

**TOWNSHIP OF SOUTH FRONTENAC
COUNCIL MEETING
AGENDA**

TIME: 7:00 PM,
DATE: Tuesday, April 5, 2016
PLACE: Council Chambers.

1. Call to Order
 - a) Resolution
2. Declaration of pecuniary interest and the general nature thereof
3. Scheduled Closed Session - n/a
4. ***Recess *** - n/a
5. Public Meeting
 - a) Open Public Meeting
 - b) Proposed Sale of Municipal Property, Part Lot 14, Concession IX, Bedford District 4 - 13
 - c) Collins Lake Subdivision 14 - 68
6. Approval of Minutes
 - a) Minutes of March 8, 2016 Committee of the Whole meeting 69 - 72
 - b) Minutes of the March 15, 2016 Council meeting 73 - 81
 - c) Minutes of the March 22, 2016 Committee of the Whole Meeting 82 - 84
7. Business Arising from the Minutes
 - a) Lindsay Mills, Planner, re: Conveyance of Closed Road Allowance between Lots 24 and 25, Concession VIII, Storrington District 85
 - b) Wayne Orr, Chief Administrative Officer, re: Recreation Committee Secretaries Payments 86 - 87
 - c) Wayne Orr, Chief Administrative Officer, re: Joint Appointment to Cataraqui Source Protection Committee 88
 - d) Wayne Orr, Chief Administrative Officer, re: Notice of Motion - Supporting Local Businesses 89
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 - b) Lindsay Mills, Planner, re: Amendment to Subdivision in Part of Lots 18 and 19, Concession II, Willowbrook Estates (See By-law 2016-24) 105 - 108

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i)	Linda Phibbs, 3178 Lakefield Dr, re: Collins Lake Subdivision	151
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13.	<u>Notice of Motions</u>	
14.	<u>Announcements</u>	
15.	<u>Question of Clarity (from the public on outcome of agenda items)</u>	
16.	<u>Closed Session (if requested)</u>	
17.	<u>Confirmatory By-law</u>	
a)	By-law 2016-26	154
18.	<u>Adjournment</u>	
a)	Resolution	

PLANNING REPORT: PUBLIC MEETING

Township of South Frontenac
 Prepared for Council
 Agenda Date: April 5, 2016
 Date of Report: March 31, 2016

Planning Department

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

Summary of Recommendation:

The recommendation is that the Council passes a by-law to declare as surplus and sell 100 acres of Township owned land.

Purpose of the Report:

The purpose of this report is to bring back to Council a request from a Township resident to purchase Township-owned land and to hold a public meeting on the proposed sale as required under the Municipal Act.

Background

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

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

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

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

Attachment #4 shows the encroaching uses in more detail. It should be noted that the owner of the buildings that partially block the access have been made aware that they are not permitted to prevent passage of the public over the unopened road allowance.

The proposed sale came before the Committee of the Whole on January 27, 2015 where the Committee appeared to be favourable to the sale of the land and directed that a public meeting be held on the sale as required. However, the Committee also required that the land be evaluated by a professional property appraiser before going forward. Accordingly, on November 25, 2015, the Planning Department was advised by Weatherby Real Estate Limited that the value of the subject land is \$34,000.00. Subsequently it was discovered that a small illegal residence and out buildings existed on the Township land and the Committee, thus deferred any decision on the sale to allow by-law enforcement to investigate. It was confirmed that the buildings exist on the land.

This matter was discussed with the applicant Doug Amey who advised that he is not concerned that someone is using the land as a residence and he is still willing to purchase the land. Thus, from staff's perspective, the illegal development should not affect the sale. If Mr. Amey acquires the land he will become responsible for bringing the structures into compliance with the Building Code.

Most recently, the matter came back to the Committee on January 12, 2016 where members agreed in principle to the sale but also required that a separate independent appraisal be conducted to confirm the selling price of \$34,000.00 for the land. On March 31, 2016 staff received a second appraisal from Century 21 Limestone Realty confirming the figure of \$34,000.00. A copy of the letter is attached as **Attachment #5**.

Process

To sell surplus property, there is a requirement to pass a by-law declaring the property to be surplus and to give notice to the public of the proposed sale. **Attachment #6** explains the procedure for notice of sale of municipal lands. The public meeting was advertised for four weeks as required.

Conclusion

The Committee of the Whole has already agreed in principle to the sale of the Township land to Doug Amey and now the appraised sale price has been confirmed. Thus, all information has been received to complete the sale. By-law # 2016-25 is attached to effect the sale. However, Council should hear from the public before considering passage of the by-law.

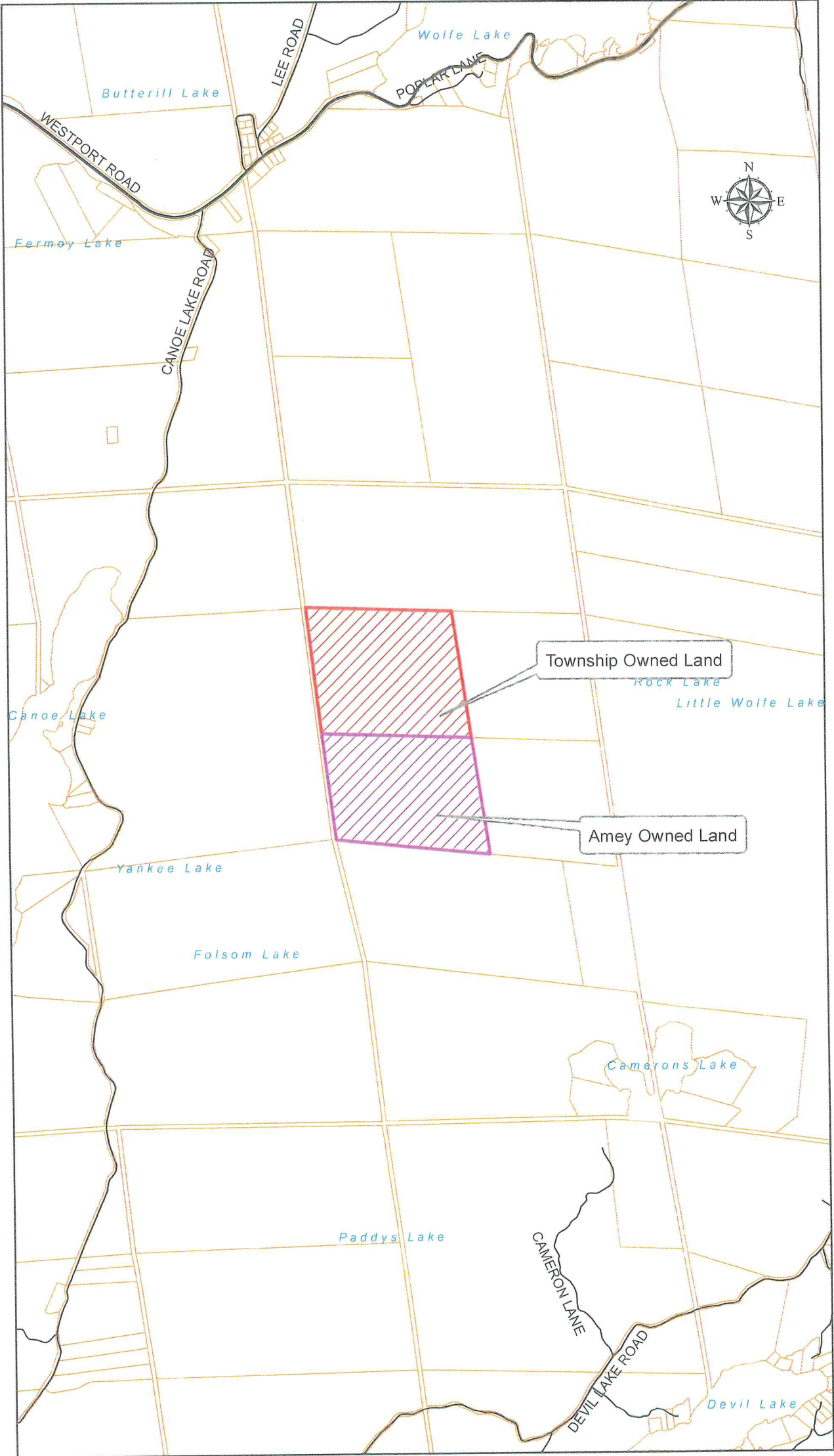
Recommendation

It is recommended that Council consider the passage of By-law 2016-25 to declare 100 acres of Township land as surplus and authorize the sale of such lands described as Part of Lot 14, Concession IX, District of Bedford, to Douglas James Amey

attachments

Amey2015ReportToCofW4

Proposed Property Purchase Attachment #1



0 0.25 0.5 1 Kilometers

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

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

TELEPHONE - 613-546-3274
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3 RIDEAU STREET, P.O. BOX 1010
KINGSTON, ONTARIO
K7L 4X8

NEW EMAIL: gmediarmid@rideaustreetlaw.ca
jmillard@rideaustreetlaw.ca
Real Estate: realestate@rideaustreetlaw.ca

May 1, 2014

Via Fax: 613-376-6657

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

ATTENTION: MS ANNE LEVAC - PLANNING ASSISTANT

Dear Ms Levac:

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

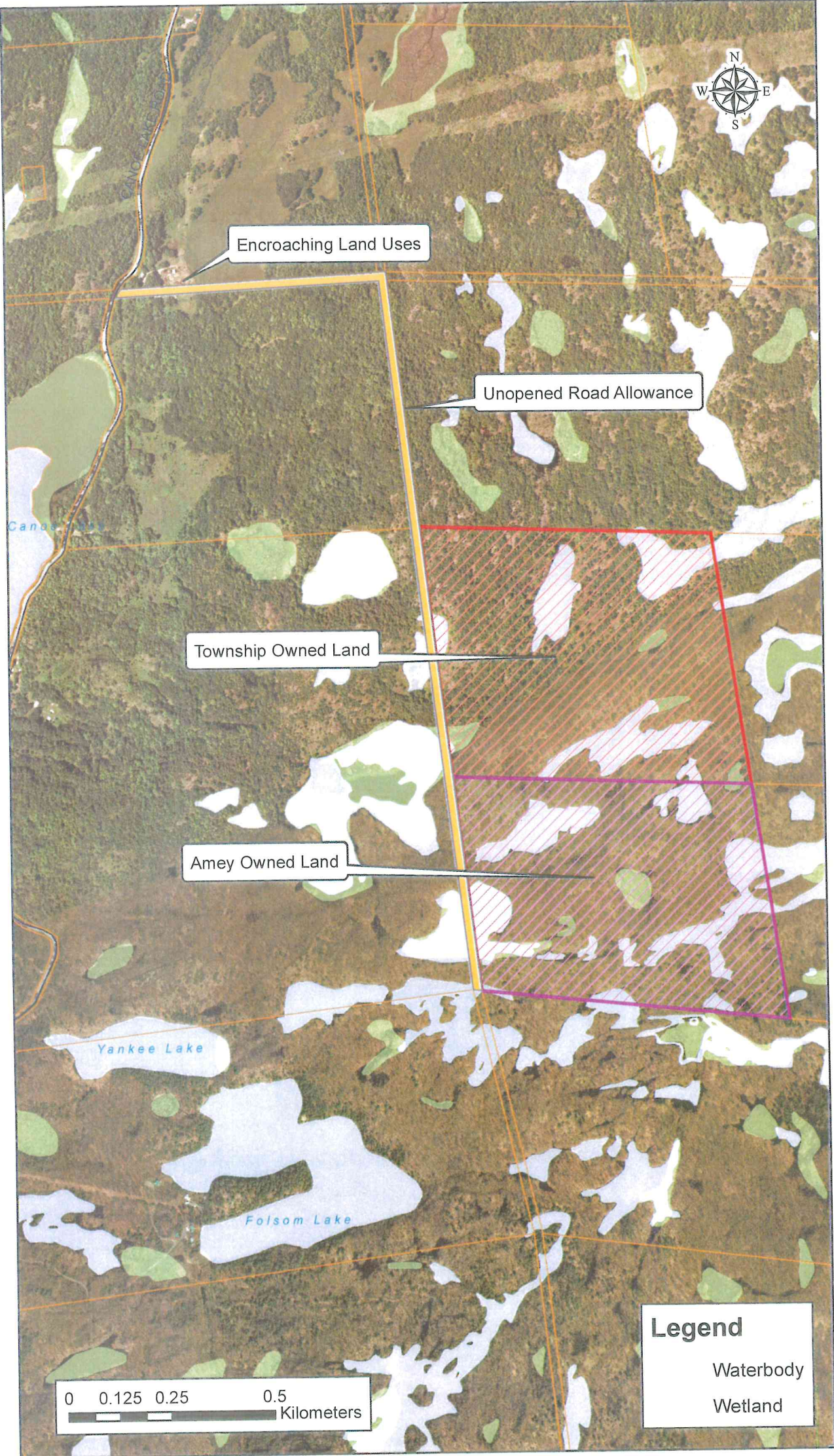
As you know, I am the solicitor for Douglas J. Amey Jr. of Inverary. He advises me that he had a recent discussion with you about the possibility of his acquiring from the Township the West Half of Lot 14 Concession 9, District of Bedford (PIN 36245-0033). That parcel of land is directly north of a property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

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

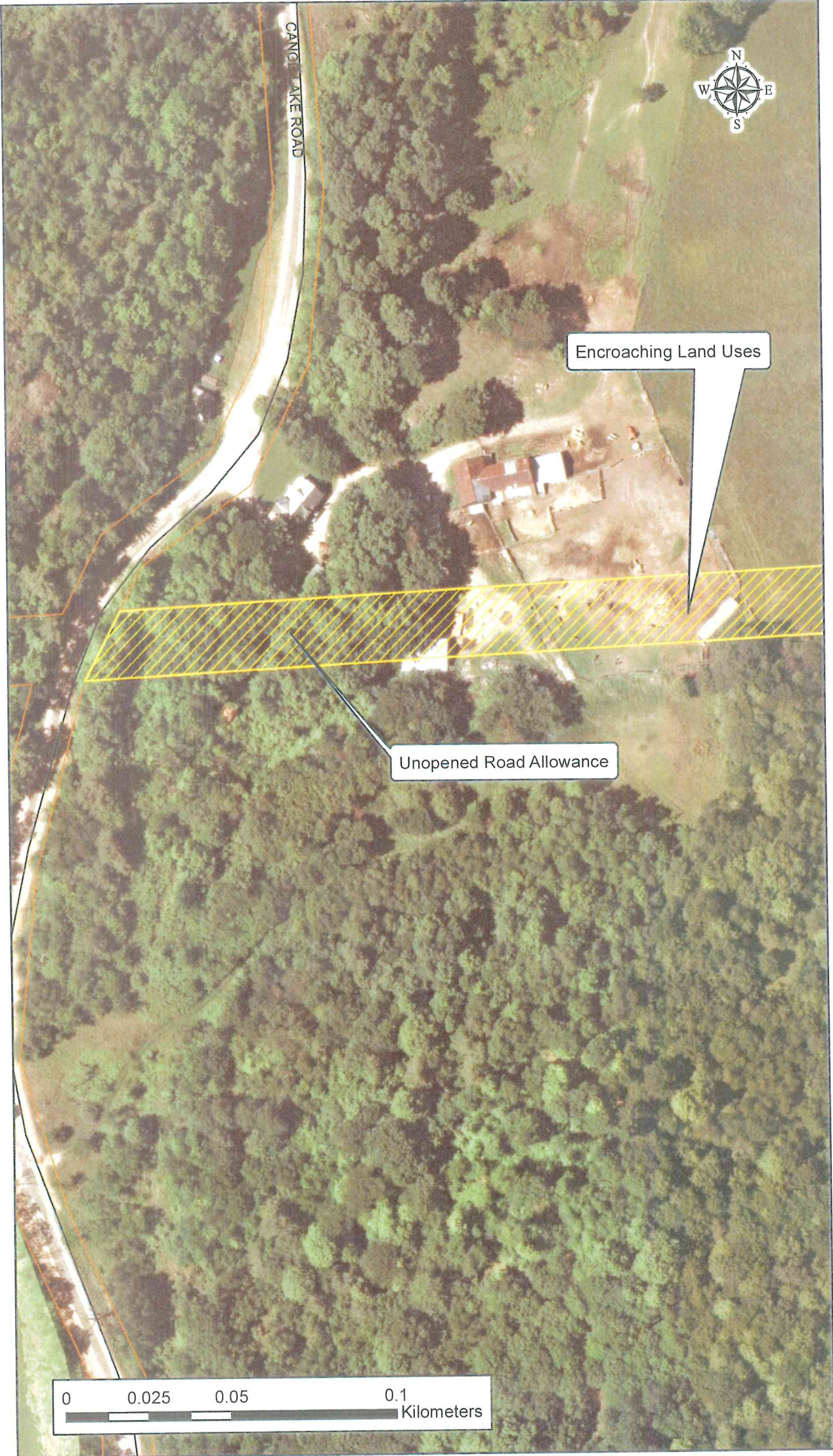
I am writing to you to formally request that you begin the process that could ultimately lead to a sale of this property to Mr. Amey.

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

Proposed Property Purchase Attachment #3



Proposed Property Purchase Attachment #4



CENTURY 21 LIMESTONE REALTY LTD.**OPINION OF VALUE****ATTACHMENT #5**

Date: March 21st, 2016

Subject Property: PT LOT 14, CON IX

To Whom It May Concern:

I have been asked to give an Opinion of Value of the property located at PT LOT 14, CON IX. This is a unique parcel of land which is roughly 100 acres and is landlocked so it is not accessible by road access at this point. This becomes the issue in determining the proper value of the land at the present time.

In reviewing sales of vacant land in the County of South Frontenac a parcel of land around 100 acres will warrant a sale price between \$80,000 and \$200,000. The wide range of prices is because factors like zoning, access, topography, sewage and potable water etc., can have a large impact on the value of vacant land. The largest negative impact on the value of the land is the lack of accessibility and because this is a rare situation we have little or no factual information to support our opinion of value.

Therefore, my personal opinion is the property is likely worth between \$30,000 and \$50,000 in the unaccessible state with little uses to the land.

We have also reviewed the appraisal by Weatherby and feel that their findings may be more educated than our opinion of value because of our lack of familiarity we have with similar style of properties. To be fair to the Township I would suggest putting more merit on their determination on the value of land based on their findings.

Feel free to contact me anytime with questions about this evaluation.

Sincerely,

William Taylor

William Taylor

Owner / Sales Representative



(P) 613.384.4441 (F) 613.384.6664 2392 Princess Street, Kingston, ON K7M 3G4

www.LIMESTONEREALTY.com

ATTACHMENT #6

TOWNSHIP OF SOUTH FRONTENAC BY-LAW 1999-25

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

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

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

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

from the municipality to another person, with or without consideration.

2. Prior to the sale of any real property owned by the municipality, Council shall,
 - (a) by by-law or resolution passed at a meeting open to the public declare the real property to be surplus;
 - (b) obtain not sooner than one (1) year before the date of sale at least one appraisal of the fair market value of the real property from such person as the Clerk considers qualified; and
 - (c) give notice to the public of the proposed sale in the manner prescribed by this by-law.

3. Notice to the public of a proposed sale of real property owned by the municipality shall be given prior to the date of the sale;
 - (a) by publication in a newspaper that is, in the Clerk's opinion, of sufficiently general paid or unpaid circulation within the municipality to give the public reasonable notice of the proposed sale; or
 - (b) in the case of a proposed sale according to any other procedure prescribed by the Municipal Act or any other Act, in the manner prescribed.

2.

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

3.


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

Dated at South Frontenac this 20th day of APRIL, 1999.

Read a first and second time this 20th day of APRIL, 1999.

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

THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC



Mayor



Clerk-Administrator

**Procedure for Public Meetings Under The Planning Act
Respecting Proposed Plan of Subdivision**

1. The Council of the Township of South Frontenac is conducting a Public Meeting on behalf of the County of Frontenac under the Planning Act with respect to an application for Plan of Subdivision.
2. I will now ask the Planner/Deputy Clerk to advise the method by which notice of the meeting was given and confirmation as to the date that notice was given.
3. Any persons who wish to receive a copy of the minutes of the public meeting, a copy of the report on the Plan of Subdivision or notice of Draft Approval of the Plan of Subdivision, should indicate their full name, address, postal code and contact numbers on the "Request for Information" sheet prior to leaving the meeting.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Frontenac before the proposed Plan of Subdivision is approved, the person or public body:

- is not entitled to appeal the decisions of the County of Frontenac to the Ontario Municipal Board; and
- may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the board, there are reasonable grounds to do so."

4. The procedure for the public meeting will be as follows:
 - i) The Planner/Deputy Clerk will be asked to explain the purpose of the public meeting.
 - ii) I will then inquire if there are any persons present who wish to make oral or written submissions on the proposed Plan of Subdivision. If so, you should announce your name and state whether you support or oppose the proposed Plan of Subdivision.

Should there be any other persons wishing to make comments on or ask questions about the proposed Plan of Subdivision, they will then be given an opportunity to address Council.

Please be aware that all persons wishing to address the issues should direct their comments and questions through the Mayor.

5. ONCE ALL OF THE SUBMISSIONS HAVE BEEN HEARD, ANNOUNCE:

- i) "The public meeting is now concluded. I would remind any persons wishing to receive additional information to provide their full name, address, postal code and contact numbers on the "Request for Information" sheet prior to leaving the meeting.
- ii) Township Staff will prepare a report for consideration by Township Council at a future meeting. The Township Council will then make a recommendation to County Council."

PLANNING REPORT: PUBLIC MEETING

Township of South Frontenac
Prepared for Council

Planning Department

Agenda Date: April 5, 2016 **Files No. 10T-2015/001 and Z-16/05**

Date of Report March 29, 2016

Subject: Review of Applications for Plan of Subdivision and Associated Zoning By-law Amendment, Part of Lots 28 to 30, Concession VII, Storrington District, Township of South Frontenac: Collins Lake Estates (Maybach Group Inc.)

SUMMARY OF THE RECOMMENDATION

The recommendation is that Council receive for information a Planning Report dated March 29, 2016 and forward the report, including attachments and all comments from the public meeting, to the County of Frontenac as representing the Township's comments on the proposed Collins Lake Subdivision by Maybach Group Inc.

PURPOSE OF THE REPORT

The purpose of this report is to bring to Council for a public meeting an application for a residential plan of subdivision and associated zoning by-law amendment. The report explains the purpose of the applications for Council and the public. The public meeting is required under the terms of the Planning Act. Included is a location attachment, lot layout plan, agency comments, letter from the public and a proposed amending by-law for reference.

BACKGROUND

An application has been submitted to the County of Frontenac for a fifty-one lot residential plan of subdivision in the Township of South Frontenac, Storrington District. An application has also been submitted to the Township for a zoning by-law amendment to rezone the subdivision for the new residential uses. The Planning Act requires that a public meeting be held on these types of applications and the County requested that the Township hold the public meeting on the subdivision as required under the Planning Act. Accordingly, this public meeting was scheduled and advertised to the public. **Attachment #1** shows the location of the subject land (the total landholdings) with Collins Lake and the City of Kingston forming its south boundary.

The area to be developed is located directly to the west of the Lyons Landing residential subdivision. To the north of the subject land are single detached residential homes on Holmes Road and to the south is Collins Lake and the City of Kingston boundary. To the west is the large tract of undeveloped land also owned by the Maybach Group.

The fifty-one residential lots would be accessed by three new interior roads to be constructed and eventually dedicated to the Township. The roads would be accessed off of Lakefield Drive which forms the eastern boundary of the subject land. Five of the proposed lots would front directly onto Lakefield Drive.

Attachment #2 shows the layout of the planned development and the table below summarizes the proposal:

Land Use	Area
Residential – Estate Lots (Lots 1-51)	54.4 hectares (134 ac.)
Parkette/Open Space Block (Block 52)	0.46 hectares (1.1 ac.)
Road Widening (Block 53)	0.37 hectares (0.9 ac.)
Roads	4.66 hectares (11.5 ac.)
Total	60 hectares (148 ac.)

The lots would range in size from 0.81 hectares (2 ac.) to 1.87 hectares (4.62 ac.). Lot frontages range from 55 metres to 150 metres.

A zoning by-law amendment application was also submitted which would change the zoning on the subdivided property from Rural (RU) Zone to a special Residential (R) zone to accommodate the residential use of the land.

It should be noted that the present application for fifty one lots constitutes only Phase 1 of the total planned development. The overall land holdings of the owner is 323 hectares (800 ac.) and Phase 2 of the development may be brought forward sometime in the future.

It should be noted that this development proposal was presented to the Committee of the Whole in December, 2015 for information. The purpose of bringing the proposal forward at that time was to notify Council of the development at an early stage.

COMMENTS

The County of Frontenac is the approval authority for plans of subdivision and has requested that the Township provide comments on the proposal as a commenting agency. The following is a review of all information received on the proposal and the Township's comments noted in **bold type**.

General

The land is 202 hectares in size with approximately 1,390 metres of frontage on a wetland portion of Collins Lake. Of this area, the proposed fifty one lots would cover approximately 60 hectares. The majority of the land may be characterized as being mainly flat with a very steep cliff edge which parallels the waterfront about 100 metres back from the water. The land contains a spotty covering of mature forests but a continuous forest along the waterfront area. As can be seen on Attachment #2, the area to be developed is set well back (approximately 120 metres) from the highwater mark of the lake

The subject land generally appears to be well suited to accommodate residential development.

Referring to Attachment #2 there are five main features of the layout that are noteworthy and comments are included:

1. The land is designated Rural on Schedule "A" of the Township's Official Plan, with the whole shoreline of Collins Lake designated as Provincially Significant Wetland. The Plan permits a limited amount of residential development in the Rural designations of the Township on appropriately –sized lots that can accommodate the development on private services. The preferred method of development is through plan of subdivision.

In the opinion of the Planning Department the type of development and its location meets the intent of the Official Plan in this regard.

2. Access to the subdivision would be by way of two entrances onto the west side of Lakefield Drive. The accesses form intersections with Copper Kettle Drive and Maple Crest Court which already intersect with Lakefield Drive on the east side. Street "A", as shown on the plan, would connect from Lakefield Drive through the development to eventually connect with a proposed future phase of the development. It is noteworthy that the road allowances are planned to be 23 metres wide which is 3 metres wider than the normal minimum requirement for municipal roads. The extra width is to accommodate wide flat-bottomed ditches to handle stormwater flows.

From a Planning perspective this is an efficient layout for a residential subdivision especially aligning the entrances with the existing roads to the east forming intersections. In this

arrangement, traffic can more safely be directed from the collector roads to the local road (Lakefield Drive) at two locations minimizing traffic volumes on the local roads. Traffic would eventually flow to the arterial road (Perth Road). This layout scenario with dual access points is also efficient for emergency responders and for road maintenance crews. However, the impact of traffic from an additional fifty one lots on the intersection at Perth Road will need to be examined.

3. As noted, the development is located at Collins Lake where a provincially significant wetland is located at the shoreline. The Official Plan calls for a minimum setback buffer of 120 metres from the PSW for any new development. As shown on the plan submitted, all development is to be located at least 120 metres back from this designation.

This scenario appears to be logical in that the sensitive wetland and its buffer would remain unaffected by the development and no special setback provisions are necessary in the zoning by-law.

4. Five of the proposed lots (Lots 1, 2, 3, 4 and 21) would front directly onto Lakefield Drive with their driveways accessing onto this road.

This arrangement is normally acceptable but there is some concern that the access points for lots 1 and 4 are located directly at the intersection of Kahala Court and Kam Avenue. This may prove awkward in terms of safety. Also Lot 21 is located on the steepest portion of Lakefield Drive. Proper sight lines should be determined to ensure safe access here.

5. A small public parkette is proposed, 1.11 acres in size, located at the south end of the development. It is located at the high ridge area overlooking Collins Lake abutting the vacant natural 120 metre buffer area of the wetland further to the south.

Planning supports this parkland as it would serve the development very well in terms of recreation. It may also provide an opportunity to connect with the abutting vacant natural area for further recreational trail development.

Provincial Policy Statement

The Provincial Policy Statement of 2014 provides policy direction from the province on matters of provincial interest related to land use planning and development. The PPS provides that efficient land use and development patterns support sustainability by promoting strong, livable, healthy and resilient communities etc.

The PPS encourages efficient land use planning to create and maintain strong communities and a healthy environment while encouraging economic growth over the long-term. It recognizes that rural areas are important to the economic success and quality of life of the province. To this end, section 1.4.1 states, among other things, that we should build on the rural character and leverage rural amenities and assets.

Section 1.1.5.2 of the PPS permits limited residential development on rural lands in municipalities and section 1.1.5.7 says that opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraint on these uses.

The proposed development appears to be consistent with the direction of the Provincial Policy Statement in terms of its location and, as outlined above, the development pattern/layout is efficient and cost effective for maintenance, servicing and emergency response. It is located away from

any prime agricultural land, aggregate areas, wetlands etc. and it would promote the Inverary settlement area located only 1.4 kilometres to the north.

Official Plan

As noted above, the land is designated 'Rural' in the Official Plan. Single detached dwellings located on lots developed through a plan of subdivision are envisaged in the Rural designation.

The Plan sets out objectives for housing in the Township including the requirement that development should minimize the cost of providing essential municipal services to residents and this will be accomplished by planning controls which consider the long-term servicing costs of all developments. Also regarding servicing, the Plan requires up to standard physical and community services such as paved streets, lighted streets and to provide private water supply and private sewage treatment. In terms of preserving natural heritage (the environment) the Plan's objective is to approach planning decisions on an ecosystem basis considering the cumulative impact of planning decisions. The goal is to ensure that no net loss of environmental quality occurs.

In regards to meeting the above, the proposed development would provide needed housing options to the community that are consistent with the area's rural character. No municipal physical services need to be expanded in that each lot would be serviced by individual private water supply and sewage systems which would be reviewed by the appropriate government agencies. Township staff will require paved streets and proper street lighting. In terms of natural heritage, the development respects the provincially significant wetland located at the shore of Collins lake and proposes that all development be a minimum of 120 metres from this feature.

A 'Planning Justification Report' dated October, 2015, prepared by Weston Consulting, was submitted in support of the subdivision and the zoning by-law amendment applications. It further outlines the policies of the Provincial Policy Statement and the Township Official Plan that support the proposed development and it describes the new zone. Relevant excerpts from the report are attached as **Attachment #3**.

Zoning

The subject land has been contemplated for subdivision development for approximately 16 years and, as a result of previous development proposals, it is presently zoned Special Residential Zone (R-7-H) in the Comprehensive Zoning By-law. The R-7 zoning permits residential development and a golf course. However, a holding symbol is included which can only be removed by by-law when appropriate water supply and septic disposal plans are submitted and approved.

All proposed lots in the present subdivision meet the minimum standard for lot creation of 0.8 hectares (2 ac.) contemplated in the Official Plan. However, the lot frontages vary greatly with the shortest being 55 metres and the greatest being 150 metres as opposed to a suggested minimum of 76 metres in the OP. The Weston Consultants would zone the land to a special 'Residential' zone to permit the residential use of the lands and to recognize the frontages as proposed at only 55 metres. It should be noted that the report wrongly zones the public parkette as Open Space whereas it should be zoned Community Facility (CF) Zone in recognition of its proposed use and the fact that it would be dedicated to and owned by the Township.

Planning staff generally agree to this zoning scenario for the reason that the Comprehensive Zoning By-law reserves the Residential (R) Zoning strictly for plans of subdivision lots and the minimum lot size of 0.8 hectares (2 ac.) is specified in this zone category. The CF zoning should be included however.

Also, it appears that only seven of the proposed lots have frontages less than 60 metres and Planning is of the opinion that a minimum of 60 metres can be achieved for all lots in the plan.

Although not generally supportive of 55 metre frontages, the Planning Department can support the reduction of the normally required minimum lot frontages from 76 metres to a lesser frontage of 60 metres. This support comes from the following section of the Official Plan:

(1) The Official Plan, in section 7.2 (d), specifies that the minimum lot area and lot frontages of the plan of subdivision may be reduced if it is demonstrated through the subdivision process that reductions to these minimums can be justified based on good planning principles. Accordingly, a hydrogeological study and terrain analysis was undertaken to support the plan and it determined that there is enough water to accommodate the proposed density with the proper separation between septic fields and wells.

Despite this provision, it should be recognized that the development is proposed as Estate Residential Lots in a 'rural' setting'. As such, residential lots are expected to be relatively large consistent with maintaining the rural character.

Technical Studies

Various studies were prepared and submitted in support of the development proposal. These studies consist of:

- a planning justification report,
- a Stage 1 and Stage 2 archaeological assessment,
- a hydrogeology study & terrain analysis,
- a servicing report
- a preliminary stormwater management report,
- an environmental impact assessment.

These studies support the development and are reviewed in the Planning Justification Report – see **Attachment #3**

Malroz Engineering Incorporated, undertook a review of the Hydrogeological and Terrain Analysis report and the Servicing Report under direction from the County of Frontenac. Their review is negative. They summarize that Four of the eight test wells installed during the investigation are recommended to be abandoned and additional development of one well is recommended by the original engineers who prepared the study. They conclude that, considering the variability of the groundwater quality and quantity data they are of the opinion that the current studies do not support servicing of the site through private individual services at this time. A copy of the Malroz report dated February 25, 2016 is attached as **Attachment #4**.

Regarding this, the developer has advised the Planning Department that they are working to address the groundwater concerns through further study..

Agency Comments

The Planning Department's comments are outlined above. However, Planning also wishes to make note of a concern for the stand of mature trees forming a canopy of shade along Lakefield Drive at the edge of the development. It appears that many of the trees are located wholly or partially on the subject land. The importance of maintaining these trees as an amenity along the roadway for travellers and to enhance the general appeal of the subdivision lands should be emphasized and controls should be put in place to ensure the trees are conserved.

In addition it is noteworthy that the proposed parkette is to be only 1.11 acres in size whereas the normal requirement of five percent of the total land area of the development would be approximately 7.4 acres. The Planning Justification Report states that this deficiency in parkland dedication will be addressed in future phases of the Collins Lake Estates development. However, the Planning Department points out that this additional parkland or cash-in-lieu dedication will

never occur if future phases do not come forward. The Township should require either a full 7.4 acre parkland dedication or a combination of parkland and cash-in-lieu as a condition of approval of this development.

Public Works appears to be generally supportive of the subdivision layout and finds the access areas to the subdivision to be acceptable. They are presently reviewing the stormwater management report and are dealing directly with the developers' consultant regarding the expected increased traffic and daily trip generations. Required upgrades to the current road network are being discussed especially the access intersection at Perth Road. In terms of the proposed road network within the development – all roads must be paved with asphalt and allowances must be made for active transportation facilities for future linkages.

The Fire Chief has advised that a fire hall will be required for any future phases of the development. He emphasizes that the developer should plan for this.

Planning has not yet seen comments from KFL&A Public Health but in discussions with their staff they will require that a conventional septic bed be shown as well as a back-up bed location for each lot in the subdivision. A minimum six metre setback from the driveway for any septic piping would be required.

By letter dated March 7, 2016 Canada Post advises that they will provide mail delivery service to the development through Community Mailboxes to be situated between Lots 16 and 17. Their letter is attached as **Attachment #5**.

Public Comments

The April 5, 2016 public meeting on the proposed development was advertised to neighbours, signs were posted on the property in public view and the proposal was advertised in the local newspaper. In response, a number of enquiries were received by the Planning Department mostly from residents in the neighbouring Lyons Landing subdivision.

A letter dated March 28, 2016 from Treena Garrison (the developer of the Lyons Landing subdivision) expresses some concerns. Her concerns mostly relate to the fact that the increased usage of potable water may negatively affect the quantity of water in Lyons Landing and that the increased traffic onto Lakefield Drive will be problematic. A March 31, 2016 letter from Denise Taillon expresses concern for too many wells in the area and traffic and another March 31 letter from Mike and Tara Petrie expresses concerns regarding too much traffic on Lakefield Road have no shoulder causing danger to pedestrians.

Copies of the letters are attached as **Attachment #6**.

In relation to the above public comments, the peer reviewed results of the hydrogeological report and terrain analysis indeed appear to raise some concern over the availability of potable water. Also, Public Works is involved in discussions with the developer regarding requirements for road upgrades and to address traffic.

