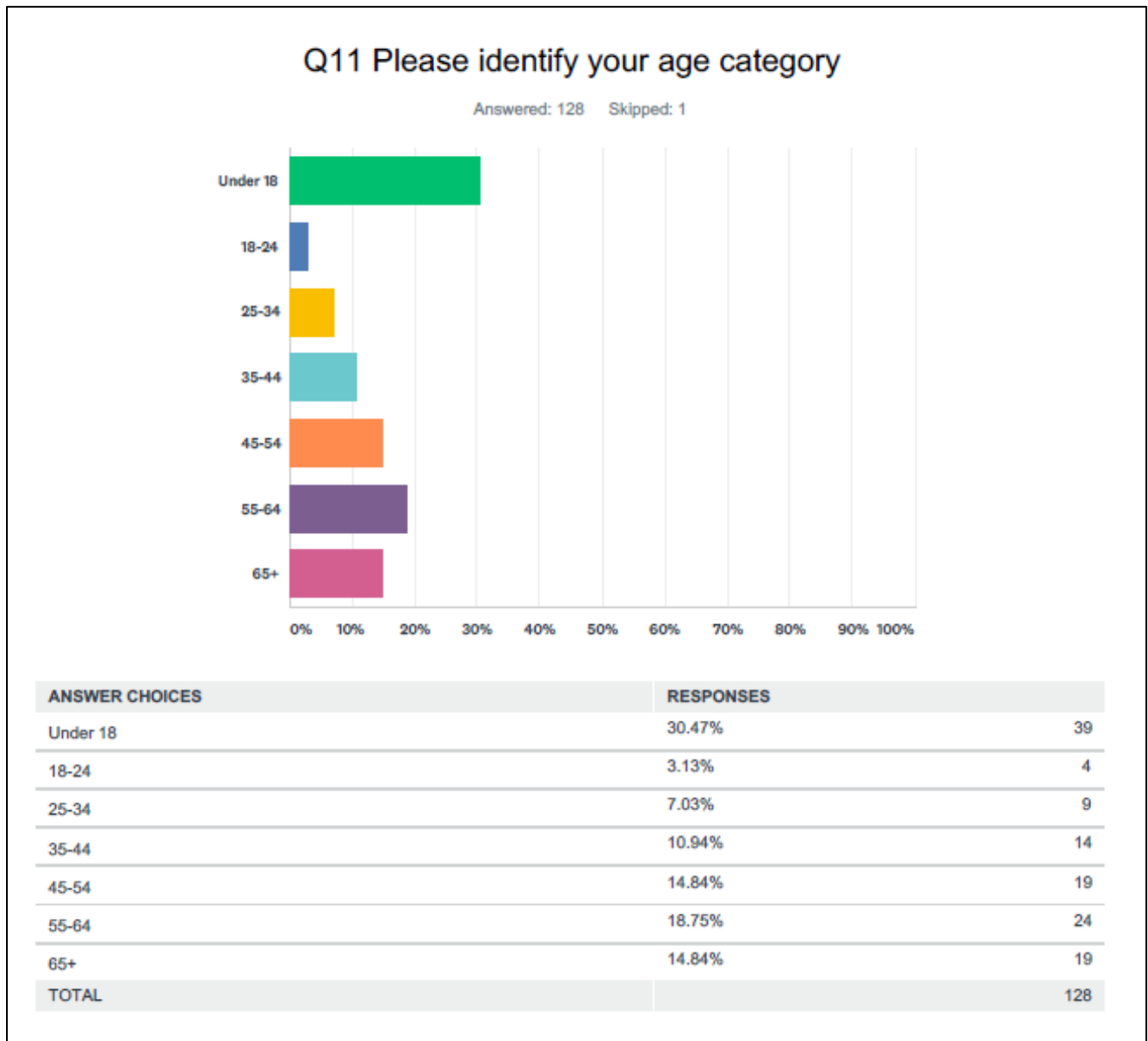
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On-line Survey

The Township received 129 completed surveys.

The following graph illustrates the age category of those who responded to the survey. The largest demographic category was completed by individuals under 18 years of age. It is wonderful to have had this type of participation by some of our youngest Township residents. This is demographic was not reflected in the attendance at the public open houses. It is valuable to have the perspective of this demographic included in the survey results.



