TOWNSHIP OF SOUTH FRONTENAC
COUNCIL MEETING
AGENDA

MEETING # 21

This meeting will be audio broadcasted to the Township's Facebook Page
https://www. facebook.com/SouthFrontenacTwp

TIME: 7:00 PM,
DATE: Tuesday, May 3, 2022
PLACE: Council Chambers/Virtual.

1. *Call to Order & Roll Call*

a) **Resolution**

2. *Declaration of pecuniary interest and the general nature thereof*

3. *Approval of Agenda*

a) **Resolution**

4. *Scheduled Closed Session (at end of agenda)*

5. *Delegations - not applicable*

6. *Public Meeting - not applicable*

7. *Approval of Minutes - none*

8. *Business Arising from the Minutes*

9. *Reports Requiring Action*

a) **Speed Reduction Request - Bradford Road and Wolfe Swamp Road** 4 - 9

- This report summarizes the outcomes of a speed limit review that was carried out by staff in response to a petition received relating to sections of Bradford Road and Wolfe Swamp Road and recommends a reduced speed limit as a result.

b) **Award of Tender # PS-2022-05 - Surface Treatment Program** 10 - 14

- This report provides a recommendation for the award of contract for the 2022 road surface treatment program covering 33.8 km of roadways and includes a request for a budget increase of $143,000 to be funded from the Asset Investment Reserve

c) **Support for RT09 Region Tourism Grant Application** 15 - 17

- This report provides information on the RT09 Regional Tourism Grant Program and looks for Council's endorsement to submit an application for funding to undertake a Wayfinding Signage Strategy

d) **July and August Council Meeting Schedule** 18 - 20

- Council is being asked to approve the dates proposed by staff or the July and August 2022 Council meetings.

e) **Proposed Special Committee of the Whole Meeting - May 24, 2022** 21 - 22
- This report is to request that Council approve suspending the procedural by-law rules regarding the scheduling of meetings to allow for a Special Committee of the Whole meeting on May 24, 2022 to review and discuss the draft Official Plan

10. *Committee Meeting Minutes*

a) **Bellrock Community Hall Committee meeting held March 18, 2022** 23

11. *By-laws*

a) **By-law 2022-34 - Zoning By-law Amendment PL 2021-0041, R.D. Equipment & Rentals, Road 38, Part Lot 6, Concession 7, Portland District** 24 - 33
- This report recommends that Council pass a by-law to change the zone on a portion of the lands owned by R. D. Equipment & Rentals, at Concession 7, Part Lot 6, Part 1 on RP 13R16771, Portland District, South Frontenac from Agricultural (A) to a property specific Agricultural (A-2) zone.

b) **By-law 2022-37 - Pre-Servicing Agreement - Hartington Plan of Subdivision - 1278804 Ontario Inc - Subdivision File #10T-2013/002** 34 - 179
- This report brings forward a pre-servicing agreement that would facilitate the construction of the road and stormwater management facility within the Hartington Plan of Subdivision, while the developer finalizes the remaining conditions of draft plan approval.

12. *Reports for Information*

a) **Award of Tender # PS-2022-06 - Microsurfacing Contract** 180 - 184
- This report provides background on the budget and award of the contract for the Microsurfacing of Perth Road (Project # 22-24) from Rutledge road to Ritchie Road (2.9 km) and from 8126 Perth Road to MacComish Lane (2.4 km)

b) **Award of Tender # PS-2022-07 - Crack Sealing** 185 - 188
- This report provides background on the budget and award of contract for the annual crack sealing program for paved roadways.

c) **Award of Tender # PS-2022-11 - Road Sweeping Services** 189 - 192
- This report provides background on the budget and award of contract for the annual road sweeping program.

d) **2022 Summer Program Update** 193 - 196
- This report provides information on modifications made to the 2022 Summer Swim and Day Camp program and outlines the rationale for the changes being implemented.

e) **1st Quarter 2022 Building Department Statistics** 197 - 200

f) **1st Quarter 2022 Planning Department Statistics** 201 - 205

13. *Information Items*

a) **Lisa M. Thompson, Minister of Agriculture, Food and Rural Affairs, re: Avian Influenza** 206 - 207

14. *Notice of Motions*

15. *Announcements/Statements by Councillors*

16. *Question of Clarity (from the public on outcome of agenda items)*

17. *Closed Session*

a) **Resolution** - Council will move into a closed session as permitted by the Municipal Act, Section 239.2, item (b) personal matters about an identifiable individual, including municipal or local board employees with regard to a pending retirement and organization changes.

b) **Pending Retirement and Proposed Organizational Changes**

- Report from Chief Administrative Officer to be tabled at meeting

c) **Resolution - Move out of Closed Session**

18. *Confirmatory By-law*

a) **By-law 2022-38** 208

19. *Adjournment*

a) **Resolution**

Township of South Frontenac

Staff Report

To:	Council
Prepared by:	Public Services Department
Date of Meeting:	May 3, 2022
Subject:	**Speed Reduction Request – Bradford Road and Wolfe Swamp Road**

Summary

This report summarizes the outcomes of a speed limit review that was carried out by staff in response to a petition received relating to sections of Bradford Road and Wolfe Swamp Road and recommends a reduced speed limit as a result.

Recommendation

That Council approve the staff recommendation for the implementation of a 60 km/hr speed limit on Bradford Road East (Ellerbeck Road to Wolfe Swamp Road), Bradford Road West (Wolfe Swamp Road to Camden Portland Boundary Road), and Wolfe Swamp Road (Petworth Road to Colebrook Road).

And that Council direct staff to prepare an amendment to Roads, Traffic and Parking By-law 2000-01 to incorporate the proposed speed limit change of 60 km/hr on all three sections of road.

Background

On June 30th, 2021, Ms. Debbie Givens submitted a speed limit reduction request on behalf of thirty-five (35) local residents seeking to have a speed limit reduction on the following sections of road:

1. Bradford Rd W (Camden Portland Boundary Rd to Wolfe Swamp Rd)
2. Bradford Rd E (Wolfe Swamp Rd to Ellerbeck Rd)
3. Wolfe Swamp Rd (Bradford Rd W to Colebrooke Rd)

All three sections of road carry a default speed limit of 80 km/hr according to Section 128 of the Ontario Highway Traffic Act.

Details included with the request had identified that the combination of the narrow road shoulders and deep ditches were a serious concern for the families and young children that actively walk and cycle along the roadway in the area. Additional concerns were also

expressed regarding the speeds observed by horseback riders who frequent the area. Details of the original request are included under Attachment A.

On July 16, 2021, staff met on site with Ms. Givens to learn more about the details of the local concerns and to share information regarding the technical review process and the legislated steps to be followed prior to consideration of any speed limit changes. At the conclusion of the meeting a joint action plan was developed that would see the Township carry out the technical assessments in the fall. It was also reported that subject to the findings, a Bylaw would ultimately have to be passed to authorize any posted speed limit changes.

It should be noted that the speed limit review was delayed over the winter, in part due to the delay in filling staffing vacancies within the Department. With that said, the petition lead has been both patient and understanding throughout the review process.

Discussion/Analysis

The Township of South Frontenac does not currently have an established policy for the management of posted speed limits however speed limit changes have traditionally followed the Canadian Guidelines for Establishing Posted Speed Limits by the Transportation Association of Canada (TAC), 2009. This is the similar policy as an example, that is used by the City of Kingston's traffic division as part of their Guidelines for Establishing Posted Speed Limits.

The TAC guideline is an assessment tool that looks at eleven (11) characteristics of a roadway and assigns an overall risk score based on an "objective and measurable" review of the characteristics of any roadway corridor. Items included within the TAC assessment tool are listed as follows:

- Geometry (Horizontal)
- Geometry (Vertical)
- Average Lane Width
- Roadside Hazards
- Pedestrian Exposure
- Cyclist Exposure
- Pavement Surface
- Number of Intersections
- Number of Private Access Driveways
- Number of Interchanges
- On-Street Parking

Staff carried out a review of the three study areas listed (See Attachment B) and also decided to include a fourth section on Wolfe Swamp Road (Petworth Rd to Bradford Rd).