CONCLUSION

At this point in the approval process surveys and studies that support the development have been completed although **the Hydrogeology report review is not supportive** and some formal agency comments must still be received.

The flat terrain offers few obstacles to development on the lots as proposed. The lots are of a size (0.8 ha. and larger) that building envelopes are adequate. It is emphasized that each of these envelopes must incorporate an area for two conventional septic beds, a well with separations, a single detached dwelling, accessory buildings, a driveway and a six metre setback from the driveway for any septic piping (as required by Health). It is expected that a lot grading plan should be submitted showing this information.

A zoning by-law amendment is attached which recognizes the frontages proposed by the developer. The amending by-law incorporates a zoning

map/schedule showing the new zoning for the development. This amendment is only for reference as the final zoning specifications must still be resolved.

However, the requirement for the holding of a public meeting for both the subdivision and the zoning amendment can still proceed to obtain comments from the public, Council and agencies - meeting the requirements of the Planning Act.

RECOMMENDATION

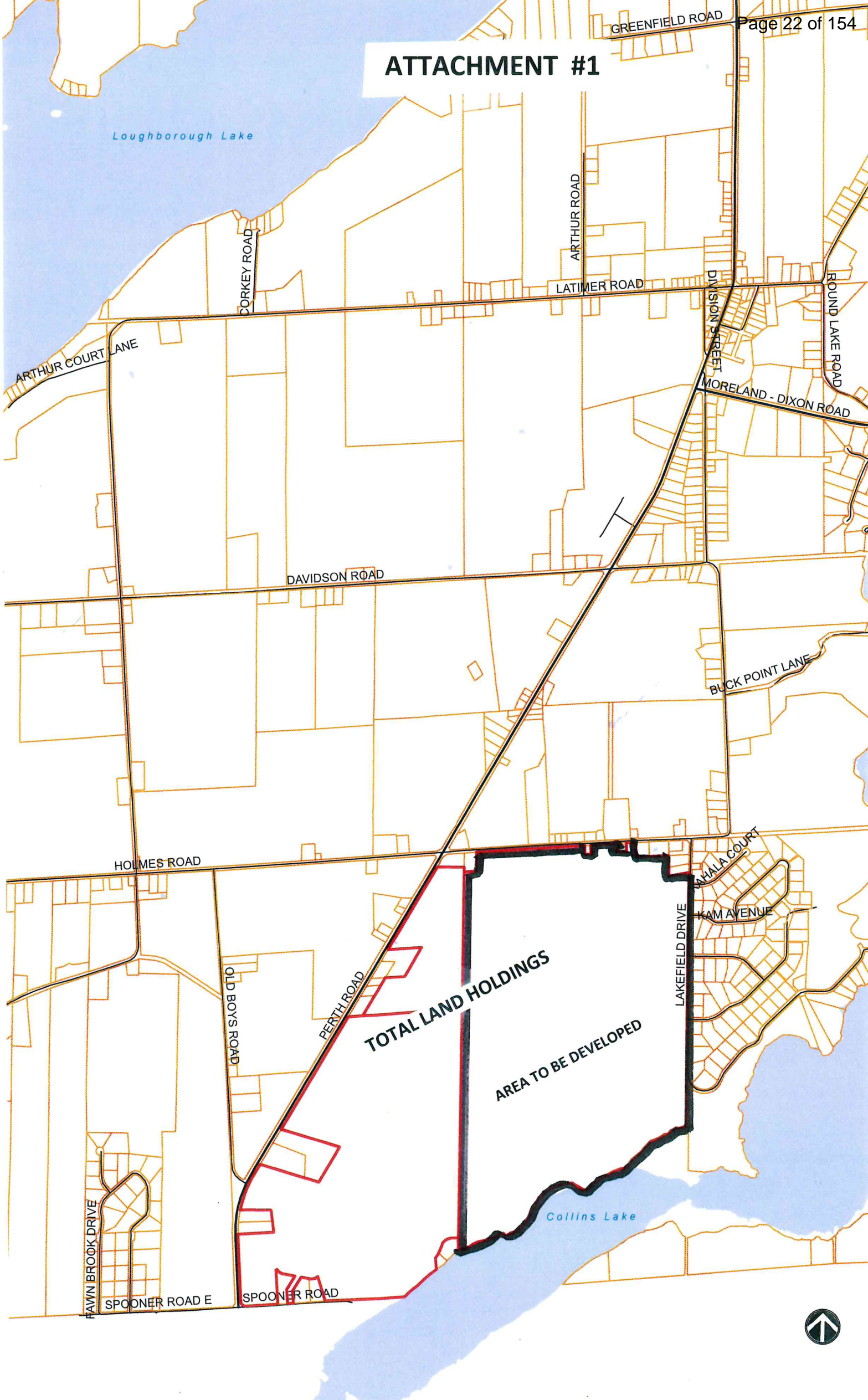
On the basis of the above review, it is recommended that Council:

1. Receive the comments and attachments contained in the Planning Report dated March 29, 2016;
2. Defer any decision on the subdivision or rezoning of the property until the comments resulting from the public meeting are reviewed;
3. Forward the Planning Report dated March 29, 2016 including attachments and comments from the public meeting, to the County of Frontenac.

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

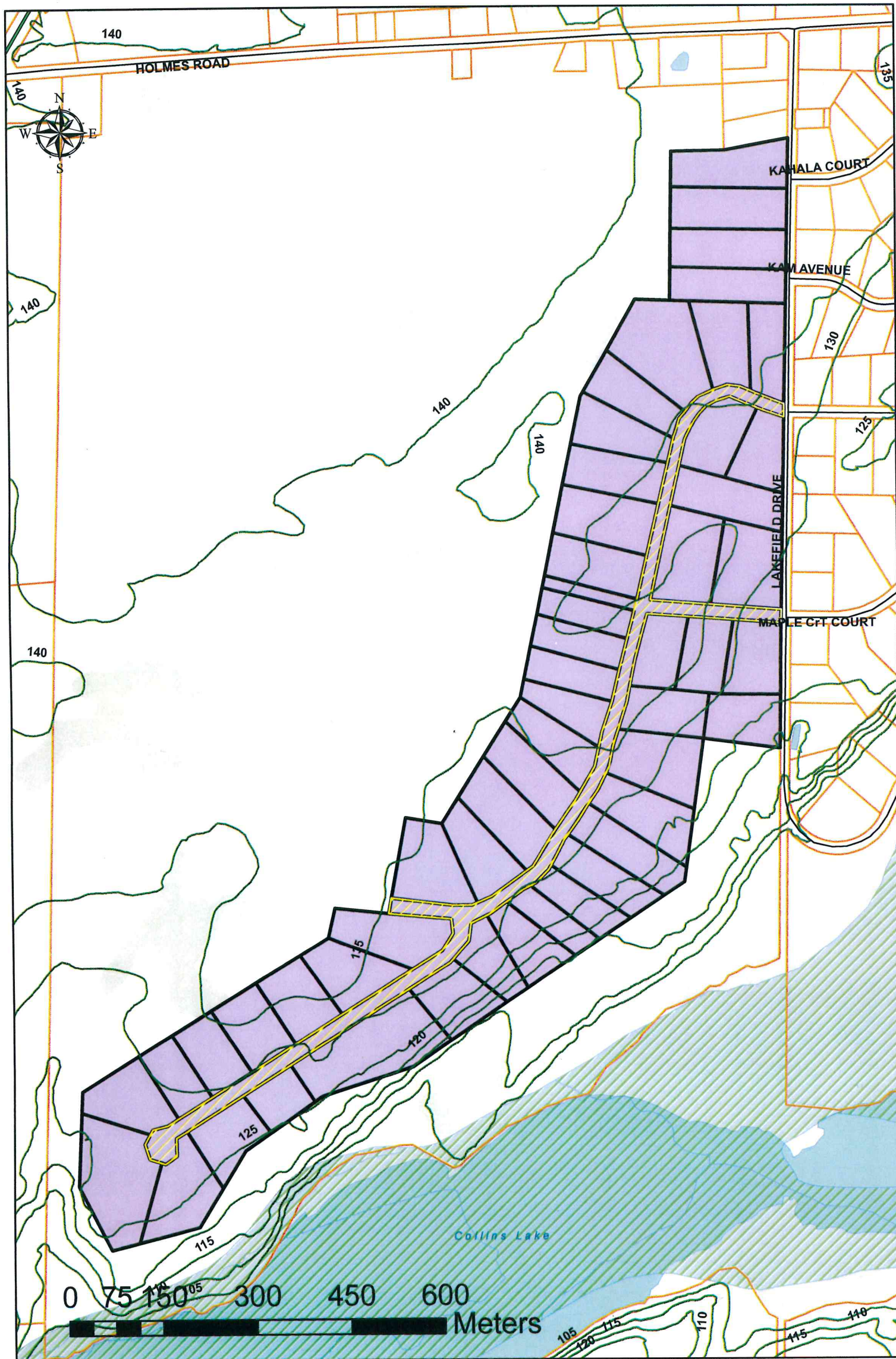
ATTACHMENT #1

Loughborough Lake



ATTACHMENT #2

PROPOSED LAYOUT



ATTACHMENT #3



WESTON
CONSULTING

planning + urban design

Planning Justification Report



Maybach Group Inc.
Collins Lake Estates
Township of South Frontenac
October 2015
File 5909

Vaughan Office 201 Millway Avenue, Suite 19, Vaughan, Ontario L4K 5K8 T. 905.738.8080 Oakville Office 1660 North Service Road E.,
Suite 114, Oakville, Ontario L6H 7G3 T. 905.844.8749 Toronto Office 127 Berkeley Street, Toronto, Ontario M5A 2X1 T. 416.640.9917
westonconsulting.com 1-800-363-3558 F. 905.738.6637

3.1 Description of Planning Application

A plan of subdivision application for 51 residential lots has been submitted to the County of Frontenac.

A Zoning By-law Amendment application has been submitted to the Township of South Frontenac to rezone the subject lands from “Special Residential (R-7) Zone” to a Site Specific Residential (R) zone. The existing Environmental Protection (EP-2) Zone on the subject lands is proposed to remain unmodified. The Site Specific Residential (R) zone will recognize relief needed in relation to the minimum required lot frontage. ←

3.2 Supporting Materials

The following supplementary reports and materials have been submitted in support of the applications:

- Environmental Impact Assessment
- Functional Servicing Report
- Hydrogeological Report and Terrain Analysis
- Archeological Assessment
- Stormwater Management Analysis

The next section will provide an overview and summary of the reports listed above.

3.3 Environmental Impact Assessment

A Phase 1 Environmental Impact Assessment (EIA), dated October 19, 2015 was prepared by Ecological Services in support of Phase 1 of the proposed development, which will have 51 residential estate lots ranging in size from approximately 0.81 hectares (2 acres) to 1.87 hectares (4.62 acres).

The EIA examined the potential impacts of the proposed development on potentially significant natural heritage features. The EIA found that there are no significant valleyland and ANSI present on the subject lands. Further to the above, the EIA found that significant wetland and fish habitat are located over 120 metres to the south of Phase 1 of the development, separated by an intervening woodland. Given the distance and the intervening woodland, the EIA concludes that the significant wetland and fish habitat are not considered to be at risk from Phase 1 of the development.

The EIA recommends that provisions be placed in the plan of subdivision agreement to restrict tree clearing from the back 40 metres of lots 8 to 11, in order to help maintain amphibian life cycle breeding. The EIA also recommends that provisions be placed in the plan of subdivision agreement to address appropriate restrictions related to tree clearing and septic/building locations on lots 25 to 31 to prevent intrusion into the steep slopes located next to Collins Lake. ←



Further to the above, the EIA notes that all development will be setback at least 30 metres from the watercourse located along the western edge of Phase 1.

It is finally recommended that land clearing for the purposes of the Phase 1 development should take place outside of the critical breeding season (April to July).

Summary

In summary, the EIA states *“if the proposed recommendations are followed, it is felt that the Phase 1 of the Maybach Group Inc. development will be in compliance with the natural heritage policies of the PPS and the Township OP.”*

3.4 Functional Servicing Report

A Functional Servicing Report, dated October 19, 2015 was prepared by Josselyn Engineering to review the servicing requirements for Phase 1 of the proposed development, and to make recommendations for the appropriate provision of services.

The report notes that the proposed development will be serviced by means of private septic systems and wells which will be in accordance with the recommendations of the Environmental Impact Assessment prepared by Ecological Services dated October 19, 2015 and the Hydrogeology and Terrain Analysis Report, dated October 7, 2015 prepared by exp Services Inc.

Summary

In summary, the Functional Servicing Report concludes that based on the Hydrogeological Report and Terrain Analysis there is sufficient quantity and quality of water to support the development of 51 lots at the lands.

3.5 Hydrogeological Report and Terrain Analysis

A Hydrogeological and Terrain Analysis Report, dated October 7, 2015 was prepared by exp Services Inc. to determine the suitability of the site for the development of the proposed estate lots. Phase 1 of the development will be comprised of 51 residential estate lots which will be supported by private services.

The report states that on-site hydrogeological conditions were investigated through the construction and testing of eight (8) test wells (TW #1, #2, #3, #7, #9, #10, #11 and #12). Eight six-hour pumping tests (where sufficient yield was observed) followed by recovery monitoring conducted on these wells indicate well yields at or in excess of the tested rates ranging from 19 to 20 L/min on the east and south portions of the property while well yields in the northwestern portion of the property were observed not to be sufficient.

Based on the information above, the Hydrogeological and Terrain Analysis Report, dated October 7, 2015 concludes that with the exception of the northwestern portion of the property,



the results of these tests indicated there is an adequate volume of groundwater on-site to supply these rates at the anticipated maximum demand rate of 18.75 L/min for each single family residence, for the proposed development. The Hydrogeological and Terrain Analysis Report, dated October 7, 2015 also concludes that the testing program indicates that the potential for interference on neighbouring wells is unlikely and that the long term impact on the aquifer water bearing capabilities is not expected from the proposed development.

The Hydrogeological Report and Terrain Analysis dated October 7, 2015 makes the following recommendations in regards to Phase 1 of the development:

1. *The on-site wells (TW #1, #7, #9 and #10) yield sufficient quality and quantity of potable groundwater and, therefore, it is recommended that they be utilized as future water supply wells.*
2. *All future wells drilled on this property must be constructed in accordance with Ontario Regulation 903 and incorporate standard 6.1 metre lengths of ground sealed casing.*
3. *The western portion of the proposed development area (in the vicinity of TW #2, #3, and #12 and #13) are not suitable for future well supplies. It is recommended that these wells are abandoned.*
4. *Further evaluation may result in the need to increase well storage through the use of deeper wells. A sensitivity analysis would be necessary to determine whether or not fresh water would be encountered at deeper depths. The potential for groundwater mining should be evaluated during the addition of lot wells.*
5. *It is recommended that the local Medical Office of Health be notified due to the sodium concretions in the Test Wells exceeding 20 mg/l so that this information may be communicated to local physicians to their use with patients on sodium restricted diets. Elevated sodium can be treated in drinking water through distillation or reverse osmosis.*
6. *Groundwater source heat pumps are not recommended.*
7. *The locations of Test Wells were approximately based on handheld GPS coordinates. It is recommended that the Test Well locations be confirmed by surveyor.*

Summary:

In summary, the Hydrogeological Report and Terrain Analysis concludes, with the exception of the northwestern portion of the property, there is an adequate volume of groundwater on-site to supply the proposed development at an anticipated maximum demand rate of 18.75 L/min for each single family residence. As mentioned in the Functional Servicing Report, dated October



14, 2015, prepared by Josselyn Engineering the proposed development will be serviced by means of private septic systems and wells that will be in accordance with the recommendations of the Hydrogeological Report and Terrain Analysis, dated October 7, 2015, prepared by exp Services Inc.

3.6 Archaeological Assessment

In September 2014 Abacus Archaeological Services was retained to undertake a Stage 1 archaeological assessment of the subject lands. One registered archaeological site was found within 1 kilometer of the subject property. Based on the established potential for archaeological resources within the subject property, a Stage 2 Archaeological Assessment was performed on the subject lands by Abacus Archaeological Services Inc. to collect information on the heritage resources and past uses of the subject lands. At the present time the Stage 2 survey has resulted in the discovery of six archaeological loci of significance. The Report recommends that the six archaeological loci of significance are subject to a Stage 3 Archaeological Assessment to further evaluate their significance and information potential. .

Based upon the results of the Stage Two Archaeological Assessment, the archaeologist consultant made the following recommendations regarding the subject lands:

- *The identified sites contain finds and features of significance and should be considered archaeologically significant as per section 2.2 Standard 1a.ii and 1b.i of the MTCS Standard and Guidelines (2011). Subsequently a Stage 3 archaeological assessment is recommended for each site location which should take the form of a 1x1 m test unit excavation on a five metre grid with additional units amounting to 20% of the grid unit total as per the standards for small post-contact sites where it is not yet evident that the level of cultural heritage value or interest will result in a recommendation to proceed to Stage 4 (in compliance with Table 3.1 in the Standards and Guidelines).*
- *Portions of the property which have been evaluated as having no or low potential based upon the Stage 2 identification of physical features of no or low archaeological potential, including permanently wet conditions, exposed bedrock and extreme slopes greater than 20° contain no potential and should be considered clear of archaeological concern.*

Summary

As recommended by the Stage Two Archaeological Assessment Interim Report, a Stage 3 Archaeological Assessment is currently underway on the six identified sites of archaeological significance. It is expected that the Stage 3 Archaeological Assessment will be completed by the end of 2015 and will be submitted to appropriate authorities and agencies upon completion.

3.7 Stormwater Management Report

A Stormwater Management Report for the Collins Lake Subdivision, dated October 27, 2015 was prepared by Josselyn Engineering to review the Stormwater Management Requirements for Collins Lake Subdivision, and to make recommendations for the inclusion of stormwater management works necessary for the servicing of the development.


The Report notes that given that the development does not represent a significant increase to peak flows and lands drain directly to Collins Lake, the Cataraqui Region Conservation Authority (CRCA) has indicated that there is no requirement to control post development flows to pre-development levels. As in accordance with CRCA requirements, stormwater management for the development shall consist of implementing quality control for the road surfaces. These quality control measures will consist of lot-level and conveyance practices, otherwise known as Low Impact Development, as recommended by the CRCA. The recommended Low Impact Development Stormwater Best Management Practices (BMPs) for new developments include site design strategies that minimize runoff and lot level conveyance practices, these practices are referred to as structural and non-structural and include the following:

Structural BMP's

- Surface storage
- Infiltration
- Vegetative measures

Non-structural BMP's

- Land use planning
- Setbacks and buffer zones
- Good housekeeping measures.

In addition to the use of LIDs, enhanced 1 metre flat bottom roadside ditches will be used to provide quality control for the new road surfaces. In order to accommodate these widened roadside ditches, it is recommended that 23 metre road allowances be provided to accommodate the widened roadside ditches. This has been considered in the design of the Draft Plan of Subdivision and is the recommended right of way width for all proposed local roads. 

Summary

In summary, the stormwater management for the development consists of implementing Low Impact Development Practices as recommended by the CRCA. The *Analysis of Stormwater Management Requirements for the Collins Lake Estates Subdivision*, dated October 27, 2015, prepared by Josselyn Engineering appears to demonstrate that the use of lot-level and conveyance practices used in a treatment train approach will provide adequate quality and quantity control for the development. Further to the above, the report notes that although the practices are not intended for use of flood control, the nature of the development does not



represent a significant increase to peak flows and will assist with mitigating post development flows.

3.8 Transportation Impacts

There are sufficient access points to the boundary roads from the subject lands, which will provide a dispersion of traffic to Lakefield Drive.

The impact on the local road network is expected to be negatable as local roads can provide the capacity to accommodate the trips that would be anticipated based on an additional 50 lots. The Traffic Impact Study may be submitted at a later stage of the approval process if deemed necessary to determine if the existing road network has sufficient capacity to accommodate the additional traffic generated by the proposed development.



4 Policy Context

The following sections analyze the relevant statutory policy documents to determine if the proposed development is supported by the planning framework and represents good planning. These documents include the *Planning Act*, Provincial Policy Statement, the Township of South Frontenac Official Plan, the Township of South Frontenac Zoning By-law 2003-75 and the Cataraqui Conservation Authority Regulations (O. Reg 145/06).

4.1 *Planning Act R.S.O. 1990 (as amended 2011)*

Section 51 (24) of the *Planning Act* states “in considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disability and welfare of the present and future inhabitants of the municipality and to,

- a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;*
- b) *whether the proposed subdivision is premature or in the public interest;*
- c) *whether the plan conforms to the Official Plan and adjacent plans of subdivision if any;*
- d) *the suitability of the land for the purposes for which it is to be subdivided;*
- e) *the number, width, location and proposed grades and elevations and highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- f) *the dimensions and shapes of the proposed lots;*
- g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- h) *conservation of natural resources and flood control;*
- i) *the adequacy of utilities and municipal services;*
- j) *the adequacy of schools sites;*
- k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*
- l) *the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,*



- m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this act.”*

The proposed development appropriately considers the above provisions of the *Planning Act*, which is described further in Section 8.6 of the Report.

**7.4 Natural Areas and Buffers:**

The Environmental Impact Assessment, dated October 19, 2015 concludes that development is not expected to result in any negative impacts to the ecological integrity of natural features are expected as a 120 metre buffer from the Provincially Significant Wetland will be maintained. Further to the above, provisions will also be placed within the subdivision agreement to address appropriate restrictions related to tree clearing and septic/building locations adjacent to the slopes located at the back of lots 25 to 31 as recommended in the Environmental Impact Assessment, dated October 19, 2015.

7.5 Road Widening:

A road widening block (Block 53) of approximately 4 metres wide is located along Lakefield Drive.



8 Planning Opinion and Justification

The following section contains a discussion of various planning matters and provides justification in relation to the proposed development and the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications.

8.1 Land Use Compatibility

The development supports the policies found in the 2014 Provincial Policy, the Township of South Frontenac Official Plan, the Draft County of Frontenac Official Plan, and the Draft Township of South Frontenac Official Plans including those relating to maintenance of the rural character of the area.

The proposed development will consist of 51 rural estate residential lots which will be phased, and that are consistent with the large frontage and generous lot sizes of the area including the adjacent Lyons Landing subdivision.

8.2 Parkland/Amenities

Parkland will be provided in accordance with the provisions of the *Planning Act*. At a rate of 5% the requirement for Phase 1 of the development will be approximately 2.99 ha (7.39 acres). However any deficiency in Parkland will be addressed in future phases of the Collins Lake Estates development in accordance with the *Planning Act*. A public parkette with a total size of approximately 0.456 ha (1.11 acres) is proposed for Phase 1 of the development.

It is recognized that the size of each lot will absorb ample parkland amenity space for recreational purposes.

8.3 Natural Heritage Features

The proposed development meets the applicable policies of the Official Plan and supporting studies submitted with the development applications indicate that there is no negative impact expected to significant natural heritage features. Further to the above natural heritage features on the subject lands will remain protected as all new development will be setback a minimum of 120 metres from the PSW and Collins Lake to ensure separation from sensitive vegetation and habitat. Provisions will also be placed in the subdivision agreement to address appropriate restrictions related to tree clearing and septic/building locations adjacent to the slopes located at the back of lots 25 to 31 as recommended in the Environmental Impact Assessment.

8.4 Infrastructure

The proposed development will not result in the unjustified expansion of infrastructure as the development will be serviced by privately owned wells and private septic systems.

Further to the above, the proposed development can be serviced by existing levels of municipal services. For example, garbage pickup and snow removal are currently available in the adjacent subdivision along Maple Crest Court and Copper Kettle Drive. The lots in the proposed development will front on a proposed internal road network that is a natural extension of Maple Crest Court and Copper Kettle Drive

8.5 Transportation

The subject lands are well served by the existing road network and the proposed development will have access from Maplecrest Court and Copper Kettle Drive through Lakefield Drive as it is intended that the internal road network proposed for the subdivision will serve as a natural extension of the adjacent subdivision (Lyons Landing).

8.6 Draft Plan of Subdivision (Section 51 (24) of the Planning Act)

In accordance with Section 51 (24) of the *Planning Act*, the following section describes the proposed draft plan of subdivision in relation to the criteria in the Planning Act. It is our opinion that:

- a. The proposed draft plan of subdivision supports the matters of Provincial Interest outlined in Section 2 of the Planning Act, particularly through the protection of natural areas, natural features, and the efficient use of infrastructure, the protection of public health and safety and the promotion of development that is designed to be compatible with the rural character of the area.
- b. The proposed development draft plan of subdivision is in the public interest as it provides needed housing in the Township that is compatible with the rural character of the area without impacting ecological integrity of the natural heritage features.
- c. The proposed draft plan of subdivision conforms to the applicable Official Plan policies and has been designed to be compatible with the rural character of the area.
- d. The land is suitable to be subdivided based on an identification of precise development limits and natural features that have been assessed, which are outlined in the Environmental Impact Assessment and the Hydrogeological Report and Terrain Analysis.



- e. The number, width, location and proposed grades and elevations of road are linked to the existing municipal and county road network and is designed based on Municipal standards to achieve safe access;
- f. The proposed lot dimensions are appropriate and are consistent with good subdivision design principles.
- g. The subject property is not unnecessarily restricted or encumbered.
- h. The proposed draft plan of subdivision ensures for protection of the identified natural heritage resources and is adequately setback from the appropriate hazard features to ensure flood control;
- i. The proposed draft plan of subdivision is proposed to be serviced by private wells and septic systems as it is located in a rural area where municipal services are unavailable.
- j. The proposed draft plan of subdivision is not anticipated to need a school and students are expected to be bused to adjacent schools.
- k. The proposed draft plan of subdivision provides the appropriate blocks to be conveyed (exclusive for highway and natural features) for public purposes.
- l. The proposed draft plan of subdivision utilizes an efficient lot and road pattern that is optimal for servicing, grading and Stormwater management, which will contribute to the conservation of energy and the efficient use of land and infrastructure.
- m. The subject lands are not located within a Site Plan Control Area as designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006.

? → It is our opinion that the proposed draft plan of subdivision satisfies the criteria under the *Planning Act*, and represents good planning.

9 Conclusion

Based on our review of the applicable planning policies, it is our opinion that the proposed development of 51 detached dwellings on the lands is appropriate from a land use planning perspective as it is consistent with the Provincial Policy Statement (2014), and conforms to the Township of South Frontenac Official Plan (2003). Furthermore, it is our opinion, for the reasons noted herein, that the proposed development supports emerging planning policies of the County and Township and other key studies and initiatives in the Township. It is our opinion, that the proposal is appropriate from a land use planning perspective for the following principle reasons:

- The proposed development will not result in the unjustified expansion of municipal services as the development will be serviced by private wells and septic systems, which will be maintained at the owner's expense;
- The PPS allows for limited residential development within Rural Areas;
- The proposed development has been appropriately designed to ensure that significant natural heritage features are protected, where appropriate; and
- The proposed development would contribute 51 additional units to the Township's overall housing supply, which would assist the Township in meeting their growth targets.

It is our opinion that the plan of subdivision application and zoning by-law amendment application represent good planning and should proceed through the process prescribed under the *Planning Act*.

ATTACHMENT #4



via: e-mail

February 25, 2016
File: 907-100.00

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Kingston, ON K7K 7A8
Canada

613-548-3446
www.malroz.com

Mr. Joe Gallivan
Director of Planning & Economic Development
County of Frontenac
2069 Battersea Road
Glenburnie, Ontario, K0H 1S0

Subject: Peer Review of Hydrogeology, Terrain Analyses and Servicing Reports, Proposed Residential Subdivision, Part of Lots 25 to 30, Concession 7, Collins Lake, Township of South Frontenac, County of Frontenac

Dear Mr. Gallivan:

Malroz Engineering Inc. (*Malroz*) is pleased to present our peer review of the proposed Collins Lake plan of subdivision. *Malroz* was retained by you to peer review the hydrogeological assessment, servicing options and terrain analyses. We were furnished with the following documents by you:

1. *Hydrogeology and Terrain Analysis Report Collins Lake, South Frontenac, Ontario*, prepared by Exp Associates Inc., dated October 7, 2015.
2. *Servicing Report for Collins Estates Subdivision*, prepared by Josselyn Engineering Inc., dated October 9, 2015.

The purpose of this peer review was to assess if the proponent has used generally accepted practices to support their conclusions. Unless otherwise specified this peer review does not consider conformity with local By-laws and or the municipal Official Plan considerations. The peer review does not represent a legal opinion regarding compliance with regulations and guidelines. The following is a list of regulatory documents that guide the peer review for the hydrogeology and terrain analysis studies for proposed privately serviced developments:

- *Hydrogeological Technical Information Requirements for Land Development Applications*, MOE, April 1995;
- *Procedure D-5-3, (Formerly Appendix C) Servicing Options Statement*, MOE, Last Revision March 1995.
- *Procedure D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment*, MOE, April 1996;
- *Procedure D-5-5 Technical Guidelines for Private Wells: Water Supply Assessment*, MOE, March 1995;

- *Manual of Policy, Procedures and Guidelines for Onsite Sewage Systems, Referring to Ontario Regulation 374/81 under Part VII of the Environmental Protection Act, MOE, 1982.*

1.0 Background

The proposed subdivision is located in the Part of Lots 25 to 30, Concession 7 Township of South Frontenac (the subject site). The subject site is located south of Inverary and is bordered by Perth Road to the west, Lakefield Drive to the east, Holmes Road to the north, and Collins Lake to the south. The total development for the site is for a 324 hectare (ha) parcel of land. However the development is proposed in two phases, with this report addressing the first phase of development. The first phase applies to developing 59.9 ha of land consisting of 51 proposed residential lots ranging in size from 0.8 ha to 1.6 ha, with an average size of 1.06 ha. Access to the residential lands is reportedly provided by the construction of two new entrances from Lakefield Drive. Open ditches will be constructed for development drainage. Each lot will be serviced by private septic systems.

The subject site was described as open agricultural land and farmland with areas of densely packed trees. The surrounding land use was described as residential and agricultural. The soils were reported as a Farmington loam and Bonhead sandy loam described as silt clay till with some sand and gravel ranging in thickness from approximately 0 to 2.8 meters. Well drilling identified shale approximately 1.8 to 3.7 metres below grade (mbg) overlying limestone up to 47 mbg. In the west end of the subject site it was reported that sandstone or soapstone was underlying the limestone. At the east end of the subject site it was reported that sandstone, quartz and granite was underlying the limestone.

Eight test wells were advanced at and around the subject site and five existing wells were reported to be inspected and rehabilitated. The consultant reported that the wells were constructed into the limestone or granite. Water was found during drilling from approximately 17 to 44 mbg. Static water levels were reported as 4 to 26 mbg.

The report identifies four bedroom homes are proposed for the development.

2.0 Comments

We offer the following comments on the Hydrogeological Assessment, Terrain Analysis and Servicing Options prepared by Exp Associates Inc (*Exp*) for your review and consideration.

General

1. The report references a 1990 report prepared for the site by Oliver, Mangione, McCalla & Associates Ltd. We request the proponent provide us with a copy of this report.
2. Table 2 identifies well depth in meters. Test wells TW #4, #5 and #8 show depths greater than any of the wells drilled in 2015. The consultant should clarify if these depths are in meters or feet.
3. The consultant should identify if any updated hydrogeologic data was collected from the pre-existing test wells during the current investigation.
4. In Table 3a the distance between TW #12 and TW #13 from TW #7 appears to be truncated. Can the consultant confirm that the distances are 1,282 and 1,058 meters respectively.

Groundwater Quantity

The groundwater quantity assessment by the consultant was undertaken by conducting pumping and recovery tests of the newly installed wells installed in accordance with O. Reg. 903 for the purposes of residential water supply. Wells were pumped at a rate of between 17.4 to 20 litres per minute. Drawdown ranged from approximately 0.6 to 29 metres. Two of the wells went dry and four of the eight pumped wells had insufficient water to complete the six hour pumping test. On-site drawdown in observation wells was observed to be up to 0.18 metres and in the monitored nearby residential wells was up to 0.65 metres.

We offer the following comments on the suitability of the site to supply adequate quantity of groundwater for the proposed development.

5. Section 2.2 identifies that wells may have been drilled into granite at the east end of the site. Section 3.2 identifies that wells were constructed into limestone or sandstone. We request that the consultant clarify this conflicting information.
6. Test well TW #2 was drilled to a depth of 66 mbg and test well TW #12 was drilled to a depth of 36 mbg. Based on the Figure 2 it appears they are near to each other. Water level monitoring data has not been provided for TW #12. This data should be provided and any interpretation furnished.
7. Figure 2 appears to identify test well location, static water level elevation in select wells and the inferred groundwater flow direction. We request this figure be clarified to include:
 - a. The blue arrow appears to be on top of TW #9.
 - b. No legend is provided to identify what the blue arrow represents nor the basis of the numbers associated with the wells.
 - c. Test well symbols are overly large to accurately identify well location.
 - d. Proposed lot layout such as building location, primary and secondary septic location are not provided.

8. Section 3.4 speaks to groundwater flow direction. Clarification as to what wells were included in the flow direction assessment is required.
9. Test well TW #8 is identified as artesian, the consultant should address how this may impact recommendations on well installation.
10. Section 3.5.2 speaks to four assumptions made by the consultant in assessing the aquifer pump test data. We request that the consultant demonstrate that the assumptions are valid for the site.
11. We concur with section 3.5.3 that test wells TW #2, #3, #12 and #14 provided insufficient yield and are not suitable as residential supply wells and do not support development of the site as a residential subdivision.
12. Test wells TW #1, #7 and #9 were reported not to recover to 95% of pre-test static water level conditions within 24 hours following their pump tests. In section 3.5.3 the consultant identifies that this may be related to local usage demands.
 - a. Test well TW #1 is approximately 950 meters from Lakefield drive to the east. We do not agree that local usage demands would impact recovery at this well.
 - b. Test wells TW #7 and #9 are two of the closest wells to the existing residential development along Lakefield drive. We concur that there may be interference from the existing well users. We consider this significant and may be indicative along with TW #2, #3, #12 and #14 that the aquifer is susceptible to mining of the groundwater resource and result in interference to existing or future groundwater users. The consultant should elaborate on the mining of the aquifer and potential interference to existing and future groundwater users.
 - c. Section 3.5.5 identifies the potential to deepen wells for additional storage and the potential for groundwater mining. The consultant should further evaluate these concerns. This should consider the artesian conditions at TW #8.
13. We concur with the statement in section 3.5.5 that TW #10 has adequate volume of groundwater to support residential water supply.
14. Based on Section 3 of the report we are of the opinion that additional characterization of the site hydrogeology is required to support development including delineation of areas with insufficient groundwater yield, artesian conditions and susceptibility to long term mining of the aquifer.

Groundwater Quality

Groundwater quality was assessed by the consultant through sampling of groundwater from eight test wells as well as from nine water wells at current residential properties. Results were compared to the Ontario Drinking water Standards (ODWS). Three test-wells exceeded ODWS for Health related parameters and all eight wells exceed the aesthetic parameters. Exceedances were also reported for total coliform at four of the on-site test wells and six of the nearby residential wells. Three of the nearby residential wells had detectable e-coli. Bacterial detections were reported to be related to adjacent farming activities. The consultant identified that the local Medical Officer of Health had been provided notification regarding the sodium identified in the groundwater.

15. Considering the identified potential impacts from agricultural operations, consideration should be given to assessing the groundwater for herbicides and pesticides as well as any other parameter the consultant deems necessary based on the results of their initial work.
16. We concur that test wells TW #2, #3, #12 and #13 are not suitable for potable use based on the water quality analyses and should be abandoned. We concur that test well TW #1 may benefit from additional development prior to confirmation of suitability for potable use or not.
17. Further comment on the occurrence of E-coli at nearby wells and the potential impact to the development is required.
18. The consultant should propose and evaluate options for managing the potable water quality based on their site evaluation.

Terrain Analysis

The site was identified as having fine grained soil consisting of silty clay till with some sand and minor gravel. A previous report, that was not furnished, identified an average soil thickness of 0.3 meters.

19. As noted in comment 6, we request that lot layouts be provided for review.
20. The water surplus value used in the nitrate calculation appears to account for the total annual average precipitation, rather than the evapotranspiration surplus of water that contributes to recharge and dilution. The consultant should revisit this calculation.