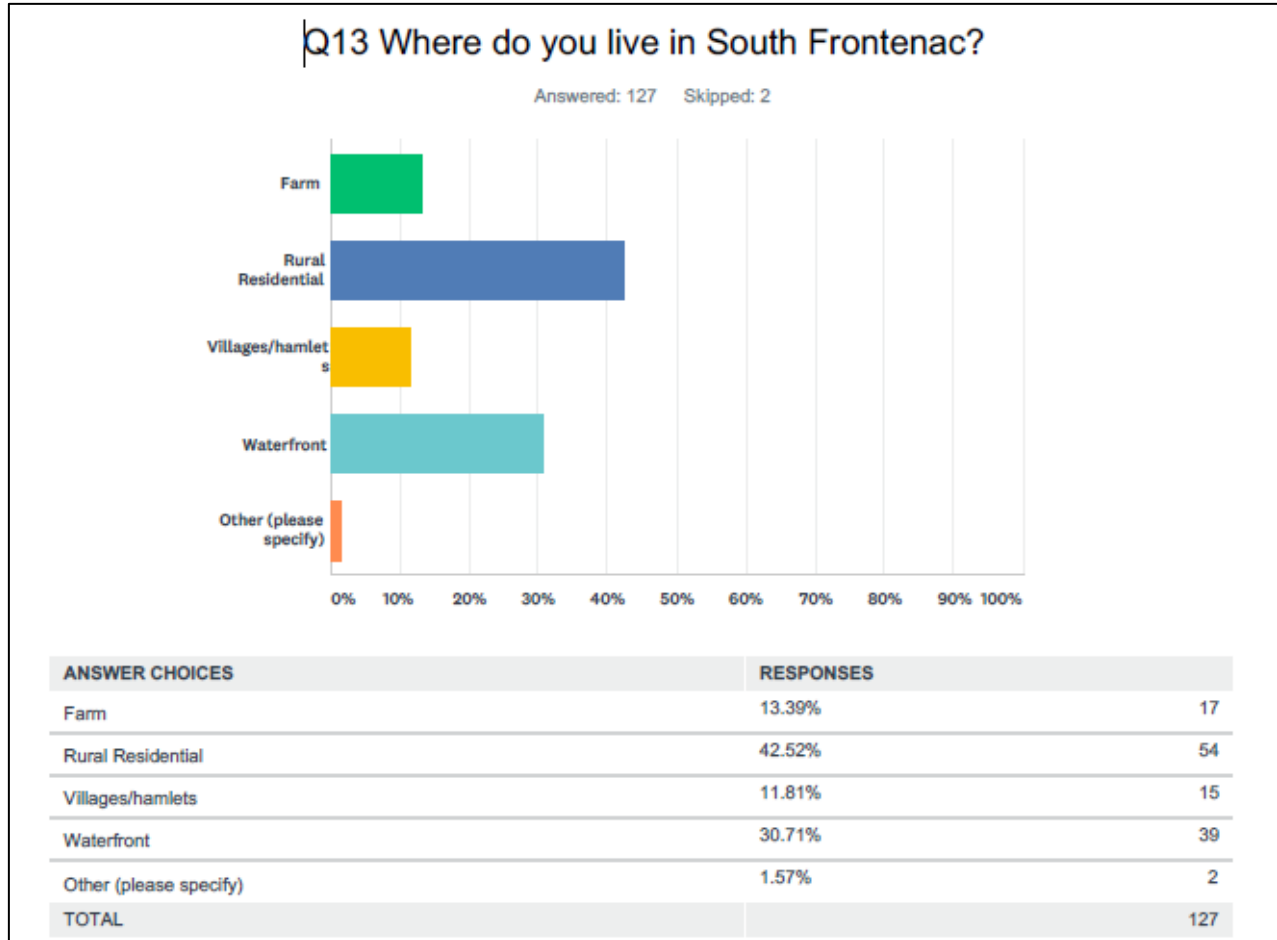


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The majority of survey participants are permanent residents of South Frontenac. The majority of participants live on rural residential properties. 84.5% of participants live on waterfront properties with the balance of participants living on either farm properties or in villages/hamlets within the Township.





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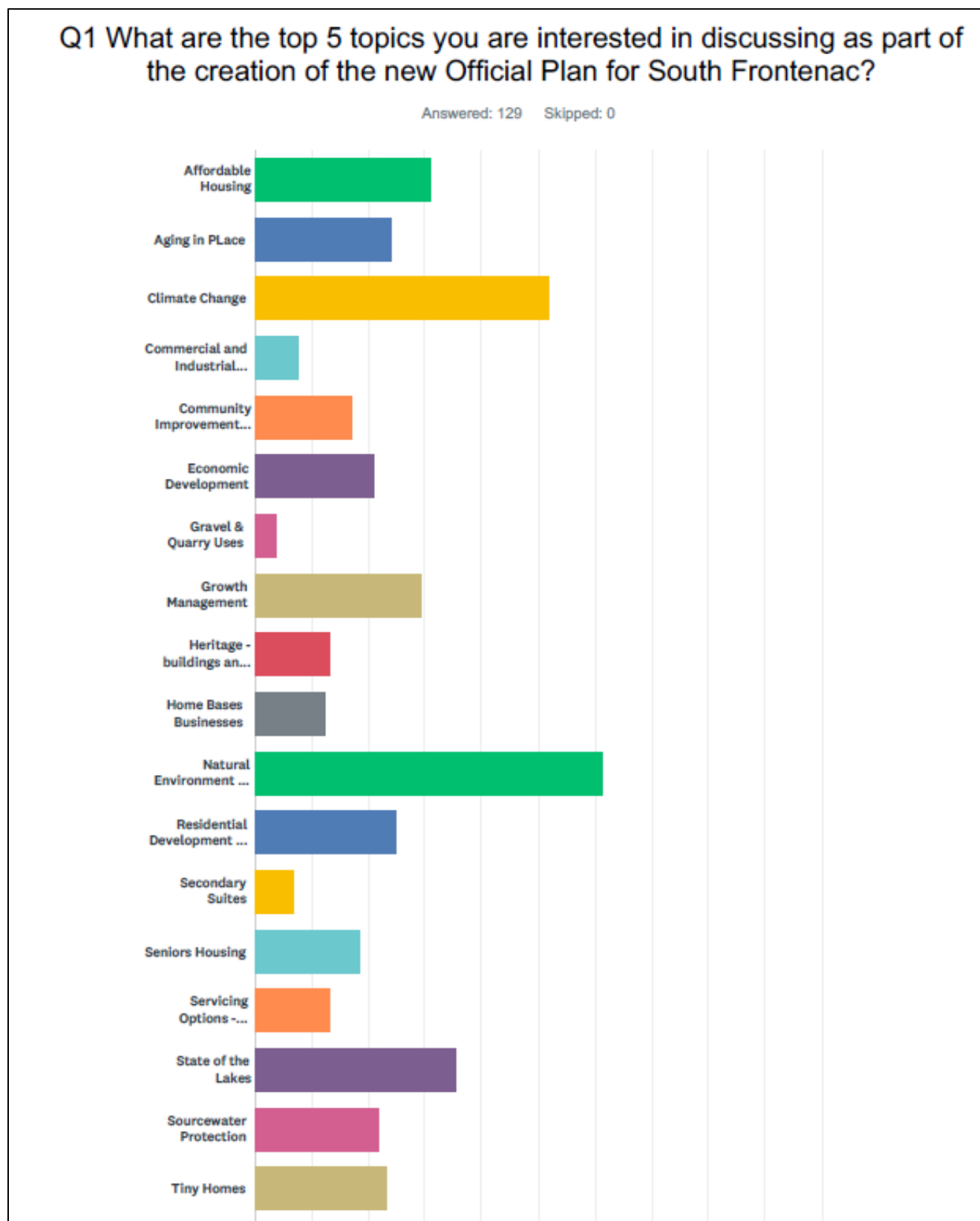
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The top 5 topics identified in the on-line survey that participants are interested in discussing in the new Official Plan are:

1. Natural Environment
2. Climate Change
3. Water Quantity and Quality
4. State of the Lakes
5. Affordable Housing

Growth management, aging in place and residential development were also areas of interest.





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Themes Identified in Responses to Survey Questions

The responses provided to the survey questions are attached for information. The below bullet points outline a summary of themes that have come from the on-line survey responses:

- Direct growth to settlement areas
- Protect agricultural land
- Protect water quality and quantity across the Township
- Lakes need to be protected by putting controls on development
- Keep South Frontenac green
- It is important to protect the natural environment
- Preserve natural assets, biodiversity and natural heritage features
- Embrace green technology and prepare for climate change
- The focus should be sustainable growth that can foster local business to create jobs and provide local services
- Affordable housing is important to meet the needs of all population.
- Control un-planned development while maintaining the rural feel of the Township.
- Engage citizens in planning for the community through surveys, open houses, social media and direct emails.
- Plan for everyone – not just the loudest voices
- Public consultation is important. Ensure there is time for meaningful public engagement.

- Residents of South Frontenac want multiple forms of communication in order to participate in the development of an Official Plan, including:
 - Email
 - Social media
 - Newsletters
 - Newspapers
 - Open Houses
 - Surveys
 - Webpage
 - Focus groups/stakeholder meetings

- Residents look to the following sources for information:
 - Frontenac News
 - Newsletter in the Tax Bill
 - Township website
 - Word of mouth

FINANCIAL/STAFFING IMPLICATIONS:

The Official Plan Update & Growth Management Study are already budgeted items in the approved 2019 budget and proposed to continue into the 2020 Budget year.

Watsons & Associates has been engaged to prepare the population projections to support the Growth Management Study.



REPORT TO COMMITTEE OF THE WHOLE

DEVELOPMENT SERVICES DEPARTMENT



NEXT STEPS

1. Release the RFP to engage planning consultants to assist with the preparation of the new Official Plan and Growth Management Background study.
2. Obtain the results of the population projections being prepared by Watson & Associates. It is anticipated that results will be available in March 2020. This is foundational information to support a growth management background study.

ATTACHMENTS:

- Summary of the Official Plan Visioning Open House Participation Boards
- South Frontenac 2040 Official Plan Visioning On-line Survey Results

Submitted by:

Claire Dodds, Director of Development Services

Approved by:

Neil Carbone, CAO



South Frontenac 2040 Official Plan Policy Directions

Township of South Frontenac

November 23, 2021





Land Acknowledgement

Agenda



1. Introductions
2. Purpose of Today's Meeting
3. Official Plan Context
4. Project Overview, Timeline and Milestones
5. Where We've Been
6. What We Found
7. Where We're Going
8. Proposed Policy Directions
9. Next Steps



Purpose of Today's Meeting



1. To provide a summary of the results of the August and September 2021 virtual open houses and on-line survey
2. To provide staff and Dillon Consulting with feedback on policy directions for the Official Plan