At the conclusion of the technical review, the TAC assessment tool had identified the following risk scores and outcomes:

Segment	Road Class (TAC)	AADT (Year)	Length (km)	Total Risk Score	Current Speed Limit	TAC Recommended Speed Limit
Bradford Rd W (Camden Portland Boundary Rd to Wolfe Swamp Rd)	Rural Local	136 (2018)	4.5	25	80	60
Bradford Rd E (Wolfe Swamp Rd to Ellerbeck Rd)	Rural Local	n/a	0.65	26	80	60
Wolfe Swamp Rd (Petworth Rd to Bradford Rd W)	Rural Local	245 (2019)	1.5	27	80	60
Wolfe Swamp Rd (Bradford Rd W to Colebrooke Rd)	Rural Local	481 (2017)	1.4	25	80	60

Based on the outcomes, the TAC assessment tool recommends that the maximum speed limit of 60km/hr be posted on all three segments included in the petition along with the northernmost section of Wolfe Swamp Rd.

On April 26th, the detailed results of the speed assessment were shared with Ms. Givens (petition lead) and the outcomes were appreciated. Staff are therefore recommending that Council support the implementation of a 60 km/hr zone in this rural residential area and that staff be directed to prepare the necessary amendments to the Roads, Traffic and Parking Bylaw 2000-01.

Financial Implications

The process of carrying out the speed reviews under this petition included an estimated twenty-five hours of work when considering background research, correspondence, site meetings, site evaluations, and preparation of final reports. We estimate the internal administration costs for the review to be in the order of $1,625.

The estimated costs for labour and material to supply and install four new speed limit signs along all three roads is expected to be approximately $1,100 which will be covered under the operating budget for roads.

Relationship to Strategic Plans

☒ Not applicable to this report.

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

- Priority: Choose an item.
- Action Item (if applicable):

Climate Considerations

☒ Not applicable to this report.

☐ This initiative supports climate change mitigation/adaption efforts in South Frontenac; and/or impacts the Township's resilience to climate change.

Notice/Consultation

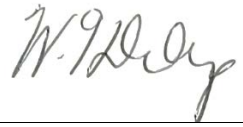
- Petition Holder
- Manager of Operations and Fleet

Attachments

- Attachment A – Speed Limit Reduction Request
- Attachment B – Study Limits – Bradford Road and Wolfe Swamp Rd

Approvals

Submitted By:



W. Troy Dunlop, C.E.T.
Manager of Technical Services and Infrastructure

Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer

Speed Limit Reduction Request

Requested by: (Please include email and phone number)
Debbie Givens
[redacted]

Date
June 29, 2021

Change Request Form

Description of proposed change (specific section of street or road, between Civic #'s)
Reduction of speed from 80Km/hr to 60Km/hr. All of Bradford Rd and Wolfe Swamp Rd from Bradford Rd S'ly to Colebrooke Rd.

Rationale - Time of Day most impacted by speeding
time of day varies - we have many families who walk, push strollers, have dogs w them, ride bicycles + many horseback riders using this Rd.

Rationale - What direction? Both, north bound, west bound etc.
Rd runs E/W. Bradford Rd has VERY steep ditches and relatively No shoulder for pedestrians to move over on to. Horseback riders fear that cars speed past will spook horses or kick up gravel a horses and there is no where to go except down into the ditch or onto the road.

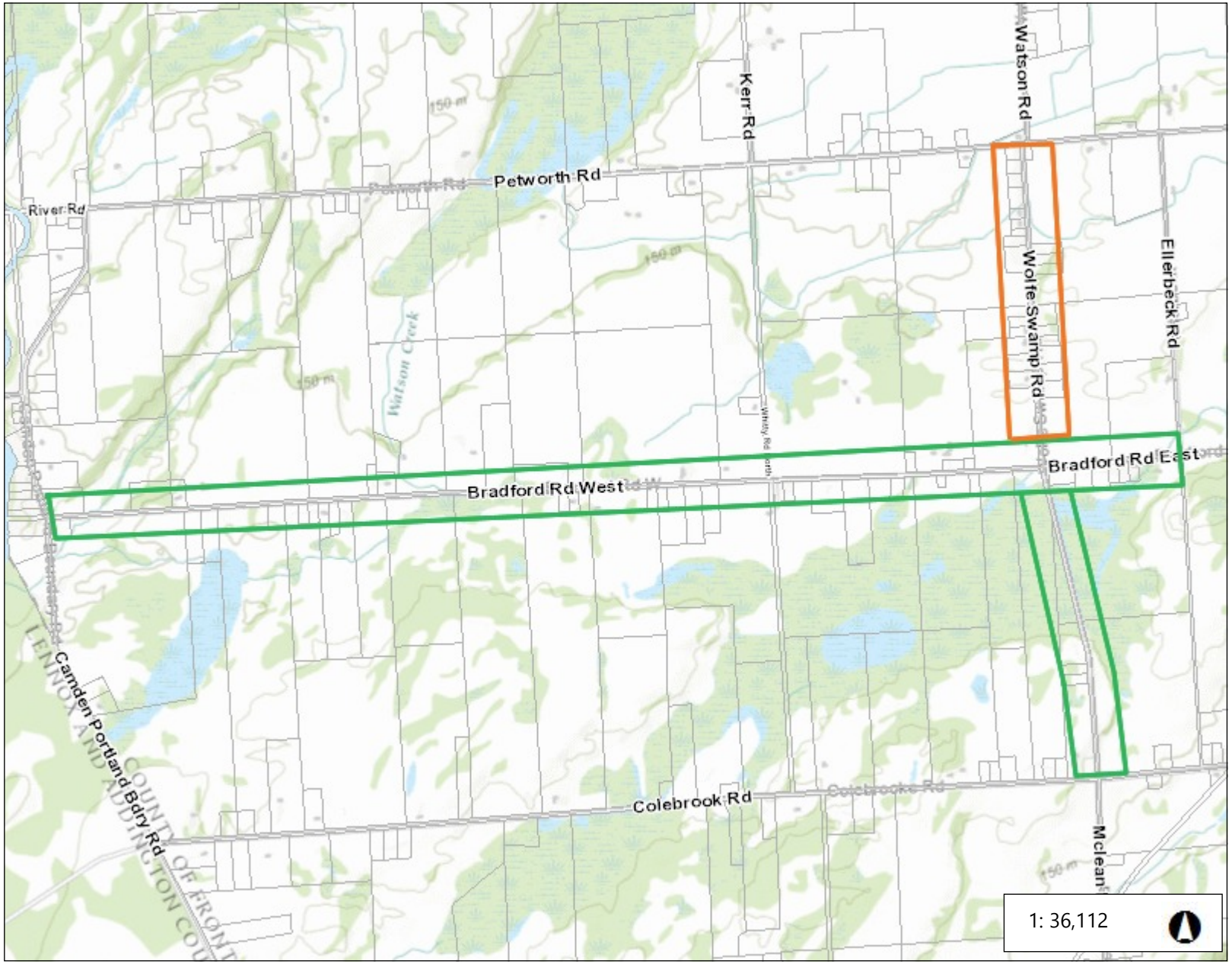
What is the existing Speed Limit posted?
existing Limit is 80 Km/hr.

Petition from other concerned citizens? (if so, please attach)
Many petitions signed, scanned + attached.

Save a copy of your completed form and the required petition and email both to the Public Services Department for review and consideration.

Thank you for considering our request.
Debbie.

FRONTENAC | Study Limits - Bradford Road and Wolfe Swamp Road





Legend

Road
- Highway
- Major Road
- Secondary Road
- Ferry Route

Assessment Parcels

Citations

Orange Area
Added to Review
by Public Services

Green Area
Limits of Original
Speed Limit Reduction
Request

Notes

GREEN - Speed Limit Reduction Request
ORANGE - Township Add-on

1.8 0 0.92 1.8 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Township of South Frontenac
Staff Report

To:	Council
Prepared by:	Public Services Department
Date of Meeting:	May 3, 2022
Subject:	**Award of Tender # PS-2022-05 – Surface Treatment Program**

Summary

This report provides a recommendation for the award of contract for the 2022 road surface treatment program covering 33.8km of roadways and includes a request for a budget increase of $143,000 to be funded from the Asset Investment Reserve.

Recommendation

That Council accept the bid from Miller Paving Ld. In the amount of $814,513.39 for the 2022 Surface Treatment Program; and

That Council authorize a project budget increase in the amount of $142,813.39 to be funded from the Asset Investment Reserve.