Servicing Report

We offer the following comments on the Servicing Options report prepared by Josselyn Engineering Inc (*Josselynn*) for your review and consideration.

21. Section 2 identifies overburden thickness ranging from 0 to 5 meters. This conflicts with the *Exp* report and should be clarified.
22. In section 2 at the bottom of page 1, the sentence appears incomplete. We request that the missing information be provided for review.
23. Section 4 identifies that the lots will be serviced by individual septic systems in accordance with the previously mentioned 1990 report. The consultant should identify whether the recommendations made in 1990 remain valid considering the *Exp* report did not speak to all septic system design parameters. We reserve final comment until we have been provided a copy of the 1990 report, and *Exp* discussion on the matter.
24. Section 5 and 7 identify that the *Exp* report supported development of the 51 lots. We disagree that this was the conclusion of the *Exp* report. The consultant should revisit this conclusion considering the *Exp* report and the comments above.

Summary

The hydrogeology and terrain analysis prepared by *Exp* and servicing report prepared by *Josselyn* identifies a number of concerns with respect to the water quantity and quality that we recommend be addressed to the County’s satisfaction prior to approval of the proposed subdivision. Four of the eight test wells installed during the investigation are recommended to be abandoned and additional development of one well is recommended by *Exp*. Considering the variability of the groundwater quality and quantity data we are of the opinion that the current studies do not support servicing of the site through private individual services at this time.

3.0 Closure

This is not an audit and as such is not intended to detect facts that were concealed, or omissions in the report. Unless otherwise stated, the peer review does not consider local By-laws nor does it represent a legal opinion regarding compliance with regulations and guidelines.

We hope this process has been helpful and please do not hesitate to contact the undersigned if you have any questions or concerns.

Yours truly,

Malroz Engineering Inc.



per: John Pyke, P.Geo.
Environmental Geoscientist



reviewed: David Malcolm
Project Manager

ATTACHMENT #5



March 7, 2016.

Reference File: 10T-2015/001

County of Frontenac
Director of Planning and Economic Development

Mr. Joe Gallivan,

Thank you for contacting Canada Post regarding plans for a new sub-division- **Collins Lake Estates** Part of lots 25 to 30, concession 7 in the township of Storrington, township of South Frontenac, County of Frontenac.

Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the development through Community Mailbox.
2. 1 Site to be situated between lot 16 and 17.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s),

Please see Appendix A for any additional requirements for this developer.

Regards,

Peggy Deslauriers
613-294-7629
DELIVERY PLANNING
PO BOX 8037 OTTAWA T CSC
OTTAWA ON K1G 3H6

ATTACHMENT #6**Lindsay Mills**

From: Treena Garrison <treena@mygarrison.com>
Sent: March-28-16 2:40 AM
To: Lindsay Mills; Reid Shepherd
Cc: Bill Card
Subject: Submission Re: Collins Lake Estates

Please acknowledge (by return email) receipt of this communication.

We have received partial information from the Township of South Frontenac. It appears that Part 1 of 2 needs to be broken into two smaller pieces and sent that way (smaller versions) via email. We request that Part 1 be provided, in total.

We have a number of comments and concerns about the Proposed Plan of Subdivision. Below, some, although not necessarily all inclusive, comments will be made regarding the proposal.

- It would seem to be more appropriate to consider rezoning of lands for any future stages that may be proposed at the time(s) of submission as opposed to a current rezoning application for all lands (Lots 25 to 30, inclusive).
- The reports submitted from 1990s investigation/studies are pertinent only to that period in time and in no way have regard for any development and construction of additional residential dwellings in Plan 1713 and Plan 13M-56, neighbouring properties, to the East.
- The studies and peer review conclusions determine that sufficient potable water is not existent on the subject lands.
- No development that could negatively impact by taking away the water supply to existing or future dwellings in Plan 1713 and Plan 13M-56 should be approved. This is a major concern.
- The size of the Lots does not appear to meet the Official Plan and/or by-laws which call for the minimum size requirement of two acres (.8 of a hectare). Smaller Lot sizes cause additional stress on water supply down grade in both (Plans 1713 & 13M-56) from both a quality and quantity perspective.
- There does not appear to be any report from the MOE or the Health Unit to establish the type of proposed septic systems. Noting the shallow soil depth, nitrate issues and again, sewage flowing to the noted Plans mentioned earlier, Lot sizes, septic types and water flow to neighbouring dwellings is an issue and particularly noting proposed one acre Lot sizes.
- Volume of traffic flowing onto Lakefield Drive is a negative for the residents of both neighbouring Plans of Subdivision and the newly proposed area. The number of entrances proposed onto Lakefield Drive (It appears that 7 entrances are proposed) are considered dangerous and will slow traffic flow.
- The entrance onto Lakefield Drive in the vicinity of Copper Kettle Drive is in the area of a reduced site line approaching from the North that results in a hidden entrance. Safety is a major concern as is traffic noise, dust, volume, etc.
- The slope of the land will result in water running from the newly Proposed area (as it now does) and any change in the vicinity of Copper Kettle/Lakefield may result in flooding. In the past it has been necessary to ensure that the culvert(s) crossing Lakefield and the ditching are always kept clean to allow flow, or the water will spill across Lakefield heading toward residential dwellings in Plan 1713. Any alteration may result in flooding. The run off of storm water needs to be managed.
- No reports or letters of conclusion from CRCA or the Health Unit have been received about the current proposal.
- It is noted that additional comments, reports and information have been requested in the Peer Review. This information is imperative in order to make any decision about this Proposed development and is required for review and comment by the Public.

- Consideration of this Proposal appears very premature based on the information supplied and yet based on only that information provided, it seems apparent that this Proposal should not be approved.

If you have now received all information required to consider this proposal, would you please email it and confirm that's all you have. Otherwise, please confirm that what you have provided is all that you have.

I/we reserve the opportunity to comment further.

Sincerely,

Treana Garrison
& 358701 Ontario Limited

March 31th, 2016

Lindsay Mills
Planner/Deputy Clerk
Township of South Frontenac

Lindsay,

In response to the letter received regarding the Public Meeting to be held April 5, 2016, (there was no number to reference), I would like it on record that I am definitely opposed to any more lots which have to be accessed off Lakefield Drive as indicated in the proposed plan for Collins Lake Subdivision. Given the time frame about the meeting on April 5, 2016, I am trying to rearrange my schedule to attend, but in the event I am unable to attend, and with the importance and impact of this application, I felt a need to put my concerns in writing.

The wells in this area are of the utmost concern. A few years ago when they were proposing a phase of Lyons Landing, we had a consortium of concerned neighbors attend a council meeting and brought our issues forward. The applicant said they had the wells all tested. I said, you may have had them tested, but there is a huge difference between testing them and the effect it has on present neighboring wells in the surrounding area when in use daily. Sure enough I was correct. I can't do more than two loads of laundry at a time now, without waiting for the water to recover. And have developed sulfur water. I dropped off a water sample to the health board and it showed 3x the level of salt that should be used for human intake. Before all these wells were drilled around me the fields used to be Farmed. The Farmer used our water at times to fill up his tanks. That could not happen now as there is too many wells and not enough water. Am I concerned about water levels? Your absolutely right I am. The potential of another 51 working wells, is a huge concern of having even lower water levels or running out of water.

Lakefield Drive can't hold any more cars. Too busy now. Presently, it is very dangerous to walk on this road. When the township resurfaced the roads they took away the shoulders and raised the road. First let me state, they raised the road in front of my house 14" and what I don't understand is, I was the highest point on the road and I have never seen water run uphill, so why did they raise the road in front of my house? I had my driveway paved not too long ago and now it looks terrible. If I had known they would have raised the road, I would have waited. Without the shoulder and with huge ditches in spots approx. 3' deep, when a car now moves down the road, the potential of someone being hit or swiped is high as they have to walk on the road. With an aging population, plus people exercising, more people are out for walks/runs, and with no shoulder, they have created a unsafe situation. We can't possibly add more vehicle traffic to this.

Holmes Road, well, that is a race track which continues onto Lakefield Drive. I have been passed numerous times on Holmes Road as the person behind me felt the speed limit wasn't for them to obey. Holmes Road is the only way to access Lakefield Drive, plus the corner of Holmes Road and Division Street is quite the adventure to undertake. Trying to turn left, in the mornings, into town can take some days 3-5 minutes in order to get a break in traffic to safely pull out. The traffic on Division street has been increasingly building up. With more homes, subdivisions north of this intersection also using Division Street, it will continually get worse. The application for 51 more homes, which has the potential for another 102 cars daily at this intersection is unimaginable.

What does the traffic studies now say is the number using this intersection? And the number of cars using Holmes Road and Lakefield Drive? What are the projected number to use this intersection, in 5 years? That intersection is not big enough now to handle traffic, so what about future projected traffic?

What needs to be done to help alleviate the danger, the congestion, and the added traffic on Lakefield Drive and Holmes Road is another entrance/exit to the subdivision before any application/rezoning is considered. Take Lakefield Drive and attach to Spooner Road, or have these plans revised to include a new entrance/exit from Lakefield Drive through the applicant's property straight to Division Street. It would not only be beneficial for

existing residences in Lyon's Landing to use, it will lessen the traffic on upper Lakefield Drive, and help solve the traffic issue at the corner of Division and Holmes Road. Will make it easier access for all emergency vehicles as well. I am not against progress, but I am against not doing things properly, in the proper order and inflicting unnecessary agony on existing residences, because things are not done right first. This is a country environment. Without another exit out of the present Subdivision there should be no more residences allowed.

It's also interesting to watch how many cars miss the corner turning right off Holmes Road onto Lakefield Drive. You hear the brakes (tires) being slammed on and sure enough they back up to make the corner. The corner is not very visible so unfamiliar people miss it all the time. Corner is visually blocked and there is also a small turning radius leading into the corner. In the winter months there can be 15-20 cars sliding into the ditch, both sides of the road, because they missed the corner. Dangerous !! Leading up to this corner, from the west, we have a blind spot. There is a dip in the road that cars disappear in. When you are at the corner on Lakefield Drive and want to turn left on Holmes Road, after you look for oncoming traffic both ways, BEFORE you pull out, a car sometimes appears, seemly out of nowhere, out of the dip!

Another concern is the flying mailboxes. Yes again, because of the man made ditches along Holmes Road and some on Lakefield, the mailboxes are now too close to the road or they are literally on the road. Snowplows have removed them as well as vehicles. We never had this problem to this severity before the road was lifted and shoulders taken away. In fact the mailboxes (3) for years in front of my house sat silently, but not now. After the road was done, they put the mailboxes literally on the road. I had to ask for gravel dropped off by the township to reconstruct the mailbox footing off the road, but it still could go back further from the road. They are starting to slant as the gravel is settling.

When I attended council previously to voice my concern about fire safety during a Phase of Lyons Landing, I explained to council that there was a house fire that blocked the roadway into and out of Lyon's Landing which

made some very angry and aggressive people blocked in, for hours. The council at the time, said the probability of that happening again are slim to non. Well, it did happen again and in fact another time as well all in the same area, which blocked the access to Lyon's Landing, with Firetrucks, volunteer vehicles, inquisitive people along with residents of the subdivision that could not get home and the residents that could not get out. This all happening between, Holmes Road and Kahula Court. There also was the school bus incident that blocked the roadway in this area, plus an accident that stopped traffic. So it happens. Fire Safety and emergency access should be a number one priority, not more lots. It's not something you play with or can predict. You need to have all places accessible at all times. When the Firetrucks are required to attend a home now in Lyon's Landing and without shoulders to park on and only one access road in or out, you have to hope nobody is parked in front of your house or it would be difficult to get through. God forbid something happens at the top end of Lakefield Drive to block the road and there is another emergency in the landing and the emergency services can't get by as the only entrance/exit is blocked.

I live here, I know.

Along with some businesses running out of homes in the landing, their vehicles, employee vehicles, trades people going to residences, along with fuel trucks, water trucks, dump trucks, supply trucks and the like, all making daily trips in and out of the subdivision now, you can't possibly consider adding to the confusion or congestion going into and out of Lakefield Drive. The supply trucks might be the only ones stopping the daily trek into area moving forward.

It's pretty sad that I have to back into my driveway as the road is so busy to even think about backing out of my driveway. And yes people honk at me while I'm backing into the driveway.

The wild life has almost disappeared. There used to be Deer roaming in the area, not anymore, at least visible. What does the wetland study for the area indicate?

There is a lot of work that needs to be done or well thought out before this

application or rezoning is even considered. It is extremely important to engage some knowledgeable people to assess population growth, and how it will effect the infrastructure we presently have. We need to manage the present traffic issues and most importantly the wells.

Feel free to contact me for any question or clarification of facts.

Regards,

Denise

Denise Taillon
3190 Lakefield Drive
denisetaillon@yahoo.com

Lindsay Mills

From: Tara Petrie <tarataillon@hotmail.com>
Sent: March-31-16 3:44 PM
To: Lindsay Mills
Subject: Collins Lake subdivision application

March 30, 2016

Lindsay Mills,
Planning

Hi Lindsay.

I want it to be on record, we are opposed to the application for Collins lake subdivision. I have two small children and have given up taking them for walks down the road. There is no shoulder and it is dangerous to walk on the road without shoulders. There is too much traffic on Holmes Road now. Is there any plans for another exit to Division Street for these homes rather than Holmes Road? It is hard to get out of my driveway safely now.

Regards,

Mike and Tara Petrie
4326 Holmes Road
Inverary, ON

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW NUMBER 2016-**

**BEING A BY-LAW TO AMEND BY-LAW NUMBER 2003-75, AS AMENDED,
TO REZONE LANDS FROM SPECIAL RESIDENTIAL ZONE (R-7-H) TO
SPECIAL RESIDENTIAL ZONE (R-29-H) AND COMMUNITY FACILITY
ZONE (CF); PART LOTS 28, 29 & 30, CONCESSION VII, DISTRICT OF
STORRINGTON: MAYBACH GROUP INC.**

WHEREAS, the Municipal Council of the Township of South Frontenac deems it expedient to amend By-law Number 2003-75 as amended, as it relates to a parcel of land located in Part of Lots 28, 29 & 30, Concession VII, in the District of Storrington.

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

1. **THAT** Schedule ‘C’ to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Special Residential (R-7-H) to Special Residential (R-29-H) and Community Facility (CF) for those lands shown on the attached map designated as Schedule “1”.
2. **THAT** Zoning By-law Number 2003-75 as amended is hereby further amended by adding a new section R-29 immediately after section R-28 (Part Lot 19, Concession II, Storrington District), to read as follows:

R-29 (Part Lots 28, 29 & 30, Concession VII, Storrington District)

Notwithstanding the provisions of section 12.3 or any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-29), the following special provisions shall apply:

- Lot Frontage (Minimum).....55 metres (180 ft.)

All other provisions of this by-law shall apply.

3. The holding (“h”) symbol is to be removed by by-law to permit development only when a Subdivision Agreement between the property-owner and the Township has been entered into and registered on title of the lands.
4. **THIS BY-LAW** shall come into force in accordance with section 34 of the Planning Act, 1990, either on the date of passage or as otherwise provided by section 34.

Dated at the Township of South Frontenac this day of , 2016.

Read a first and second time this day of , 2016.

Read a third time and finally passed this day of , 2016.

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

Ron Vandewal, Mayor

Wayne Orr, Clerk-Administrator

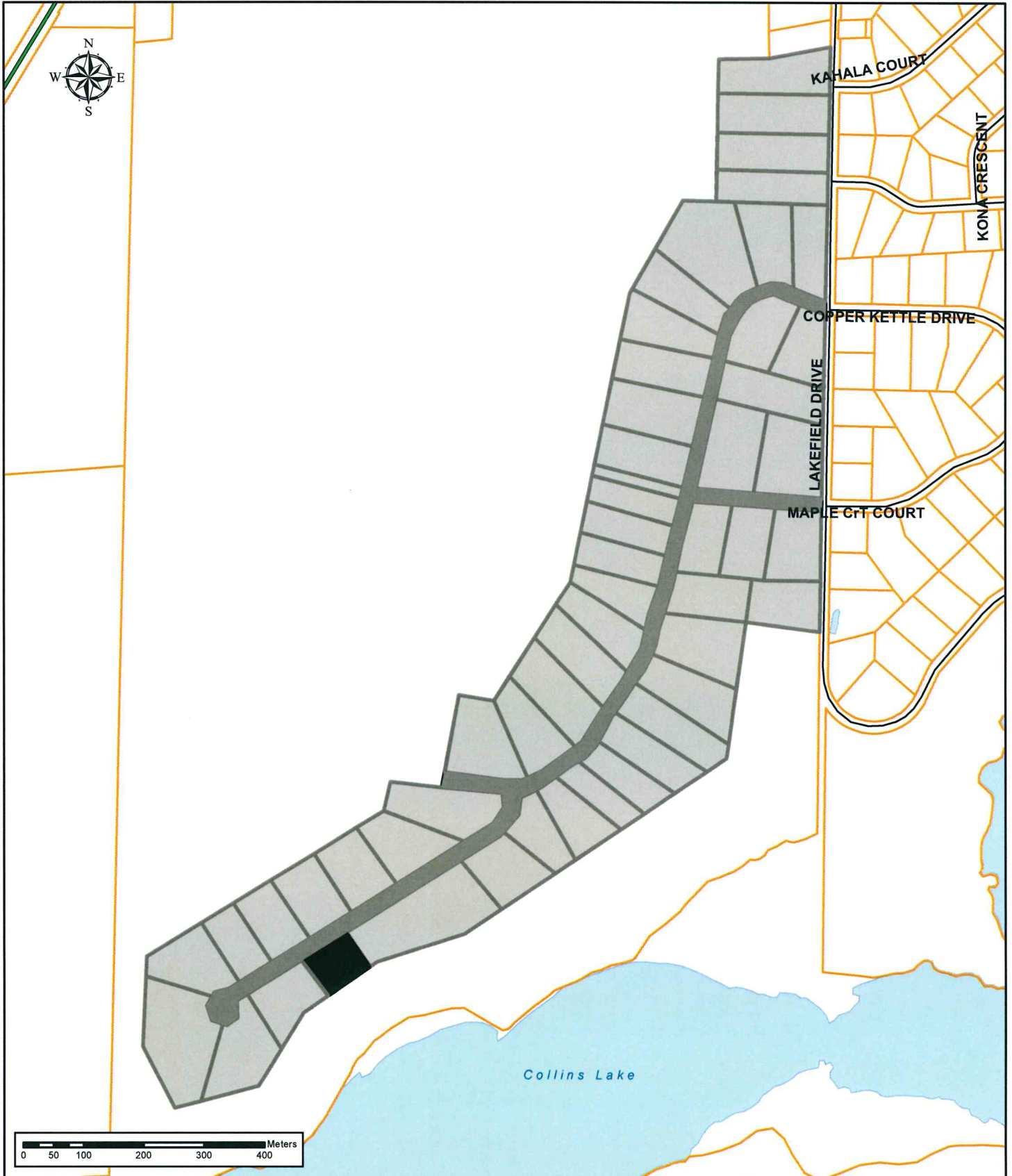
TOWNSHIP OF SOUTH FRONTENAC (STORRINGTON DISTRICT)



**SCHEDULE '1'
BY-LAW NO. 2016-__**

 **AREA REZONED FROM 'R-7-H' TO 'R-29-H'**

 **AREA REZONED FROM 'R-7-H' TO 'CF'**

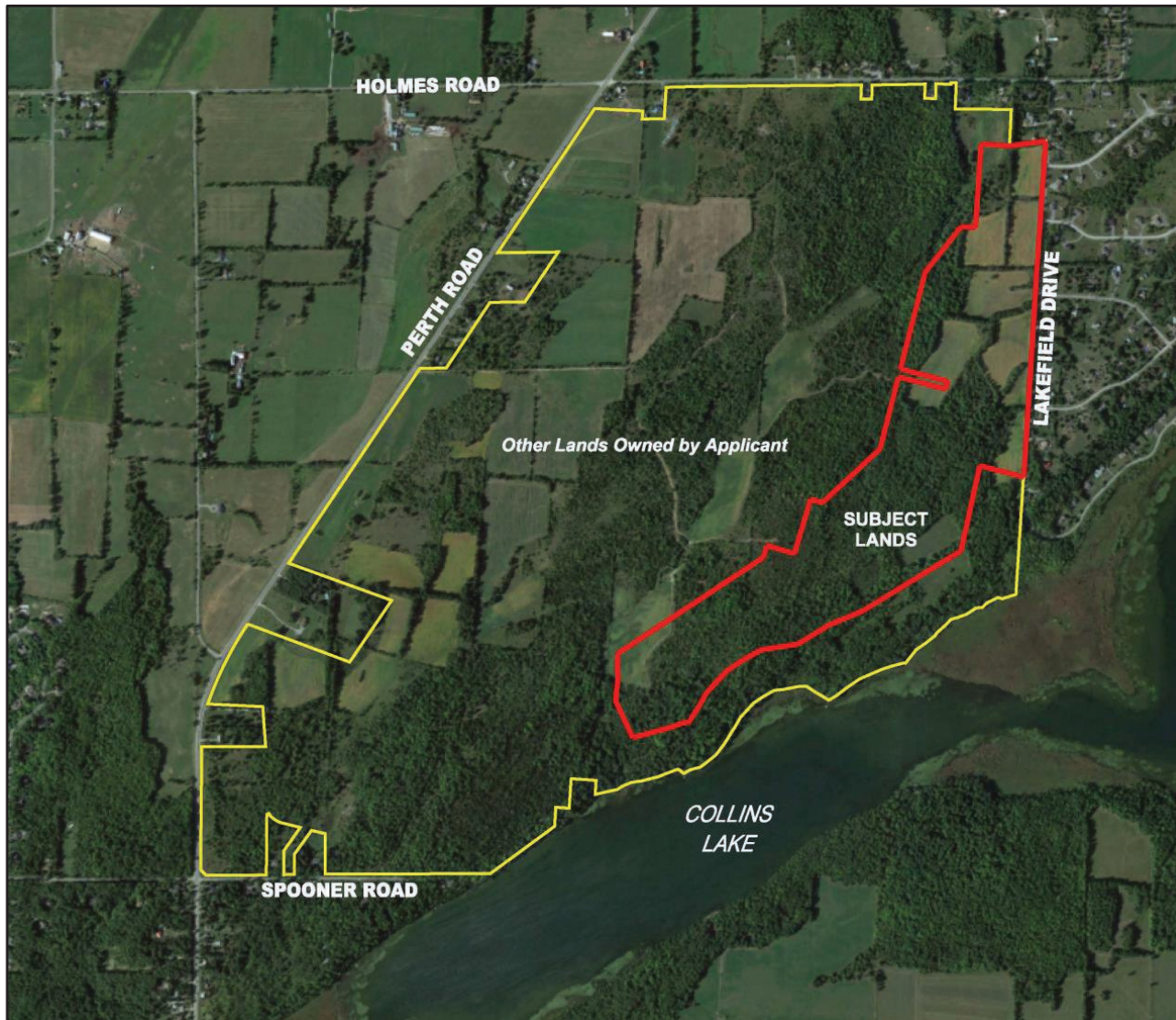


**THIS SCHEDULE "1" TO BY-LAW NO. 2016-__
PASSED THIS __ND DAY OF _____, 2016**

MAYOR _____

CLERK _____

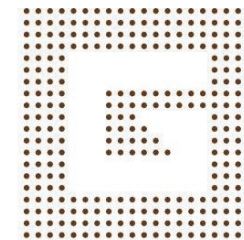
Collins Lake Estates, South Frontenac



Public Meeting:

**April 5, 2016
7:00pm**

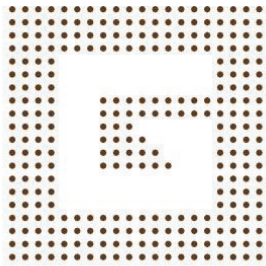
**Municipal Council Chambers
4432 George Street
Sydenham, Ontario**



OSKAR GROUP



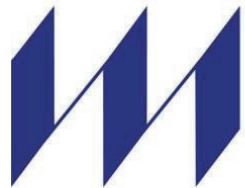
Team Members



OSKAR GROUP



ABACUS
Archaeological Services

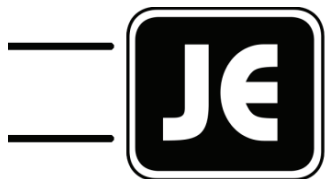


**WESTON
CONSULTING**

planning + urban design



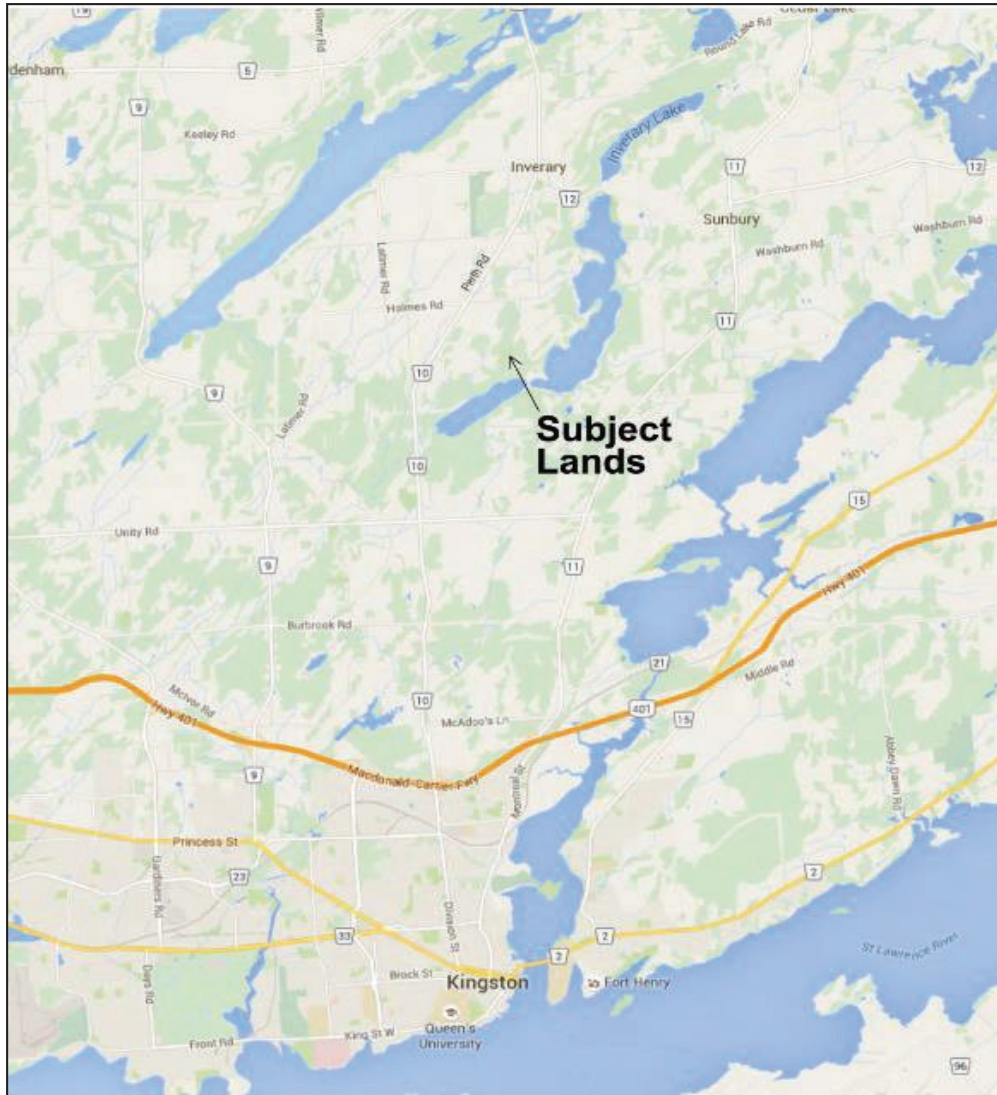
Leslie M. Higginson
Surveying Ltd.



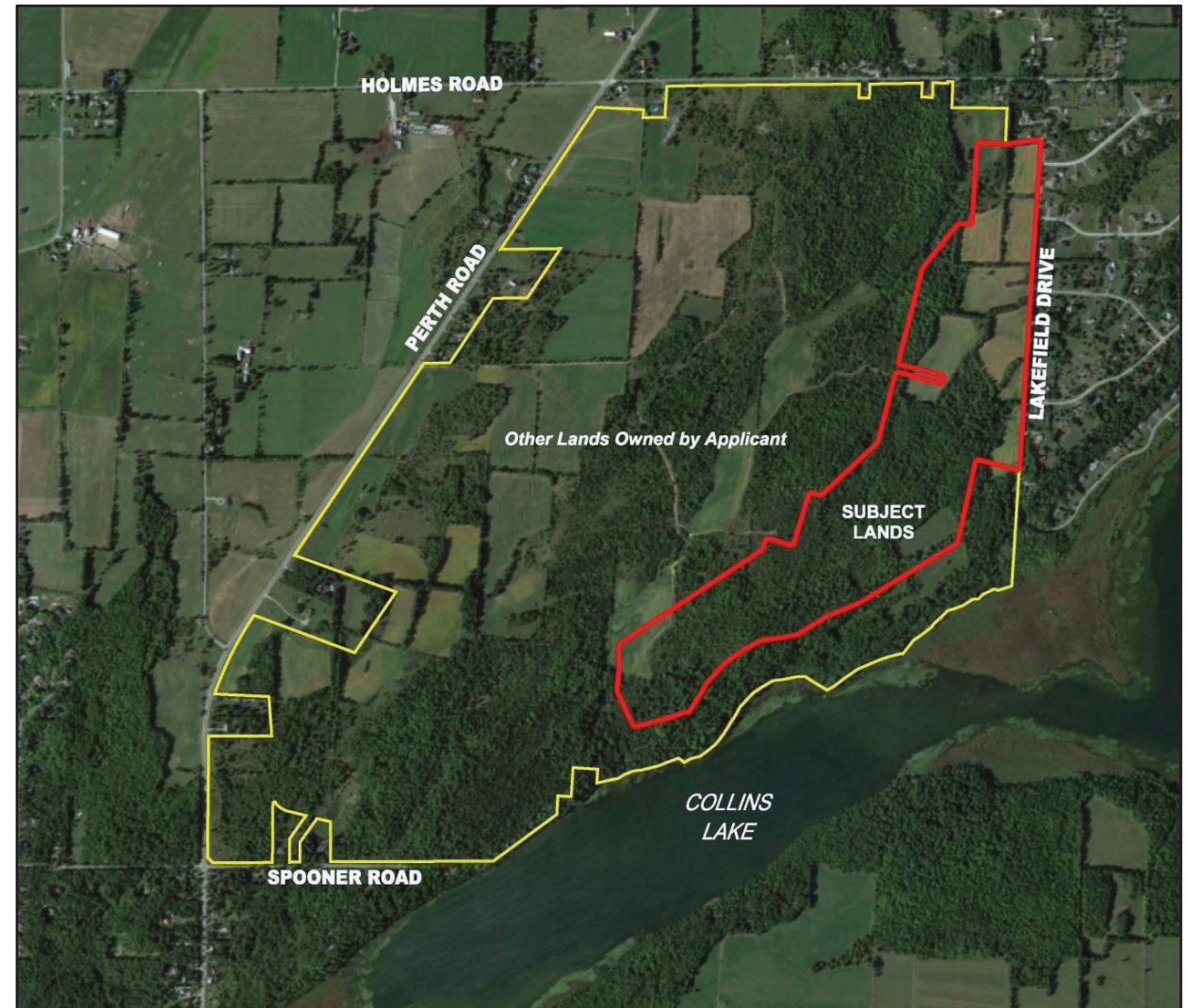
Josselyn Engineering Inc.



Subject Lands



Context Map



Aerial Photograph of Subject Lands



County of Frontenac Official Plan (2014)

Official Plan Designation

Land Use Designations: Rural Lands and Natural Heritage System

Rural Lands:

- Limited residential development is permitted within the Rural Designation.
- The Official Plan encourages development that is compatible with the rural and natural landscape of the County.

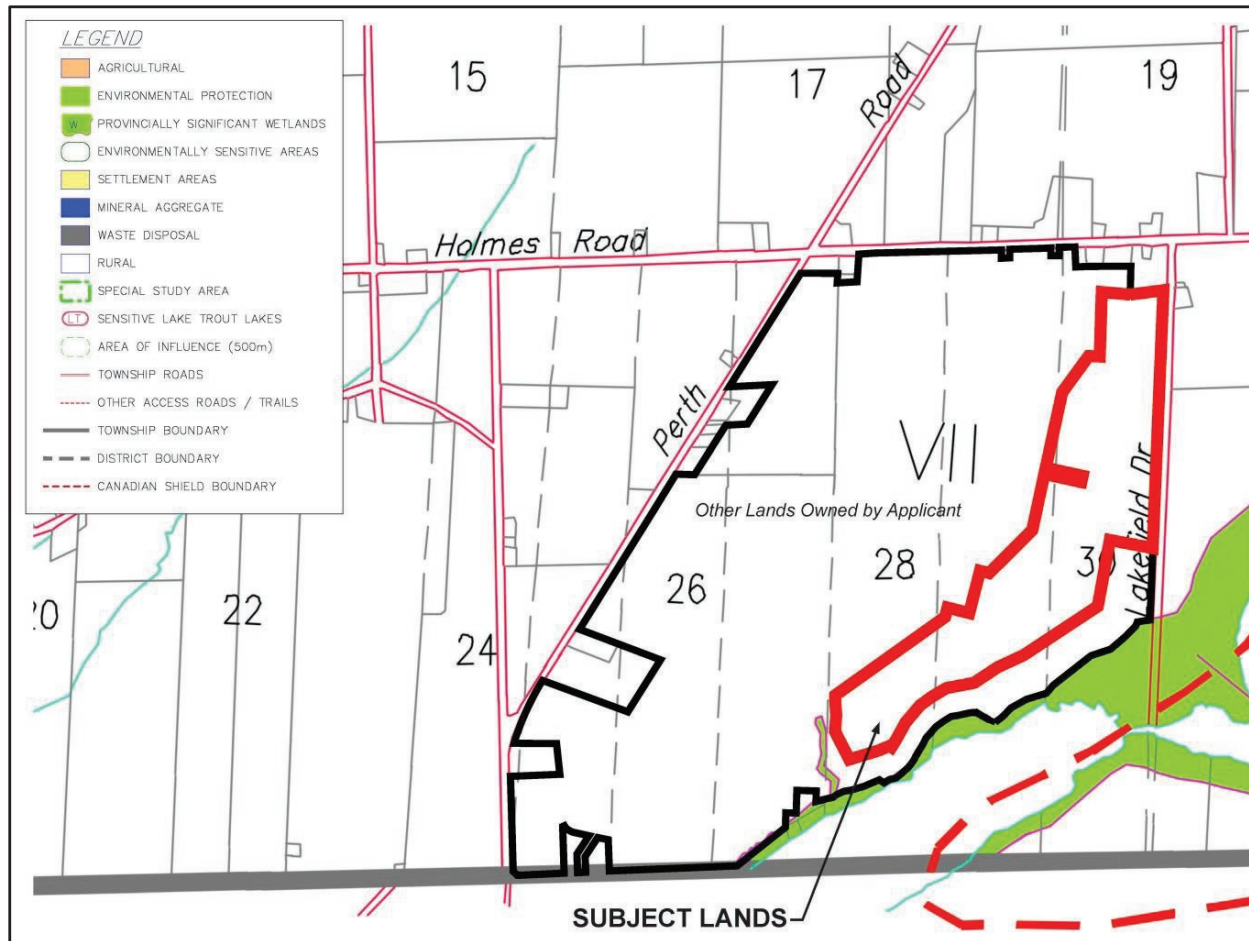
Natural Heritage System:

- No development is proposed within the significant wetland.
- Appropriate mitigation measures will be implemented throughout the development.



South Frontenac Official Plan (2003)

Official Plan Designation



Land Use: Rural and Provincially Significant Wetland

Rural:

- Limited residential development is permitted within the Rural area.
- Development is consistent with the lot size policies of the Official Plan.
- All lots can be appropriately serviced by private wells and individual septic systems.
- All proposed lots will have public road frontage.