Official Plan Context



Planning Act amended by Bills

Provincial Policy Statement updated 2020

Frontenac County Official Plan updated 2016

South Frontenac Official Plan 2003

Zoning By-law

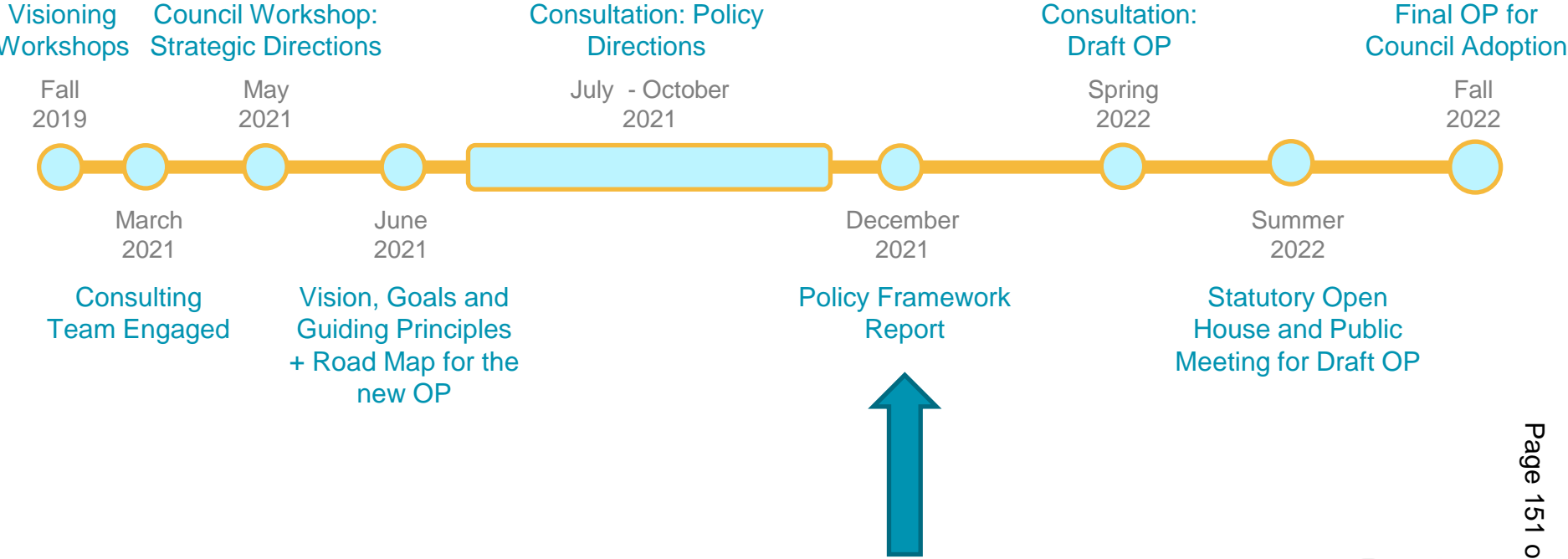
Land Division

Site Plan Control

Minor Variances



Project Overview, Timeline and Milestones



Where We've Been – Vision, Guiding Principles and Goals



Vision

South Frontenac is a progressive, forward-looking municipality that balances facilitating growth that meets the needs of all our residents with environmental leadership in the protection of our outstanding natural assets to enhance the exceptional lifestyle, rural character, and economic opportunities offered by the Township.



South Frontenac 2040

Our Community Our Vision Our Official Plan



Where We've Been – Vision, Guiding Principles and Goals

GUIDING PRINCIPLES

1

Be open-minded in consideration of potential solutions which may meet the unique needs of the community.



2

Adopt a sustainability lens, which considers the social, environmental and economic impacts of decisions.



3

Consider the impacts of climate change on the future of our community and do our part to mitigate, adapt, and increase our resilience to those impacts.



4

Work with, understand, and integrate First Nation's interests in the future of South Frontenac.

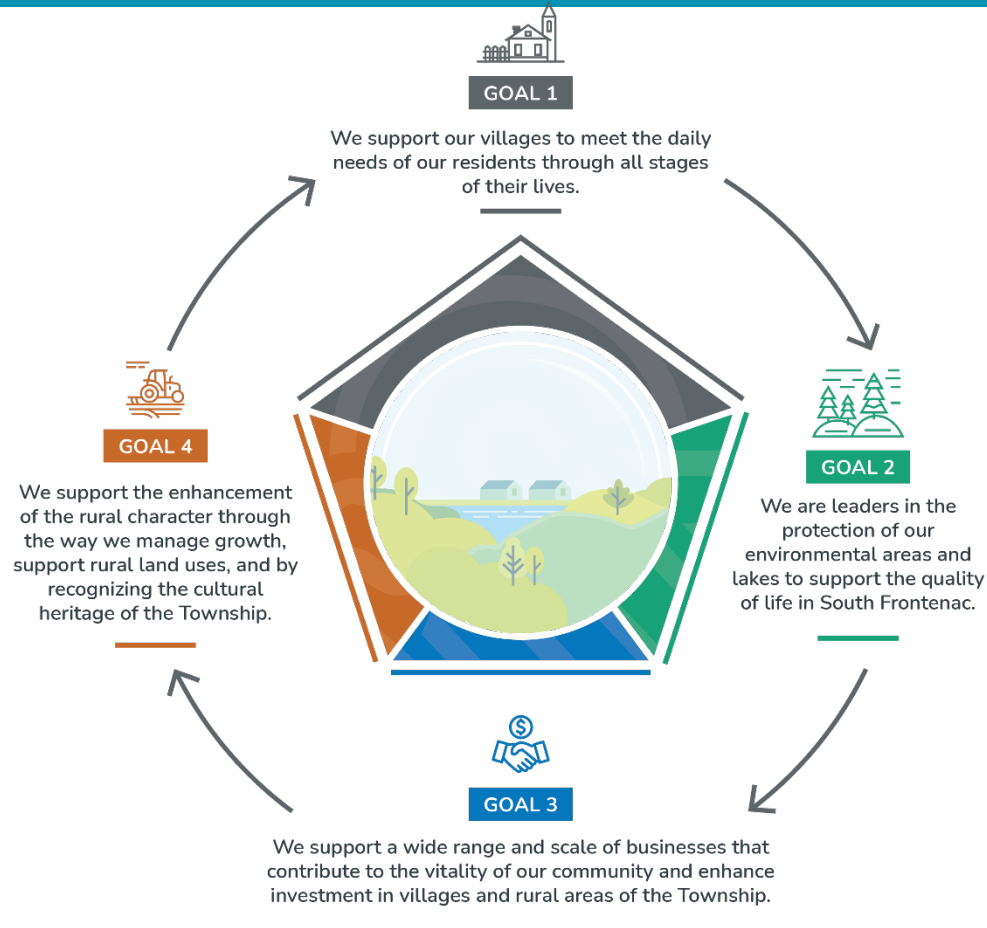


5

Be equitable and transparent, inviting input from community members frequently and in meaningful ways.



Where We've Been – Vision, Guiding Principles and Goals



What We Found - Open Houses and Online Survey



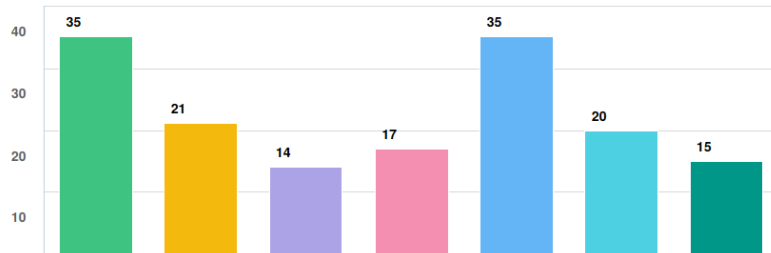
Welcome to Engage South Frontenac

This is a space to share and discuss ideas, learn about important projects and topics, provide invaluable feedback and input, and contribute to the future of South Frontenac.