Background

In February of 2022, Council approved its 2022 Budget which included hard surfacing preservation activities on approximately 29.5km of local surface treated roadways. Details of the project involve the placement of a single surface treatment to enhance the service life of existing roadways by an additional 5 to 7 years.

The Township also tendered for the placement of new double surface treatments on in-house road construction activities on an additional 4.3 km of roadways that include: Lower Round Lake Rd, Hinchinbrooke Rd, and Bunker Hill Rd.

A chip seal is a roadway surface treatment that consists of a layer of asphalt binder (hot or emulsion) with a layer of embedded aggregate. Chip seals provide a new skid resistant wear surface, stop raveling, seal minor cracks and slow further deterioration of the existing roadway. Chip seals extend the life of roadways up to 5 to 7 years.

On February 10th, 2022, the Township released a joint tender for surface activities with Central Frontenac on Biddingo and advertised on the Township's website. On March 2nd, 2022, the tender closed with a total of three (3) tender submissions received.

The final results of the tender bids (Part A – South Frontenac) were as follows:

Supplier	Total *(Inc. Net HST Rebate)*
Duncor Enterprises Inc.	$990,666.98
Greenwood Paving (Pembroke) Ltd.	$815,951.47
Miller Paving Ltd.	**$814,513.39**

All tenders were subsequently found to be complete and in compliance with the requirements of the procurement bylaw. One (1) of the bids had mathematical errors that were subsequently identified and corrected.

Discussion/Analysis

Staff completed a detailed review of the Miller Paving Ltd. bid submission and found their tender bid to be balanced. Unit prices for this years program have increased approximately 24% over the 2021 prices. These cost increases are expected to be directly tied to the oil markets and the related impacts on diesel fuel (equipment) and emulsified asphalts (aggregate binders).

Miller Paving Ltd. has successfully completed numerous surface treatment contracts locally over the last several years and has also carried out warranty repairs when and where directed. It is therefore recommended that the low bid from Miller Paving be accepted and that the Township proceeds with the award of contract.

Financial Implications

The 2022 Budget allowance for the overall projects is $746,000 based on the hard surfacing preservation program ($600,000) and the funding commitments for double surface treatments on Lower Round Lake Rd, Hinchinbrooke Rd and Bunker Hill Rd ($146,000). A detailed breakdown of the revised project budget is provided below:

ACTIVITY	COST ($)
Miller Paving Ltd. (low bid Net HST)	$814,513.39
Single Surface Treatment - Patching, Edge Repairs and Prep Work (Town Forces)	$32,000.00
5% Contingency (rounded)	$42,300.00
Revised Project Cost *(Inc. Non-Refundable HST)*	**$888,813.39**

Approved Budget Sources (2022) • Hard Surface Preservation (Single Surface Treatments) - $600,000 • In House Construction (Double Surface Treatments) – Lower Round Lake Rd, Hinchinbrooke Rd and Bunker Hill Rd) - $146,000	**$746,000.00**
Estimated Shortfall	**$142,813.39**
Note all costs include Non Recoverable HST	

Relationship to Strategic Plans

☒ Not applicable to this report.

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

- Priority: Choose an item.
- Action Item (if applicable):

Climate Considerations

When you examine the full lifecycle of any hard surfaced roadways the reconstructive stage will require the greatest energy demand and will generate the greatest construction cost. The overall effort to strip or pulverize a hard surfaced roadway, import new raw aggregate materials and place new emulsified asphalt products requires significant labour, equipment and material resources. This activity also contributes to greenhouse gas emissions through heavy equipment use, aggregate extraction/production, oil demand/refinement and asphalt production. As part of any climate adaptation strategy the Township must access and utilize available tools to extend the service life of its' roadway assets and therefore collectively reduce the impact of emissions generated by traditional reconstructions.

Based on the research work by the Pavement Preservation & Recycling Alliance (PPRA), single chip seals offer the following environmental benefits over these traditional resurfacing methods:

- reduces lifecycle costs by 48%;
- reduces greenhouse gases by 51% and reduces energy use by 51%;
- reduces raw materials by 49% or more; and
- extends the life of a roadway up to 5 – 7 years.

Overall, the commitment to timely preventative maintenance for roadways is one of the most significant strategies to manage the energy demands and emissions generated by conventional reconstruction. The use of single surface chip seals are therefore considered to be a cost effective and environmentally responsible tool to work towards these objectives.

☐ Not applicable to this report.

☒ This initiative supports climate change mitigation/adaption efforts in South Frontenac; and/or impacts the Township's resilience to climate change.

Notice/Consultation

- Director of Corporate Services & Treasurer
- Manager of Operations and Fleet
- Construction and Technical Services Technologist

Attachments

1. Hard Surfacing Preservation (Project Number 22-27) 2022 Capital Detail Sheet

Approvals

Submitted By:

W. Troy Dunlop, C.E.T.

Manager of Technical Services and Infrastructure

Approved By:

Louise Fragnito, CPA, CGA
Chief Administrative Officer

Capital Project Detail Sheet

Project Information

Project Name: **Hard Surfacing Preservation**

Project Number: **22-27**

Department: 3100 - Structures

Description: Single surface treatment - seal coats for various roadways. Priority List which includes numerous roads is appended as a project document. Total estimated program length = 29.5 kms.

Staff Contact: Troy Dunlop (tdunlop)

Type of Project: Local Roadway

Basis for Activity: Asset Renewal

Relationship to Strategic Plan: N/A

Rationale: The application of a single surface treatment is a key maintenance strategy for long term protection and performance of the Township's network of double surface treated roadways. Single surface treatments can add 5 to 7 years of additional life and can help manage unplanned maintenance (pothole, cracks and edge break up)

Project Finances

		Actuals	Budget						
Description		**Expensed to Current Year**	**Total Project**	**Prior Approved**	**2022**	**2023**	**2024**	**2025**	**2026**
50100 - Wages	Expenses / Expenditure	0	2,500	0	2,500	0	0	0	0
53310 - Materials	Expenses / Expenditure	0	25,000	0	25,000	0	0	0	0
55290 - Contracted Services	Expenses / Expenditure	0	568,000	0	568,000	0	0	0	0
58001 - Internal Equipment	Expenses / Expenditure	0	4,500	0	4,500	0	0	0	0
Total		***0***	***600,000***	***0***	***600,000***	***0***	***0***	***0***	***0***
40000 - Taxation	Revenues / Funding Source	0	322,454	0	322,454	0	0	0	0
41500 - Grnts-Prov	Revenues / Funding Source	0	277,546	0	277,546	0	0	0	0
Total		***0***	***600,000***	***0***	***600,000***	***0***	***0***	***0***	***0***

Township of South Frontenac
Staff Report

To:	Council
Prepared by:	Office of the Chief Administrative Officer
Date of Meeting:	May 3, 2022
Subject:	**Support for RT09 Regional Tourism Grant Application**

Summary

The report provides information on the RT09 Regional Tourism Grant program and looks for Council's endorsement to submit an application for funding to undertake a Wayfinding Signage Strategy.

Recommendation

That Council support the Township's application to the FedDev Tourism Relief Grant program through RT09 Regional Tourism for the development of a Wayfinding Strategy for the Township, including the fabrication of signage, and,

That the Mayor and Clerk be authorized to sign a grant agreement, should the Township be successful in their application.

Background

The Township has recently been made aware of a grant opportunity through the FedDev Tourism Relief Grant (TFR) and RT09 Regional Tourism program that aligns with the Township's goals for enhanced wayfinding and signage throughout the Township.

Wayfinding is a set of environmental strategies to help point visitors in the right direction – this includes not only the signage, but also the road, the trail, the structure of a building, the presence of landmarks, and other environmental cues that are all very important to wayfinding. For signs, there are generally three (3) basic wayfinding functions:

- **Guidance signs** that point the way to a destination (or to several).
- **Identification (ID) signs** that identify a place, district, destination, building, etc. ID signs serve two functions: indicating to the visitor that they have arrived at a destination, and also naming that destination, and,
- **Regulatory signs** that point out things that visitors may, must or may not do in a place. Such signs include regulatory signs in parks and on trails, as well as roadway signs.