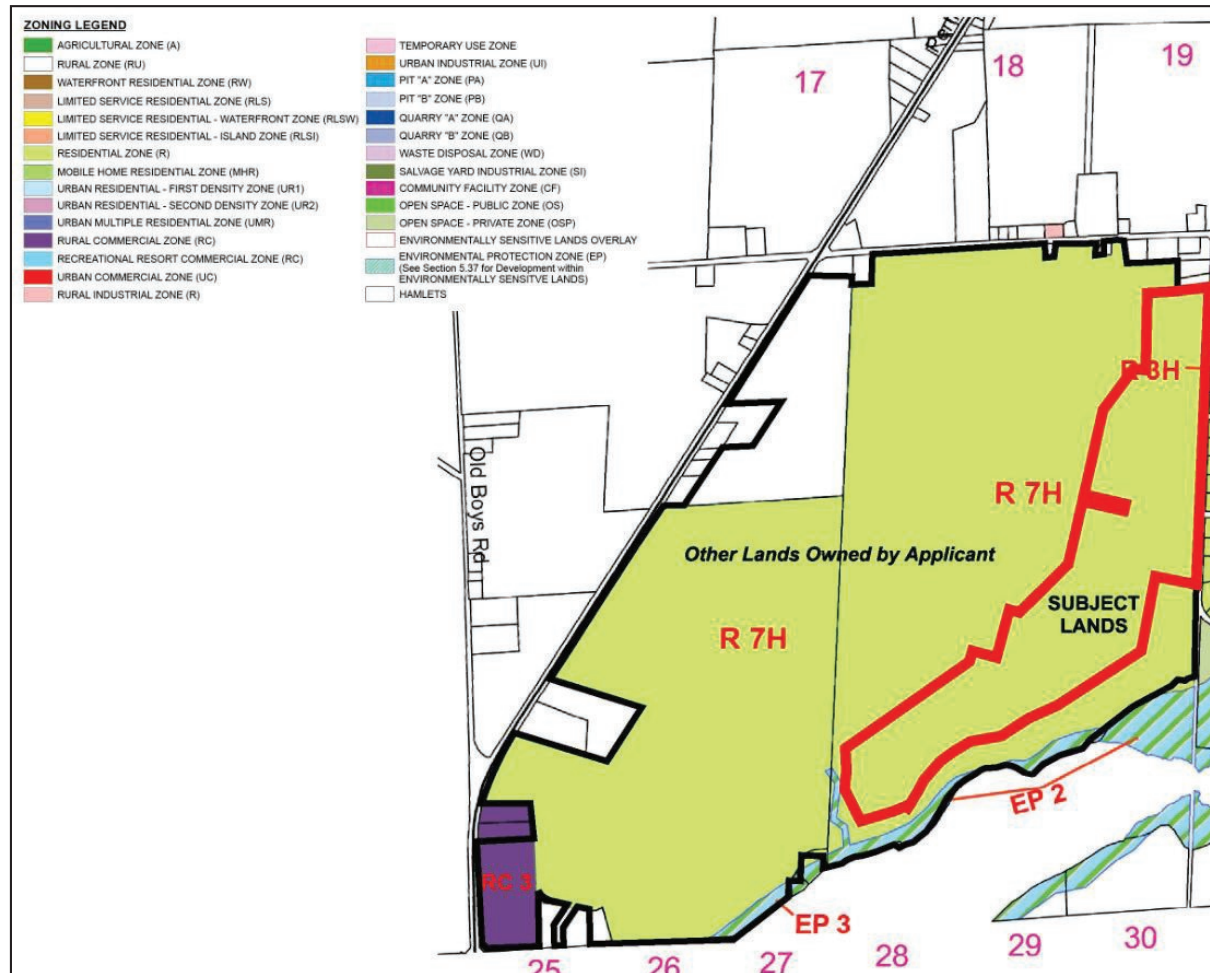
Provincially Significant Wetland (PSW):

- Development will be located at least 120 metres outside of the PSW.
- No negative impacts are expected.



South Frontenac Zoning By-law 2003-75 (Revised 2012)

Zoning Permissions



R7-h – Special Residential Holding Zone
EP-2 – Environmental Protection Zone

R7-h Special Residential Zone Permitted Uses:

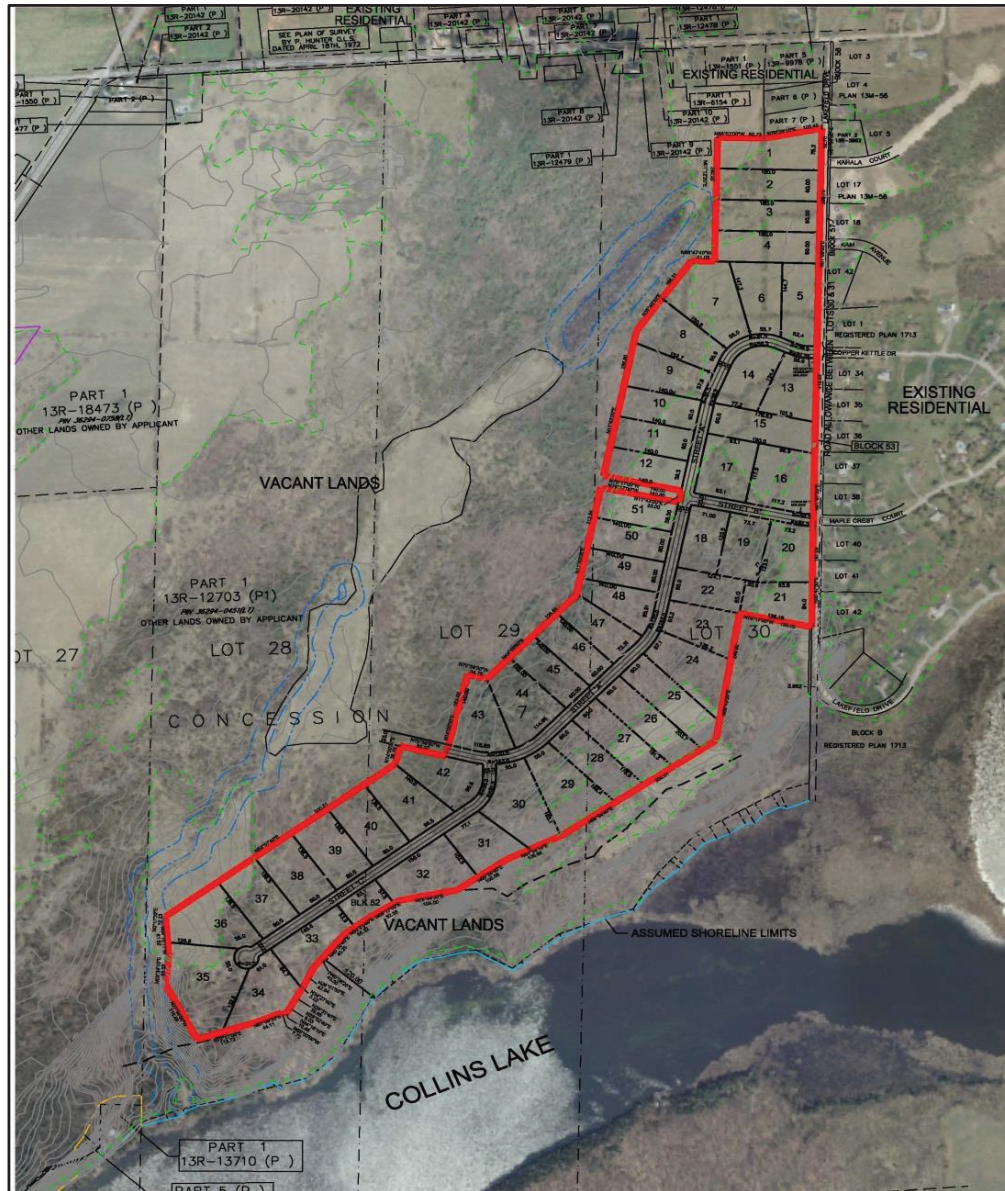
- single detached dwelling;
- a public park;
- a dock; and,
- accessory buildings or uses to the above uses.

EP-2 Environmental Protection Zone Permitted Uses:

- existing uses;
- walkways, boardwalks and a dock;
- water intake pumping station for irrigation; and,
- conservation uses excluding buildings.



Applications Submitted



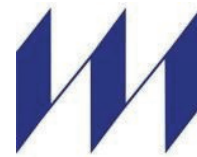
- Application for a Draft Plan of Subdivision submitted to the County to permit the creation of 51 residential estate lots on three proposed new roads.
- Application for a Zoning By-law Amendment submitted to the Township of South Frontenac to permit a minimum lot frontage of 55 metres.



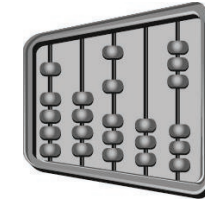
Studies Submitted in Support of the Applications

The following studies and reports were submitted in support of the applications:

- Planning Justification Report
- Environmental Impact Assessment
- Hydrogeology and Terrain Analysis
- Servicing Report
- Stormwater Management Report
- Stage 1 & 2 Archaeological Assessment



WESTON
CONSULTING
planning + urban design



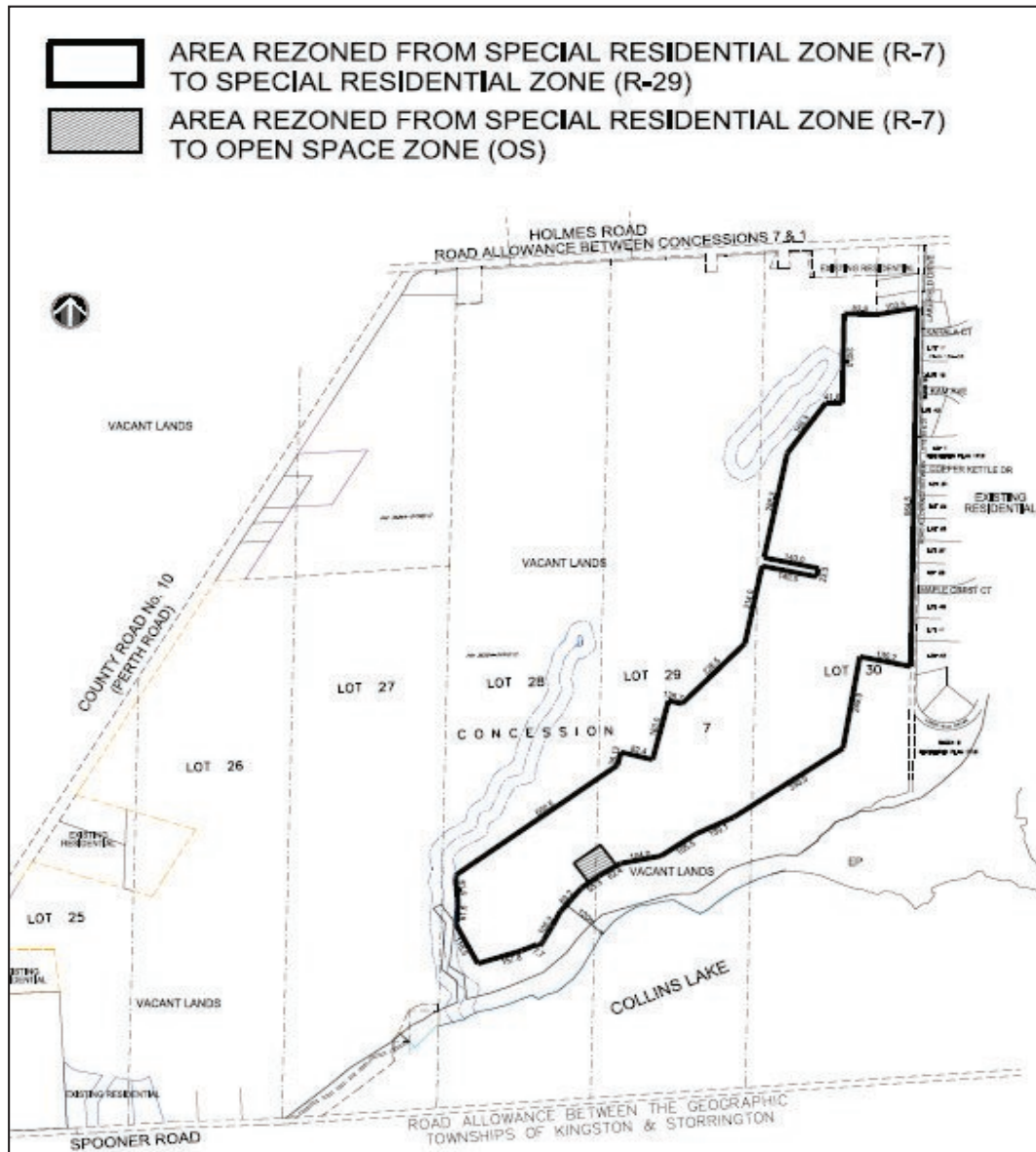
ABACUS
Archaeological Services



Josselyn Engineering Inc.



Proposed Zoning By-law Amendment



Proposed Zoning

Proposed Zones:

- Special Residential (R-29); and,
- Open Space (OS).

Special Residential (R-29):

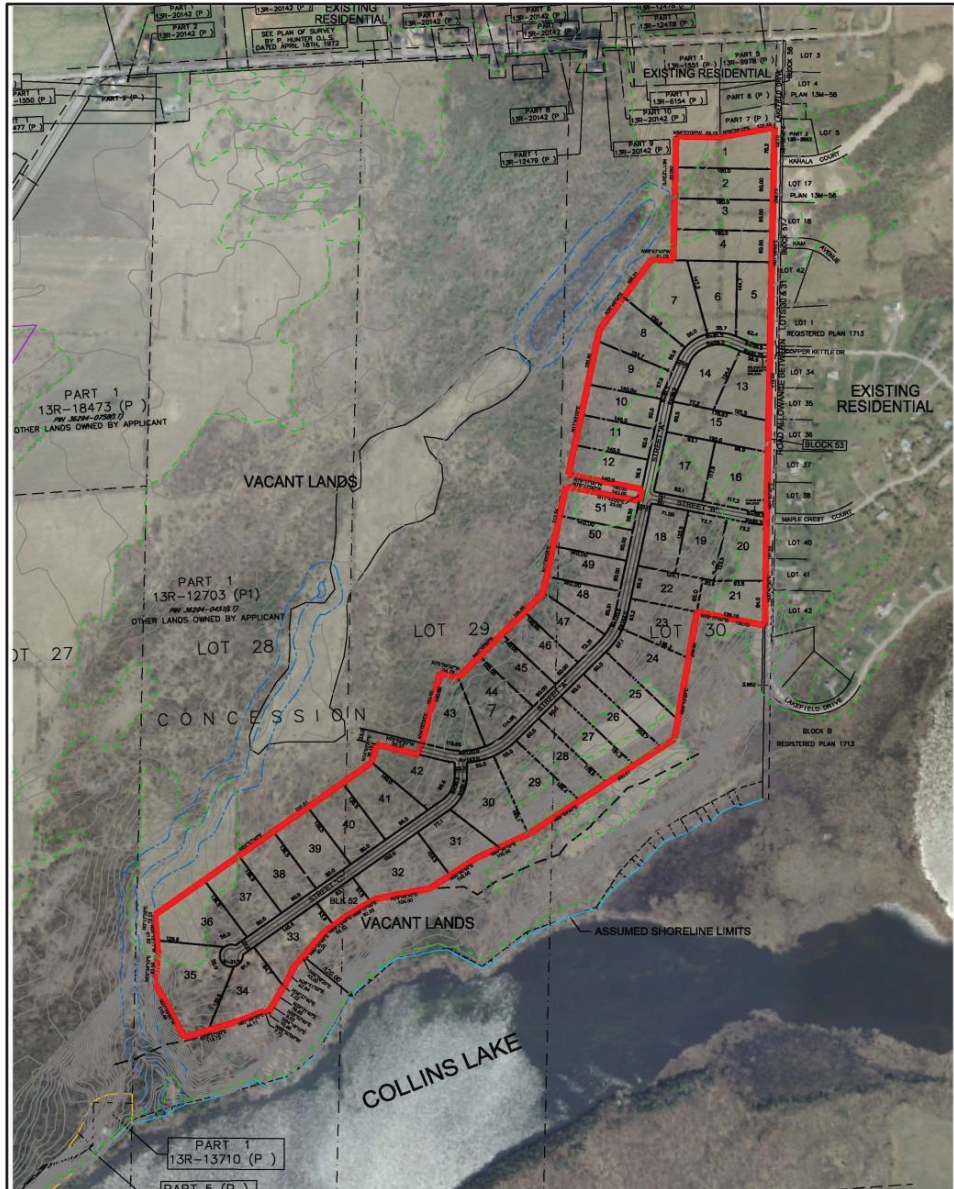
- Single detached dwellings;
- Minimum lot size of 2 acres (0.80 ha)
- Minimum Lot Frontage of 55 metres; and,
- Proposed Lot Frontage is consistent with the adjacent Lyons Landing subdivision.

Open Space (OS) Proposed Use:

- A public park.



Draft Plan of Subdivision



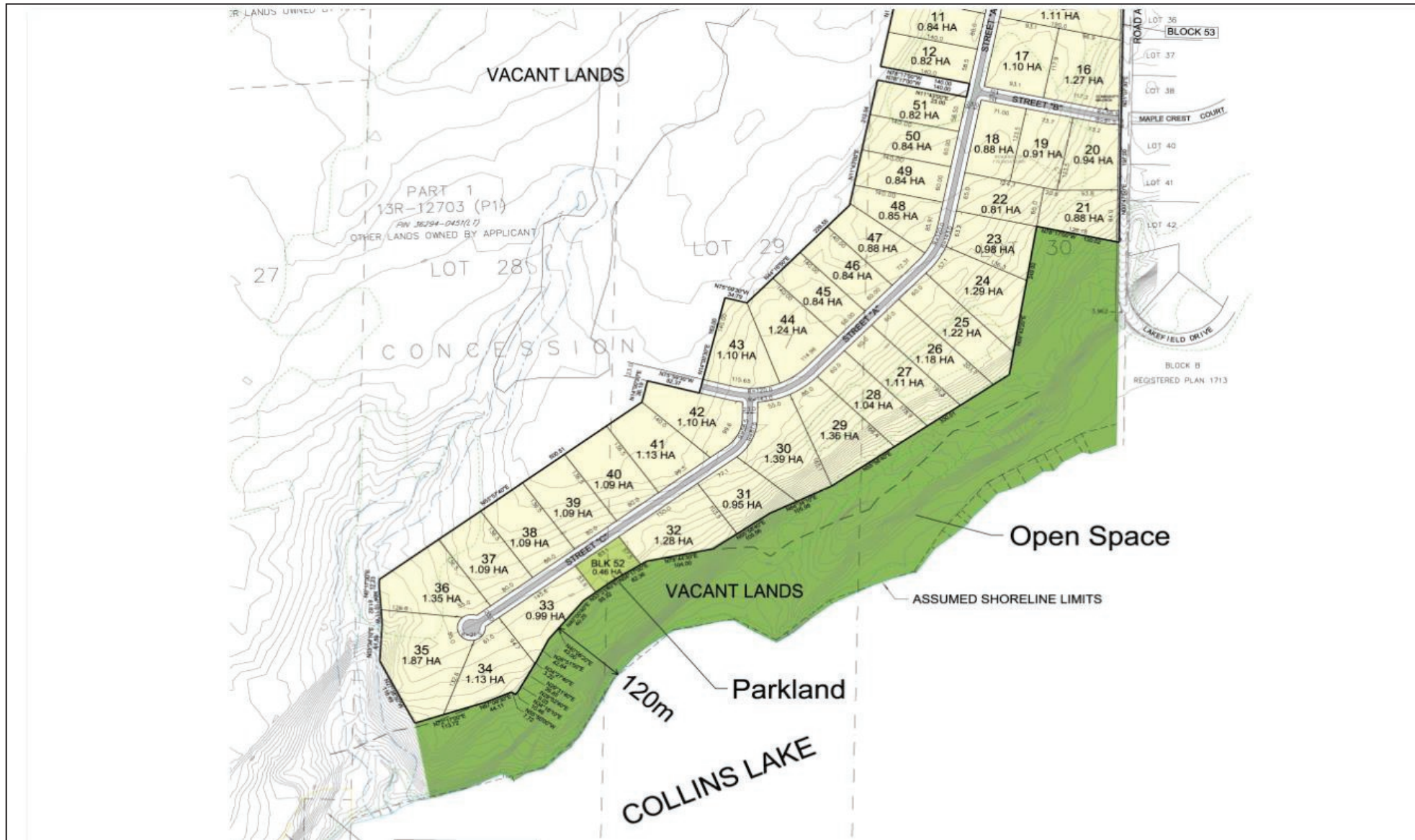
Development Statistics:

	<u>Units:</u>	<u>Area (ha):</u>
Residential- Estate Lots:	51	54.415
Parkette/Open Space:		0.456
Road Widening:		0.371
Roads:		4.663
TOTAL:	51	59.905

- Development will consist of lots ranging in size from 2 acres to 4 acres.
- Density: 0.85 units per hectare (uph)



Proposed Parkland/Open Space



Commenting Agencies

- Township of South Frontenac:
 - Planning Department;
 - Economic Development;
 - Building Department;
 - Public Works Department;
 - Fire Chief; and,
 - Parks and Recreation Department.
- County of Frontenac:
 - Planning Department;
 - Economic Development; and,
 - Emergency Services.
- County of Frontenac Peer Reviewer:
 - Malroz Engineering.
- Cataraqui Region Conservation Authority
- Kingston Frontenac Lennox & Addington Health Unit



CATARAQUI REGION
CONSERVATION AUTHORITY



Planning Process and Next Steps

- An additional resubmission may be required based on comments received from commenting agencies.
- An application for a Draft Plan of Subdivision will then go forward to County Council for approval.
- An application for a Zoning By-law Amendment will then to go forward to Township Council for approval.



Vision for Collins Lake Estates



development by



OSKAR GROUP



All images shown are artistic concept E. & O.E.



Minutes of Committee of the Whole
March 8, 2016

Time: 7:00 p.m.

Location: Council Chambers

Meeting # 7

Present: Mayor Ron Vandewal, Pat Barr, John McDougall, Alan Revill, Norm Roberts, Mark Schjerner, Ron Sleeth, Ross Sutherland

Staff: Wayne Orr, Chief Administrative Officer, Mark Segsworth, Public Works Manager, Louise Fragnito, Treasurer, Lindsay Mills, Planner, Angela Maddocks, Executive Assistant.

1. Call to Order
 - a) Mayor Vandewal called the meeting to order at 7:00 p.m.
2. Declaration of pecuniary interest and the general nature thereof - n/a
3. Scheduled Closed Session - n/a
4. ***Recess *** - n/a
5. Delegations
 - a) Sheri Vivian, re: Fireworks and Noise By-law

Sheri Vivian presented a petition to Council that requests a review of By-law 2015-41 that allows fireworks only during Victory Day and July 1- 4 holidays. She felt the by-law restrictions do not take into account that Victoria Day holiday can at times be very chilly and not conducive to firework displays and that July 1 is not longer a long weekend, yet the two long weekends in August and September, firework discharges are not allowed. She felt the fireworks and noise by-law was not well publicized.

Mayor Vandewal stated that the request to reconsider the by-law will be referred to Corporate Services for discussion and recommendations.

6. Reports Requiring Action
 - a) Mark Segsworth, Public Works Manager, re: Harrowsmith Intersection Environmental Assessment

The proposed changes were reviewed and discussed by Council. There is a preferred solution of installing traffic lights at Road 38 and Wilton Road with the closure of Colebrook Road and Ottawa Street that was presented to the Public Services Committee

There is a public meeting scheduled for March 21, 2016 at the Harrowsmith S & A Hall to present the preferred alternative to the public.

- b) Mark Segsworth, Public Works Manager, re: Sydenham Village Parking and Traffic Restrictions

Written comments received from Stephen Kapusta and Wilma Kenny were distributed to Council.

The proposed changes include changing Cross Street from a two-way to one-way where eastbound traffic will be prohibited. This will allow for additional

Committee of the Whole
March 8, 2016

parking capacity on Cross Street while still allowing local traffic flow and also facilitate passage of emergency vehicles while the funeral home is in use. The report addressed restricted parking areas and the time frame associated with the restrictions for various streets in the village.

Comments from Council included the provision for accessible parking spaces, clarification and improving the language regarding the "maximum" period allowed" on the by-law schedule and when would the section of George Street Bedford Road be considered It was clarified that when Bedford Road reconstruction takes place the George St, Bedford Road and Portland Avenue intersection will be reviewed.

- c) Lindsay Mills, Planner, re: Closing of Road Allowance in Part of Lot 22 between Concessions VII, Loughborough

Council was supportive of the closure and transfer of the unused portion of the road allowance. Deputy Mayor Sutherland supported the closing but thought that a land swap had happened when Leland Road was realigned and he felt that the applicant should not be charged.

Staff were directed to review files for proof of this land swap and to do a title search. The CAO noted the policy in place for the sale of road allowances and asked to what degree does Council want to consider alternatives.

While it was recognized that the \$11,000.00 may be excessive, it was recognized that there will be legal and surveying costs that the applicant would be responsible for.

- d) Louise Fragnito, Treasurer, re: Draft 2015 Financials

Council was not supportive of funding the \$118,837.00 for Centennial Park out of Parkland but to be funded out general reserves and that the Parkland Reserve is already a dwindling reserve.

With respect to budget overages, Comments from Council included:

- discretionary items for roads budget - staff make good decisions and while latitude is appreciated it shouldn't lead to deficits, this is why we have the multi year capital road plan
- the two emergency road closure trailers were not approved by Council in the budget.
- center lines on secondary roads should be prioritized through the five year plan
- It is important for the winter control reserve to reflect the costs spent and what was saved to give true measure of winter control costs
- line painting is more valuable than having three cuts on roadside mowing
- if work done in 2015 was part of 2016 budget then adjustment should be reflected in the 2016 budget.

Staff were directed to come back with recommendations to address the overspending in the 2015 budget.

- e) Wayne Orr, Chief Administrative Officer, re: Standardization of Recreation Committee Secretaries Payments

The consensus was to bring this item forward for Council approval.

Committee of the Whole
March 8, 2016

- f) Mayor Vandewal, re: Verbal Update on large scale solar projects.

The consensus from Council was that Council was willing to individually assess each application for large scale solar projects on it's own merits.

7. Reports for Information

- a) Louise Fragnito, Treasurer, re: 2015 Statement of Remuneration and Expenses Paid to Council Members

An error was noted in the calculation of the Mayor's remuneration and expenses. The total should be \$31,432.61.

- b) Lindsay Mills, Planner , re: Review of Application for a Zoning By-law Amendment to Expand a Quarry in Part of Lot 17, Concession VI, Portland District

This item will be brought forward for approval.

8. Rise & Report

- a) Councillor Revill provided an update on Councillor Robinson who is now at St. Mary's convalescing, he looked well and wished to reassure Council and his constituents that he still has their best interest at heart.

- b) County Council

- The Willowbrook and Johnson Point developments should be on the March 16 agenda.
- A Community Improvement Plan (CIP) meeting is scheduled for next month.
- The County's Official Plan is now online.
- The County is still pursuing the Bellrock Road and Road 38 property.
- The CFDC funding application includes rural Kingston.

- c) Arena Board

- The compressors will be replaced after the ice is taken out.
- The spectator heating campaign will likely surpass their campaign projections.
- The lights over the ice pad area will be changed to LED.
- The Arena Board will be approaching Council for temporary funding.

- d) Police Services Board

- The next meeting will be March 17, 2016.

9. Information Items

- a) Deputy Mayor Sutherland, re: Utilities Kingston reporting on Sydenham Water

This will be referred to Public Services for review and discussion.

- b) Hanne and Dennis Saunders, 4034 Boyce Rd, Hartington, re: Proposed

Committee of the Whole
March 8, 2016

Hartington Subdivision

- c) Helen Bartsch on behalf of Concerned Citizens Group, re: Condominium Developments
- d) Michelle Foxtton, Charlie Labarge, Wade Leonard and John Lesperance, re: Proposed Hartington Subdivision: March 1, 2016 Council Agenda Item # 8f
- e) Meela Melnik-Proud & Matt Rennie, re; Applewood Condominium - Letter of Concern
- f) Honourable Mario Sergio, Minister Responsible for Seniors Affairs, re: 2016 Senior of the Year Award

Deputy Mayor Sutherland was supportive of nominating an individual for this award.

- g) Chris West, Save Via/Save the Train
- h) Leeds and Thousand Island Township - Teeny Tiny Summit 2016 - March 30, 2016

The CAO, Councillor's Barr and McDougall plan on attending.

10. Notice of Motions

- a) Deputy Mayor Sutherland asked if a response has been received from the Ministry with regard to the classification of Class 1 Agricultural lands.

11. Announcements

- a) Councillor Sleeth noted there will be a bus tour of agricultural businesses organized by the Frontenac Federation of Agriculture in April. County staff and Council members will be invited to attend when the date is confirmed.
- b) Councillor Sleeth asked when the draft Organizational Review will be completed.

Wayne Orr confirmed that the consultant will present the draft at the April 12 Committee of the Whole meeting.

- 12. Question of Clarity (from the public on outcome of agenda items) - n/a
- 13. Closed Session-n/a
- 14. Adjournment
- a) The meeting adjourned at 8:50 p.m.

Minutes of Council
March, 15, 2016

Time: 6:00 PM

Location: Council Chambers

Meeting # 8

Present: Mayor Ron Vandewal, Pat Barr, John McDougall, Alan Revill, Norm Roberts, Mark Schjerning, Ron Sleeth Ross Sutherland

Staff: Wayne Orr, Chief Administrative Officer, Lindsay Mills, Planner, Mark Segsworth, Public Works Manager, Angela Maddocks, Executive Assistant.

1. Call to Order

a) Resolution

Resolution No. 2016-8-1

Moved by Councillor Revill

Seconded by Deputy Mayor Sutherland

THAT the Council meeting of March 5, 2016 be called to order at 6:00 p.m.

Carried

2. Declaration of pecuniary interest and the general nature thereof

a) Councillor Roberts declared a pecuniary interest with respect to Item 8 (a) Page 1.

Councillor Sleeth declared a pecuniary interest with respect to Items 5 (b) and 10 (a) as an abutting landowner.

Mayor Vandewal declared a pecuniary interest with respect to labour relations in closed session.

3. Scheduled Closed Session

a) Move into Closed Session to adopt prior closed minutes, discuss matters about an identifiable individual, property matters and labour relations

Resolution No. 2016-8-2

Moved by Deputy Mayor Sutherland

Seconded by Councillor Sleeth

THAT the Council meeting of March 15, 2016 move into closed session to adopt prior closed minutes, discuss matters about an identifiable individual, property matters and labour relations.

Carried

4. ***Recess - reconvene at 7:00 p.m. for Open Session

5. Public Meeting

a) Open Public Meeting - Resolution

Resolution No. 2016-8-6

Moved by Deputy Mayor Sutherland

Seconded by Councillor Revill

THAT a public meeting be held to discuss planning matters related to:

- Review of Application for Zoning By-law Amendment in Part of Lot 15, Concession IX, Storrington District: Campbell

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- Review of Application for Zoning By-law Amendment in Part of Lot 5, Concession III, Loughborough District: Snider
- Review of Application for Zoning By-law Amendment in Part of Lot 24, Concession XI, Bedford District: Lamoureux
- Township Initiated Housekeeping Amendments to the Comprehensive Zoning By-law

Carried

- b) Review of Application for Zoning By-law Amendment in Part of Lot 15, Concession IX, Storrington District: Campbell

Lindsay Mills explained that the rezoning is for a proposed new 2.7 acre residential lot from rural to a special waterfront residential zone to recognize that it would have less than the normally required water frontage. Both the new lot and the retained lot are undeveloped and both would have frontage on Wellington Street which is a fully maintained public road. This proposal appears to meet the intent of the Official Plan in terms of use, minimum size and location on a public road. The purposes already exists, given that there is a separate gap at the waterfront and given that the proposed water frontage is very close to the normal minimum requirement.

Mayor Vandewal questioned the small open space indicated on the second attachment of the report.

There were no other comments from Council or the public.

- c) Review of Application for Zoning By-law Amendment in Part of Lot 5, Concession III, Loughborough District: Snider

Lindsay Mills explained that this application is to rezone a proposed new 5.56 acre lot from Rural to a Special Rural Industrial zone to recognize that it would be used as a bulk storage yard including equipment storage and equipment repair, welding and accessory uses. The new lot would have frontage on Lambert Road, a fully maintained public road. The UI zoning requires a buffer strip along the north side of Lambert Road that will visually protect by way of a continuous hedgegrow of trees, evergreens or shrubs. A site plan agreement will also be required to ensure a properly constructed entrance, proper access aisles and manoeuvring areas and significant buffering from the abutting residential uses to the west and north. The "H" symbol will be removed once the site plan agreement is in place.

Deputy Mayor Sutherland asked if the driveway could be located to the east along the boundary line. Mr. Mills responded that this could be part of the site plan.

Kate Kristiansen, 2747 Lambert Road, asked why Mr. Snider was being asked to move from his current location. She questioned the ongoing maintenance of the property and being mindful of the use of space going forward. She wondered if the building could be required to be located at the back of the lot. She indicated that Mr. Snider was a good neighbour and she wanted to continue to be a good neighbour to him.

Wayne Orr stated that Mr. Snider is currently on a township leased property and that the lease expires in April 2017. The township does have plans for the potential use of the property.

Mr. Mills noted that the concerns from Ms. Kristiansen would be addressed in the site plan agreement.

There were no other comments from the public.

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- d) Review of Application for Zoning By-law Amendment in Part of Lot 24, Concession XI, Bedford District: Lamoureux

Mr. Mills explained that the rezoning application is for two proposed new residential lots at Wolfe Lake from Rural to Limited Service Residential. Both new lots would have frontage on Harding Lane while the retained portion has frontage on Lee Road. The two new lots would both be approximately 5.4 acres in size with 300 feet of water frontage and 250 feet of frontage on Harding Lane.

Mr. Don Stricelj asked for confirmation on the water frontage for the proposed lots.

There were no comments from Council.

- e) Township Initiated Housekeeping Amendments to the Comprehensive Zoning By-law

Mr. Mills reviewed his report that included eleven amendments that would help correct the by-law along with an explanation and rationale for the changes. He circulated pictures to Council that demonstrated that dilapidated structures should be rebuilt further back from the water. He read correspondence received from Graeme Watson and Jeff Peck that outlined their concerns about the housekeeping amendment.

Mayor Vandewal referred to the Committee of Adjustment and that 6-8 people reviewing an application provides a more subjective view than just one person. He stated that if people are up front, the committee bends over backwards to help with the process. He agreed with the setbacks and felt that if the lot supports it, then structures when rebuilt, should be setback further from the water.

Don Stricelj felt this amendment was directed at him and that landowners rights are diminishing. He suggested there are issues with the minor variance process and that it is an unfair process with predetermined decisions. He felt it was not good timing for this amendment and there should be an open process to include seasonal residents. Mr. Stricelj referred to his own property and felt the structure was grandfathered and it was not his intent to break any by-laws and that the CRCA had given him approval as there was no impact to the environment. He reiterated his support for public debate on the proposed changes.

Jennifer Garrah, Fotenn Consulting, felt the proposed housekeeping by-law was not addressing clarification and to fix minor errors or omissions, but that it included new language and direction that was not the original intent of the by-law. She felt 5.10.2 was new language and are not technical in nature. She felt these changes would have significant impact on residents and there should be more consultation. The removal of walls needs clarification as to the number of walls or does it include "down to the studs". She felt this by-law should not be used to legitimize how staff have interpreted this section.

Resolution No. 2016-8-7
Moved by Councillor Revill
Seconded by Deputy Mayor Sutherland

THAT an opportunity having been provided, the public meeting be closed.

Carried

6. Approval of Minutes

Minutes of Council
March, 15, 2016

a) March 1, 2016 Council Meeting

Deputy Mayor Sutherland requested the March 1, 2016 minutes of the public meeting be amended.