Browse by project below, search by topic above, and register to get more involved!

[Register to get involved!](#)

Q1 What type of housing is most needed in the Township? Select all that you feel apply.



Question options

- Single detached dwellings
- Duplex or semi-detached
- Town houses
- Apartment buildings
- Senior's Housing
- Tiny homes
- Basement apartments or apartments above garages

Optional question (62 response(s), 3 skipped)

Question type: Checkbox Question

- 96 attendees at 4 open houses in August 2021
- 65 participants in the online survey
- Overarching themes
 - Protect and conserve natural areas
 - Support environmental protections
 - Prevent encroachment of development on natural and agricultural areas
 - Direct development toward settlement areas
 - Provide a variety of housing types
 - Support for alternate servicing solutions, such as communal or municipal servicing
 - Increase access to reliable high speed internet



DILLON
CONSULTING

What We Found - Consultation on Aboriginal Rights and Interests



- A Relationship-building approach has been presented to all First Nations communities and the Metis Nation of Ontario
- To-date a number of Aboriginal Rights and Interests have been identified:
 - Rights: Hunting, Fishing, and Gathering
 - Duty to Consult and Accommodate
 - Cultural Heritage and Archeology Notification
 - Environmental Protection and Conservation
 - Impacts on Water and Waterlife
 - Climate Change
 - Health and Safety (MMIW & Child Welfare)
 - Acknowledgement of Traditional Territories and Pre-Contact History
 - Commitments to a Continued Relationship
- AOO have identified specific land selections within South Frontenac Township as part of their land claim which need to be considered



Where We're Going- Policy Directions to guide the New OP

- Presentation and discussion on policy recommendations by theme area
 1. Where and how we develop
 - Growth management
 - Housing
 - Economic Development & Employment
 2. Protecting our environment and resources
 - Lake Ecosystems
 - Environmental Protection
 - Resource Extraction
 3. Managing our rural and agricultural lands
 - Rural
 - Agricultural
 4. Culture and the built environment
 - Cultural Heritage
 - Public Realm
 - Infrastructure



Policy Directions

Where and How we Develop

Policy Directions- Where and How we Develop

Growth Management



POLICY RECOMMENDATIONS

FOCUSED GROWTH:

- The majority of growth should be directed to Settlement Areas.
- The population target to be included in the O.P. for long-term planning purposes is: 23,800 persons.
- The target to be included in the O.P. for employment growth is: 1,100 jobs. Of those jobs, 70 are forecasted to be located on employment lands. The remaining jobs are forecast to occur outside of employment lands as jobs that are commercial/institutional, work-at-home and no fixed place of work.



SETTLEMENT AREAS:

- The Township supports directing medium and higher-density and large-scale residential development to Settlement Areas (i.e. Sydenham, Inverary, Verona, Battersea, Harrowsmith, Hartington, and Sunbury) in order to capitalize on the use of municipal and communal servicing systems.
- Support communal servicing and other servicing options to facilitate a wider-range of housing options to meet the need of all residents in the Township.



FUTURE EMPLOYMENT LANDS DEVELOPMENT:

- There is a need to designate employment lands in the new O.P. The new O.P. will identify the recommended area for the expansion of developable employment lands to accommodate projected employment growth.



BROADER MARKET CHOICE ON SOUTH FRONTENAC EMPLOYMENT LANDS:

- The Township will maintain a minimum of five years supply of employment lands at all times, with a range of parcel configuration, zoning, and location to accommodate a variety of employment types.



CLUSTERING OF INDUSTRIAL USES:

- The Township supports the clustering of light industrial uses in order to capitalize on investments in new infrastructure and servicing.



ENVIRONMENTAL IMPACT:

- Large scale development shall consider storm water management, environmental impact and compatibility with surrounding uses. Low-impact development approaches to storm water management that encourages re-absorption of surface water into the ground will be encouraged. Environmental remediation of brownfield sites will also be encouraged.



Policy Directions- Where and How we Develop

Housing



POLICY RECOMMENDATIONS

A RANGE OF HOUSING OPTIONS:

- The Township should provide opportunities for the development of accessible housing and other housing options to meet a range of affordability and lifecycle needs beyond the traditional single-detached dwelling (e.g. tiny homes, boarding houses, congregate living facilities, townhomes, apartment buildings, accessory residential units) by ensuring a flexible and permissive policy framework is in place.

1



HOUSING AFFORDABILITY:

- The Township supports opportunities for the development of housing that is affordable for low and moderate income households and is committed to continued progress toward contributing to the achievement of the County's overall target of 35% of all new housing units to be affordable to households with low and moderate incomes.
- A maximum of two Additional Dwelling Units (A.D.U.s) may be permitted in single-detached, semi-detached and townhouse dwellings, and an A.D.U. in an ancillary building or structure, where it can be demonstrated the A.D.U.s can be adequately serviced with private or communal servicing and can meet additional criteria to be determined.

2



SHORT-TERM RENTALS:

- The Township will determine suitable areas for short-term rentals, and establish a framework to regulate short-term rentals.

3



Policy Directions- Where and How we Develop

Economic Development and Employment



POLICY RECOMMENDATIONS

EMPLOYMENT LANDS:

- The new O.P. will contain criteria to evaluate conversion of employment lands to other land uses, using site-specific factors such as location, site size, configuration, marketability, and future expansion potential.

1



LIGHT INDUSTRIAL:

- Larger business (industrial and commercial) should be located in Settlement Areas and be clustered.