The TFR program provides non-repayable financial support to organizations in order to adapt their operations and cover costs related to the enhancement and modernization of

tourism experiences. Eligible applications supported also include initiatives that relate to destination development and position communities to take advantage of post-pandemic opportunities that contribute to economic growth.

Grant applications for this intake are being accepted until May 15, 2022, and funding awarded under this program typically ranges from $5,000 to $100,000.

Both the *Draft Recreation and Leisure Master Plan* and Frontenac County's recently released *Destination Development Plan* reference the need for regional and local wayfinding signage to improve accessibility, support community development, and increase visitor spending.

The County's *Destination Development Plan* involved significant stakeholder engagement and was developed as a tool to align economic development, community, and tourism priorities for all four of the Frontenacs. The plan looks to leverage existing tourism assets and strengths, pull them together, and connect the various experiences in a comprehensive way, that will help visitors navigate Frontenac County. The County will be applying for $100,000 under the TRF program for the purpose of implementing their Destination Development Plan.

Discussion/Analysis

While the Township looks forward to taking part in this regional initiative, ensuring a cohesive but individual identity for the Township also remains a priority. As part of the Regional Tourism Organization's (RTO9) service area, South Frontenac can apply for funding through the TRF program.

Following the implementation of the Township's updated branding in 2021, $60,000 in funding was approved in the 2022 budget to allow for updates and enhancements to be made to outdated or deteriorating welcome/gateway signage.

The funding opportunity would expand the scope of the 2022 budget to provide for the development of an overarching Wayfinding Signage Design Plan and Strategy. This plan would then be used to inform all South Frontenac signage design and placement moving forward along with other wayfinding components including landmarks.

Investing in a wayfinding strategy would allow for a more cohesive and strategic approach to signage replacements and wayfinding across the Township, while also looking to leverage and promote tourism and brand awareness. With a variety of signage requiring replacements, and other wayfinding needs identified, this grant would provide for the development of a plan that will guide township for years to come on the design of signage but also as a communication solution for residents and visitors to the area.

It is estimated that the development of a wayfinding strategy would cost between $10,000-$25,000. To fund the cost of the wayfinding strategy that would include design specifications for signage, along with incorporating the cost of fabrication of gateway

signage, staff are recommending a grant application in the amount of $85,000 to provide the Township sufficient flexibility.

Financial Implications

The adopted 2022 Capital budget included $60,000 in funding for the addition/replacement of gateway signage at the Township's southern borders.

Relationship to Strategic Plans

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

- Priority: 4. Be a catalyst for the creation of vibrant, complete communities.
- Action Items: *Enhance our Economic Development Activities/ Consider wayfinding signage plan (following branding)*

Climate Considerations

☒ This initiative supports climate change mitigation/adaption efforts in South Frontenac; and/or impacts the Township's resilience to climate change.

Should the grant application be approved, direction given to signage planning and manufacturing will include the recommendation to consider sustainable materials and solar lighting where possible.

Notice/Consultation

- Richard Allen, Manager of Economic Development, County of Frontenac

Approvals

Submitted By:



Emily Caird – Executive Assistant & Communications Office

Approved By:



Louise Fragnito - Chief Administrative Officer

Township of South Frontenac

Staff Report

To:	Council
Prepared by:	Office of the Clerk
Date of Meeting:	May 3, 2022
Subject:	**July and August Council Meeting Schedule**

Summary

Council is being asked to approve the dates proposed by staff for the July and August 2022 Council meetings.

Recommendation

That the summer meetings in July and August be scheduled as follows:

Tuesday, July 12, 2022
Tuesday, August 9,2022

Background

By-law 2017-76, the Procedural By-law Section 2 stipulates that Council shall meet at 7:00 pm on the first and third Tuesday in each month from January to December inclusive with the exception of the months of July and August.

Typically, both Senior staff and Council members enjoy taking vacation during July and August and this has traditionally been the reason for holding one Council meeting only in these months.

Discussion/Analysis

Council's Procedural By-law 2017-76 establishes the process for scheduling meetings as outlined above.

To provide adequate notice and opportunity to strategically plan reports from a staff perspective, and based on the Procedural By-law, it is necessary to confirm the dates for summer council meetings.

The July 12, 2022 date is being proposed as this allows time for Public Services staff specifically to focus on assisting in community events held for Canada Day without having to also manage their report writing if the July meeting were to be held on July 5, 2022.

The August 9, 2022 date is being proposed for the August Council meeting as the annual AMO conference is scheduled for August 14-17, 2022. Some senior staff and Council members are planning to attend this conference to be held in Ottawa.

It is recognized that there may be a need for additional meetings during each of these months however these will be subject to the call of the mayor as outlined below from the Procedural By-law:

> *g) SPECIAL MEETINGS - A special meeting may be called under the following circumstances: The mayor may at any time summon a special meeting. * Upon receipt of a petition of the majority of the members of Council, the Clerk shall call a special meeting for the purpose and at the time mentioned in the petition. Notice may be given by telephone, e-mail or facsimile transmission or posting to AgendaNotes.*

Providing sufficient notice gives time to communicate to the public and allow for vacation planning for Council members and senior staff.

Financial Implications

None.

Relationship to Strategic Plans

☒ Not applicable to this report.

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

- Priority: Choose an item.
- Action Item (if applicable): *N/A*

Attachments

None.

Approvals

Submitted By:



Angela Maddocks
Clerk

Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer

Township of South Frontenac
Staff Report

To:	Council
Prepared by:	Office of the Clerk
Date of Meeting:	May 3, 2022
Subject:	**Special Committee of the Whole Meeting – May 24, 2022**

Summary

That Council approve suspending the procedural by-law rules regarding the scheduling of meetings to allow for a Special Committee of the Whole meeting on May 24, 2022 to review and discuss the draft Official Plan.

Recommendation

That Council suspend Procedural By-law 2017-76 rules and schedule a Special Committee of the Whole meeting on May 24, 2022 to review and discuss the draft Official Plan.

Background

The Procedural By-law outlines the scheduled meetings of Council and Committee of the Whole with the first and third Tuesday night of each month (except July and August) to be regularly scheduled Council meetings, the second Tuesday night of each month is the regularly scheduled Committee of the whole meeting.

Discussion/Analysis

In order to allow adequate time dedicated to the review of the draft Official Plan, the Director of Development Services has requested that a special stand-alone Committee of the Whole meeting be held solely for the purpose and focus on the draft Official Plan.

Financial Implications

None.

Relationship to Strategic Plans

☒ Not applicable to this report.

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

- Priority: Choose an item.
- Action Item (if applicable): *N/A*

Climate Considerations

☒ Not applicable to this report.

☐ This initiative supports climate change mitigation/adaption efforts in South Frontenac; and/or impacts the Township's resilience to climate change.

Notice/Consultation

None

Attachments

None

Approvals

Submitted By:



Angela Maddocks
Clerk

Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer

MEETING BELLROCK HALL March 18 2022

Present: Debbie Twiddy, Celine Hayes, Carmel Orr, Doug Morey
Rentals: Apr 23,
Apr 27
May 7, birthday party
May 8 Guides
Garden use: Will try to get a few interested people from the talk on Apr 28. We have lots of seeds.
Water Testing: Will be collecting it within the next few days.
Water Heater: We need advice about what is wrong with it. May be an element burned out, or may be the heater itself. Carmel will ask Andrew Asselstine if he can have a look at it. Or perhaps later try for Doug's dad.
Treasurer: We have bought 2 picnic tables at a discount from Trousdales Hardware at a cost of $395.50 as part of the community grant money 2021.
Balance of petty cash as of April 21 $228.44
Balance of S. Frontenac Dec 31 2021 $5864.31

Upcoming events:
Tim Lyon gardening local food talk Thurs April 28. Karen is making a poster for this event and also was going to promote it but it is too late for the paper. Doug is notifying township to put it on facebook and I will try to get it on the e-sign.

Verona Car show: Aug 7, 2022. Doug mentioned that the Lions' car show is asking for volunteers to help with it. Would be able to share in some of the funds raised at the event.
Herbal wildcraft walk with Tamara Monday May 23 Karen is organising this so we don't have to worry about this event.

Euchre is now regularly started. Attendance is good.

Exercise class (Sjoukje/Kathryn)? Is now officially scheduled for Thursdays at 630 pm starting May 12.

Cupola: Talked to Phil Duckett and he will be sending us an estimate eventually but has had some time-constraints.