Resolution No. 2016-8-8
Moved by Deputy Mayor Sutherland
Seconded by Councillor Schjerning

THAT the March 1 Public Meeting minutes be amended to indicate "That Mr. Bannon would be supportive of holding a meeting with residents within 3- 4 months of the opening of the group home."

Defeated

Resolution No. 2016-8-9
Moved by Councillor Revill
Seconded by Deputy Mayor Sutherland

THAT Council approves the minutes of the March 1, 2016 Council meeting.

Carried

7. Business Arising from the Minutes

a) Wayne Orr, Chief Administrative Officer, re: Notice of Motion - Electric Vehicle Proposal

Resolution No. 2016-8-10
Moved by Councillor Revill
Seconded by Councillor Sleeth

THAT the motion be amended to replace "on how best to integrate" with "and have staff examine the merits of".

Carried

Resolution No. 2016-8-11
Moved by Deputy Mayor Sutherland
Seconded by Councillor Revill

THAT Council support the resolution attached to this report regarding the exploration of options on how best to integrate an electric vehicle into the township fleet as amended.

Carried

b) Wayne Orr, Chief Administrative Officer, re: 2015 Deficit Recommendations

Councillor Schjerning proposed an amendment to the resolution.

Resolution No. 2016-8-12
Moved by Councillor Schjerning
Seconded by Councillor Barr

THAT the motion be amended by adding:

AND THAT the CAO take the steps necessary to ensure that budget overages do not occur, and

THAT when a budget overage is anticipated that a report be brought forward to Council for authorization and consideration and,

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THAT when a non-budgeted item is required that a report be brought forward to Council or consideration and authorization.

Carried

Resolution No. 2016-8-13
Moved by Councillor Revill
Seconded by Deputy Mayor Sutherland

THAT Council authorize the implementation of the staff recommendations to address the 2015 budget deficit and to adjust the 2016 budget and reserves accordingly as amended.

Carried

- c) Mark Segsworth, Public Works Manager, re: Sydenham Village Parking and Traffic Restrictions

8. Reports Requiring Action

- a) Accounts Payable and Payroll Listing

Resolution No. 2016-8-14
Moved by Deputy Mayor Sutherland
Seconded by Councillor Revill

THAT Council receives for information the Accounts Payable and Payroll Listing dated March 15, 2016 in the amount of \$1,948,819.31.

Carried

- b) Louise Fragnito, Treasurer, re: Arena Board Loan

Resolution No. 2016-8-15
Moved by Councillor Revill
Seconded by Deputy Mayor Sutherland

THAT Council support the Township extending a loan to the Arena Board to an upset limit of \$190,497.12 with investments being held as security and further authorize the CAO and Mayor to execute the promissory note.

Carried

- c) Lindsay Mills, Planner, re: Review of Application for a Zoning By-law Amendment to Expand a Quarry in Part of Lot 17, Concession VI -Portland

See By-law 2019-21

- d) Mark Segsworth, Public Works Manager, re: Local Road Side Mowing

Resolution No. 2016-8-16
Moved by Deputy Mayor Sutherland
Seconded by Councillor Revill

THAT Council extends the contract for Percy Snider for local road side mowing for 2016 at \$26,426.35 per cut.

Carried

- e) Mark Segsworth, Public Works Manager, re: Anderson Road Emergency Construction

Resolution No. 2016-8-17

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Moved by Councillor Schjerner
Seconded by Councillor McDougall

THAT an amount of up to \$50,000.00 be approved from the Working Fund Reserve for the emergency reconstruction of Anderson Road.

Carried

9. Committee Meeting Minutes - n/a

10. By-Laws

a) By-law 2016-08 - Campbell Rezoning, Concession IX, Part Lot 15

Resolution No. 2016-8-18
Moved by Councillor McDougall
Seconded by Councillor Schjerner

THAT the following by-laws be given first and second reading:

- By-law 2016-08
- By-law 2016-09
- By-law 2016-10
- By-law 2016-18
- By-law 2016-19
- By-law 2016-20
- By-law 2016-21

Carried

Resolution No. 2016-8-19
Moved by Councillor Schjerner
Seconded by Councillor McDougall

THAT By-law 2016-08, being a by-law to amend By-law 2003-75, as amended to rezone land from Rural (RU) to Special Waterfront Residential (RW-37), Part Lot 15, Concession IX, District of Storrington, be given third reading, signed and sealed.

Carried

b) By-law 2016-09 - Snider Rezoning, Concession III, Part Lot 5

Resolution No. 2016-8-20
Moved by Councillor McDougall
Seconded by Councillor Schjerner

THAT By-law 2016-09. being a by-law to amend By-law 2003-75, as amended, to rezone land from Rural (RU) Zone to Special Rural Industrial (RI-10-H) , Part Lot 5, Concession III, Loughborough District, be given third reading, signed and sealed.

Carried

c) By-law 2016-10 - Lamoureux Rezoning, Concession XI, Part Lot 24

Resolution No. 2016-8-21
Moved by Councillor Schjerner
Seconded by Councillor McDougall

THAT By-law 2016-10, being a by-law to amend By-law 2003-75, as amended to rezone lands from Rural (RU) to Limited Service Residential- Waterfront, Part Lot 24, Concession XI, District of Bedford, be given third reading, signed and sealed.

Carried

Minutes of Council
March, 15, 2016

d) By-law 2016-18 Restricted Parking for Sydenham

Resolution No. 2016-8-22
Moved by Councillor McDougall
Seconded by Councillor Schjerning

THAT By-law 2016-18, being a by-law to amend By-law 2000-01 as amended, to regulate the use of traffic, parking and stopping on highways and bridges in the Township of South Frontenac, to create no parking and parking restrictions in the village of Sydenham, be given third reading signed and sealed.

e) By-law 2016-19 - Through Highways (Sydenham Cross St)

Resolution No. 2016-8-23
Moved by Councillor Barr
Seconded by Councillor Roberts

THAT By-law 2016-19, being a by-law to amend By-law 2000-01, being a by-law to regulate the use of traffic parking and stopping on highways and bridges in the Township of south Frontenac, to create no parking and parking restrictions in the Village of Sydenham, be given third reading, signed and sealed.

Carried

f) By-law 2016-20 - Housekeeping By-law

Amendments to the motion were proposed.

Resolution No. 2016-8-24
Moved by Councillor Schjerning
Seconded by Councillor Sleeth

THAT Items 6 and 7 be removed from the by-law and deferred for further discussion and meetings.

Resolution No. 2016-8-25
Moved by Deputy Mayor Sutherland
Seconded by Councillor Roberts

THAT this matter be deferred for two months.

Carried

Resolution No. 2016-8-26
Moved by Councillor Barr
Seconded by Councillor Roberts

THAT By-law 2016-20, being a township initiated housekeeping by-law to amend By-law 2003-75, as amended, to effect a number of changes to correct mapping errors that have been identified and to clarify the wording of parts of the text be given third reading, signed and sealed as amended.

g) By-law 2016-21- Jackson Quarry Rezoning

Resolution No. 2016-8-27
Moved by Councillor Barr
Seconded by Councillor Roberts

Minutes of Council
March, 15, 2016

THAT By-law 2016-21, being a by-law to amend By-law 2003-75, as amended, to rezone land from Quarry "A" and Rural (RU) to Special Quarry "A:" (QA-3) Zone, Part Lot 17, Concession VI, District of Portland, be given third reading, signed and sealed with the following changes:

- Remove the fifth bullet under "Permitted Uses - Blasting"
- Remove Clause 2.

Carried

11. Reports for Information

- a) Wayne Orr, Chief Administrative Officer, re: LRP 1 Projects awarded by IESO
- b) Councillor Revill, re: Ontario On-site Waste Water Conference

12. Information Items

- a) Art Booth, Operations Manager, Ministry of Community Safety and Correctional Services, re: Compliance with Emergency Management and Civil Protection Act
- b) Derek Matheson, RVCA, re: Rural Clean Water Program
- c) Sheri Vivian - copy of presentation and petition from March 8, 2016 meeting

Councillor Sleeth questioned the status of this request to reconsider the by-law.

Wayne Orr confirmed that this item will be discussed at the Corporate Services meeting on March 18.

- d) Joanna Stricker, re: 10 Hickory Lane Rezoning
- e) Jannette Amini, County of Frontenac, re: Request for Proclamation - Accessibility Awareness Week

Resolution No. 2016-8-28
Moved by Councillor McDougall
Seconded by Councillor Schjerning

THAT Council support and proclaim the week of April 3- 9, 2016 as Accessibility Awareness Week.

Carried

- f) Ontario News Release - 2014 Air Quality Report

13. Notice of Motions

- a) Deputy Mayor Sutherland suggested that public meetings and the passing of by-laws should be dealt with at separate meetings. This would allow the township planner to review and ensure all concerns are addressed. There was no support from Council to have staff change this process.

14. Announcements

- a) Councillor McDougall provided an update on Councillor Robinson and his progress with therapy.

15. Question of Clarity (from the public on outcome of agenda items) - n/a

16. Closed Session - n/a

Minutes of Council
March, 15, 2016

17. Confirmatory By-law

a) By-law 2016-22

Resolution No. 2016-8-29
Moved by Councillor Roberts
Seconded by Councillor Barr

THAT By-law 2016-22, being a by-law to confirm generally previous actions of the Council of the Corporation of the Township of South Frontenac be given first and second reading this 15, day of March, 2016.

Carried

Resolution No. 2016-8-30
Moved by Councillor Barr
Seconded by Councillor Roberts

THAT By-law 2016-22, being a by-law to confirm generally previous actions of the Council of the Corporation of the Township of South Frontenac be given third reading signed and sealed this 15, day of March, 2016.

Carried

18. Adjournment

a) Resolution

Resolution No. 2016-8-31
Moved by Councillor Roberts
Seconded by Councillor Barr

THAT the Council meeting of March 15, 2016 be adjourned at 9:10 p.m.

Carried

Ron Vandewal, Mayor

Wayne Orr, Chief Administrative Officer

Minutes of Committee of the Whole
March 22, 2016

Time: 7:00 p.m.

Location: Council Chambers

Meeting # 9

Present: Ron Vandewal, Pat Barr, John McDougall, Alan Revill, Norm Roberts, Mark Schjerning, Ron Sleeth, Ross Sutherland

Staff: Wayne Orr, Chief Administrative Officer, Mark Segsworth, Public Works Manager, Lindsay Mills, Planner, Angela Maddocks, Executive Assistant.

1. Call to Order
 - a) Mayor Vandewal called the meeting to order at 7:00 pm.
2. Declaration of pecuniary interest and the general nature thereof - n/a
3. Scheduled Closed Session - n/a
4. ***Recess *** - n/a
5. Delegations
 - a) Warden Frances Smith and Kelly Pender, CAO, County of Frontenac

Warden Frances Smith thanked Council for the opportunity to provide an update on the County.

Kelly Pender, CAO, reviewed various topics including the budget, Eastern Ontario Warden's Caucus, paramedic services, planing and economic development, Fairmount Home and shared services.

6. Reports Requiring Action
 - a) Lindsay Mills, Planner, re: Campbell - Proposal to Purchase a Portion of Unopened Road Allowance at reduced costs

Council directed staff to advertise the orphaned piece of road allowance and include abutting property owners. If there is no interest from them, then Mr. Campbell will be asked to provide an offer to purchase.

- b) Lindsay Mills, Planner, re: Conveyance of Closed Road Allowance between Lots 24 and 25, Concession VII, Storrington District- Gordon

Council was supportive of this request.

- c) Wayne Orr, Chief Administrative Officer, re: Recreation Facility User Fees

Council directed staff to proceed with an evaluation of the current user fees and to develop recommendations on a new program to address the challenges and meet the needs of the community.

- d) Wayne Orr, Chief Administrative Officer, re: Source Water Appointment

Council was supportive of the recommendation to have Greg Newman and John Conley's names put forward for appointment to the Cataraqui Source

Committee of the Whole
March 22, 2016

Protection Committee.

7. Reports for Information - n/a
8. Rise & Report
- a) Cataraqui Region Conservation Authority

Work is being done on a three year work plan and they are looking for input. Items to look at include the role of the authority in planning decisions and improving environmental reviews.

- b) Quinte Region Conservation Authority

No report.

- c) Rideau Valley Conservation Authority

The last meeting was cancelled due to bad weather. RVCA will be celebrating their 50th anniversary. The next meeting is scheduled for a week from Thursday when they will be finalizing their budget.

- d) Portland Heritage

They will be discussing their hours of operation at the meeting on Thursday and details of their new displays.

9. Information Items

- a) 2016 Ontario Farmland Forum Flyer

Councillor Sleeth indicated his interest in attending this forum on April 8.

- b) Wilma Kenny, re: Sydenham Parking
- c) Stephen Kapusta, re: Sydenham Parking
- d) Graeme Watson, re: Township Initiated Housekeeping By-law
- e) Jeff Peck, re: Township Initiated Housekeeping By-law

Council questioned the next steps regarding the deferral of Sections 5.10 and 5.11. It was agreed that this item is significant enough to have a written legal opinion.

- f) Ontario News Release - Ontario Transforming Housing and Homelessness System
- g) Councillor Revill, re: March 1 comments on Hartington Subdivision
- h) Harrowsmith Community Improvement Plan Poster
- i) Ontario Association of Fire Chief's Conference

Committee of the Whole
March 22, 2016

10. Notice of Motions
 - a) Councillor Schjerning served notice of motion that he will be tabling a resolution to support local businesses at the April 5, 2016 meeting.

11. Announcements
 - a) Mayor Vandewal reminded Council of the invitation from Richard Allen to attend the Rural Business Tour.

12. Question of Clarity (from the public on outcome of agenda items)
 - a) Jamie Curragh questioned the timeframe for public input on Zoning By-law Sections 5.10 and 5.11 and when the legal opinion would be obtained. He felt this was a very short timeframe for cottagers as they typically don't go to their cottage until the May long weekend.

Mayor Vandewal responded that information will be circulated through various lake associations and that people will be to attend or provide their written feedback.

13. Closed Session - n/a
14. Adjournment
 - a) The meeting adjourned at 8:35 pm.

PLANNING REPORT

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

Planning Department

Agenda Date: March 23, 2016

Date of Report: April 5, 2016

**Subject: Conveyance of Closed Road Allowance Between Lots 24 & 25,
Concession VII, District of Storrington, Township of South
Frontenac: Gordon**

Summary of Recommendation:

The recommendation is that Council authorize the conveying of a closed road allowance to the abutting land-owner.

Purpose of Report:

The purpose of this report is to provide the background information necessary to enable Council to authorize the conveying of a closed road allowance in the District of Storrington.

Background:

On March 22 the Committee of the Whole received a full report and expressed its support to proceed with conveying a closed road allowance to an abutting land owner.

The Planning Department received a letter from a lawyer representing the owner of a property at Holmes Road and Perth Road (described as Part 1, Plan 13R-7226) requesting that Council authorize the transfer/conveyance of the Township's interest in that portion of a road allowance that bisect the subject land ie., lying between Lots 24 and 25, Concession VII in Storrington. The letter explains that the road allowance was closed by By-law 1968-9 on March 4, 1968 but the intended transfer of ownership never occurred.

Discussion:

It was clear that By-law 1968-9 was to close the road allowance and transfer ownership to the Gordons. It seems that the land was inadvertently not transferred. Thus, the conveyance seems only to be a minor technicality that should be resolved as simply as possible.

The letter requests that, to avoid the costs of surveying the road allowance itself, Council simply quitclaim any interest in lands described as Part 1 on Plan 13R-7226 (which is the whole of the Gordon's lands).

Recommendation:

That Council authorize the Mayor and CAO to quitclaim any interest in the closed road allowance between lots 24 and 25 Concession VII Storrington District and described within Part 1 on Plan 13R7226.

Submitted/approved by: **Lindsay Mills**

Prepared by: **Lindsay Mills,**



STAFF REPORT RECREATION DEPARTMENT

Prepared for Council: March 21, 2016

Agenda Date: April 5, 2016

SUBJECT:

Standardization of Recreation Committee Secretaries Payments

RECOMMENDATION:

THAT Council approve all 5 recreation recording secretaries be paid a single all-inclusive honorarium of \$65 per meeting, retroactive to January 1, 2016.

BACKGROUND:

On March 8, 2016 at the Committee of the Whole meeting Council received a staff report providing information about the Recreation Committee Members and Secretaries honorariums and payments program. This was presented so that Council could make a decision on creating a standardized and equitable payment program for all recording secretaries. Recognizing the variety of comments from Councillors and acknowledging the general direction of Council to address this issue, staff are bringing this item forward for decision.

On March 3, 2015, Council adopted resolution # 2015-8-5 to 'increase the recreation committee member's honorarium for attendance at meetings from \$25.00 to \$30.00 effective January 1, 2015.' AND THAT 'this rate be adjusted on a regular basis at the same increment as negotiated for the Township's bargaining unit commencing January 1, 2016.'

On February 29, 2016, the South Frontenac Recreation Committee made the following recommendation.

Motion: THAT the South Frontenac Recreation Committee recommends all recording secretaries from all districts be paid at a rate of \$65 per meeting, retroactive to January 1, 2016.

Moved by: Councillor Norm Roberts
Seconded by: Kevin Fox

Carried

Current Rates:

Committee Members:

- All committee members including recording secretaries are paid as per resolution # 2015-8-5
- All members including recording secretaries are paid for their mileage to attend the South Frontenac Recreation Committee meetings.

Recording Secretaries Current remuneration:

- South Frontenac Recreation Committee: \$35.00
- Loughborough District Recreation Committee: \$35.00
- Storrington District Recreation Committee: \$20.00
- Bedford District Recreation Committee: No payment provided
- Portland District Recreation Committee: No payment provided

Note: The process for recording and reporting minutes is not standardized and differs from each District Recreation Committee. The new process established and agreed on by the Recreation Committees is as follows.

- As soon as reasonably possible the Secretary of each committee will send the minutes/motions to both the Townships Executive Assistant (for circulating to Council) and to the Arena and Recreation Supervisor (for action). A template has been provided to ensure consistency.
- To ensure 'timely' and 'accurate' payment of honorariums, mileage and Secretary remuneration. Each committee will complete an attendance form during the meeting and forward it to the Arena and Recreation Supervisor who will approve and arrange payment through the Treasury Department.

Submitted/approved by:

Wayne Orr
CAO

Prepared by:

Tim Laprade
Arena/Recreation Supervisor



STAFF REPORT CLERKS DEPARTMENT

PREPARED FOR COW: **March 23, 2016**

AGENDA DATE: **April 5, 2016**

SUBJECT:

Joint Appointment to Cataraqui Source Protection Committee

RECOMMENDATIONS:

That the nomination of Greg Newman to the Cataraqui Region Conservation Authority (CRCA) Source Protection Committee representing the Central Area, be supported; and

That John Conley, the incumbent member, serving as the Municipal representative at-large, Cataraqui Region Conservation Authority (CRCA) Source Protection Committee be supported.

BACKGROUND:

Council was briefed on this issue at the Committee of the Whole meeting on March 22, 2016 and supported the recommendation moving forward for adoption.

Staff received correspondence from the Cataraqui Source Protection Authority advising the Township that it was restructuring the composition of the Source Water Protection Committee to reflect the lighter workload that is anticipated.

In keeping with the legislative framework for the committee and the initial planning in 2007 the new committee would have a joint representative for the "central" nomination area. The central area is composed of Frontenac Islands the City of Kingston and South Frontenac.

In addition to an East West and Central municipal appointees there is a requirement for confirmation of a Municipal Appointee at large. The Authority has indicated that Mr Conley, former Mayor of the Township of Athens and member of the committee since 2007, has indicated a willingness to serve in this role.

The three Municipal CAOs / Clerks were asked to discuss the process and bring forward to their Council's resolutions for support.

Frontenac Islands and South Frontenac do not have the staffing resources to appoint a staff member. The City of Kingston previously had appointed Kevin Riley from Utilities Kingston as their representative. The City has proposed to appoint Greg Newman, Manager of Policy Planning. South Frontenac staff are supportive of this appointment as well as affirming support for Mr Conley.

This City's approved a staff recommendation regarding this appointment on March 22.

Submitted/approved by:
Wayne Orr, CAO



STAFF REPORT CLERKS DEPARTMENT

PREPARED FOR COUNCIL: **March 23, 2016**

AGENDA DATE: **April 5, 2016**

SUBJECT:

Notice of Motion – Supporting Local Businesses

RECOMMENDATION:

To be tabled at meeting

BACKGROUND:

Council’s Procedural By-Law 2007-83 establishes the process for Notice of Motion as outlined below.

At the March 22, 2016 Committee of the Whole meeting Councillor Schjerning served Notice of Motion that he would be tabling a motion on Supporting Local Businesses.

A notice of motion requires a seconder at the next regular Council meeting. If seconded, the motion is debated and then voted upon.

Submitted/approved by:
Wayne Orr, CAO

Prepared by:
Wayne Orr, CAO



Payment Listing
For the period of March 16, 2016 to April 5, 2016

Accounts Payable Payment Listing:

For the period of March 16, 2016 to April 5, 2016 1,943,654.51

Payroll Payment Listing:

Pay Period #6	Pay date March 16, 2016 For the period of February 28, 2016 to March 12, 2016	74,200.86
Council Reimbursement	Pay date March 16, 2016	4,589.15
Pay Period # 7	Pay date March 30, 2016 For the period of March 13, 2016 to March 26, 2016	74,534.24
Council Honorarium	Pay date March 31, 20156	10,818.90

Total Payments

\$ 2,107,797.66

RECOMMENDATION:

- It is recommended that Council receive for information the listing of the Accounts Payable and Payroll for the period ending April 5, 2016 in the amount of
 \$ 2,107,797.66

Submitted/approved by:

Suzanne Quenneville - Deputy-Treasurer

Louise Fragnito - Treasurer

Township of South Frontenac
CHEQUE DISTRIBUTION REPORT

Ranges: From: To: Distribution Types Included:
Cheque Date: 3/16/2016 4/5/2016 PURCH, MISC

10 GG

0000 Gen

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005202	4/5/2016		ABELL PEST CONTROL INC.		
		02046493		FEBRUARY PEST CONTROL	\$161.55
Total EFT000000005202					\$161.55
EFT000000005225	4/5/2016		THE FRONTENAC NEWS		
		60513		MARCH 16TH ADVERTISING	\$640.88
		60541		MAR 24TH ADVERTISING	\$649.05
		60578		MAR 31ST ADVERTISING	\$589.30
Total EFT000000005225					\$1,879.23
EFT000000005246	4/5/2016		METROLAND MEDIA GROUP		
		3761461		FEBRUARY ADVERTISING	\$1,414.46
Total EFT000000005246					\$1,414.46
EFT000000005279	4/5/2016		ZYCOM TECHNOLOGY INC.		
		IN-54743-01		BARRACUDA	\$6,430.21
		IN-54489-01		MCAFFEE GOLD SUPPORT	\$769.31
Total EFT000000005279					\$7,199.52
Total Gen					\$10,654.76

0010 TaxM

Cheque	Date	Inv #	Vendor	Description	Amount
067367	4/5/2016		PATHWAYS FOR CHILDREN & YOUTH		
		2015 REBATE		2015 CHARITABLE REBATE	\$123.33
Total 067367					\$123.33
Total TaxM					\$123.33

0020 TaxC

Cheque	Date	Inv #	Vendor	Description	Amount
067367	4/5/2016		PATHWAYS FOR CHILDREN & YOUTH		
		2015 REBATE		2015 CHARITABLE REBATE	\$39.80
Total 067367					\$39.80
EFT000000005214	4/5/2016		COUNTY OF FRONTENAC		
		IVC00000000045732		1ST QUARTER LEVY BILLING	\$1,250,487.75
Total EFT000000005214					\$1,250,487.75
Total TaxC					\$1,250,527.55

0035 TaxSB-EP

Cheque	Date	Inv #	Vendor	Description	Amount
067367	4/5/2016		PATHWAYS FOR CHILDREN & YOUTH		
		2015 REBATE		2015 CHARITABLE REBATE	\$242.25
Total 067367					\$242.25
Total TaxSB-EP					\$242.25

0036 TaxSB-ES

Cheque	Date	Inv #	Vendor	Description	Amount
067367	4/5/2016		PATHWAYS FOR CHILDREN & YOUTH		
		2015 REBATE		2015 CHARITABLE REBATE	\$88.27
Total 067367					\$88.27
Total TaxSB-ES					\$88.27

0037 TaxSB-FP

Cheque	Date	Inv #	Vendor	Description	Amount
067367	4/5/2016		PATHWAYS FOR CHILDREN & YOUTH		
		2015 REBATE		2015 CHARITABLE REBATE	\$4.70
Total 067367					\$4.70

Township of South Frontenac CHEQUE DISTRIBUTION REPORT

Total TaxSB-FP

\$4.70

0038 TaxSB-FS

Cheque	Date	Inv #	Vendor	Description	Amount
067367	4/5/2016		PATHWAYS FOR CHILDREN & YOUTH		
		2015 REBATE		2015 CHARITABLE REBATE	\$6.42
Total 067367					\$6.42
Total TaxSB-FS					\$6.42

1000

Cheque	Date	Inv #	Vendor	Description	Amount
067353	4/5/2016		ATKINSON HOME BUILDING CENTRE		
		034349		WATER SOFTENER SALT	\$26.53
Total 067353					\$26.53
067370	4/5/2016		SNIDER, PERCY		
		16/02/11-04		12 HRS @ \$70	\$854.78
		16/03/02-05		6 HRS @ \$70	\$427.39
		16/02/20-32		4 HRS @ \$70	\$284.93
		16/01/16-48		2 PLOW/SAND @ \$70	\$142.46
Total 067370					\$1,709.56
EFT000000005263	4/5/2016		SIMMONS PLUMBING & PUMP SERV.		
		4149		REPAIR TOILET CELL #2	\$578.00
Total EFT000000005263					\$578.00
Total					\$2,314.09

1250 Clk

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005214	4/5/2016		COUNTY OF FRONTENAC		
		IVC00000000045729		MARCH EAP	\$251.55
Total EFT000000005214					\$251.55
EFT000000005243	4/5/2016		MARCHANT MARKING DEVICES LTD.		
		34716		COMMISSIONER STAMP	\$53.87
Total EFT000000005243					\$53.87
EFT000000005268	4/5/2016		TROUSDALE'S FOODLAND		
		423		CREAM	\$8.07
		3734		CREAM	\$4.39
		9939		COFFEE, CREAM	\$34.05
		9072		CREAM	\$8.07
		3423		CREAM	\$8.07
		1643		COFFEE, CREAM, SUGAR TWIN	\$32.16
		3815		COFFEE, CREAM, SUGAR	\$18.97
Total EFT000000005268					\$113.78
Total Clk					\$419.20

1275 Fin

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005207	4/5/2016		BAYRIDGE PRINTER PROS		
		19843		PRINTER REPAIRS	\$91.58
Total EFT000000005207					\$91.58
EFT000000005218	4/5/2016		DIAMOND MUNICIPAL SOLUTIONS INC.		
		D23875		GENERAL CONSULTING	\$193.34
Total EFT000000005218					\$193.34
EFT000000005231	4/5/2016		INDEPENDENT TELEPHONE SERVICES		
		41074		TELEPHONE PROGRAMMING	\$45.79
Total EFT000000005231					\$45.79
Total Fin					\$330.71

Total GG

\$1,264,711.28

20 PP&P

2100 Fire

Cheque	Date	Inv #	Vendor	Description	Amount
067350	3/29/2016		BBD&E FIREFIGHTERS ASSOCIATION		

Township of South Frontenac CHEQUE DISTRIBUTION REPORT

		2016 RESCUE CHALL	2016 RESCUE CHALLENGE		\$450.00
Total 067350					\$450.00
067354	4/5/2016		BILL CHAPMAN'S PUMP SHOP		
		9582	1 POWER CORD		\$117.02
Total 067354					\$117.02
067362	4/5/2016		LAVALLEE & SONS CONSTRUCTION		
		RONA-16/03/22	MAINTENANCE SUPPLIES		\$94.41
Total 067362					\$94.41
067368	4/5/2016		RECEIVER GENERAL RADIO LICENCES		
		20160041906	RADIO LICENCES		\$2,305.00
		20160041292	RADIO LICENCES		\$82.00
Total 067368					\$2,387.00
067370	4/5/2016		SNIDER, PERCY		
		16/02/29-03	10 PLOWS @ \$65		\$661.44
		16/02/17-13	7 PLOWS @ \$65		\$463.01
		2015 FIREHALL MOWING	19 MOWS @ \$45, 3 MOWS @ \$75		\$1,099.01
		2015 FIREHALL MOWING	23 MOWS @ \$35		\$819.17
		2015 FIREHALL MOWING	21 MOWS @ \$35		\$747.94
		2015 FIREHALL MOWING	21 MOWS @ \$25		\$534.24
Total 067370					\$4,324.81
067372	4/5/2016		TOWNSHIP OF RIDEAU LAKES		
		2015 STANDBY/M AID	2015 STANDBY		\$1,000.00
		2015 STANDBY/M AID	2015 MUTUAL AID		\$5,400.00
Total 067372					\$6,400.00
EFT000000005202	4/5/2016		ABELL PEST CONTROL INC.		
		03511250	MARCH PEST CONTROL		\$42.60
		03678521	MARCHH PEST CONTROL		\$40.70
Total EFT000000005202					\$83.30
EFT000000005204	4/5/2016		ASSELSTINE HARDWARE		
		2523	WATER SOFTENER SALT		\$81.31
Total EFT000000005204					\$81.31
EFT000000005216	4/5/2016		DALTCO ELECTRIC & SUPPLY		
		0907156	LED WALLPACK		\$356.35
Total EFT000000005216					\$356.35
EFT000000005219	4/5/2016		DRAPER DOORS		
		9165	GARAGE DOOR REPAIR		\$274.75
Total EFT000000005219					\$274.75
EFT000000005222	4/5/2016		FIRE SERVICE MANAGEMENT		
		433380	BUNKER GEAR MAINTENANCE		\$317.25
Total EFT000000005222					\$317.25
EFT000000005242	4/5/2016		LONDRY ALARMS		
		183730	ALARM SERVICE CALL		\$122.11
Total EFT000000005242					\$122.11
EFT000000005249	4/5/2016		NELLIE'S GAS BAR		
		33654	72L DIESEL		\$64.83
Total EFT000000005249					\$64.83
EFT000000005255	4/5/2016		PRINCESS AUTO		
		27-1-130267	TARPS		\$81.34
Total EFT000000005255					\$81.34
EFT000000005258	4/5/2016		PUROLATOR INC.		
		430618740	COURIER		\$29.05
Total EFT000000005258					\$29.05
EFT000000005267	4/5/2016		TRIM-LINE OF SOUTH EAST		
		32267	FIRE VEHICLE NUMBERS		\$803.90
Total EFT000000005267					\$803.90
EFT000000005271	4/5/2016		TURRIS COMMUNICATIONS LTD		
		TCL-1507660	PAGER REPAIRS		\$50.88
		TCL-1507501	REPROGRAM RADIO		\$45.79
		TCL-1507475	RADIO REPAIRS		\$54.89
Total EFT000000005271					\$151.56
Total Fire					\$16,138.99
2110 Cvc#					
Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005262	4/5/2016		SIGNS PLUS		
		2927		CIVIC NUMBER SIGN	\$9.16
Total EFT000000005262					\$9.16

Township of South Frontenac CHEQUE DISTRIBUTION REPORT

Total Cvc# **\$9.16**

2400 Police

Cheque	Date	Inv #	Vendor	Description	Amount
067364	4/5/2016		MINISTER OF FINANCE-POLICE SERVICES		
		17100316064		MARCH POLICE SERVICES	\$244,876.00
		17210316034		16/03/13 - RIDE PROGRAM	\$815.44
Total 067364					\$245,691.44
EFT000000005246	4/5/2016		METROLAND MEDIA GROUP		
		3761461		FEBRUARY ADVERTISING	\$366.74
Total EFT000000005246					\$366.74
Total Police					\$246,058.18

2410 Ride Program

Cheque	Date	Inv #	Vendor	Description	Amount
067364	4/5/2016		MINISTER OF FINANCE-POLICE SERVICES		
		17090316019		16/03/02 - RIDE PROGRAM	\$1,237.47
Total 067364					\$1,237.47
Total Ride Program					\$1,237.47

2605 Build

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005201	4/5/2016		4 OFFICE AUTOMATION LTD		
		802448		03/01/16-05/31/16	\$429.34
Total EFT000000005201					\$429.34
EFT000000005232	4/5/2016		INGENIOUS SOFTWARE		
		5243	BALANCE	BALANCE OF INVOICE	\$554.08
Total EFT000000005232					\$554.08
Total Build					\$983.42

2620 Anml Ctl

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005224	4/5/2016		FRONTENAC MUNICIPAL LAW		
		SF-AC-2016-FEBRUARY		FEB ANIMAL CONTROL	\$3,256.19
Total EFT000000005224					\$3,256.19
EFT000000005237	4/5/2016		KINGSTON HUMANE SOCIETY		
		SF-KHS-POUND-16-02		ANIMAL AT LARGE FEE	-\$150.00
		SF-KHS-POUND-16-02		BOARDING FEE	-\$25.00
		SF-KHS-POUND-16-02		TAGS 704, 705	-\$30.00
		SF-KHS-POUND-16-02		2 TAGS @ \$8.00	\$16.00
		SF-KHS-POUND-16-02		ADMIN & BOARDING FEES	\$200.00
Total EFT000000005237					\$11.00
Total Anml Ctl					\$3,267.19

2625 Lvstck

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005259	4/5/2016		REDDEN, JOSEPH		
		0014		16/03/18-JERRY NOBLES CALF	\$50.00
		0014		72 KMS @ \$.55	\$35.67
Total EFT000000005259					\$85.67
Total Lvstck					\$85.67

2640 Bylaw enf

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005224	4/5/2016		FRONTENAC MUNICIPAL LAW		
		SF-P-2016-FEBRUARY		20 HRS @ \$22.50	\$457.92
		SF-P-2016-FEBRUARY		1200 KMS @ \$.52	\$634.98
		SF-B-2016-FEBRUARY		17 HRS @ \$22.50	\$389.23
		SF-B-2016-FEBRUARY		300 KMS @ \$.52	\$158.75
Total EFT000000005224					\$1,640.88
Total Bylaw enf					\$1,640.88

Township of South Frontenac CHEQUE DISTRIBUTION REPORT

Total PP&P

\$269,420.96

30 Trans

3000 PW OH

Cheque	Date	Inv #	Vendor	Description	Amount
067351	4/5/2016		407 ETR		
		832773875-15/12		TOLL CHARGES	\$36.89
Total 067351					\$36.89
067378	4/5/2016		FEELEY, ALLEN		
		2016-05 REFUND		2016-05 ENTRANCE REFUND	\$75.00
Total 067378					\$75.00
EFT000000005203	4/5/2016		AECOM CANADA LTD		
		38233867		PERTH RD CORRIDOR JAN 9-FEB 5	\$814.08
Total EFT000000005203					\$814.08
EFT000000005229	4/5/2016		HARTINGTON EQUIPMENT LIMITED		
		06697		2310-1993 FORD 555D DOZER	-\$14,246.40
Total EFT000000005229					-\$14,246.40
EFT000000005268	4/5/2016		TROUSDALE'S FOODLAND		
		4707		VEG TRAY, DELI TRAY, BAKERY	\$75.25
		2209		PLATES, FRUIT TRAY, SWEETS	\$131.63
		8881		VEG TRAY, DELI TRAY, BAKERY	\$110.87
Total EFT000000005268					\$317.75
Total PW OH					-\$13,002.68

3005 RdAdmOH

Cheque	Date	Inv #	Vendor	Description	Amount
067366	4/5/2016		ONTARIO GOOD ROADS ASSOCIATION		
		38743		ROADWAY MGMT-D MCEWEN	\$885.31
		38713		TJ MAHONEY-N MOREY	\$885.31
		38711		TJ MAHONEY-S MITCHELL	\$885.31
		38698		TJ MAHONEY-D GIBSON	\$885.31
Total 067366					\$3,541.24
EFT000000005228	4/5/2016		GRAND & TOY LIMITED		
		J456640		8GB USB DRIVE	\$19.25
		J456640		POST IT NOTES	\$21.69
		J362648		OFFICE SUPPLIES	\$138.26
Total EFT000000005228					\$179.20
EFT000000005256	4/5/2016		PRINTFUSION INC.		
		76233		BUSINESS CARDS	\$46.81
Total EFT000000005256					\$46.81
Total RdAdmOH					\$3,767.25