2



CANNABIS:

- Cannabis production and testing facilities will be required to demonstrate compliance with Federal regulations for operation and will be permitted in agricultural, rural and industrial areas, where compatible and where it has been demonstrated through appropriate studies that servicing of such a facility (e.g. water supply and sewage treatment) shall not have an adverse effect on existing uses in the surrounding area. Cannabis production and testing facilities shall be subject to Site Plan Control. Specific regulations respecting separation distances for sensitive uses will be implemented through the Zoning By-law.

3





Feedback

Policy Directions

Protecting our Environment

Policy Directions- Protecting our Environment

Lake Ecosystems



POLICY RECOMMENDATIONS

WATERFRONT DEVELOPMENT:

- Developments proposed within 30 metres of the high water mark of waterbodies and natural heritage features may require Environmental Impact Assessments and vegetative planting plans to support the enhancement of the vegetative buffer between areas of development and the shoreline. Such studies will be peer reviewed and recommendations will be incorporated through conditions of development.
- Developments on vacant waterfront lots are expected to comply with setbacks and lot coverage provisions established through the planning process.
- The Township recognizes that many waterfront lots have structures that are non-complying or non-conforming to the new O.P. The Township will develop policies to address how legal non-complying and conforming waterfront structures may be renovated, repaired, replaced, or expanded under Section 45 of the Planning Act.
- Township Council will consider the implementation of a Community Planning Permit System (C.P.P.S.) as a planning tool for development in waterfront areas to enhance waterfront protection and streamline the development approvals process.



SHORELINE HEALTH:

- Council supports the creation of a shoreline protection by-law that regulates tree cutting, vegetation removal, and site alteration adjacent to lakes and other waterbodies.

ARCHAEOLOGICAL SIGNIFICANCE:

- Council recognizes the cultural significance of waterbodies to Aboriginal communities and will work with Aboriginal groups to catalogue and conserve archaeologically significant artefacts and sites.



Policy Directions- Protecting our Environment

Environmental Protection



POLICY RECOMMENDATIONS

PROTECTING PUBLIC HEALTH AND SAFETY:

- Development should generally be directed away from natural and human-made hazards areas. Where required, studies and measures to address or mitigate known or suspected hazards must be completed prior to development.



CLIMATE CHANGE:

- A range of opportunities to mitigate and adapt to the effects of climate change should be addressed:
 - Focusing growth within established Settlement Areas and promoting compact, complete mixed use communities;
 - Promotion of green infrastructure, such as grassy swales and rain gardens to promote infiltration; roadside curb cuts to direct runoff to grassy swales and rain gardens permeable pavement and green roofs to reduce runoff; rock pits, catch basins, and detention ponds to reduce peak runoff flows; and water and energy conserving infrastructure;
 - Promotion of energy efficient building design;
 - Protecting the agricultural land bases;
 - Protecting and restoring natural areas and water systems, as well as protecting shorelines and increasing tree canopy cover; and,
 - Promoting active transportation networks.



CONSERVATION:

- Council supports the conservation of our unique and valuable natural heritage areas, and will work closely with conservation authorities, not-for-profit agencies, land trusts, Nature Conservancy Canada and Aboriginal groups to actively protect these areas.



ECOLOGICAL PRESERVATION:

- Council will work with the County, Provincial ministries, regional conservation authorities and organizations to identify gaps in ecological protection policies and environmentally sensitive areas.



NATURAL HERITAGE:

- The County will undertake a Natural Heritage Study update in 2022, to update existing natural heritage mapping and take a systems approach to natural heritage protection. Council supports the consideration and adoption of an O.P. amendment that will incorporate the recommendations of the County Natural Heritage Study.



Resource Extraction



POLICY RECOMMENDATIONS

RESOURCES:

- Existing licensed pits and quarries will be recognized in the extractive resource designation and will be protected from incompatible uses.
- Development should be avoided in areas of known deposits of mineral aggregate resources or adjacent lands, which would preclude or hinder the establishment of new operations or access to the resources. Development shall only be permitted if resource use would not be feasible; or the proposed lands use or development serves a greater public-interest; and issues of public health, public safety and environment have been addressed.
- Activities that contribute to mineral aggregate resource conservation (e.g. aggregate recycling facility) shall be considered as an accessory use within aggregate operations.



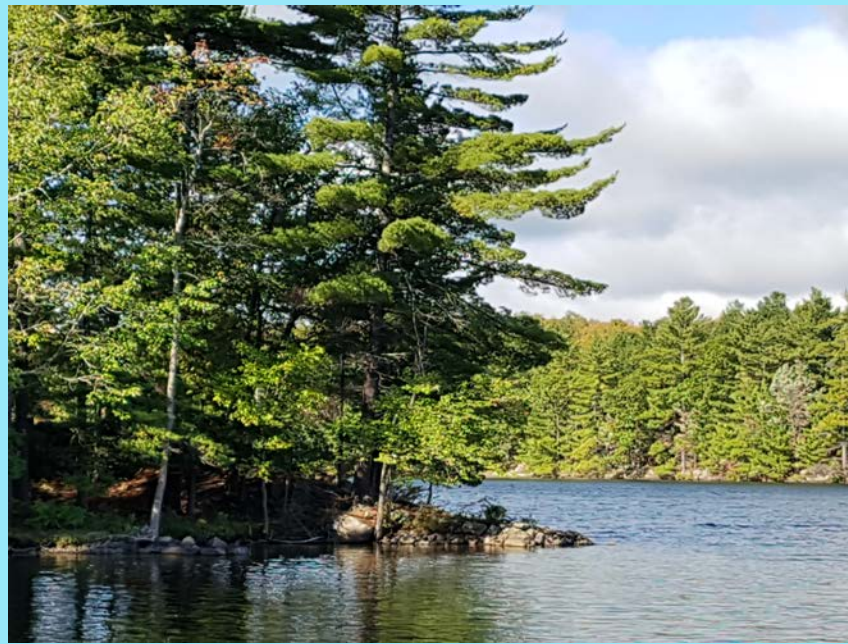
REHABILITATION:

- In areas where land was formerly used for resource extraction, remediation and rehabilitation must be complete before land may be used for other purposes.
- Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.