Next meeting: Wednesday May 18, 6pm.

Township of South Frontenac

Staff Report

To:	Council
Prepared by:	Development Services Department
Date of Meeting:	May 3, 2022
Subject:	**Zoning By-law Amendment Application PL 2021-0041, R. D. Equipment & Rentals, Road 38 Part Lot 6, Concession 7, Portland District, South Frontenac**

Summary

This report recommends that Council pass a by-law to change the zone on a portion of the lands owned by R. D. Equipment & Rentals, at Concession 7, Part Lot 6, Part 1 on RP 13R16771, Portland District, South Frontenac from Agricultural (A) to a property specific Agricultural (A-2) zone.

Recommendation

THAT By-law 2022-34 to amend the zoning on a portion of lands at Concession 7, Part Lot 6, Part 1 on RP 13R16771, Portland District, South Frontenac be passed.

Background

Council held a virtual public meeting under the Planning Act on February15, 2022, on the proposed amendment to Zoning By-law No. 2003-75. This application is being brought forward to Council for a decision.

Discussion/Analysis

Summary of Application

The proposal is to change the zone on the subject property from Agricultural (A) to Agricultural - Special Provision (A-2) to permit the construction of a new farm equipment sales and service dealership.

The proposed area to be rezoned is 7.23 acres (650 feet of frontage and 485 feet deep). The remaining 22 acres of the subject property will stay in agricultural production. The area

to be rezoned will include a building for the commercial dealership (24,150 square feet), and two cover-all storage buildings, each with a building footprint of 7,200 square feet.

The dealership building will include a showroom, offices, parts and service shop.

Property Description

The subject property is located on east side of Road 38, north of the intersection of Petworth Road and Jamieson Road and south of Hartington. The subject property designated Agriculture in the South Frontenac Official Plan and is zoned Agricultural (A) in the South Frontenac Zoning By-law.

The property is approximately 12.14 ha (30 acres) in area and has approximately 383.5 metres (1258 feet) of road frontage. The lands are currently vacant and consist of open fields and treed hedgerows.

The rezoning application proposes to change the zoning on a 2.92 ha (7.23 acre) portion of the subject property for an agricultural commercial use. The remaining portion of the property will stay in agricultural production.

There are several residential and commercial properties that front onto Road 38 in the block between Petworth/Jamieson Road and Hartington. This majority of this area is agricultural.

Attachment 1 to this report shows the location of the subject property.

Related Applications

A site plan control application has been submitted and is currently under review by staff.

Public Comments

A virtual public meeting was held under the Planning Act on February 15, 2022. No comments were received from members of the public at the meeting. Several Councillors expressed support for the proposal.

Department, Agency Comments

The application was circulated to Building Services, Fire & Emergency Services and Public Services for review. The application did not meet the criteria for circulation to the Cataraqui Conservation Authority.

Building Services reviewed the application and had no objections to the rezoning application. The site has suitable conditions of this development to be serviced by an on-site sewage system.

Fire and Emergency Services had no objections or concerns with the rezoning application.

At the time of the public meeting, Public Services identified that this rezoning application will involve intensification of land use resulting in new commercial traffic impacts on Road 38 (controlled access).

Public Services staff indicated the proponent should supply a Traffic Impact Assessment in support of the rezoning or alternatively the zoning should be subject to a holding provision pending the supply of a satisfactory report and development agreement at the Site Plan stage in support of any road upgrades necessary to support safe access to the site along with preserved traffic flow (and capacity) on the main artery.

The applicant has engaged a professional engineer and has now submitted their site plan application for staff review. The site plan is supported by a traffic impact study.

The Manager of Technical Services and Infrastructure has reviewed the Traffic Impact Study and is satisfied that no upgrades are triggered on Highway 38 and similarly no traffic safety concerns will be generated through the development of this proposal.

Any further technical review will be completed through the site plan control application.

Planning Analysis

The proposed rezoning has been assessed against the applicable policies of the Provincial Policy Statement 2020, County of Frontenac Official Plan, and Township of South Frontenac Official Plan, as well as the provisions of Zoning By-law No. 2003-75.

The Provincial Policy Statement 2020 permits agricultural uses, agricultural related uses and on-farm diversified uses in a prime agricultural area.

Agriculture-related uses are identified as those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

The Provincial Policy Statement requires proposed agriculture-related uses and on-farm diversified uses to be compatible with, and not hinder, surrounding agricultural operations.

The Province released guidance document on Permitted Uses in Prime Agricultural Areas in 2016 to assist municipalities to interpret the Provincial Policy Statement on uses permitted in Prime Agricultural Areas. The guidance documentation defines a farm equipment sales and service (repair) business to be an agriculture-related use provided it can meet the following criteria:

- Shall be compatible with and not hinder surrounding operations

- Uses should be appropriate to rural services and be capable of being serviced on-site water and sewage systems.
- Maintain agricultural/rural character of the area
- Be directly related to farm operations in the area. Area is not based on a set distance or on municipal boundaries. It is based on how far farmers will reasonably travel for the agriculture-related products or services provided.
- Supports agriculture and benefits from being in close proximity to farms.
- Provides direct products and/or services to farm operations as a primary activity.

Staff are satisfied that the proposed use meets the criteria under the PPS 2020. It is a compatible use with surrounding agricultural uses, it is directly related to supporting agricultural operations in the area, agricultural community benefits from its proximity to farms and its provides direct products and services to farm operations as a primary activity. This proposed use also supports agriculture within rural areas of the Township and provides equipment that helps support the rural way of life in South Frontenac.

Section 2.2.1.6 of the County of Frontenac Official Plan states that the Townships shall permit agricultural uses, agriculture-related uses and on-farm diversified uses in Prime Agricultural Areas in their respective Official Plans in accordance with the Provincial Policy Statement (PPS). The County Official Plan recognizes that agriculture plays and important part in the County's economy.

The Township Official Plan identifies in section 5.1.1. the uses that are permitted in the agricultural designation. It permits uses that are directly related and necessary in proximity to farm operations, such as agricultural supply and service establishments, cold storage for fresh produce or grain drying, and may be permitted and providing suitable locations within the "Rural" designation area not available.

Along with the application to rezone, the applicant provided supporting information regarding how the existing and expanded business location directly supports agriculture in the area. The applicant indicated the following:

- Kubota Corporation has shifted their main focus to the Agriculture industry in 2012 when they purchased the Kverneland group and Great Plains, as a Full line Kubota dealership we now have a full line of agriculture and tillage/seeding equipment and with this property we can now safely do extensive hay and tillage/seeding demo's for our customers in Frontenac County to enhance their farming needs.
- Currently, about 50% of the business is related to serving the agricultural industry in the area. Over the past 2 years there has been a spike in sales with the number of people getting back into smaller farms in the area. With Kubota also putting a huge

focus on the agriculture industry, it is expected that the proportion of the business serving the agricultural sector will grow in the coming years.

The applicant also addressed the question of whether suitable locations were available in the rural designation:

- The applicant indicated they chose to purchase this property because they wanted to stay close to where their family business started over 60 years ago. Hartington Farm Services was established in Hartington in 1958 and wanted to stay with in the Hartington area. They also indicated that they needed a property that was large enough for them to expand their business to meet the current needs of their customers. They needed a new property to be close to their current location (Hartington Equipment) to help make the building process easier to manage and the transition and move into the new building effortless so they could minimize down time to our customers.
- The applicant indicated they have been watching and looking for a new property to expand their business on and there were no other properties for sale in their area that were zoned Rural that would have been large enough to suit all their needs.

Township staff are satisfied that the proposal complies with the agricultural policies of the Township Official Plan. The proposed use is related and necessary in proximity to farm operations and is appropriate to permit on this property as it will have limited impact on surrounding agricultural operations. This proposal helps facilitate the expansion of an existing business in the Township that services the needs of both the agricultural and rural community within South Frontenac and the surrounding region.

It is recognized while there may be other rural properties in the Township that could accommodate this use – this use is well situated on Road 38 to serve local and regional customers. Any outstanding concerns regarding the impact of this proposal on the traffic on Road 38 have been addressed. Township staff are satisfied that this property can meet the current and long term needs of R.D Equipment and Rentals.