3010 Cap/Equip/Ptrl

Cheque	Date	Inv #	Vendor	Description	Amount
067352	4/5/2016		A-1 LOCKSMITHS		
		511614		LOCK REPAIR GARAGE DOOR	\$172.99
Total 067352					\$172.99
067353	4/5/2016		ATKINSON HOME BUILDING CENTRE		
		033084		DRYWALL SUPPLIES	\$126.57
		031559		RENO SUPPLIES	\$63.62
		032823		DRYWALL SUPPLIES	\$801.55
		032394		2 - 120V LAMPS	\$7.71
Total 067353					\$999.45
067361	4/5/2016		KINGSTON TRANSMISSION SERVICES INC		
		2016083		REPL LEAKING TRANS LINES	\$415.36
Total 067361					\$415.36
067363	4/5/2016		MACDONALD & EBERHARDT SURVEYING LTD		
		2016-007TOPO		TOPOGRAPHIC SURVEY	\$2,035.20
Total 067363					\$2,035.20
067369	4/5/2016		REVELL FORD LINCOLN		
		503176		OIL CHANGE, VALVE ASSY	\$131.26
		503190		OIL CHANGE/REPAIRS	\$603.76
		502469		TOW CALL/REPAIRS	\$2,157.55
		502534		PULL DENTS FROM PASS SIDE	\$135.75
Total 067369					\$3,028.32

Township of South Frontenac CHEQUE DISTRIBUTION REPORT

067370	4/5/2016		SNIDER, PERCY	
		16/02/28-38	JAN, FEB GARBAGE PICKUP	\$254.40
Total 067370				\$254.40
067371	4/5/2016		TAYLOR AUTOMALL	
		GMCS597753	GASKET & SPARK PLUGS	\$419.06
		404312	PUMP	\$286.36
Total 067371				\$705.42
EFT000000005202	4/5/2016		ABELL PEST CONTROL INC.	
		03403110	MARCH PEST CONTROL	\$61.11
Total EFT000000005202				\$61.11
EFT000000005204	4/5/2016		ASSELSTINE HARDWARE	
		2423	GROUND SPIKE	\$10.67
		2467	MAILBOXES	\$61.01
Total EFT000000005204				\$71.68
EFT000000005206	4/5/2016		BAY ELECTRIC	
		10680	CONNECT BOILER	\$1,240.88
Total EFT000000005206				\$1,240.88
EFT000000005212	4/5/2016		CINTAS	
		884715788	MAINTENANCE SUPPLIES	\$186.22
		884715788	COVERALLS	\$13.29
		884715788	COVERALLS	\$9.51
		884717467	MAINTENANCE SUPPLIES	\$116.51
		884717467	COVERALLS	\$13.29
		884717467	COVERALLS	\$9.51
		884715774	MAINTENANCE SUPPLIES	\$201.07
		884719144	MAINTENANCE SUPPLIES	\$123.32
		884717474	MAINTENANCE SUPPLIES	\$35.62
		884719147	MAINTENANCE SUPPLIES	\$71.42
		884715775	MAINTENANCE SUPPLIES	\$149.17
		884720811	MAINTENANCE SUPPLIES	\$116.51
		884720811	COVERALLS	\$13.29
		884720811	COVERALLS	\$9.51
		884719135	MAINTENANCE SUPPLIES	\$190.84
		884719135	COVERALLS	\$13.29
		884719135	COVERALLS	\$9.51
Total EFT000000005212				\$1,281.88
EFT000000005217	4/5/2016		DEDICATED ENVIRONMENTAL SERVICES INC	
		712	VACUUM GREASE PITS	\$1,019.13
		712	VACUUM GREASE PITS	\$1,019.13
Total EFT000000005217				\$2,038.26
EFT000000005219	4/5/2016		DRAPER DOORS	
		9135	INSTALL RECEIVER GARAGE DOOR	\$330.72
		8922	INSTALL 8 STEEL GARAGE DOORS	\$24,422.40
		8922	GARAGE DOOR REPAIR	\$132.29
		9153	INSTALL USED GARAGE DOOR	\$669.07
		9120	INSTALLATION OF WINDOWS	\$244.22
Total EFT000000005219				\$25,798.70
EFT000000005227	4/5/2016		GIN-COR INDUSTRIES INC	
		36126	FULL TRIP UPPER ARM ASSEMBLY	\$1,161.18
Total EFT000000005227				\$1,161.18
EFT000000005228	4/5/2016		GRAND & TOY LIMITED	
		J476064	OFFICE SUPPLIES	\$46.11
		J456641	CABLES	\$234.45
		J501641	CABLES	\$63.63
Total EFT000000005228				\$344.19
EFT000000005229	4/5/2016		HARTINGTON EQUIPMENT LIMITED	
		IV41829	HYDRAULIC FLUID	\$49.93
		06697	23106-580 CASE 4WD BULLDOZER	\$132,116.41
		06697	2106-4YR/5000HR EXT WARRANTY	\$5,058.49
Total EFT000000005229				\$137,224.83
EFT000000005230	4/5/2016		HWB BRUCE SALES	
		230867B	VEE BAR SINGLE CHAIN	\$318.33
Total EFT000000005230				\$318.33
EFT000000005231	4/5/2016		INDEPENDENT TELEPHONE SERVICES	
		41089	RELOCATE DATA CABLES	\$499.71
Total EFT000000005231				\$499.71
EFT000000005233	4/5/2016		JOE JOHNSON EQUIPMENT INC.	
		P21602	WIRING	\$972.28
		P21602	WIRING	\$972.28
Total EFT000000005233				\$1,944.56

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EFT000000005234	4/5/2016		KAL TIRE ONTARIO	
		847114753	OIL CHANGE	\$55.04
Total EFT000000005234				\$55.04
EFT000000005235	4/5/2016		KENT AUTOMOTIVE	
		9303910311	FLOW BOLTS	\$67.78
Total EFT000000005235				\$67.78
EFT000000005236	4/5/2016		KENWORTH ONTARIO - KINGSTON	
		KS15890	FULL SERVICE & BRAKES	\$2,402.75
Total EFT000000005236				\$2,402.75
EFT000000005241	4/5/2016		LEN CORCORAN EXCAVATING LTD.	
		16-49	2 HRS FLOATING @ \$140	\$284.93
Total EFT000000005241				\$284.93
EFT000000005244	4/5/2016		MCINTOSH PERRY CONSULTING	
		30586	CULVERT RE-LINING	\$1,790.98
		30897	JAN 30 - FEB 26/16	\$3,301.28
Total EFT000000005244				\$5,092.26
EFT000000005245	4/5/2016		MCKEOWN AND WOOD FUELS	
		203055	3021.6L @ \$.6240	\$1,918.66
Total EFT000000005245				\$1,918.66
EFT000000005247	4/5/2016		MICHELIN NORTH AMERICA	
		DA0005390779	REPLACE TIRE	\$882.26
Total EFT000000005247				\$882.26
EFT000000005253	4/5/2016		PAT'S RADIATOR SERVICE LTD.	
		0000128968	FUEL SYSTEM REPAIRS	\$404.50
Total EFT000000005253				\$404.50
EFT000000005254	4/5/2016		PETRIE FORD	
		209057	ENGINE OI, BRAKE FLUID	\$227.01
		208989	ARMORAL CLEANER	\$33.64
		209290	ENGINE OIL	\$49.09
		209290	5" CLAMP	\$32.87
		209291	STROBE LIGHT	\$65.83
Total EFT000000005254				\$408.44
EFT000000005255	4/5/2016		PRINCESS AUTO	
		27-1-114577	GARAGE SUPPLIES	\$86.86
Total EFT000000005255				\$86.86
EFT000000005257	4/5/2016		PROGRESSIVE WASTE SOLUTIONS CAN INC	
		647-0000214703	1 LOAD CONSTRUCTION DEMO	\$577.13
Total EFT000000005257				\$577.13
EFT000000005260	4/5/2016		RIGNEY BUILDING SUPPLIES	
		2433929	DRYWALL SUPPLIES	\$322.72
		2433735	RENO SUPPLIES	\$66.14
		2433708	DRYWALL SUPPLIES	\$960.15
Total EFT000000005260				\$1,349.01
EFT000000005263	4/5/2016		SIMMONS PLUMBING & PUMP SERV.	
		4154	PLUGGED SLOP SINK	\$165.87
Total EFT000000005263				\$165.87
EFT000000005265	4/5/2016		TALLMAN TRUCK CENTRE LIMITED	
		428269	AIR BRAKE REPAIRS	\$1,510.45
		428129	ADJUST BRAKES/SERVICE	\$1,875.65
		428203	BROKEN REAR BRAKE CHAMBER	\$1,385.45
		428247	LEAKING MAXI	\$301.27
		428306	QUICK LUBE, ADJ BRAKES & CLUTC	\$528.95
		428302A	ADJUST BRAKES	\$68.69
Total EFT000000005265				\$5,670.46
EFT000000005269	4/5/2016		TROUSDALE'S HOME HARDWARE	
		57637	GARAGE SUPPLIES	\$92.61
		57641	GARAGE SUPPLIES	\$43.69
		57476	RUBBER HOSE	\$48.83
Total EFT000000005269				\$185.13
EFT000000005270	4/5/2016		TRUE ELECTRIC	
		6688	CLEAN OUT OLD PAINT BOOTH	\$2,473.52
		6689	ELECTRICAL WORK	\$4,226.94
Total EFT000000005270				\$6,700.46
EFT000000005273	4/5/2016		UNIVERSAL SUPPLY GROUP	
		173-110104	WIRING	\$31.55
		173-110503	FUSES	\$14.45
		173-109369	PIPE BUSHINGS	\$49.86
Total EFT000000005273				\$95.86
EFT000000005276	4/5/2016		VERONA HARDWARE LIMITED	

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	33608	DUCTS & SHOVEL		\$44.36
Total EFT00000005276				\$44.36
Total Cap/Equip/Ptrl				\$205,988.21

3210 Brushing

Cheque	Date	Inv #	Vendor	Description	Amount
067358	4/5/2016		GIDDY, RYAN		
		16/03/08		REMOVE TREE/CHIP BRUSH	\$1,424.64
Total 067358					\$1,424.64
EFT00000005205	4/5/2016		BATTLEFIELD EQUIPMENT RENTALS		
		24192752		BRUSHING SUPPLIES	\$393.33
Total EFT00000005205					\$393.33
EFT00000005240	4/5/2016		L.D. POWER SPORTS		
		30380		2 SPARK PLUGS FOR POLE SAW	\$14.84
Total EFT00000005240					\$14.84
EFT00000005241	4/5/2016		LEN CORCORAN EXCAVATING LTD.		
		16-50		FLOAT BRUSH CUTTER	\$427.39
		16-48		FLOAT BRUSH CUTTER	\$427.39
Total EFT00000005241					\$854.78
Total Brushing					\$2,687.59

3310 Hardtop Patching

Cheque	Date	Inv #	Vendor	Description	Amount
EFT00000005200	4/5/2016		1622411 ONTARIO LTD.		
		21969		2 HRS @ \$65	\$132.29
		21969		22 HRS @ \$65	\$1,455.17
Total EFT00000005200					\$1,587.46
EFT00000005266	4/5/2016		TEM ROADWORK		
		599216		15 HRS @ \$85	\$1,297.44
		599216		9.5 HRS @ \$85	\$821.71
Total EFT00000005266					\$2,119.15
Total Hardtop Patching					\$3,706.61

3505 Snw Plwng

Cheque	Date	Inv #	Vendor	Description	Amount
067356	4/5/2016		FERGUSON, DON		
		0001		PLOW/SAND	\$250.00
		0002		PLOW SAND	\$2,250.00
		0003		PLOW/SAND	\$2,800.00
		0004		PLOW/SAND, CLEAN UP ROAD	\$500.00
Total 067356					\$5,800.00
067370	4/5/2016		SNIDER, PERCY		
		16/01/18-09		8 PLOWS @ \$210	\$1,709.57
		16/02/24-02		PLOW RUTLEDGE TO BOUNDARY	\$236.59
		16/03/02-09		3 PLOW/SAND @ \$210	\$641.09
		16/03/02-07		3 PLOWS @ \$70	\$213.70
		16/03/02-06		3 PLOWS @ \$70	\$213.70
		16/03/02-01		11 PLOW/SAND @ \$785	\$8,786.98
		16/02/11-07		4 PLOWS @ \$70	\$284.93
		16/03/02-11		2 HRS @ \$70	\$142.46
		16/02/29-16		1 HR @ \$68	\$69.20
		16/02/29-16		2.5 HRS @ \$68	\$172.99
		16/02/29-16		4 HRS @ \$68	\$276.79
		16/02/29-16		1 HR @ \$68	\$69.20
		16/03/02-17		1 HR @ \$68	\$69.20
		16/03/02-17		2 HRS @ \$68	\$138.39
		16/03/02-17		3 HRS @ \$68	\$207.59
		16/03/02-17		1 HR @ \$68	\$69.20
		16/02/20-18		3 PLOWS @ \$210	\$641.09
		16/02/25-22		9 PLOWS @ \$210	\$1,923.26
		16/03/02-21		2 PLOW/SAND @ \$210	\$427.39
		16/01/16-20		4 HRS @ \$68	\$276.79
		16/01/16-20		9.5 HRS @ \$68	\$657.37
		16/01/16-20		13.5 HRS @ \$68	\$934.16
		16/01/16-20		4.5 HRS @ \$68	\$311.39
Total 067370					\$18,473.03
EFT00000005238	4/5/2016		K MULROONEY TRUCKING LIMITED		

Township of South Frontenac CHEQUE DISTRIBUTION REPORT

2016-123496	37.5 HRS @ \$154	\$5,876.64
2016-123500	21.5 HRS @ \$159	\$3,478.67
2016-123501	41.5 HRS @ \$154	\$6,503.48
2016-123497	34.5 HRS @ \$154	\$5,406.51
22016-123499	76 HRS @ \$147	\$11,368.63
2016-123492	9.5 HRS @ \$147	\$1,421.08
2016-123498	89 HRS @ \$147	\$13,313.26
		\$47,368.27

Total EFT00000005238

EFT00000005266	4/5/2016	107904	TEM ROADWORK	36.5 HRS @ \$75	\$2,785.68
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Total EFT00000005266					\$2,785.68
Total Snw Plwng					\$74,426.98

3506 Snow Clearing Sidewalks

Cheque	Date	Inv #	Vendor	Description	Amount
067370	4/5/2016		SNIDER, PERCY		
		16/03/02-12		4.5 HRS @ \$43	\$196.91
		16/03/02-12		1 HR @ \$43	\$43.76
		16/03/02-12		1 HR @ \$43	\$43.76
		16/03/02-12		2 HRS @ \$43	\$87.50
		16/03/02-12		1.5 HRS @ \$43	\$65.63
		16/02/29-44		2 PLOWS @ \$43	\$87.51
		16/02/29-45		3.5 HRS @ \$43	\$153.15
		16/02/29-47		1 HR @ \$43	\$43.76
		16/02/23-48		5 HRS @ \$43	\$218.78
		16/03/02 - 06		6 HRS @ \$43	\$262.54
		16/02/20-07		51 HRS @ \$43	\$2,231.60
		16/02/26-08		7.5 HRS @ \$43	\$328.18
		16/02/26-09		3 HRS @ \$43	\$131.27
		16/01/28-29		4.5 HRS @ \$43	\$196.91
		16/01/28-29		8.5 HRS @ \$43	\$371.93
		16/01/28-29		2 HRS @ \$43	\$87.51
		16/01/28-29		1 HR @ \$43	\$43.76
		16/02/24-15		12.5 HRS @ \$43	\$546.96
Total 067370					\$5,141.42
Total Snow Clearing Sidewalks					\$5,141.42

3525 Snw Remvl

Cheque	Date	Inv #	Vendor	Description	Amount
067370	4/5/2016		SNIDER, PERCY		
		16/02/19-46		FLAGGING SNOW REMOVAL	\$1,289.81
		16/02/23-49		7 HRS @ \$39	\$277.80
		16/02/22-10		7.5 HRS @ \$39	\$297.65
Total 067370					\$1,865.26
Total Snw Remvl					\$1,865.26

3535 Surface Fldng

Cheque	Date	Inv #	Vendor	Description	Amount
067370	4/5/2016		SNIDER, PERCY		
		16/02/24-05		3.5 HRS @ \$43	\$153.15
Total 067370					\$153.15
Total Surface Fldng					\$153.15

3610 Trfc Sg mnt

Cheque	Date	Inv #	Vendor	Description	Amount
EFT00000005270	4/5/2016		TRUE ELECTRIC		
		6691		RUTLEDGE/PERTH ROAD CAUTION	\$496.59
		6691		INVERARY TRAFFIC SIGNALS	\$132.29
Total EFT00000005270					\$628.88
Total Trfc Sg mnt					\$628.88

3615 Wayfnd sign

Cheque	Date	Inv #	Vendor	Description	Amount
EFT00000005209	4/5/2016		BMR MANUFACTURING INC.		
		350828		SIGNS	\$872.74

Township of South Frontenac CHEQUE DISTRIBUTION REPORT

	350827	SIGNS	\$12,225.58
Total EFT000000005209			\$13,098.32
Total Wayfnd sign			\$13,098.32

3640 Warning Sgns

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005262	4/5/2016		SIGNS PLUS		
		2927		36" STREET SIGN	\$42.68
Total EFT000000005262					\$42.68
Total Warning Sgns					\$42.68

3650 Street Lights

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005270	4/5/2016		TRUE ELECTRIC		
		6691		BATTERSEA BY NEW MAIL BOXES	\$392.90
		6691		SPAFFORD CORNERS/RUTLEDGE	\$495.16
Total EFT000000005270					\$888.06
Total Street Lights					\$888.06

3800 Crssng Guards

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005197	3/30/2016		MACINTYRE, DOUG		
		16/03		16 DAYS @ \$30.00	\$480.00
		16/03		16/03 WSIB MACINTYRE CROSSING	\$13.82
Total EFT000000005197					\$493.82
EFT000000005198	3/30/2016		SNIDER, DEBBIE		
		16/03		16 DAYS @ \$45.00	\$720.00
		16/03		16/03 SNIDER WSIB	\$20.74
Total EFT000000005198					\$740.74
Total Crssng Guards					\$1,234.56

Total Trans **\$300,626.29**

40 Env

5005 SW & Fac OH

Cheque	Date	Inv #	Vendor	Description	Amount
067353	4/5/2016		ATKINSON HOME BUILDING CENTRE		
		032589		SAW BLADES	\$20.34
Total 067353					\$20.34
EFT000000005226	4/5/2016		GANANOQUE CHEVROLET CADILLAC		
		217554		OIL CHANGE	\$20.29
Total EFT000000005226					\$20.29
Total SW & Fac OH					\$40.63

5105 Garb coll

Cheque	Date	Inv #	Vendor	Description	Amount
067349	3/30/2016		SNIDER, PERCY		
		16/03		16/03 COLLECTION	\$11,274.39
		16/03		16/02 COLLECTION	\$9,306.49
Total 067349					\$20,580.88
EFT000000005194	3/30/2016		1622411 ONTARIO LTD.		
		16/03		16/03 COLLECTION	\$11,517.09
Total EFT000000005194					\$11,517.09
EFT000000005254	4/5/2016		PETRIE FORD		
		208882		WIPER BLADES, FILTERS	\$115.25
Total EFT000000005254					\$115.25
Total Garb coll					\$32,213.22

5110 Gab disp

Cheque	Date	Inv #	Vendor	Description	Amount
067370	4/5/2016		SNIDER, PERCY		
		16/03/01-11		1 LOAD GARBAGE	\$178.08

Township of South Frontenac CHEQUE DISTRIBUTION REPORT

		16/03/01-43	34 HRS @ \$80	\$2,767.87
		16/02/28-43	KEELEY RD BIN RENTAL	\$152.64
		16/03/11-13	21 HRS @ \$80	\$1,709.57
Total 067370				\$4,808.16
067373	4/5/2016		TOWNSHIP OF NORTH FRONTENAC	
		15-032	REIMBURSE FOR WASTE AD	\$35.90
Total 067373				\$35.90
EFT000000005199	3/30/2016		WHALEY, GEORGE	
		16/03 DISPOSAL	16/03 DISPOSAL	\$1,935.80
Total EFT000000005199				\$1,935.80
EFT000000005202	4/5/2016		ABELL PEST CONTROL INC.	
		02362259	FEBRUARY PEST CONTROL	\$93.25
		01360866	JANUARY PEST CONTROL	\$93.25
		04366746	APRIL PEST CONTROL	\$93.25
Total EFT000000005202				\$279.75
EFT000000005220	4/5/2016		ENVIRO-GUARD PLUS INC.	
		84331	FEBRUARY PEST CONTROL	\$42.74
		84571	MARCH PEST CONTROL	\$42.74
Total EFT000000005220				\$85.48
EFT000000005257	4/5/2016		PROGRESSIVE WASTE SOLUTIONS CAN INC	
		647-0000214703	1 LOAD CONSTRUCTION DEMO	\$623.22
		647-0000021528	60.19T GARBAGE	\$5,563.80
		647-0000021557	2.08T GARBAGE	\$178.85
Total EFT000000005257				\$6,365.87
Total Gab disp				\$13,510.96

5200 Recyc

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005269	4/5/2016		TROUSDALE'S HOME HARDWARE		
		57608		RECYCLE BOX SUPPLIES	\$433.25
		200862		RECYCLE BIN MATERIALS.	\$330.90
Total EFT000000005269					\$764.15
Total Recyc					\$764.15

5205 Recyc Coll

Cheque	Date	Inv #	Vendor	Description	Amount
067349	3/30/2016		SNIDER, PERCY		
		16/03		16/03 COLLECTION	\$12,162.26
		16/03		16/03 COLLECTION	\$10,605.36
		16/03		16/02 COLLECTION	\$11,320.42
Total 067349					\$34,088.04
EFT000000005194	3/30/2016		1622411 ONTARIO LTD.		
		16/03		16/03 COLLECTION	\$9,907.17
Total EFT000000005194					\$9,907.17
Total Recyc Coll					\$43,995.21

5210 Rec Disp/Prc

Cheque	Date	Inv #	Vendor	Description	Amount
067370	4/5/2016		SNIDER, PERCY		
		16/02/19-10		1 LOAD CON-SALEM	\$534.24
		16/02/28-43		PORTLAND & SALEM BIN RENTAL	\$457.92
Total 067370					\$992.16
Total Rec Disp/Prc					\$992.16
Total Env					\$91,516.33

70 Cem

7000 Health

Cheque	Date	Inv #	Vendor	Description	Amount
EFT000000005195	3/30/2016		D G YOUNGE CONCRETE BURIAL VAULTS		
		16/03		16/03	\$875.14
Total EFT000000005195					\$875.14
Total Health					\$875.14

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Total Cem

\$875.14

80 Rec

8000 Rec

Cheque	Date	Inv #	Vendor	Description	Amount
067352	4/5/2016	790722	A-1 LOCKSMITHS	LOCKBOX	\$205.89
Total 067352					\$205.89
067357	4/5/2016		FISHER, DAVE		
		16/01/25 - S REC		16/01/25 - S REC	\$30.30
		16/02/22 - S REC		16/02/22 - S REC	\$30.30
		16/03/28 - S REC		16/03/28 - S REC	\$30.30
Total 067357					\$90.90
067359	4/5/2016		HOLLAND, TRACY		
		16/02/29 - SF REC		16/02/29 - SF REC	\$30.30
		16/02/29 - SF REC		6.2 KMS @ \$.55	\$3.07
		16/03/21 - SF REC		16/03/21 - SF REC	\$30.30
		16/03/21 - SF REC		6.2 KMS @ \$.55	\$3.07
Total 067359					\$66.74
067360	4/5/2016		HOWE, MIKE		
		16/02/29 - SF REC		16/02/29 - SF REC	\$30.30
		16/02/29 - SF REC		10 KMS @ \$.55	\$4.96
		16/01/18 - SF REC		16/01/18 - SF REC	\$30.30
		16/01/18 - SF REC		10 KMS @ \$.55	\$4.96
		16/03/21 - SF REC		16/03/21 - SF REC	\$30.30
		16/03/21 - SF REC		10 KMS @ \$.55	\$4.96
Total 067360					\$105.78
067365	4/5/2016		MOREY, PAM		
		16/02/29 - SF REC		16/02/29 - SF REC	\$30.30
		16/02/29 - SF REC		10.6 KMS @ \$.55	\$5.25
Total 067365					\$35.55
067374	4/5/2016		UNITED RENTALS OF CANADA INC		
		133270344-004		MODULAR FENCE	\$122.11
		134288524-002		MODULAR FENCE	\$915.84
Total 067374					\$1,037.95
EFT000000005196	3/30/2016		LEONARD, ELIZABETH		
		16/03		16/03 MAINTENANCE	\$142.50
Total EFT000000005196					\$142.50
EFT000000005204	4/5/2016		ASSELSTINE HARDWARE		
		2535		WATER SOFTENER SALT	\$104.67
Total EFT000000005204					\$104.67
EFT000000005208	4/5/2016		BELL, DAN		
		16/02/29 - SF REC		16/02/29 - SF REC	\$30.30
		16/02/29 - SF REC		15 KMS @ \$.55	\$7.43
		16/01/18 - SF REC		16/01/18 - SF REC	\$30.30
		16/01/18 - SF REC		15 KMS @ \$.55	\$7.43
		16/03/21 - SF REC		16/03/21 - SF REC	\$30.30
		16/03/21 - SF REC		15 KMS @ \$.55	\$7.43
Total EFT000000005208					\$113.19
EFT000000005210	4/5/2016		BROWN, DONNA		
		16/01/18 - SF REC		16/01/18 - SF REC	\$30.30
		16/01/18 - SF REC		90 KMS @ \$.55	\$44.58
		16/03/21 - SF REC		16/03/21 - SF REC	\$30.30
		16/03/21 - SF REC		90 KMS @ \$.55	\$44.58
Total EFT000000005210					\$149.76
EFT000000005211	4/5/2016		CAMPBELL, ANNIE		
		16/01/25 - S REC		16/01/25 - S REC	\$30.30
		16/02/22 - S REC		16/02/22 - S REC	\$30.30
		16/03/28 - S REC		16/03/28 - S REC	\$30.30
Total EFT000000005211					\$90.90
EFT000000005221	4/5/2016		ERLICHMAN, WOLFE		
		16/02/29 - SF REC		16/02/29 - SF REC	\$30.30
		16/02/29 - SF REC		75 KMS @ \$.55	\$37.14
		16/01/18 - SF REC		16/01/18 - SF REC	\$30.30
		16/01/18 - SF REC		75 KMS @ \$.55	\$37.14
		16/03/21 - SF REC		16/03/21 - SF REC	\$30.30
		16/03/21 - SF REC		75 KMS @ \$.55	\$37.14
Total EFT000000005221					\$202.32

Township of South Frontenac CHEQUE DISTRIBUTION REPORT

EFT000000005223	4/5/2016		FOX, KEVIN	
		16/02/29 - SF REC	16/02/29 - SF REC	\$30.30
		16/02/29 - SF REC	64 KMS @ \$.55	\$31.70
		16/01/18 - SF REC	16/01/18 - SF REC	\$30.30
		16/01/18 - SF REC	64 KMS @ \$.55	\$31.70
		16/03/21 - SF REC	16/03/21 - SF REC	\$30.30
		16/03/21 - SF REC	64 KMS @ \$.55	\$31.70
		16/01/25 - S REC	16/01/25 - S REC	\$30.30
		16/02/22 - S REC	16/02/22 - S REC	\$30.30
		16/03/28 - S REC	16/03/28 - S REC	\$30.30
Total EFT000000005223				\$276.90
EFT000000005239	4/5/2016		KOT, JOHN	
		16/01/25 - S REC	16/01/25 - S REC	\$30.30
		16/02/22 - S REC	16/02/22 - S REC	\$30.30
Total EFT000000005239				\$60.60
EFT000000005246	4/5/2016		METROLAND MEDIA GROUP	
		3761461	FEBRUARY ADVERTISING	\$549.50
Total EFT000000005246				\$549.50
EFT000000005248	4/5/2016		N.C.D.D. WOODWORKING	
		211858	CABINETS	\$3,561.60
Total EFT000000005248				\$3,561.60
EFT000000005251	4/5/2016		NORTHWAY HARDWARE	
		11280	3 BAGS SALT	\$24.39
Total EFT000000005251				\$24.39
EFT000000005252	4/5/2016		PANTREY, AMANDA	
		16/03/28 - S REC	16/03/28 - S REC SECRETARY	\$65.00
		16/02/22 - S REC	16/02/22 - S REC SECRETARY	\$65.00
		16/01/25 - S REC	16/01/25 - S REC SECRETARY	\$65.00
Total EFT000000005252				\$195.00
EFT000000005261	4/5/2016		ROLLINS, ELLWOOD	
		16/02/22 - S REC	16/02/22 - S REC	\$30.30
		16/03/28 - S REC	16/03/28 - S REC	\$30.30
Total EFT000000005261				\$60.60
EFT000000005263	4/5/2016		SIMMONS PLUMBING & PUMP SERV.	
		4126	REPAIR LEAK BASEMENT CEILING	\$336.32
		4152	NO WATER BEDFORD HALL	\$106.85
Total EFT000000005263				\$443.17
EFT000000005264	4/5/2016		SMITH, ROBERTA	
		16/01/25 - S REC	16/01/25 - S REC	\$30.30
		16/02/22 - S REC	16/02/22 - S REC	\$30.30
		16/03/28 - S REC	16/03/28 - S REC	\$30.30
Total EFT000000005264				\$90.90
EFT000000005269	4/5/2016		TROUSDALE'S HOME HARDWARE	
		57572	BOARDS FOR DOCKS	\$5.90
Total EFT000000005269				\$5.90
EFT000000005274	4/5/2016		VANDEWAL, SARAH	
		16/02/29 - SF REC	16/02/29 - SF REC SECRETARY	\$65.00
		16/02/29 - SF REC	7.8 KMS @ \$.55	\$3.87
		16-01-18 - SF REC	16/01/18 - SF REC SECRETARY	\$65.00
		16-01-18 - SF REC	7.8 KMS @ \$.55	\$3.87
		16/03/21 - SF REC	16/03/21 - SF REC SECRETARY	\$65.00
		16/03/21 - SF REC	7.8 KMS @ \$.55	\$3.87
Total EFT000000005274				\$206.61
EFT000000005277	4/5/2016		WASH, PAUL	
		16/01/18 - SF REC	16/01/18 - SF REC	\$30.30
		16/01/18 - SF REC	9 KMS @ \$.55	\$4.46
Total EFT000000005277				\$34.76
EFT000000005278	4/5/2016		WOOD, ALVIN	
		16/02/29 - SF REC	16/02/29 - SF REC	\$30.30
		16/02/29 - SF REC	44 KMS @ \$.55	\$21.80
		16/01/18 - SF REC	16/01/18 - SF REC	\$30.30
		16/01/18 - SF REC	44 KMS @ \$.55	\$21.80
Total EFT000000005278				\$104.20
Total Rec				\$7,960.28

8025 Day Cmps

Cheque	Date	Inv #	Vendor	Description	Amount
067381	4/5/2016		SNIDER, DEREK		
		REC.67105 REFND		DCLP4 REFUND	\$230.00

Township of South Frontenac CHEQUE DISTRIBUTION REPORT

Total 067381	\$230.00
Total Day Cmps	\$230.00
Total Rec	\$8,190.28

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Cheque	Date	Inv #	Vendor	Description	Amount
067376	4/5/2016		DISALLE, NICHOLAS		
		2-2-38800 REFUND		2-2-38800 REFUND	\$485.38
Total 067376					\$485.38
067377	4/5/2016		DOORNEKAMP, ARIE		
		1-1-24710 REFUND		010-010-24710 REFUND	\$115.08
Total 067377					\$115.08
EFT000000005238	4/5/2016		K MULROONEY TRUCKING LIMITED		
		2016-13347		BYLAW CHARGES	\$3,536.90
		2016-13348		BYLAW CHARGES	\$3,909.24
Total EFT000000005238					\$7,446.14
EFT000000005275	4/5/2016		VELEY AMANDA & TAPSCOTT, EVAN		
		4-2-18710 REFUND		4-2-18710 REFUND	\$267.63
Total EFT000000005275					\$267.63
Total					\$8,314.23
Total					\$8,314.23
Total					\$1,943,654.51

PLANNING REPORT

**Township of South Frontenac
Prepared for Council**

Planning Department

Agenda Date: April 5, 2016

Report Date: March 28, 2016

Applicant: 1059823 Ont. Ltd. Matias

**Subject: Amendment to Subdivision Agreement in Part of Lots 18 & 19,
Concession II, Storrington District, Township of South Frontenac:
Willowbrook Estates**

SUMMARY OF THE RECOMMENDATION

The recommendation is that the Council pass By-law Number 2016-24 to amend Schedule "B" of the subdivision agreement with 1059823 Ontario Ltd. (Tony Matias) for development of Phase 1 of the Willowbrook Estates subdivision.

PURPOSE OF THE REPORT

The purpose of this report is to bring to Council a request to amend the Willowbrook subdivision agreement to reduce the required security recognizing that more of the works were completed before the subdivision agreement was finalized.

BACKGROUND

On March 1, 2016 Council passed By-law Number 2016-14 to authorize the Mayor and Clerk to enter into a subdivision agreement between the Township and 1059823 Ontario Ltd. (Tony Matias). The subdivision agreement is to be registered on the title of the land to permit development of Phase 1 of the Willowbrook Estates Subdivision.

The subdivision agreement includes Schedule "B" Cost of Works. This is a list, prepared and certified by a licensed professional engineer, that estimates the costs to complete all of the works in the plan of subdivision. The schedule lists such things as street lighting, swales, asphalt and landscape buffers and estimates the costs to complete each of them. The Township must receive a letter of credit for the total estimated cost before the agreement can be registered. This is a security to ensure that the works will be constructed as agreed to. Attachment #1 is a copy of Schedule "B".

The subdivision agreement is not yet registered but the owners' are requesting that Schedule "B" be amended to reduce the amount from \$284,430.00 to \$155,555.00. This is based on the fact that much of the work has already been completed including adding topsoil and seeding roadside ditches and swales, and tree planting and landscape buffers. A copy of the amended estimate is attached as Attachment #2. This reduced estimate is also certified by a licensed professional engineer.

CONCLUSION

The reduction in the estimated costs to complete the works seems warranted. The revised estimate has been certified by a professional engineer and Township staff have seen the work. It is staff's opinion that Schedule "B" should be amended as requested.

RECOMMENDATION

On the basis of the above review, it is recommended that By-law Number 2016-24 to amend Schedule "B" of the subdivision agreement between the Corporation of the Township of South Frontenac and 1059823 Ontario Ltd. for development of Phase 1 of the Willowbrook Estates Subdivision, **be passed**.