1

2



Feedback

Policy Directions

Managing our Rural and Agricultural Lands

Policy Directions- Managing our Rural and Agricultural Lands

Rural



POLICY RECOMMENDATIONS

RURAL LOT SEVERANCES:

- It is the Township's intention that new lot development in Rural Areas will generally occur by plan of subdivision. However, a maximum of three (3) severances may be permitted from a lot of record existing on the day of adoption of the 2000 Plan by Council where it is demonstrated that a plan of subdivision is not necessary for the orderly development of the land and will not limit such development by plan of subdivision.
- The severance limit may be waived to allow limited rural residential development by way infilling within existing concentrations of residential development in the Rural designation. For the purposes of this policy, infilling in the Rural designation shall refer to situations where the land under consideration is an existing lot, fronts upon a public road and is located between existing residential buildings or an existing residential building and a natural or human-made barrier such as a public road, or a navigable stream, separated by not more than approximately 100 metres and located on the same side of the road.
- Lots created in the Rural designation must demonstrate they can be adequately serviced without negative impact to environmental and human health.
- Lot creation policies shall be established for rural employment uses including rural commercial, industrial and recreational uses.



RURAL ECONOMY:

- Policies that support home based businesses such as home industries and occupations, along with small scale rural commercial and industrial uses will be included in the Official Plan.
- Policies for establishing new rural recreational and tourism uses, including tourist accommodation will be established in the Official Plan.
- Agricultural uses shall also be permitted in rural areas of the Township.



RURAL CHARACTER:

- Council supports the preservation of the Township's rural character. The Official Plan will define the natural environment, historic properties, traditional rural lifestyles, and visual landscapes unique to South Frontenac and will ensure visual compatibility of rural development with the surrounding area.



RURAL SERVICING:

- The Township recognizes that developments in rural areas will need to have lots of sufficient size to support private servicing. The current standard of 0.8 hectare lots will be maintained for single detached dwellings.



Policy Directions- Managing our Rural and Agricultural Lands

Agricultural



POLICY RECOMMENDATIONS

PRIME AGRICULTURAL AREAS:

- Council supports the protection of prime agricultural areas and recognizes the economic, cultural, and historic value farms add to the Township. Non-farm development in the vicinity of prime agricultural lands and other agriculturally productive lands will be discouraged unless they will not encroach on agricultural lands following the Minimum Distance Separation formulae.



VALUE-ADDED AGRICULTURE:

- The Township supports the creation of uses that highlight the importance and value of farming. On this basis, uses such as farm tours, cafes, processing operations such as flour refinement, pickling, canning, or baking, and shops for the sale of site-produced goods shall be permitted within the agricultural designated areas.



AGRICULTURE-RELATED INDUSTRIAL AND COMMERCIAL USES ON AGRICULTURAL LANDS:

- Council recognizes that the agriculture and agri-food system can include several industries such as farm input and service supplier industries, primary agriculture, food and beverage processing, food distribution, retail, wholesale and food service industries.
- Agricultural uses will also be permitted in rural areas of the Township.





Feedback

Policy Directions

Culture and the Built Environment

Policy Directions- Culture and the Built Environment

Cultural Heritage



POLICY RECOMMENDATIONS

ABORIGINAL CONSULTATION:

- Aboriginal communities will be consulted when development on culturally significant lands is planned or where archaeological assessments are required.



CULTURAL HERITAGE:

- Council may develop a Municipal register of cultural heritage and archaeological resources or assist other organizations and work with the Ministry of Culture in developing, sharing and maintaining an inventory.
- Development adjacent to designated heritage property shall not detract from the overall heritage character of the area.
- Council will encourage the development of public and private financial support for the conservation of designated heritage property.
- Council shall require a heritage permit before erection, demolition, alteration or removal of any building or structure or alteration of external portion of a designated heritage property.
- Council will establish policies to recognize and protect the cultural heritage of the Rideau Canal waterway within South Frontenac.



ARCHAEOLOGICAL ASSESSMENT:

- Council shall require that in any proposed development and prior to the undertaking of any public work, private development, planning application, consideration be given to the possible effects and impacts of such works or development on cultural heritage and archaeological resources and those impacts, where identified, are appropriately mitigated.
- Council shall require an archaeological impact assessment carried out by an archeologist licensed under the Ontario Heritage Act, when any public work, private development, planning application will affect an area containing a known archaeological site or adjacent to a cemetery or an area considered to have archaeological potential or is within 250 metres (820 feet) of a Provincially registered or known archeological site or cultural heritage feature.
- Council will work collaboratively with the County to undertake an archaeological master plan to establish a framework for undertaking archaeological assessments across the Township.



Policy Directions- Culture and the Built Environment

The Public Realm



POLICY RECOMMENDATIONS

WATERFRONT ACCESS:

- The Township will continue to maintain public access to waterfronts and provide opportunities for public recreation.

1



PEDESTRIAN-FRIENDLY DEVELOPMENT:

- Development in Settlement Areas should be pedestrian-oriented and connected to a network of active transportation options.

2



PARKS AND OPEN SPACE:

- Large-scale development (i.e. subdivisions) shall provide dedicated communal green space for the benefit and use of residents and visitors.

3



Policy Directions

Infrastructure



POLICY RECOMMENDATIONS

RURAL TRANSPORTATION:

- Council encourages the development of transit-supportive communities in order to increase the future potential of efficient rural transit in the Frontenacs. This includes the creation of active transportation connections within and between Settlement Areas and the clustering of transit-supportive uses such as schools, businesses, social services, and health facilities within Settlement Areas.