It is the opinion of staff that the proposed zoning by-law amendment is consistent and conforms to the Provincial Policy Statement 2020, the County of Frontenac Official Plan, and the South Frontenac Official Plan, and represents good planning for the subject property.

Financial Implications

Not applicable.

Relationship to Strategic Plans

☒ Not applicable to this report.

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

- Priority: Choose an item.
- Action Item (if applicable): N/A

Climate Considerations

☒ Not applicable to this report.

☐ This initiative supports climate change mitigation/adaption efforts in South Frontenac; and/or impacts the Township's resilience to climate change.

Notice/Consultation

Council held a virtual public meeting under the Planning Act on February 15, 2022.

Attachments

1. Location Map
2. By-law 2022-34

Approvals

Report Prepared and Submitted By:



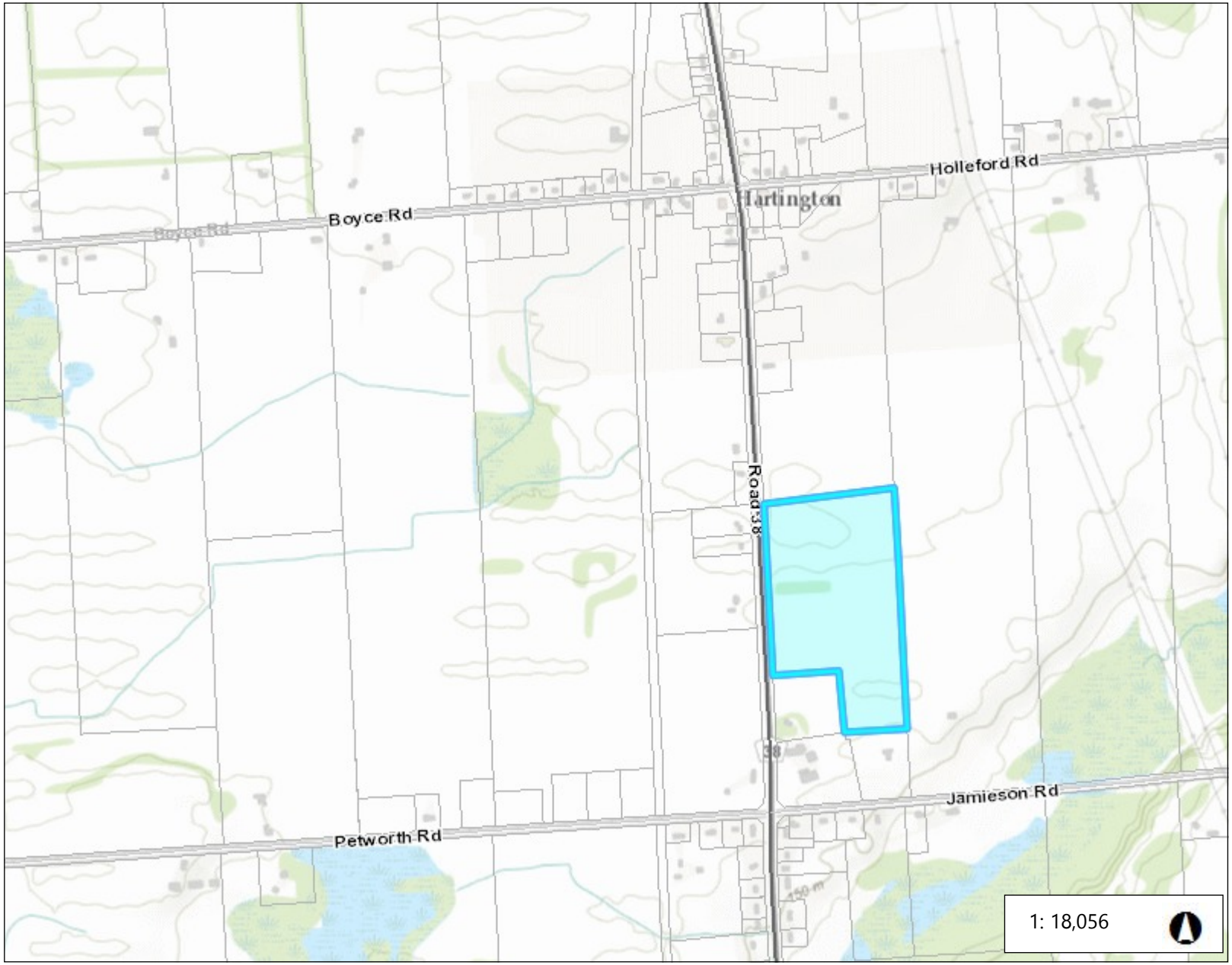
Claire Dodds, MCIP, RPP
Director of Development Services

Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer

FRONTENAC | Location Map - R. D. Equipment Rentals, Road 38





Legend

Road
- Highway
- Major Road
- Secondary Road
- Ferry Route

Assessment Parcels

Citations

Notes

0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

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TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2022-34

BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO REZONE LAND FROM AGRICULTURE (A) TO AGRICULTURE – SPECIAL PROVISION (A-2) ON LANDS DESCRIBED AS 4 ROAD 38, PART OF LOT 6, CONCESSION 7, PART 1 ON RP 13R16771, DISTRICT OF PORTLAND: R.D. EQUIPMENT & RENTALS INC.

WHEREAS pursuant to the provisions of Section 34 of the *Planning Act*, RSO 1990 as amended, the Council of a Municipality may enact by-laws regulating the use of land and the erection, location and use of buildings and structures thereon;

AND WHEREAS By-law 2003-75 being the Zoning By-law regulates the use of land and the erection, location and use of buildings and structures within the Township of South Frontenac;

AND WHEREAS the Council of the Corporation of the Township of South Frontenac considered all written and oral submissions received on this application, the effect of which helped Council make an informed decision;

NOW THEREFORE, the Council of the Corporation of the Township of South Frontenac, hereby enacts as follows:

1. **THAT** Schedule "A", to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Agricultural (A) to Agricultural – Site Specific (A-2) for the lands shown on Schedule "1".

2. **THAT** Zoning By-law Number 2003-75 as amended is hereby further amended by adding a new section A-2 (Road 38, Part of Lot 6, Concession 7, Part 1 on RP 13R16771, District of Portland – R. D. Equipment & Rentals Inc.) immediately after the last Agriculture – Special Provision section to read as follows:

6.5.2. A-2 (Road 38, Part of Lot 6, Concession 7, District of Portland – R.D. Equipment & Rentals Inc.)

Notwithstanding the provisions of Section 6.2 and 6.3 or any other provision of this By-law to the contrary, on the lands zoned Special Agriculture (A-2), the following provisions apply:

The fo*llowing uses are permitted in addition to the uses permitted in Section 6.2:*

- *a farm implement dealer, including the sale and service of lawn and garden equipment,*
- *an agricultural equipment supply and repair outlet,*
- *a feed and seed sales establishment,*

ZONE PROVISIONS

1. For The Principal Building

• *Lot Area (Minimum)*	*8000 sq. metres (86,114.1 sq. ft.)*
• *Lot Frontage (Minimum)*	*76 metres (250 ft.)*
• *Front Yard (Minimum)*	*20 metres (66 ft.)*
• *Rear Yard (Minimum)*	*8 metres (26.2 ft.)*
• *Interior Side Yard (Minimum)*	*3 metres (9.8 ft.) 154*
• *Exterior Side Yard (Minimum)*	*8 metres (26.2 ft.)*
• *Building Height (Maximum)*	*11 metres (36.1 ft.)*
• *Lot Coverage (Maximum)*	*30 percent*

Off-street parking and off-street loading facilities shall be provided in accordance with Sections 5.30 and 5.31.

Access to a dwelling unit shall be separate from access to a rural commercial use.

2. For Accessory Buildings Not Attached To The Principal Building

- *Rear Yard (Minimum)* *3 metres (9.8 ft.)*
- *Interior Side Yard (Minimum)* *3 metres (9.8 ft.)*
- *Exterior Side Yard (Minimum)* *8 metres (26.2 ft.)*
- *Building Height (Maximum)* *11 metres (36.1 ft.)*
- *Lot coverage (Maximum)* *10%*

3. For Land Abutting A Residential Zone or Residential Use

Notwithstanding the provisions of subsection 6.5.2.1 & 6.5.2.2, where an interior side yard and/or a rear yard abuts a residential zone or any existing residential use, then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 10 metres (32.8 ft.). The 3 metre (9.8 ft.) strip immediately adjacent to the rear and/or interior side lot lines shall be landscaped.