Submitted/approved by: Lindsay Mills
attachments

Prepared by: Lindsay Mills

MatiasSubdivionReducedCostsReport

ATTACHMENT #1

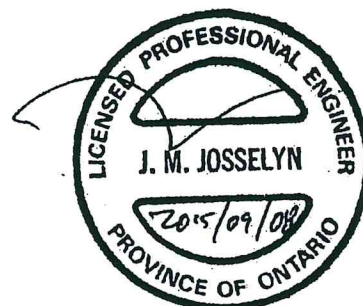
SCHEDULE "B" OF SUBDIVISION AGREEMENT

COST OF WORKS

ENGINEER'S ESTIMATE OF COST TO COMPLETE WILLOWBROOK ESTATES SUBDIVISION PHASE 1 LOTS 1 to 7

DESCRIPTION AND COST OF WORKS TO BE CONSTRUCTED	Original Cost to Construct	Cost to Complete
CLEARING AND GRUBBING of Roadway	\$14,100	\$0
STRIP TOPSOIL of Roadway	\$17,500	\$0
GRANULAR BASE ROADS	\$82,200	\$0
GRADING FOR ROAD ALLOWANCE including Cut/Fill for Floodplain Compensation	\$204,500	\$0
EROSION CONTROL	\$5,000	\$0
TOPSOIL & SEED - ROADSIDE DITCHES	\$49,000	\$49,000
SWALES (including Topsoil and Sod)	\$6,600	\$3,600
ASPHALT	\$52,800	\$52,800
STORM DRAINAGE SYSTEM including culverts (not including driveway culverts)	\$46,800	\$0
STREETLIGHT SYSTEM	\$17,100	\$0
SIGNS	\$1,400	\$0
CONCRETE SIDEWALK - PERTH ROAD	\$10,300	\$10,300
UTILITIES SYSTEM (Bell, Transformer Pads & Ducts)	\$37,760	\$0
ELECTRICAL SYSTEM (Transformation & Wiring)	\$26,680	\$0
DITCH & TOPSOIL & SEED ON PERTH ROAD	\$29,500	\$18,000
TREE PLANTING (One tree per lot)	\$2,500	\$2,500
LANDSCAPING BUFFER	\$25,000	\$25,000
PERTH ROAD - Right Turn Taper (includes asphalt, granulars & line painting)	\$19,445	\$19,445
SUB-TOTAL	\$648,185	\$180,645
CONTINGENCIES (5% of construction cost)	\$32,409	\$9,032
ENGINEERING INSPECTION & TESTING (7% of construction cost)	\$45,373	\$12,645
SUB-TOTAL	\$725,967	\$202,322
H.S.T. (1.76% municipal rate)	\$12,777	\$3,561
TOTAL ESTIMATED COST	\$738,744	\$205,883
Value of Work Completed		\$523,645
Maintenance Holdback (5% of work completed)		\$26,182
Lein Holdback (10%)		\$52,365
Total Securities Required		\$284,430

Date of this Estimate: September 4, 2015



ATTACHMENT #2

ENGINEER'S ESTIMATE OF COST TO COMPLETE WILLOWBROOK ESTATES SUBDIVISION PHASE 1 LOTS 1 to 7

DESCRIPTION AND COST OF WORKS TO BE CONSTRUCTED	Original Cost to Construct	Cost to Complete
CLEARING AND GRUBBING of Roadway	\$14,100	\$0
STRIP TOPSOIL of Roadway	\$17,500	\$0
GRANULAR BASE ROADS	\$82,200	\$0
GRADING FOR ROAD ALLOWANCE including Cut/Fill for Floodplain Compensation	\$204,500	\$0
EROSION CONTROL	\$5,000	\$0
TOPSOIL & SEED - ROADSIDE DITCHES	\$49,000	\$0
SWALES (including Topsoil and Sod)	\$6,600	\$0
ASPHALT	\$52,800	\$52,800
STORM DRAINAGE SYSTEM including culverts (not including driveway culverts)	\$46,800	\$0
STREETLIGHT SYSTEM	\$17,100	\$0
SIGNS	\$1,400	\$0
CONCRETE SIDEWALK - PERTH ROAD	\$10,300	\$10,300
UTILITIES SYSTEM (Bell, Transformer Pads & Ducts)	\$37,760	\$0
ELECTRICAL SYSTEM (Transformation & Wiring)	\$26,680	\$0
DITCH & TOPSOIL & SEED ON PERTH ROAD	\$29,500	\$0
TREE PLANTING (One tree per lot)	\$2,500	\$2,500
LANDSCAPING BUFFER	\$25,000	\$25,000
PERTH ROAD - Right Turn Taper (includes asphalt, granulars & line painting)	\$19,445	\$19,445
SUB-TOTAL	\$648,185	\$110,045
CONTINGENCIES (5% of construction cost)	\$32,409	\$5,502
ENGINEERING INSPECTION & TESTING (7% of construction cost)	\$45,373	\$7,703
SUB-TOTAL	\$725,967	\$123,250
H.S.T. (1.76% municipal rate)	\$12,777	\$2,169
TOTAL ESTIMATED COST	\$738,744	\$125,419
Value of Work Completed		\$602,717
Maintenance Holdback (5% of work completed)		\$30,136
Lien Holdback (10%)		\$0
Total Securities Required		\$155,555

Date of this Estimate: September 11, 2015

Note:

This estimate prepared September 11, 2015 is based on an assumed level of completion at the time of execution of the subdivision agreement. It is further assumed that the Certificate of Substantial Performance has been published in the Daily Commercial News, and that the 45 day lien period has expired.



PLANNING REPORT

**Township of South Frontenac
Prepared for Council**

Planning Department

Agenda Date: April 5, 2016

Report Date: March 24, 2016

**Subject: Proposed Amendments to Township of South Frontenac
Comprehensive Zoning By-law: Sections 5.10.2 and 5.11**

RECOMMENDATION:

That Council adopt the proposed timeline and approach to dealing with the deferral of items 6 and 7 from bylaw 2016-20

BACKGROUND

On March 15, 2016 Council considered a number of proposed housekeeping amendments to the Comprehensive Zoning by-law and passed most of the changes. However, Council felt that two of the changes required more review and discussion. These were sections 5.10.2 and 5.11. which deal with reconstruction of buildings that are located within the normally required 30 metre setback from a waterbody.

Adjusting for the amendments adopted, the motion passed by Council on March 15, 2016 would read as:

That Bylaw 2016-10, being a township initiated housekeeping by-law to amend Bylaw 2003-75, as amended, to effect a number of changes to correct mapping errors that have been identified and to clarify the wording of parts of the text, with items 6 and 7 removed from the bylaw and deferred for two months for further discussion and meetings, be given third reading, signed and sealed.

In bringing forward a plan to address the deferral, staff propose that the matter be brought to the April 26, 2016 Committee of the Whole meeting with a Planning report that would fully explain the intent of the amendments including a written legal opinion.

The meeting would be communicated by email to Lake Association contacts used for the August Lake Association meeting as well as advertised on our website and in our banner ad (on April 14 and 21). Delegates and/or written comments would be invited from residents and Lake Associations to weigh-in on the changes at this meeting. This would also allow for further comments and possibly delegations at the May 10 meeting, if needed, but still allow Council to vote on the matter at the Council meeting (May 17) immediately following the imposed two month deferral period.

Submitted/approved by: Lindsay Mills

Prepared by: Lindsay Mills

ZoningAmendmentsSection5.10.2&5.11

November 19th, 2015**South Frontenac Township Police Services Board –Annual Public Meeting****Time:** 7:00 p.m.**Location:** Council Chambers, Sydenham**Board Members****Present:** Ron Vandewal
Brad Barbeau**Staff:** Staff Sergeant Sharron Brown**Secretary:** Wayne Orr**1. Opening of Meeting**

Ron Vandewal called the meeting to order at 7:00 p.m.

- 2. Welcome** – Chairman Ron Vandewal welcomed those in attendance. Two members of the public attended.

3. Introduction of Committee Members

The members of the Board and staff representatives were introduced.

4. Statistical Report

- 2015 reporting on the progress to the annual plan is generally ¼ behind. Priorities are set both provincially and at a detachment level with input from the Board.
- Third quarter statistics were reviewed for the four major areas of reporting. On a rolling 5 years average our levels are doing well
- Violent Crime: overall 52 year to date compared to 40 this time last year, with assaults representing 31 compared to 24
- Property Crime: overall 237 compared to 161 this time last year, with Break and Enters representing 57 compared to 40, thefts under 63 to 52 and mischief 71 to 40
- Drug crimes: overall 14 compared to 19 in the prior year
- Traffic related (Big Four): Impaired, Distracted Driving, Seatbelt and Speeding 1577 compared to 2315 last year. These numbers are skewed by gaps in staffing resources.
- From a financial perspective policing costs will increase \$36,419 in 2016 for a total cost of \$2,902,091

5. Comments from the Public:

- The two members of the public sought clarity on when an issue should be directed to bylaw or police services.
- Staff explained the role of the township's bylaw enforcement services and the potential for issues to escalate requiring the police. Residents should feel comfortable calling both Bylaw enforcement services and the OPP if they are unsure. The township's noise bylaw can be found on the township website and those in attendance were encouraged to call and seek clarification from the bylaw team on how to address concerns
- The public also inquired as to how they could be better informed about news items and asked why the email distribution of press releases stopped. The CAO and staff Sargent will explore ways to share this information.

6. Other Business

There was no other business.

November 19th, 2015

7. Adjournment

There being no further business the Public meeting was adjourned at 7:25 p.m.

Chair Ron Vandewal

Secretary Wayne Orr

November 19, 2015

South Frontenac Township Police Services Board Meeting

Time: 7:00 p.m.

Location: South Frontenac Township Council Chambers

Board Members

Present: Ron Vandewal
Brad Barbeau

Staff: Staff Sergeant Sharron Brown

Secretary: Wayne Orr

1. Call to Order

The Chair called the meeting to order at 7:30 p.m.

2. Attendance – Ron Vandewal, Brad Barbeau, Sharron Brown, Wayne Orr

3. Declaration of Pecuniary Interest - nil

4. Approval of Agenda

Moved by Brad Barbeau
That the agenda be approved.

Seconded by Ron Vandewal
Carried.

5. Approval of Minutes – deferred until the next meeting.

6. Presentations/Delegations – none

7. Correspondence

- Zone meeting – Brad Barbeau is unable to attend at this time
- Resolution from Neebing seeking to establish 2 tier policing with non-uniformed safety personnel. Sharron Brown explained how civilian personnel are working in limited roles such as court security here. They are given special constable status which gives them limited authority within specific locations. This item will be addressed at a higher level such as AMO.

8. Financial – no report

9. Detachment Commanders Report

Further to the details discussed in the public meeting:

- Our clearance rates for violent crime are strong
- There are no new civilian complaints against police and the current two are working through the system
- The detachment has had a transfer-in replacing a recently promoted officer
- Another officer has been promoted to the SAVE unit and will be leaving the detachment (to be filled)
- Motor Vehicle Collisions: after Road 38, Rutledge Road seems to have the highest MVC count

November 19, 2015

- Staff Sergeant Brown was asked to link this data with traffic volumes to see the correlation of accidents to traffic counts

10. Committee Reports – none

11. Other Business

- The quote for the Mobile speed and message sign is over budget.

Moved by Brad Barbeau

Seconded by Ron Vandewal

That the Police Services Board request Council to allocate additional resources from the Policing reserve to cover the overall cost of \$14,653.84. This includes data collection software. Carried.

- The intent is that the Police will provide primary direction on where to deploy the sign in consultation with the Public Works Department. The Public Works Department may also access the sign for communicating warnings related to other issues
- Advertising: the first of two weekly ½ page ads appeared in this week's paper. Staff Sergeant Brown is to forward a more seasonal ad prepared for several weeks of insertion and to have the approximately 6 messages prepared for next year.
- There is a joint awareness assembly taking place at the High school next week with EMS, Fire, Public Works and OPP aimed at grade 12 students around the risks of the road.

12. Public Discussion – none

13. Date and Time of Next Meeting

- The 2016 meeting schedule is anticipated to be the months of March, June, September and November.

14. In-Camera – n/a

15. Adjournment

The meeting adjourned at 8:10 p.m.

Ron Vandewal, Chair

Wayne Orr, Secretary

Corporate Services Committee Minutes – Jan 15, 2106 – 10:30am

Present: Alan Revill, John McDougall, Ross Sutherland, Wayne Orr, Louise Fragnito

Item	Topic	Outcome / Recommendation
1	Declaration of Pecuniary interest	None
2	Minutes	Moved by JM Seconded by RS - Minutes of Dec 18, 2015 - CARRIED
3	Business Arising A. Notice Provision Bylaw review B. Desert Lake Causeway /Parking C. CofA appointment process D. Contractor Lease E. Financial Services to Arena F. Communication Customer Service Policy G. Investment Policy H. Seniors Housing I. Septic Re-inspection J. Compensation	No response from County or to follow up request. To follow up with CRCA and request copy of the MNR license to fill beach with Sand outstanding Lease issued, awaiting response Joint report from Treasurers issued to Arena Board Outstanding Policy revised as requested. Moved by RS seconded by JM to bring policy to COW, CARREID JM has initiated conversations with County Planner. To invite Tay Valley CBO and our CBO to the next meeting to discuss. CBO's to connect in advance Draft report reviewed. Moved by RS seconded by JM to bring the report to Council with the first 2 recommendations.
4	New Business A. Budget notice B. Appointments to Cat. Trail Committee C. Organizational review	Direction to tweak Draft notice by law to include the opportunity for delegations on the budget following it being tabled but before the Saturday session instead of advance delegations. Committee feels that the number of representatives seems high. To be raised with council 10 bids received, 3 to be interviewed
5	Other Business	
6	Next Meeting	Friday February 19,2016 at 10:30 am

South Frontenac Recreation Committee Minutes

Monday, January 18, 2016

Attendance: Chair Mike Howe, Vice-Chair Dan Bell, Councillor Pat Barr, Councillor Mark Schjerner, Kevin Fox, Tim Laprade, Paul Wash, Wolfe Erlichman, Alvin Wood, Donna Brown

Regrets: Councillor Norm Roberts

1. Call to Order

2. Approval of Minutes – Monday, December 14, 2015

Motion to approve the minutes from Monday, December 14, 2015

Moved by: Kevin Fox

Seconded by: Vice-Chair Dan Bell

Carried

3. Business Arising from the Minutes

- Chair Mike Howe would like to begin looking at a 5 year recreation/capital plan for South Frontenac Township at the March meeting. The information will be brought back to be discussed with district committees.
- The new triathlon agreement has been signed off on by both the Township and Somersault. Chair Mike Howe requested a copy of the contract from Tim Laprade to review with the district.

4. New Business

a. Elections of Chair and Vice-Chair

Nominations for Chair

- Mike Howe was nominated by Dan Bell.
- The nomination was accepted and the vote was unanimous.
- Mike Howe will continue as Chair of the South Frontenac Recreation Committee for 2016.

Nominations for Vice-Chair

- Dan Bell was nominated by Kevin and seconded by Paul Wash.
- The nomination was accepted and the vote was unanimous.
- Dan Bell was elected as Vice-Chair of the South Frontenac Recreation Committee for 2016.

b. Canada Day Fireworks Update

- Tim Laprade requested a proposal from Fireworks FX by February 1, 2016 regarding combining the three contracts into one and an improved show. If the proposal is not acceptable, Tim will research other options.

c. 2017 Canada Day Event

- Council members unofficially discussed the idea of having one central event for the 150th celebration. The location of the event would likely be Centennial Park.
- Members are concerned that volunteers may become uninterested in returning for future Canada Day events as well as the community may continue to go elsewhere after working tirelessly to grow attendance numbers over the years.
- Committee members are to refer back to their district committees for further discussion.

5. Updates

a. Recreation Guide

- The proof is complete and is being reviewed by Tim Laprade.
- Tim Laprade spoke with the current provider and insisted that they incorporate advertising into the guide as businesses and individuals are interested in purchasing space in the guide and because it was part of the original agreement. Tim is expecting proposals from other suppliers to consider for the 2017 Guide.
- The 2016 Guide will be distributed on February 26th and will also be available online through the South Frontenac Township website.

b. Family Day

- Vice-Chair Dan Bell, Scott Takala, and Tim Laprade met to discuss organizing the Family Day event at the North Frontenac Arena on February 15th.
- Minor Hockey will be providing volunteers for the event.
- Scott Takala has been contact individuals and groups to request their ongoing support for the event and Tim Laprade is focusing on the marketing/communication aspect.

a. District Committee Updates

- No news to report at this time.

Next Meeting: Monday, February 29th, 2016

Adjournment: 7:40 p.m.

Recording Secretary: Sarah Vandewal

South Frontenac Recreation Committee Minutes

Monday, February 29, 2016

Attendance: Chair Mike Howe, Vice-Chair Dan Bell, Councillor Pat Barr, Councillor Mark Schjerning, Councillor Norm Roberts, Kevin Fox, Tim Laprade, Wolfe Erlichman, Alvin Wood, Pam Morey, Tracy Holland, Jamie Brash

Regrets: Donna Brown

1. Call to Order

2. Approval of Minutes – Monday, January 16, 2016

Motion to approve the minutes from Monday, January 16, 2016

Moved by: Vice-Chair Dan Bell

Seconded by: Councillor Pat Barr

Carried

3. Business Arising from the Minutes

4. New Business

a. Bowes Park Playground – Jamie Brash

- Jamie Brash provided hard copies of pictures to circulate at the meeting that show the current structure as well as the proposed structure and layout. Chair Mike Howe requested that electronic copies be sent to him via email in order to share with the Loughborough District Recreation Committee.
- There are two different options to consider. One includes a swing-set and the other does not.
- A slight modification to the site will be needed.
- The structure will likely be installed by the end of May or early June of 2016.

b. User Fees

- Councillor Mark Schjerning has been asked to bring up an issue with user fees by a member of the public. It has been asked why children are being charged user fees to play outdoor sports, such as soccer and baseball, when the objective is to promote active kids in our community.
- There was a discussion as to why user fees were initially implemented. It was a decision made by Council, in order to improve the quality of the fields.
- Most, if not all, groups have not had or heard of any problems with families affording user fees or receiving assistance in paying user fees as there are discrete bursary programs in place for any families that require financial assistance in order for their children to play outdoor sports.

c. Standardization of Recreation Committee Secretaries payments and process

- The committee discussed how each district's minutes are produced and the consensus is that standardization of payments and processes is an excellent idea.

Motion: THAT the South Frontenac Recreation Committee recommends all recording secretaries from all districts be paid at a rate of \$65 per meeting, retroactive to January 1, 2016.

Moved by: Councillor Norm Roberts

Seconded by: Kevin Fox

Carried

d. Rideau Corridors plans for Canada's 150th Celebrations (how do we fit into plans)

- An email was circulated to members of the committee indicating that the group would like to be involved with the Township's plans.

e. Portland Recreation Committee Status

- Vice-chair Dan Bell and Pam Morey will continue as the representatives from Portland.
- Tracy Holland has a capital request in regards to a soccer field in Portland and will submit the request in writing.

5. Updates

a. Recreation Guide

- Tim Laprade has had meetings with The Frontenac News and other local companies to discuss future options in producing the Recreation Guide in terms of advertising and information gathering.
- The 2016 edition had 11 advertisement which is a slight increase from 2015.
- Councillor Norm Roberts was concerned about the size and distribution of the ads and user group information slots and would like to suggest a more uniform layout as well as it needs to meet accessibility requirements.

b. Family Day Event

- The event was a big success again this year.
- Vice-Chair Dan Bell was an enormous help by providing information and direction in the planning stages as well as being on-site to help out during the event.
- The Ministry of Health, Healthy Kids Community Challenge covered the costs of the event this year. Kingston Gets Active and Frontenac Minor Hockey helped to facilitate the event.

c. Canada Day Fireworks Proposal

- Tim Laprade concluded negotiations with Fireworks FX with an agreement to amalgamate three separate contracts into one with an improved show and product at no additional charge. Transportation and storage will continue to be handled by Fireworks FX as well as the setting off and cleaning up of the fireworks.

d. 2017 Canada Day “combined” event (feedback from Districts)

- Storrington District is not in favor of a combined event but will contribute volunteers if needed.
- Portland District is in favor of a combined event if other districts will help out.
- Bedford District is impartial as their event is very small.
- Loughborough District is not in favor of a joint event at this time.

e. District Updates

- Storrington District and Loughborough District both received Heritage grants for this year’s Canada Day Celebrations.

Next Meeting: Monday, March 21, 2016

Adjournment: 8:20 p.m.

Recording Secretary: Sarah Vandewal

**TOWNSHIP OF SOUTH FRONTENAC
PUBLIC SERVICES COMMITTEE**

February 18, 2016

Present Mayor Ron Vandewal
 Councillors: Alan Revill, Ron Sleeth, Mark Schjernerjng
 Staff: Wayne Orr, Mark Segsworth

1. Call to Order
2. Declaration of Pecuniary Interest – None
3. Approval of minutes – January 21, 2016

Moved by: Alan Revill
Seconded: Mark Schjernerjng

Carried

4. **Sydenham Parking**

Mark informed the Committee that he had met with the Principal of Sydenham High School about the parking issue in front of the School. Signage would help, but enforcement would be a challenge and there is the issue of where parents would pick up and drop off students. One suggestion was perhaps having a 10 minute loading zone. Sydenham Parking will be addressed at the March 8th COW meeting, a By-law is to be drafted after the meeting.

5. **Harrowsmith EA**

The Committee agreed that the traffic light system at Road 38 and Wilton Road made more sense. Mark informed the Committee that the proposal had been discussed with both the Cataraqui Region Conservation Authority and the County of Frontenac. This option would be presented to Council prior to having a Public meeting. The project is proposed to be completed by Canada Day 2017. Public meeting in Harrowsmith has been scheduled for March 21 from 6 p.m. to 8 p.m. at the S & A Club.

6. **Intersection Reconfiguration**

The three areas addressed were Latimer Road onto Round Lake Road, Holleford Road and Trousdale Road and Holleford Road and Vanluven Road. These areas currently rely on Yield signs and it was felt that having Stop signs erected on one road would create safer conditions. The Committee suggested having traffic counts done at these intersections, after which time the data would be brought forward to the Committee for the best option. It was also questioned whether Latimer and Round Lake Road should be a 3-Way stop.

7. **Road Classifications**

Mark informed the Committee that the original classifications had been based on estimated traffic counts in 2004. It was felt that there should be a 4 year cycle using actual traffic counts to review the classifications. Traffic counts in fall of 2016 would be presented to the COW at the September 13th meeting. It was also felt that a By-Law be drafted showing the roads and their classifications.

8. **Speed Limits**

The Committee discussed procedures/processes for speed limit reduction requests from the public. When a resident calls requesting a lower speed on a road perhaps it should be noted and see if any other requests had been received for the same road. There was also the option of having residents provide a list of signatures for the request. The Committee suggested that staff inquire with surrounding Municipalities on their process and procedures and that it be brought before Council.

9. **Water System Capacity**

Some suggestions were having a student available to do a census for the actual population served by the water system, or when the meter reading was done, leaving a note in each door requesting number of individual in each household. It was difficult to calculate the population as some residents that are connected to the water system are still utilizing their wells.

10. **Committee Initiatives**

Discussion ensued around the Sunbury Road EDR. The MTO denied the Township's request for a delegator at OGRA/ROMA. A meeting of staff has been scheduled with the Regional Office for March 16, 1026.

11. **Other Business**

Snow Removal – Mark informed Committee that Sydenham was currently being done and then Verona.

Street Lights – Wellington Street had 2 lights out at the end of the street.

Waste Diversion Act – Mark to provide information to the Committee on the changes occurring.

11. Next Meeting – Thursday, March 17, 2016 – Town Hall Board Room

12. Adjournment – 9:50 a.m.

TOWNSHIP OF SOUTH FRONTENAC

BY-LAW NUMBER 2016-24

**BEING A BY-LAW TO AMEND BY-LAW NO. 2016-14 TO CHANGE
SCHEDULE "B" OF THE SUBDIVISION AGREEMENT BETWEEN THE
CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC AND 1059823
ONTARIO LIMITED (TONY MATIAS).**

WHEREAS a Subdivision Agreement has been entered into between the Township of South Frontenac and 1059823 Ontario Limited;

AND WHEREAS Council has agreed that Schedule "B" 'Cost of Works' of the Subdivision Agreement should be amended to recognize that certain of the works have now been completed;

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

1. **THAT** the subdivision agreement between the Corporation of the Township of South Frontenac and 1059823 Ontario Limited, is hereby amended by replacing Schedule "B" with a new revised Schedule "B" a copy of which is attached hereto as Schedule "1" and forming part of this by-law.
2. **THIS BY-LAW** shall come into force and effect in accordance with section 51 of the Planning Act 1990, either upon the date of passage or as otherwise provided by the said section 51.

Dated at the Township of South Frontenac this fifth day of April 2016.

Read a first and second time this fifth day of April, 2016.

Read a third time and finally passed this fifth day of April, 2016.

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

Ron Vandewal, Mayor

Wayne Orr, Clerk-Administrator

SCHEDULE "1"

SCHEDULE "B" OF SUBDIVISION AGREEMENT

COST OF WORKS

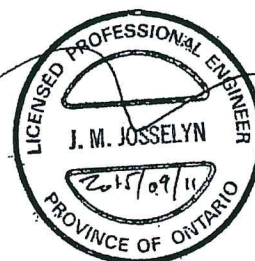
ENGINEER'S ESTIMATE OF COST TO COMPLETE WILLOWBROOK ESTATES SUBDIVISION PHASE 1 LOTS 1 to 7

DESCRIPTION AND COST OF WORKS TO BE CONSTRUCTED	Original Cost to Construct	Cost to Complete
CLEARING AND GRUBBING of Roadway	\$14,100	\$0
STRIP TOPSOIL of Roadway	\$17,500	\$0
GRANULAR BASE ROADS	\$82,200	\$0
GRADING FOR ROAD ALLOWANCE including Cut/Fill for Floodplain Compensation	\$204,500	\$0
EROSION CONTROL	\$5,000	\$0
TOPSOIL & SEED - ROADSIDE DITCHES	\$49,000	\$0
SWALES (including Topsoil and Sod)	\$6,600	\$0
ASPHALT	\$52,800	\$52,800
STORM DRAINAGE SYSTEM including culverts (not including driveway culverts)	\$46,800	\$0
STREETLIGHT SYSTEM	\$17,100	\$0
SIGNS	\$1,400	\$0
CONCRETE SIDEWALK - PERTH ROAD	\$10,300	\$10,300
UTILITIES SYSTEM (Bell, Transformer Pads & Ducts)	\$37,760	\$0
ELECTRICAL SYSTEM (Transformation & Wiring)	\$26,680	\$0
DITCH & TOPSOIL & SEED ON PERTH ROAD	\$29,500	\$0
TREE PLANTING (One tree per lot)	\$2,500	\$2,500
LANDSCAPING BUFFER	\$25,000	\$25,000
PERTH ROAD - Right Turn Taper (includes asphalt, granulars & line painting)	\$19,445	\$19,445
SUB-TOTAL	\$648,185	\$110,045
CONTINGENCIES (5% of construction cost)	\$32,409	\$5,502
ENGINEERING INSPECTION & TESTING (7% of construction cost)	\$45,373	\$7,703
SUB-TOTAL	\$725,967	\$123,250
H.S.T. (1.76% municipal rate)	\$12,777	\$2,169
TOTAL ESTIMATED COST	\$738,744	\$125,419
Value of Work Completed		\$602,717
Maintenance Holdback (5% of work completed)		\$30,136
Lien Holdback (10%)		\$0
Total Securities Required		\$155,555

Date of this Estimate: September 11, 2015

Note:

This estimate prepared September 11, 2015 is based on an assumed level of completion at the time of execution of the subdivision agreement. It is further assumed that the Certificate of Substantial Performance has been published in the Daily Commercial News, and that the 45 day lien period has expired..



TOWNSHIP OF SOUTH FRONTENAC

BY-LAW NUMBER 2016-25

BEING A BY-LAW TO DECLARE LANDS AS SURPLUS TO THE MUNICIPALITY'S NEEDS AND TO AUTHORIZE THE SALE OF SUCH LANDS DESCRIBED AS PART OF LOT 14, CONCESSION IX, BEDFORD DISTRICT: AMEY

WHEREAS, it is deemed expedient and in the interest of the Corporation of the Township of South Frontenac that 100 acres of land in Bedford District in the Township of South Frontenac County of Frontenac being Part of Lot 14, Concession IX, Bedford be declares as surplus;

AND WHEREAS it is further deemed expedient and in the interests of the Corporation of the Township of South Frontenac that the land be sold;

AND WHEREAS pursuant to the Township of South Frontenac's Notice By-law No. 2002-92, the Corporation of the Township of South Frontenac caused to be advertised the proposed sale of the lands;

AND WHEREAS no objections have been received to the sale of the lands;

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

1. **THAT** 100 acres of land described as Part of Lot 14, Concession IX, Bedford District, Township of South Frontenac be sold to the abutting property-owner, namely Douglas James Amey, such lands shown highlighted on Schedule "1" attached hereto and forming part of this by-law.
2. **THAT** the Mayor and Clerk/Administrator are hereby authorized and directed to execute such documents as are required; and
3. **THAT** this By-law shall come into force and take effect upon registration of this By-law.

Dated at the Township of South Frontenac this fifth day of April, 2016.

Read a first and second time this fifth day of April, 2016.

Read a third time and finally passed this fifth day of April, 2016.

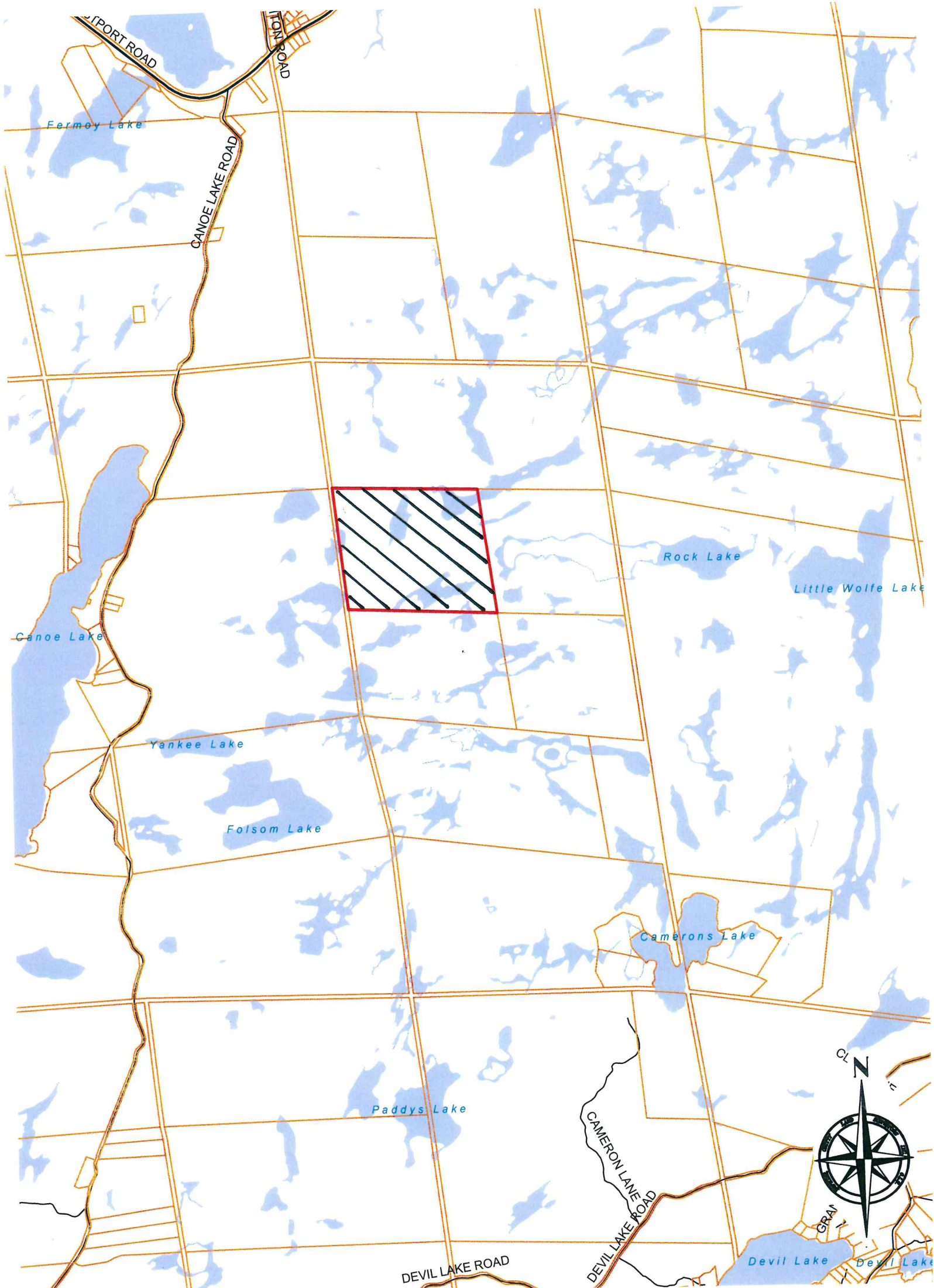
**THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC**

Ron Vandewal, Mayor

Wayne Orr, Clerk-Administrator

SCHEDULE "1"

TO BY-LAW 2016-25





INFORMATION REPORT PUBLIC WORKS DEPARTMENT

PREPARED FOR COUNCIL: March 31, 2016

AGENDA DATE: April 12, 2016

SUBJECT:

Tender PW-2016-08 Street Sweeping and Catch Basin Cleaning Program (2016-2018)

BACKGROUND:

Each year the Township contracts for Street Sweeping and Catch Basin Cleaning Program within the various villages in the township. (see attachment for locations) The tender was prepared and advertised and closed on March 16, 2016 at 1:00 pm

There were only two contractors that bid on this tender. The results are listed below, prices exclude HST,

	Munro & Scullion Contracting	Percy Snider
2016 Street Sweeping	\$19,475.46	\$20,839.50
2016 Catch Basin	<u>\$18,656.00</u>	<u>\$18,480.04</u>
Total	\$38,131.46	\$39,319.54
2017 Street Sweeping	\$19,866.10	\$21,257.50
2017 Catch Basin	<u>\$20,064.00</u>	<u>\$19,874.76</u>
Total	\$39,930.10	\$41,132.26
2018 Street Sweeping	\$19,866.10	\$21,257.50
2018 Catch Basin	<u>\$20,064.00</u>	<u>\$19,874.76</u>
Total	\$39,930.10	\$41,132.26
Grand Total	<u>\$117,991.66</u>	<u>\$121,584.06</u>

The prices for previous years were as follows:

	2014	2015
A&A Asphalt	\$68,283.00	\$68,283.00
Percy Snider	\$30,353.30	\$28,792.60

The municipality investigated 3 references given by the lowest bidder and our findings were all good. One reference has been using the low bidder for over 20 years in business without any issue and also said he will continue to use the contractor going forward.



INFORMATION REPORT PUBLIC WORKS DEPARTMENT

Due to the fact that all 3 references checked out in good standing with the low bidder and that there is \$3,592.40 between the 2 bidders, the Public Works Department will be awarding to Munro & Scullion Contracting, the 2016 – 2018 Street Sweeping and Catch Basin Cleaning Program.

FINANCIAL/STAFFING IMPLICATIONS:

Sufficient funds exist in the Operations Budget.