PRIVATE LANES:

- Council shall encourage waterfront development to be directed towards areas where there is adequate capacity for additional traffic on existing private lanes or towards areas where private lanes may be added.
- The Official Plan will incorporate policies from the County of Frontenac Private Lane study (2016) to establish private lane standards and extensions to private lanes.



INTERNET SERVICES:

- Council recognizes the importance of internet connectivity to support growth and development of the community.



STORMWATER MANAGEMENT:

- Where possible, natural vegetation and trees should be preserved during and after development. Low impact development and green infrastructure are encouraged approaches to address stormwater management.



COMMUNAL SERVICING:

- Council shall encourage communal servicing, where feasible.
- Council shall encourage development be directed towards areas where communal servicing will support residential, industrial, and commercial development.





Feedback

Next Steps

1. Council provide feedback to staff and Dillon Consulting
2. Feedback will be incorporated into the Policy Direction Report
3. The report will come forward to an upcoming Council meeting in December 2021.
4. Council will be asked to endorse the Policy Direction Report.
5. This report will form the basis for Dillon Consulting to begin drafting detailed policies for the new Official Plan.



Thank you!



Township of South Frontenac Staff Report



To: Committee of the Whole

Prepared by: Development Services Department

Date of Meeting: November 23, 2021

Subject: Official Plan – Policy Directions Report

Summary

The Official Plan - Policy Directions Report provides a summary of public consultation and the land needs analysis, as well as outlining policy recommendations to set the direction for starting to draft the new South Frontenac Official Plan. Council is being asked for feedback on the outlined policy directions so an updated report can be brought back to Council for endorsement.

Recommendation

This report is for information only.

Background

The Township has been undertaking background review and public consultation to prepare a new Official Plan throughout 2019-2021.

In Fall 2019, 125 residents attended 3 community open houses and 129 residents completed an on-line survey to provide input to the vision for the new South Frontenac Official Plan.

With the onset of the coronavirus pandemic in early 2020, the process of creating a new Official Plan and all public engagement was paused until effective virtual consultation could be put in place to undertake public consultation safely.

Dillon Consulting was engaged in early 2021 to lead the creation of a new Official Plan for South Frontenac. Dillon Consulting used the 2019 input to prepare a vision and goals for the Official Plan for Council's consideration.

Council endorsed the Vision, Goals and Guiding Principles for the new Official Plan in June 2021. At this time, Council also endorsed a Road map for Stakeholder and Indigenous Engagement to obtain input into the preparation of a new Official Plan for the Township.

Engagement with Indigenous First Nations communities is on-going throughout the development of the Official Plan. Township staff and Dillon Consulting are focusing on engagement that is relationship based to understand Aboriginal Rights and Interests in the creation of a new Official Plan for South Frontenac.

In August 2021, the Township released 4 policy papers (housing; economic development; agriculture; and lake ecosystems) and 2 discussion papers (growth management and economic diversification). These papers are available at: [Official Plan Review - South Frontenac 2040 | EngageFrontenac.ca](#)

In August 2021, Dillon Consulting and Township planning staff completed four virtual open houses to obtain public input on policy directions for the new Official Plan. 97 participants attended the open houses, 14 post-open house survey responses were submitted, 65 on-line surveys via Engage Frontenac were completed, 51 emails and letters were submitted via officialplan@southfrontenac.net following the August 2021 open houses.

Discussion/Analysis

The November 2021 Policy Directions report from outlines the outcomes of the public engagement that occurred in August and September 2021. Dillon Consulting has reviewed the public input on the policy directions and has provided a number of recommended policy directions based on theme areas. These policies are not intended to be exhaustive but are intended to inform the direction of the Official Plan

Section 4 of the report contains a series of info-graphics that summarize the policy direction recommendations. Appendix A, the Policy Recommendations Matrix, provides more background by policy theme on the recommended policy directions. Appendix A summarizes the Provincial Policy and County Official Plan Direction, as well as what they found from their research on the Township, as well as what they heard through the August/September 2021 consultation.

Section 2 of the report also outlines the findings of Watson & Associates findings of the land needs assessment. Watson & Associates have completed a land needs assessment for both Residential Land Needs, as well as for Employment Land Needs, out to 2046.

The report is presented to Council at the November 23, 2021 Committee of the Whole meeting for discussion and feedback. Dillon Consulting, along with Township planning staff, will present a summary of the report and will focus on the policy directions that we are requesting feedback from Council on. Based on the feedback from Council, an updated report will be brought forward to an upcoming December Council meeting. At that time Council will be asked to make a decision to endorse the report and policy directions contained within the report.

Once the Policy Directions report is endorsed by South Frontenac, Dillon Consulting will begin drafting detailed policies to create the new South Frontenac Official Plan, with the goal of bringing the first draft of the new Official Plan to Council in late spring 2022.

Financial Implications

The Official Plan is a budgeted capital project in 2021.

Relationship to Strategic Plans

Not applicable to this report.

This initiative is supported by the following priorities of the 2019-2022 Strategic Plan.

- **Priority: 2. Promote and support growth that meets the community's needs while maintaining the integrity of our natural environment.**
- **Priority: 4. Be a catalyst for the creation of vibrant, complete communities.**
- Action Item (if applicable): **Item No. D(3) New OP**

Notice/Consultation

The following staff were consulted in the preparation of this report:

- Christine Woods, Senior Planner
- Neil Carbone, Chief Administrative Officer
- Sonya Bolton, Manager of Community Planning, County of Frontenac
- Joe Gallivan, Director of Planning & Economic Development, County of Frontenac

Attachments

- Attachment 1 – Official Plan Policy Directions Report, November 2021
- Attachment 2 – Appendix B – Engagement Summary

Approvals

Submitted By:



Claire Dodds, MCIP, RPP
 Director of Development Services

Approved By:



Neil Carbone
Chief Administrative Officer