All other provisions of this By-law shall apply.

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

Dated at the Township of South Frontenac this 3rd day of May, 2022.

Read a first and second time this 3rd day of May, 2022.

Read a third time and finally passed this 3rd day of May, 2022.

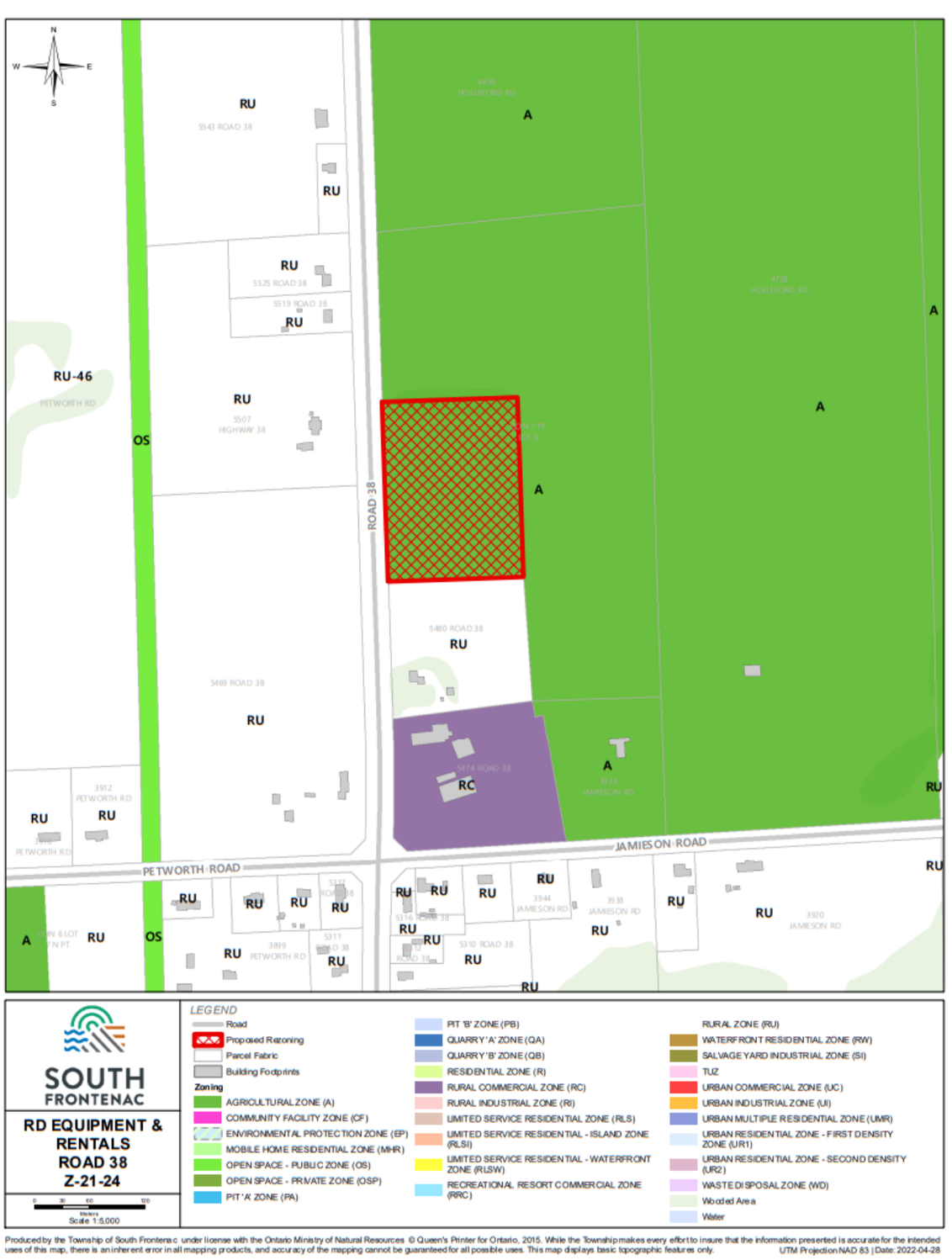
THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC

_____
Ron Vandewal, Mayor

_____
Angela Maddocks, Clerk

Schedule 1

This is Schedule "1" to By-law No. 2022-34.



Passed this 3rd day of May, 2022

_____

Ron Vandewal, Mayor

_____

Angela Maddocks, Clerk

Township of South Frontenac
Staff Report

To:	Council
Prepared by:	Development Services Department
Date of Meeting:	May 3, 2022
Subject:	**Pre-Servicing Agreement Hartington Plan of Subdivision 1278804 Ontario Inc. Subdivision File #10T-2013/002**

Summary

This report brings forward a pre-servicing agreement that would facilitate the construction of the road and stormwater management facility within the Hartington Plan of Subdivision, while the developer finalizes the remaining conditions of draft plan approval.

Recommendation

THAT Council accept the amount of $22,000 as the cash-in-lieu payment for the Hartington Plan of Subdivision, 10T-2013-002; and

THAT By-law 2022-37 to authorize the Mayor and Clerk to enter into a Pre-Servicing Agreement with 1278804 Ontario Inc., for the Hartington Plan of Subdivision, District of Portland, Township of South Frontenac be passed.

Background

The Hartington draft plan of subdivision includes thirteen (13) residential lots, an internal street, and a stormwater management bock. The subdivision fronts on to Boyce Road and is located within the settlement area of Hartington. Each lot is proposed to be serviced with its own well and sewage system.

Attachment 1 shows the location of the subject property on which the plan of subdivision is proposed. Attachment 2 is the draft plan of subdivision that shows the lot layout, the proposed street, and blocks for the stormwater management facility, as well as the connection to the K&P Trail.

The Hartington Plan of Subdivision was submitted to the County of Frontenac in 2013. The Local Planning Appeal Tribunal issued a decision on November 15, 2018, approving the draft Plan of Subdivision with conditions. The County extended draft plan approval of the subdivision in October 2021. Under the existing draft plan approval, conditions of draft approval must be satisfied by October 18, 2023.

Discussion/Analysis

The developer, Terry Grant (1278804 Ontario Inc.) and his engineer have been working with Township staff to finalize the engineering design for the Hartington Plan of Subdivision. Several submissions were made to address the requirements of the Township and Quinte Conservation regarding the stormwater management and design of the road.

Staff are satisfied that the August 30, 2021 engineering submission meets the Township's standards and any outstanding concerns have been addressed.

The developer has an approved Environmental Certificate of Approval from the Ministry of Environment, Conservation and Parks for the construction of the stormwater management facility within the development.

The developer has requested certain works be permitted to be constructed (road and stormwater management pond) while the developer is working towards fulfilling the remaining conditions of draft plan approval. The developer will post a letter of credit in the amount of $95,991.23 of securities to undertake the works proposed in the pre-servicing agreement.

The majority of the remaining conditions of draft plan approval will be satisfied by the developer entering into a full subdivision agreement with the Township. Conditions of draft plan approval will not be cleared by the Township until the full subdivision agreement addressing all draft plan conditions has been entered into by by-law.

Below is an update on how the developer has or is currently addressing a number of the conditions of draft plan approval.

<u>On-Site Sewage Disposal and Water Systems</u>

The developer applied to the Township for a sewage permit in October 2021 to upgrade the existing sewage system installed to service the one dwelling constructed on the subdivision lands. The application was to upgrade the sewage system to install nitrate reducing technology to meet the requirements of the condition of draft plan approval.

This sewage permit was issued by the Township in November 2021. A final inspection will be required to be completed by Building staff prior to this condition being satisfied.

<u>Hydrogeological Assessment</u>

The County's hydrogeologist, Malroz Engineering, has reviewed the additional well testing information that took place under the supervision of the developer's hydrogeologist in 2020.

Malroz Engineering provided comments in May 2021 to the County indicating among other matters, it is their opinion that the current arrangement of wells does not adversely impact the well yield, nor result in unacceptable interference between wells across the site. Sufficient groundwater monitoring wells are located across the Site to produce reliable data regarding the hydrogeological conditions at the Site.