ATTACHMENTS: Appendix A of Tender PW-2016-08

Submitted/approved by:
Mark Segsworth, P. Eng.
Public Works Manager,

Prepared by:
Brian Kirk, CRS- I
Area Supervisor

APPENDIX A

**2016-2018 Street Sweeping & Catch Basin Cleaning Program
Locations & Lengths**

1. SYDENHAM	
Location	Length (m)*
Bedford Rd.(Beer Store to Vic. Est's)	1100
George St.	450
Mill St.	400
William St.	500
Amelia St.	200
Brewery St.	250
Wheatley St.	500
Point Rd.	200
Church St.	350
Walker Rd. (Portland to Quarry)	400
Portland Rd.	850
Rutledge Rd. (Bridge to Shallow Ln.)	2000
Stagecoach Rd. (Rd5 to Campbell)	650
Ashwood Dr.	900
Deer Run Way	400
Fox Ridge Trail	500
Morgan Dr.	300
Keeley Intersection	100
Syd. & Rutl Rd. Inter.	100
Syd. & Rail Rd. Inter.	100

2. BATTERSEA	
Location	Length (m)*
Battersea Rd. (Larry Y. to North end)	2200
Sarah St.	200
Water St.	110
Cross St.	120
Wellington St.	250

3. SUNBURY	
Location	Length (m)*
Battersea Rd.	500
Sunbury Rd.	100
Moreland Dixon Rd.	500

4. INVERARY	
Location	Length (m)*
Latimer Rd. (Rd 10 East)	450
Latimer Rd. (Rd 10 West)	200
Fairgrounds Rd.	350
Division St.	350
Perth Rd. (Moreland D. Rd. North Bound)	1000

* Note- All Road Lengths are In Centreline metres

5. VERONA	
Location	Length (m)*
Hwy 38 (Desert L. Rd. to Foodland)	3500
Bellrock Rd. (Hwy 38 West)	150
Cedarwoods (To Cul-De-Sac)	650
Valleyview	450
Forest Hill Point	400
Burnett Rd.	300
Maple Dr.	550
Davey Rd.	450
Verona Sand Rd. (To end of Hotmix)	1500
Verona St.	900
McMahon Dr.	250
Walker St.	100
Bank St.	900
Revell Rd.	850
Short St.	50
Genge St.	150
Water St.	150
Cemetery Rd.	60
Carleton Dr. (North)	350
Salmon Ln.	100
Carleton Dr. (South)	100
Lakeview	200
Pine Ridge Rd.	450
Easy St.	100

6. HARTINGTON	
Location	Length (m)*
Boyce Rd.	600
Holleford Rd.	150
Hwy 38 (Leonard's Fuel North)	400
Hinchenbrook Rd.	200

7. HARROWSMITH	
Location	Length (m)*
Hwy 38 (Nursery to Centennial P. Rd.)	1700
Wilton Rd. (Railway to Hwy 38)	200
Colebrook Rd. (To Golden Links)	1200
Notre Dame St.	700
Centennial Park Rd.	450
Park St.	200
Graham Rd.	400
Church St. W.	100
Church St. E.	200
William St.	200
Maria St.	100
Kingston Rd.	250
Colebrook Rd. E.	100
Harrowsmith Rd. (Hwy 38 East)	450
Yarker & Henderson Rd. Intersection	100

* Note- All Road Lengths are In Centreline metres

8. PERTH ROAD	
Location	Length (m)*
Perth Rd Cres.	650
Wilmer E.	50
Wilmer W.	50
Opinicon & Shales Intersection	400

9. BELLROCK ROAD	
Location	Length (m)*
Main St.	440
Mill St.	220
Leveque Rd.	100

* Note- All Road Lengths are In Centreline metres

Catch Basin Clean Outs	
Location	Est. Quantity
Sydenham	77
Battersea	17
Sunbury	6
Inverary	14
Bellrock	16
Verona	47
Hartington	11
Harrowsmith	25
Perth Rd & Opinicon Intersection	14
Railton	1



STAFF REPORT PUBLIC WORKS DEPARTMENT

Prepared for Council: March 29th, 2016

Agenda Date: April 5th, 2016

INFORMATION REPORT

SUBJECT:

Tender No. PW-2016-10 – 2016 Micro-Surfacing Program

BACKGROUND:

This years Micro-Surfacing Tender was prepared and advertised on the Municipal website, on Biddingo, and in the local newspaper. This tender closed on March 23rd, 2016.

The results, in ascending order, were as follows:

<u>Supplier</u>	<u>Price (Incl. HST)</u>
Miller Paving Ltd.	\$211,173.95
Duncor Enterprises Inc.	\$249,639.15

ANALYSIS:

The submission of the low bidder has been evaluated and was found to be accurate and complete. Miller Paving Ltd. is a reputable contractor with many years of experience in micro-surfacing.

For these reasons, and also because their price was \$38,465.20 lower than the bid from Duncor Enterprises Inc., the Public Works Department, under delegated authority, has awarded the tender to Miller Paving Ltd., for \$211,173.95 including HST.

For comparative purposes, below are the historical and current lowest unit prices.

Item	2015	2016 Low Bid
Average Unit Price- \$/ per m ²	\$4.68	\$5.49

FINANCIAL/STAFFING IMPLICATIONS:

An amount of \$700,000 was approved in the 2016 Capital Budget for both single surface treatment and micro-surfacing.

Submitted/approved by:

Mark Segsworth, P. Eng.
Public Works Manager

Prepared by:

Aaron Hatton
Technical Assistant



STAFF REPORT PUBLIC WORKS DEPARTMENT

Prepared for Council: **March 23rd, 2016**

Agenda Date: **April 12th, 2016**

INFORMATION REPORT

SUBJECT:

Tender No. PW-2016-15 – 2016 Crack Sealing Program

BACKGROUND:

This year’s Crack Sealing Tender was prepared and sent out for tender. This tender closed on March 23rd, 2016.

The results, in ascending order, were as follows:

<u>Supplier</u>	<u>Price (Incl. HST)</u>
Roadlast Asphalt and Sealing Maintenance	\$45,482.50
Northern Crack Sealing	\$69,212.50
Cornell Construction Ltd.	\$77,518.00

ANALYSIS:

The submission of the low bidder has been evaluated and was found to be accurate and complete. Roadlast Asphalt and Sealing Maintenance is a reputable contractor with many years of experience in crack sealing.

For these reasons, and also because their price was \$23,730.00 lower than the bid from Northern Crack Sealing, the Public Works Department has awarded the tender to Roadlast Asphalt and Sealing , for \$45,482.50 including HST.

For comparison purposes, listed below are the approved lowest bid unit prices from the past 2 years and the current lowest bid unit prices.

Item	2014	2015	2016 Low Bid
Unit Price- \$/ per metre	\$0.82	\$0.90	\$1.05

FINANCIAL/STAFFING IMPLICATIONS:

An amount of \$50,000 was approved in the 2016 Operational Budget for this purpose.

Submitted/approved by:

Mark Segsworth P. Eng.
Public Works Manager

Prepared by:

Aaron Hatton
Technical Assistant



INFORMATION REPORT PUBLIC WORKS DEPARTMENT

PREPARED FOR COW: March 29, 2016

AGENDA DATE: April 5, 2016

SUBJECT:

Harrowsmith Intersection on Road 38

PURPOSE:

A public information session was held on Monday, March 21, 2016 from 6 – 8 pm to present the preferred alternative for the redesign of the Harrowsmith intersection on Road 38. This report provides a response to the issues raised at the meeting.

ANALYSIS:

Listed below are the issues raised at the meeting and a response to each issue, follows:

**CONSIDER MULTI-SIGNALLED
INTERSECTION IN PICTON**

Staff had an opportunity to observe this intersection on March 22. Based on what we saw, it would be possible to signalize most of the existing approaches to Road 38. It is believed that this would lead to more confusion and frustration and longer red light wait times. We have the opportunity to bring clarity and simplicity to this intersection.

The objective behind the Municipal Class Environmental Assessment (EA) was to improve roadway safety and traffic operations for all.

It is Staff's view that a multi-signalled intersection to replace the existing series of stop signs would be an option if there were no other alternatives to improve intersection geometry, sight distances and facilitating school buses between the 2 schools within close proximity of the intersection.

**INCREASED TRAFFIC ON
NOTRE DAME & RAILWAY STREETS**

Traffic volumes will be monitored before and after the intersection improvements. Mitigating measures like traffic calming and/or one way streets will be considered, if necessary. It should be noted that these two streets are already being used to avoid the intersection.

TEMPORARY SPEED BUMPS

This traffic calming approach for the non-winter seasons will be implemented, if necessary, on some of the local roads in Harrowsmith after the intersection has been reconfigured.



INFORMATION REPORT PUBLIC WORKS DEPARTMENT

TRAFFIC COUNTS

The Average Daily Traffic counts over the last 3 years are as follows:

Road 38 (north of Harrowsmith)	9973
Road 38 (south of Harrowsmith)	7728
Harrowsmith Rd (east of Kingston Rd)	3644
Wilton Rd (at Road 38)	2642
Colebrook Rd (at Road 38)	1706

SIDEWALKS

We need to consider extending and upgrading sidewalks within the Hamlet, including a sidewalk on Wilton Rd to St. Patrick's School,

SIGNAGE

We need to consider signage for local traffic and also directional/wayfinding signage for facilities like the cemetery, etc.

SPEED ZONES

Staff will undertake a review of the limits of existing speed zones leading into and out of the Hamlet.

RIGHT TURN LANES

Right turn lanes need to be incorporated, where possible, into the new signalized intersection.

PARADES

It is recognized that the Santa Claus and Canada Day parades will have their routes altered as a result of the new intersection.

SAFETY

Safety needs to be an overarching consideration in the design of any improvements to the existing intersection.

The responses to these issues will be posted on the Township's website and circulated to the local newspapers.

FINANCIAL/STAFFING IMPLICATIONS:

None at this time.

Submitted/approved by:

Mark Segsworth, P. Eng.
Public Works Manager



INFORMATION REPORT PUBLIC WORKS DEPARTMENT

PREPARED FOR COUNCIL: March 31, 2016

AGENDA DATE: April 5, 2016

SUBJECT:

Contract No. 2016-11 – South Frontenac, North Frontenac and Frontenac Islands
Pavement Marking Program

BACKGROUND:

A one year joint Pavement Marking Tender, with an optional two year extension, was prepared for the Townships of South and North Frontenac, and Frontenac Islands. This tender closed on March 23rd, 2016. Three bids were submitted. The objective of a joint tender for Pavement Marking is to draw lower unit costs from higher quantities. South Frontenac represents Section 'A', North Frontenac represents Section 'B', and Frontenac Islands represents Section 'C' of the tender. The Public Works Departments of each South, North, and Frontenac Islands took this opportunity to joint tender given that the terms of contract for each Municipality had come to an end.

The results in ascending order, before HST, are as follows:

<u>Contractor</u>	<u>Section 'A'</u>	<u>Section 'B'</u>	<u>Section 'C'</u>	<u>Total Price</u>
R&N Maintenance	\$133,525.00	\$19,470.00	\$6,815.00	\$159,810.00
Trillium Pavement Marking	\$133,800.00	\$19,998.00	\$6,750.50	\$160,548.50
A&A Asphalt	\$153,780.00	\$23,148.00	\$14,765.00	\$191,693.00

The submission of the lowest bidder has been evaluated and is found to be accurate and complete. R&N Maintenance is a reputable contractor for Line Painting providing this service to other Municipalities across Ontario. References from Bruce County, Grey County, and the United Counties of Leeds and Grenville have been contacted and all seem satisfied with the service provided by R&N Maintenance.

For these reasons, and also because their price was \$738.50 lower than the second lowest bid from Trillium Pavement Markings staff have awarded the contract to R&N Maintenance for Tender No. 2016-11, Section 'A' in the amount of \$133,525.00 plus HST.

FINANCIAL/STAFFING IMPLICATIONS:

An amount of \$150,000.00 has been budgeted in the 2016 Operating Budget for South Frontenac's Traffic Control Marking. This amount includes painting a centreline on all of our hard surfaced roads. The purpose of this is to provide another level of safety for motorists on local roads that typically did not have a centreline.

Submitted/approved by:

**Mark Segsworth, P. Eng.
Public Works Manager**

Prepared by:

**David Holliday, C.E.T.
Area Supervisor**

From: Northway Home Hardware <northway@kingston.net>

Date: March 28, 2016 at 9:58:17 AM EDT

To: <rvandewal@southfrontenac.net>

Subject: re: community development

Hi Ron: As you probably know by now the LCBO/Beer Store has closed next door. It has been a vital part of our community for the last few years and has helped to make another reason to stop in Inverary. We were, thanks to the assistance of our local council, successful in having the proposed solar project cancelled which makes any future development in our community worthwhile. Retention of the beer store would be a huge benefit to our whole community. As Mayor of South Frontenac, would you be willing to contact the LCBO and give them some input as to the proposed growth and potential in this area. They are apparently looking at feasibility of this location since the new store was built in north Kingston, however, they do not understand the culture of the rural areas and the fact that residents are not about to go into Kingston. We have been in contact with them and have advised that we have indeed rented the adjacent space and are willing and able to take over immediately, if approved. I have spoken to Ron Sleeth and Norm Roberts who are also on board with attempting to retain the business here in South Frontenac and are willing to meet with you and the LCBO to discuss.

Thank you

Reta Azulay

Dealer/Owner

Northway Home Hardware

Inverary, Ontario

From: Delan Jinapriya [<mailto:djinapriya@galeneeyecentre.com>]
Sent: March-30-16 12:42 AM
To: Angela Maddocks
Cc: Delan Jinapriya
Subject: Concern over a proposed bylaw change by the Planning Department

Hello,

Thank you in advance for taking the time to read this message.

I would like to express my concern over the recommended removal of s.5.11 and a change to s.5.10.2 of the SF Comprehensive Zoning Bylaw. I am a property owner at 4508 Red Maple Lane on Loughborough Lake and the current president of the Red Maple Lane Property Association. These proposed bylaw changes affect all 20 properties on our lane. It will adversely affect all of our property values and increase the bureaucracy required to maintain structures that have been grandfathered in prior to the implementation of the current value system of the Planning Department.

I am troubled by the fact that I am hearing of this proposed bylaw change by word of mouth and not directly from the City. A change of this significance requires that all property owners affected be notified and have ample time to respond and attend a council meeting where they can voice any opinions (whether for or against). This has not been done.

For those of us with waterfront properties, sustainable, respectful waterfront living is what we should be striving for. This would allow humans to enjoy the environment and use it while being responsible with it. The proposed changes and some of the changes that have come before it are too extreme a stance and do not embody people embracing the lake front. The Planning Office should put forward suggestions that guide waterfront property owners on best practices for waterfront development rather than not allow the development of the waterfront at all.

There will be a petition that our Lane Association members will be signing and we will present this to you. However, it is only fair that we have enough time to discuss this proposed bylaw change and have time for our Lane members to meet.

In the interim please take this message as my strong opposition to the proposed by law changes.

Sincerely,

Delan Jinapriya

D Jinapriya BSc, MD, FRCSC

Assistant Professor, Queen's University, Department of Ophthalmology

Medical Director
Galen Eye Centre

t 613.507.4800
f 613.507.4801 www.galeneeyecentre.com

From: Dan Floyd <danfloyd09@gmail.com>
Sent: Wednesday, March 30, 2016 2:56 PM
To: lakevalley@kos.net; 7846elbe@gmail.com; markschjerner@kos.net; Wayne Orr
Subject: Proposed Changes to South Frontenac Planning Department bylaws - Lake Front Properties

To the powers that be,

As a lake front property owner I am very concerned with what I have read in the attached email chain. It is disconcerting that there is an attempt at further restrictions on the up keep of waterfront properties without consultation to those that may be negatively be impacted.

I'm all for protecting the environment but we need ensure that the bylaws actually have a positive impact on the environment. The idea of having a "green belt" at the 100' mark is admirable but for most of the existing home is just not reasonable. That is why they have been "grand fathered in".

The processes and costs associated with rebuilding/renovating lake front properties are already onerous enough. If you implement further bylaws that further impede eco-friendly lakefront development this will result in frustrated property owners not to mention the devaluation of their properties in terms of resell value.

My wife and I purchased our property knowing that the existing dwelling was in dire need of major renovations. We were told by our realtor as well as friends on the the lake that we could renovate as long as we followed municipal planning bylaws that were considered restrictive but not unreasonable as they were put in place to protect the lake environment. I visited the SF planning department with my draft plans to see if they were permissible. The meeting went well and we now hope to move forward with the renovation.

Unfortunately I have had conversations with property owners as well as professionals in the land development business that the SF planning department has a reputation as being unreasonable (as compared with other jurisdictions).It goes without saying that if this is the case than it is unacceptable. We need to work together in order to have sustainable eco-friendly development.

We as property owners have a right to maintain and improve our homes just like everyone else in this great province and country of ours. We have worked long and hard and have paid more than our fair share of taxes to own these properties.

Thank you for taking the time to read my concerns.

Daniel Floyd

4464 Red Maple Lane
Inverary, ON

A frustrated property owner.

Subject: FW: Letter of Concern: March 2016 Settlement Agreements on Johnston Point

County of Frontenac
2069 Battersea Road,
Glenburnie, ON
K0H 1S0

and,

Township of South Frontenac
4432 George St., Box 100,
Sydenham, ON
K0H 2T0

Dear Warden, Mayor and Councillors.

It is with profound disappointment that we received the County council's March 16th position on Johnston Point and saw it presented to the broader public in the Kingston Whig-Standard. <http://www.thewhig.com/2016/03/16/county-council-oks-disputed-condo-project> Ever more so, followed four days later by media attention drawing us towards 'Preserving Wetland'. <http://www.thewhig.com/2016/03/20/preserving-wetlands>

The bold media headline - **"County approves condo project"** – underscores our municipality's lack of understanding of the 'undeveloped' value of this wetland and the ecosystem services it provides, and further masks its lack of accountability, clarity and transparency towards this plan of Condominium Development and of Applewood Estates, also by Magenta Corp. and in the same wetland complex. These two developments together will constitute an estimated 12% increase in lots in Loughborough Lake's East Basin, alarmingly concentrated in an area with Environmental Protection designation for the many natural heritage features it encompasses - Provincially Significant Wetland (PSW), Species at Risk (SAR), Area of Natural and Scientific Interest (ANSI) and the Frontenac Arch UNESCO World Biosphere Reserve.

What has not been made clear to the public is the fact that the County did not make a decision on Johnston Point. Following suit of Township council on March 1st, County council on March 16th simply voted to support this plan as their legal position in front of the April 4th OMB hearing. Without actually making a 'decision' on Johnston Point, our community has effectively been shut out of that process. It strips us of the opportunity to file a separate appeal to dispute the actual 'approval' of Johnston Point. The 'decision' by the OMB following the April 4th hearing is final and cannot be reversed (other than through a very unlikely OMB decision to send the matter back to the municipality). A mere three weeks before the hearing we learned the County's position on Johnston Point, which is not to approve or deny this Plan of Condominium, yet with their legal stance, supporting the settlement agreement to lend public "approve condo project" impression. Our Township's natural heritage that has, for the last two years, been our community struggle to preserve through working in partnership with our municipality – in the end feels to us like a lawyer's game lake residents cannot afford to play in. In the County's haste to pass motion of approval on Johnston Point at their March 16th council meeting, there was not a single response from councillors to Matt Rennie's presentation documenting clear violations and non-compliances with the Provincial Policy Statement and Township and County Official Plans, nor was he given the opportunity to field his list of questions following the planners presentation as promised.

This letter of endorsement is a call for an explanation from Township and County councillors, their reasoning for approving the settlement conditions at such a late stage in their decision process, for it was our understanding that on December 1st 2015, Township councilors voted AGAINST the Conditions of Draft Plan Approval for Johnston Point in keeping with:

1. the Township's peer review of the EIA and a Wetland Evaluation that clearly state that they do not **"sufficiently demonstrate there will be no negative impacts on the natural features or their ecological functions on the subject property as per the requirements of the Provincial Policy Statement"**.
2. a notice from the MNRF dated October 9, 2015 stating that there is **"a strong possibility that the proposed condominium development will impact species at risk and their habitat."**
3. the disclosure by the CRCA delegation to council January 12, 2016, that while this wetland is under the jurisdiction of the CRCA, they cannot enforce the existing environmental regulations and made it clear that the responsibilities to enforce the conditions of draft plan would fall to the Township.
4. the disclosure from the Township's CAO in the March 1st, 2016 planning report for the approval of the Applewood agreement that **"the Township does not have the processes or staffing capacity in place to effectively manage the agreement"**.

We look forward to your response and as we endeavor to 'preserve wetlands', we hope to see the Township and County planning staff and councillors at the very timely wetland seminar this Thursday March 31 at the Invista Community Centre 1350 Gardiners Road, Kingston, by the Frontenac Stewardship Foundation . Called **'Get your Feet Wet: Understanding our Wetlands'**, it is a golden opportunity to understand together, more thoroughly our concerns for Johnston Point and respond to them accordingly at the upcoming OMB hearing on Johnston Point.

Respectfully,

Meela Melnik-Proud and Matt Rennie

Endorsements

Anne Fisher
 Diane Koen
 Nona Mariotti
 Roel Vertegaal
 George Proud
 Clayton Potts
 Evonne Potts
 Ed Koen
 Erin Wicklam
 Marc Hiemstra
 Ann Robinson
 Don Maxwell
 Rachael Melnik-Proud
 Mike Koen
 Susan Sutherland
 Ken Burns
 Tasha Proud
 Sharon Dunn
 Jan Fox
 Dan Floyd
 Delina Campbell Melo
 Lynn DeGeer-Ostrom
 Chelsea McCallum

Erin Malcolm-Kerr
Eliot Stephens
Maria G. Dipillo
Jeff Kleinlagel
Joe Pater
Rick Bell
Carolyn Tanner
Kevin Weaver
Chris Hammer
Susan Nobes Tindal
Jennifer Mallon
Beth Pater
Jan Wood
Larry Wood
Sue Peters
Jeff Peters
Andrea Cumpson
Orrie Cumpson
Sally Blasko
Charlie Cumpson
Hailey Cumpson
Ray Rennie
Karl Hammer
Helen Bartsch
Keith Bartsch
Shane Peters



TOWN OF LAKESHORE

419 Notre Dame St.
Belle River, ON N0R 1A0

March 11, 2016

Via Email

To: All Municipalities in the Province of Ontario

RE: ONTARIO MUNICIPAL BOARD SIMPLIFIED PROCESS

Please find attached the resolution approved by the Council of the Town of Lakeshore at their Regular Council meeting held on March 8, 2016

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me.

Yours truly,

Mary Masse
Clerk

Attachment: Resolution of Lakeshore Council

MM/km



TOWN OF LAKESHORE

419 Notre Dame St.
Belle River, ON N0R 1A0

Councillor Wilder moved and Councillor McKinlay seconded:

WHEREAS municipalities in Ontario invest a significant amount of time and resources into developing and updating their Official Plan; and

WHEREAS the Official Plan of a municipality in Ontario, is ultimately reviewed and approved by the Province of Ontario; and

WHEREAS it is within the legislative purview of a Municipal Council to approve Official Plan amendments or Zoning By-law changes that better the community or fit within the vision of their Official Plan; and

WHEREAS it is also within the legislative purview of a Municipal Council to deny Official Plan amendments or Zoning By-law changes that do not better the community or do not fit within the vision of their Official Plan; and

WHEREAS planning decisions of a Municipal Council may be appealed to the Ontario Municipal Board (“OMB”), an unelected, appointed body that is not accountable to the taxpayers of that municipality; and

WHEREAS there is a significant expenditure of time and resources associated with defending decisions of a Municipal Council to the OMB, the full cost of which is borne by that municipality and ultimately the taxpayers of that municipality;

NOW THEREFORE BE IT HEREBY RESOLVED THAT that the Government of Ontario be requested to establish a simplified process within the OMB (“OMB Simplified Process”), whereby planning decisions of a Municipal Council, made on the basis of upholding their Official Plan, may be appealed at no cost to that municipality; and

BE IT FURTHER RESOLVED THAT that the Government of Ontario be requested to require the OMB to uphold any planning decisions of a Municipal Council, if they are made on the basis of upholding their Official Plan, unless through the OMB Simplified Process, they are

*found to be contrary to the processes and rules set out in legislation;
and*

BE IT FURTHER RESOLVED THAT a copy of this Motion be sent to the Honourable Kathleen Wynne, Premier of Ontario, the Honourable Ted McMeekin, Minister of Municipal Affairs and Housing, the Honourable Patrick Brown, Leader of the Progressive Conservative Party, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and

BE IT FURTHER RESOLVED THAT a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

Motion Carried Unanimously

**TOWNSHIP OF SOUTH FRONTENAC**

*P.O. Box 100
4432 George Street
Sydenham, Ontario, K0H 2T0*

*Telephone 376-3027 / 1-800-559-5862
FAX (613) 376-6657
E-mail: rvandewal@southfrontenac.net*

March 23, 2016

Honourable Kathleen Wynne
Premier of Ontario
Room 281
111 Wellesley Street West
Toronto, Ontario
M7A 1A1

Dear Premier:

The Council of the Township wishes to express its frustration with the awarding of the large solar projects by the IESO earlier this month.

As a Council we invested resources in facilitating and ultimately endorsing two large scale solar projects within our community. Similarly we spent considerable time considering and ultimately rejecting another proposal. We had staff spend many hours meeting with proponents to negotiate community benefit agreements that would provide much needed funding to our municipality for the two projects where there was Council and community support.

It is extremely disappointing to have contracts awarded in municipalities where there was no municipal support. This behaviour at the provincial level minimizes the municipality's negotiating power and undermines Council's decisions.

We remain open to considering large scale solar proposals in the future that make sense for South Frontenac, however we also expect the IESO and the Provincial government to honour and respect the decisions of municipalities.

Yours truly

Ron Vandewal

RV:am

cc IESO
Patrick Brown, Leader of the Ontario PC Party
Andrea Horwath, Leader of the Ontario NDP

**Ministry of Citizenship,
Immigration and International
Trade**

Minister
6th Floor
400 University Avenue
Toronto ON M7A 2R9
Tel.: (416) 325-6200
Fax: (416) 325-6195

**Ministère des Affaires civiques,
de l'Immigration et du Commerce
international**

Ministre
6^e étage
400, avenue University
Toronto ON M7A 2R9
Tél.: (416) 325-6200
Télééc.: (416) 325-6195



March 2016

Dear Friends,

It is my pleasure to invite you to submit a nomination for the [Lincoln M. Alexander Award](#).

Each year, the program recognizes up to three (3) youth who have demonstrated exemplary leadership in contributing to the elimination of racial discrimination in Ontario. Recipients will receive a cash prize of \$5,000 and a framed certificate.

To make a nomination:

1. Visit ontario.ca/honoursandawards and click on the Lincoln M. Alexander Award link.
2. Download the appropriate PDF nomination form.
3. Read the eligibility criteria and instructions carefully.
4. Fill out the form and submit it with your supporting material. Instructions for submitting your package can be found on the website.

The deadline for nominations is May 31, 2016

Please take this opportunity to acknowledge a young person from your school or community who has made an important contribution to eliminating racial discrimination in Ontario.

If you have questions or require a copy of the nomination form to be mailed to you, please send an email to ontariohonoursandawards@ontario.ca or call 416 314-7526, toll free 1 877 832-8622 or TTY 416 327-2391.

Thank you for taking the time to consider a deserving young Ontarian for the Lincoln M. Alexander Award.

Yours truly,

Michael Chan
Minister

**Ministry of Citizenship,
Immigration and International
Trade**

Minister
6th Floor
400 University Avenue
Toronto ON M7A 2R9
Tel.: (416) 325-6200
Fax: (416) 325-6195

**Ministère des Affaires civiles,
de l'Immigration et du Commerce
international**

Ministre
6^e étage
400, avenue University
Toronto ON M7A 2R9
Tél.: (416) 325-6200
Télééc.: (416) 325-6195



Ontario

Mars 2016

Madame, Monsieur,

J'ai le plaisir de vous inviter à présenter une candidature au **Prix Lincoln M. Alexander.**

Chaque année, le programme rend hommage à trois (3) jeunes qui ont fait preuve de leadership exemplaire dans leurs efforts visant l'éradication de la discrimination raciale en Ontario. Les récipiendaires recevront un prix de 5 000 \$ et un certificat encadré.

Pour présenter une candidature :

1. Rendez-vous sur le site www.ontario.ca/distinctionsetprix et cliquez sur le lien du Prix Lincoln M. Alexander.
2. Téléchargez la version PDF appropriée du formulaire de mise en candidature.
3. Lisez attentivement les critères d'admissibilité et les instructions.
4. Remplissez le formulaire et soumettez-le avec vos documents d'appui.
Les instructions sur la façon de présenter vos documents sont fournies sur le site Web.

La date limite pour la présentation des candidatures est le 31 mai 2016.

N'hésitez pas à profiter de cette occasion pour reconnaître un jeune de votre école ou de votre collectivité qui a fait une contribution importante à l'éradication de la discrimination raciale en Ontario.

Pour toute question ou si vous avez besoin qu'un exemplaire du formulaire de mise en candidature vous soit envoyé par la poste, veuillez faire parvenir un courriel à ontariohonoursandawards@ontario.ca ou téléphonez au 416 314-7526, sans frais 1 877 832-8622 ou ATS 416 327-2391.

Je vous remercie de prendre le temps d'envisager la candidature d'une jeune ontarienne ou d'un jeune ontarien méritoire au Prix Lincoln M. Alexander.

Je vous prie d'agréer mes salutations cordiales.

Le ministre,

Michael Chan

From: John Williamson [<mailto:willj@kos.net>]

Sent: March-31-16 10:23 PM

To: Lindsay Mills

Subject: Fw: Collins Lake subdivision

Lindsay

Further to our phone call I have attached a copy of the letter I sent to the County and their reply. As I said in it I am neither supportive of this subdivision nor opposed but need more information. I am asking that I be kept informed of future decisions and meetings so my options are kept open. I plan on attending Tuesday`s meeting.

Thanks for your cooperation.

John Williamson

4145 Holmes Rd, RR/1

Inverary, KOH1X0

613-353-7335

Angela Maddocks

From: John Williamson <willj@kos.net>
Sent: March-31-16 10:12 PM
To: Joe Gallivan
Subject: Re: Collins Lake subdivision

Thanks Joe. I plan on attending the meeting on Tuesday. I shall look at the site you provided and may have more questions following that.

John

From: Joe Gallivan
Sent: Thursday, March 31, 2016 10:45 AM
To: willj@kos.net
Cc: Jannette Amini ; Reid Shepherd
Subject: RE: Collins Lake subdivision

Dear Mr. Williamson,

Thank you for writing to our office. I want to advise you that as part of this planning review for the proposed Collins Lake subdivision the applicant is required to provide a variety of impact studies, including hydrogeological analysis for new wells.

We have set up a website that lists all information that has been received for the application, as well as any responses we receive from agencies such as the KFLA Health Unit.

This site will be updated on a regular basis:

<https://drive.google.com/folderview?id=0B7v5hKv9tkKVemtQbFMyQjNuUms&usp=sharing>

A Public Meeting will be held on behalf of the County by South Frontenac Township next Tuesday, April 5th at 7:00 p.m. at the Township office in Sydenham. You are welcome to attend and provide any comments you have at this time.

Please let me know if you have any further questions.

Thank you.

Joe Gallivan MCIP
Director of Planning and Economic Development
County of Frontenac
2069 Battersea Road
Glenburnie ON K0H 1S0
phone 613.548.9400 extension 350
fax 613.548.8460
email jgallivan@frontenaccounty.ca

-----Original Message-----

From: info@esolutionsgroup.ca [mailto:info@esolutionsgroup.ca] On Behalf Of willj@kos.net
Sent: Thursday, March 31, 2016 7:57 AM
To: Joe Gallivan <JGallivan@FRONTENACCOUNTY.CA>
Subject: Collins Lake subdivision

Joe/Reid: I am a nearby farmer and landowner and have concerns with this proposal. At this time I am neither opposed or supportive but concerned. It adds a lot of private wells to an area already having many with the strip development and Lyons Landing subdivision. Were there water studies done recently? Traffic studies on the bad corner at Holmes and Perth Rd? Hamlets in South Frontenac are noted for bad water and this in essence will create another hamlet. If a municipal well was going to be put in to serve the subdivision a lot of studies would be required; similar studies should be done to ensure the safety of the residents. This notice is to keep my options open for future information/hearings and notices as per the ad. John Williamson; 4145 Holmes Rd; RR#1 Inverary KOH1X0 613-353-7335

Origin: <http://www.frontenacounty.ca/en/corporate/landuseplanning.asp>

This email was sent to you by willj@kos.net through <http://www.frontenacounty.ca/>.

Think about our environment. Print only if necessary.

Confidential: This email and any attachments transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you received this email in error, please notify the sender by return email and delete the email immediately. If you are not the intended recipient, be aware that disclosing, copying, distributing or using the content of this transmission is strictly prohibited.

From: Linda Phibbs [<mailto:lindafrank123@outlook.com>]

Sent: March-31-16 6:00 PM

To: Lindsay Mills

Subject:

In response to the letter regarding the public meeting to be held April 5th 2016 .
I am concerned about the amount of traffic and the effect it will have on our wells.

Thank you

Sincerely

Linda Phibbs

3178 lakefield Dr inverary ont ..

From: alerwin [<mailto:alerwin@xplornet.ca>]

Sent: April-01-16 9:54 AM

To: Wayne Orr <worr@southfrontenac.net>; rshepherd@frontenacounty.ca; 'Ross Sutherland' <7846elbe@gmail.com>

Subject: Input for public meeting re Proposed Phase I Collins Lake Subdivision

To: Reid Shepherd, Frontenac County Planner
Wayne Orr, Township CAO
Ross Sutherland, SF Township Councillor

Re: Proposal for Phase I Collins Lake Subdivision

Good day,

I am a SF Township resident.

This e-mail contains my comments about the proposed 51-lot Phase I Collins Lake Subdivision that will be discussed at the Public Meeting on Tuesday April 5 2016.

THANK YOU to the Planner for creating 2 folders containing the application documents and agency comments for this proposal. This is a real help to residents who are not able to go to the Township Office during business hours to view hardcopies.

Good Development should preserve as much of our Natural Heritage as possible, and maintain or enhance the quality of life for existing residents.

On that basis, I have some concerns after reviewing the files

1) The planning report states that "there will be no negative impacts to the natural heritage system as a result of the development since appropriate setbacks and mitigation measures will be implemented". This is because they will implement the recommendations from the Environmental Impact Assessment. These are

-to restrict clearing from the back 40m of lots 8 to 11 for amphibian breeding (there is a wet area behind these lots)

-to restrict tree clearing and septic building on lots 25-31 to prevent intrusion into the steep slopes next to Collins Lake i.e. no forest clearing within 10m of the wooded slope (where EIA found woodland with significant character and function; it contains a large proportion of older trees, and *protects the provincially designated wetland*)

-setbacks at least 30m from watercourse on western edge (small creek that empties into Collins Lake)

-clear land outside of Apr-Jul breeding season

These measures will be difficult to enforce during construction and more so after the homes are sold. How will the woodlands, which were found to be significant in some aspects, be protected in a sustainable fashion so that they continue to serve as the important buffer to the Environmentally Sensitive Wetland on the shore?

This plan meets the bare minimum of 120m setback of development from a provincially designated wetland (shore of Collins Lake). In most wetlands the lifecycle of much wildlife extends

beyond the 120m limit. It is important to prevent disturbance of the land in this buffer during construction or final use.

2) The EXP hydrogeology report states there is sufficient quantity and quality of water. The Malroz peer review comes to a different conclusion, i.e. that ***the data show that the aquifer is susceptible to mining of ground water and interference with existing or future groundwater users is likely.*** Also that the quality and quantity of the water in the test wells does not support the servicing of 51 lots by private individual services. This conclusion comes from the fact that several of the 8 test wells did not recover after pumping tests and the presence of coliforms including *e. coli* in test wells. What will be the cumulative effect of 51 wells? ***Development should not take place until it can be shown that the quality and quantity of water for existing users in the subdivisions east of Lakefield will not be impacted.*** If this can be done, data must be gathered to show what number of new lots (with 4 bedroom homes) can be supported by private wells and ***development limited to that number, or an alternative water supply provided.***

3) Phase I contains nearly as many lots as the entire set of subdivisions east of Lakefield, which took more than 20 years to grow to its current size. The subdivision is outside of any designated Settlement Area, yet the applicant is requesting relief from the 76m minimum frontage for rural lots in the Official Plan, in some lots down nearly 35% to 55m. ***What is the exceptional value or need for this subdivision such that the frontages should be reduced?*** Is this fair to residents of existing subdivisions just east, who bought their properties believing that the Official Plan would be enforced?

4) The Planning Justification report states that the plan contains “only 1 acre of parkland, but any deficiency in parkland will be addressed in future phases”. The timing of future development is uncertain. ***Phase I should be constructed to comply with County and Township policies.***

Thank you for the opportunity to submit comments on this proposal.

Please let me know how to ensure these comments have been received and recorded.

You can contact me by replying to this e-mail

Alex Simmons

TOWNSHIP OF SOUTH FRONTENAC

BY-LAW 2016-26

A BY-LAW TO CONFIRM GENERALLY PREVIOUS ACTIONS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC.

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

1. The actions of the Council of the Corporation of the Township of South Frontenac at its Council Meeting of April 5th, 2016 be confirmed.
2. Execution by the Mayor and the Clerk-Administrator of all Deeds, Instruments and other Documents necessary to give effect to any such Resolution, Motion or other action and the affixing of the Corporate Seal to any such Deed, Instruments or other Documents is hereby authorized and confirmed.
3. This By-law shall come into force and take effect on the date of its passage.

Dated at the Township of South Frontenac this 5th day of April, 2016.

Read a first and second time this 5th day of April, 2016.

Read a third time and finally passed this 5th day of April, 2016.

THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC

Ron Vandewal, Mayor

Wayne Orr, Chief Administrative Officer