Further testing was completed in order to address the nitrate levels in one of the wells. Malroz Engineering reviewed this information and in their March 30, 2022 letter have recommended a reverse osmosis unit be installed on this well. This requirement would be included in the subdivision agreement for this development.

Concerns had been raised by members of the Hartington Community Association about the testing completed by the developer's hydrogeologist and the peer review. Malroz Engineering responded to those concerns with a letter dated March 30, 2022.

The County and Malroz Engineering are of the opinion that all hydrogeological matters have been addressed to their satisfaction. Township staff are satisfied that the County has responded to the concerns raised by the Hartington Community Association. Hydrogeological conditions of draft plan approval are cleared by the County.

Staff delayed bringing the pre-servicing agreement forward to Council for consideration until Malroz Engineering and the County reviewed the outstanding concerns of the members of the Hartington Community Association and had provided a response to those concerns.

Now that a response has been provided and no further hydrogeological work is required, staff are of the opinion it is appropriate for Council to proceed to enter into the pre-servicing agreement with the developer in order to allow for the construction of the road and stormwater management facility, while the remaining matters of draft plan approval are addressed.

Cash-in-lieu of Parkland

A condition of draft plan approval is that the developer is to pay the Township 5% cash-in-lieu of parkland in accordance with the Township Cash-in-Lieu of Parkland Policy, By-law 2017-16.

In accordance with the cash-in-lieu of parkland policy, the developer requested the Township to undertake an appraisal of the land which comprises the Hartington Plan of Subdivision. The Township had the property appraised by M.W Cotman & Associates, a Township selected certified appraiser. This appraisal has been submitted to the Township (see attachment 4) and has been reviewed and accepted by the developer.

The valuation has been prepared in accordance with section 51.1 (4) of the Planning Act. This section of the Act establishes the value of land considered for cash-in-lieu of parkland calculation is based on the value of the land the day prior to obtaining draft plan approval.

As such, the date for valuation is November 29, 2021 for the Hartington Shores Plan of Subdivision.

The value of the lands has been appraised at $440,000.

Based on this valuation, the cash-in-lieu of parkland amount for the Hartington Plan of Subdivision, using 5% of the value of the land, is $22,000 .

Consistent with the Township Cash-in-Lieu of Parkland Policy, the valuation of cash-in-lieu of parkland shall be brought to Council for a final determination of the value of the land.

As the pre-servicing agreement is the first agreement the Township is entering into with the developer for the Hartington Plan of Subdivision, staff recommend the value of cash-in-lieu of parkland be established in this agreement rather than wait to be included in the subsequent subdivision agreement. As such, the cash-in-lieu value of $22,000 is included in Schedule “G” of the pre-servicing agreement.

The developer has reviewed the pre-servicing agreement and accepts the cash-in-lieu of parkland value of $22,000. The developer has already provided the Township with payment for cash-in-lieu as an indication of his acceptance of the appraised cash-in-lieu of parkland value.

Financial Implications

None

Relationship to Strategic Plans

☒ Not applicable to this report.

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

- Priority: Choose an item.
- Action Item (if applicable): *N/A*

Climate Considerations

☒ Not applicable to this report.

☐ This initiative supports climate change mitigation/adaption efforts in South Frontenac; and/or impacts the Township’s resilience to climate change.

Notice/Consultation

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

- Troy Dunlop, Manager of Technical Services & Infrastructure, South Frontenac
- Joe Gallivan, Director of Planning & Development, County of Frontenac
- Paul McCoy, Quinte Conservation

Attachments

Attachment 1 - Location Map - Hartington Plan of Subdivision
Attachment 2 - Hartington - Plan of Subdivision
Attachment 3 - By-law 2022-37 - By-law 2022-37 - Pre-Servicing Agreement - Hartington Plan of Subdivision
Attachment 4 - Hartington Pre-Servicing Agreement - Signed by T Grant
Attachment 5 - Appraisal Report - Hartington Subdivision - November 2021
Attachment 6 - Appraisal Report - Addenda - Hartington Subdivision - November 2021

Approvals

Submitted By:



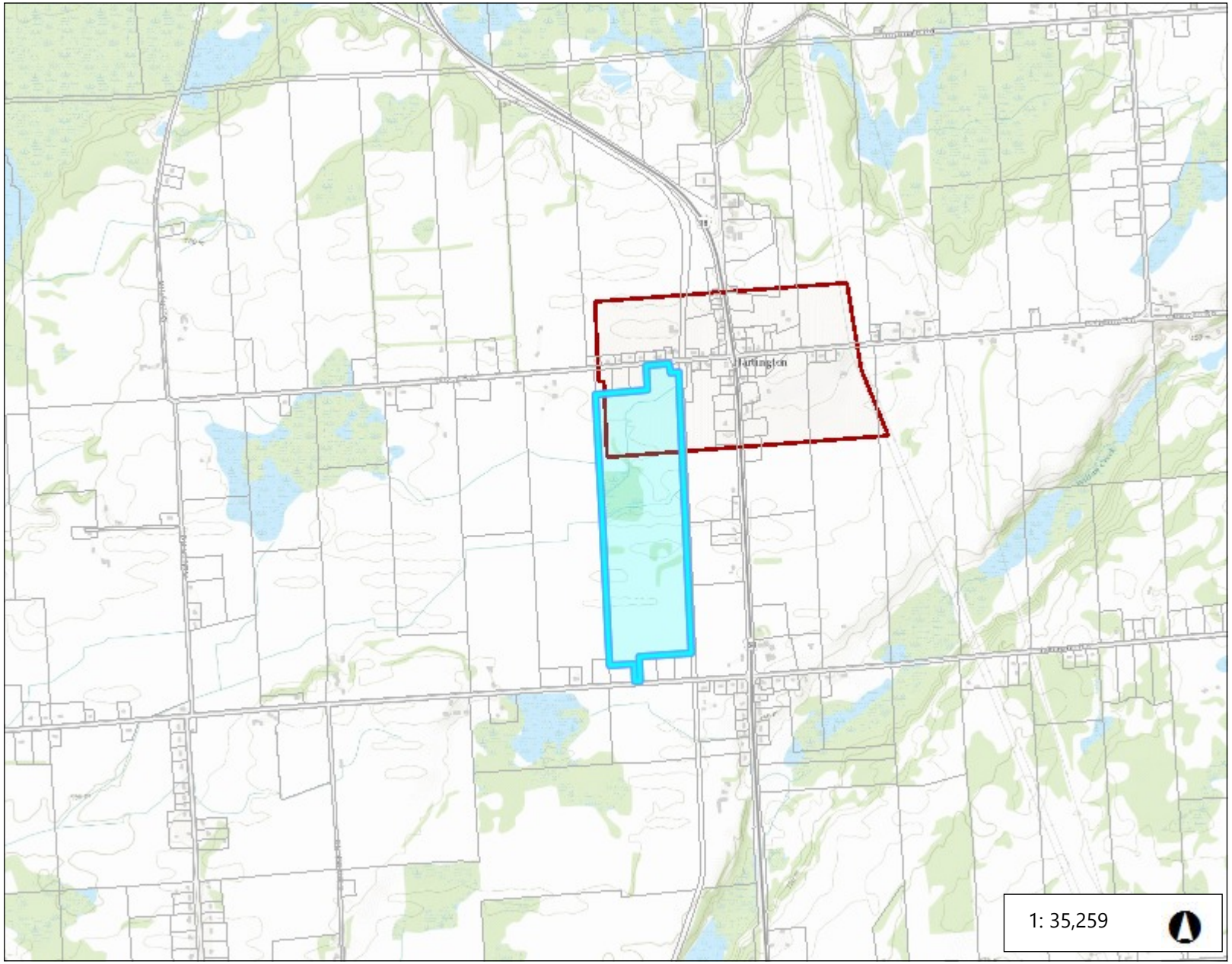
Claire Dodds, MCIP, RPP
Director of Development Services

Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer

FRONTENAC | Location Map - Subject Property - Hartington Plan of Subdivision





Legend

- Assessment Parcels
- Settlement Area
- Citations

Notes

1.8 0 0.90 1.8 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

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PLAN of SUBDIVISION of

PART of LOT 7, CONCESSION 7

Geographic Township of Portland

TOWNSHIP OF SOUTH FRONTENAC

COUNTY of FRONTENAC

SCALE = 1:1000

25metres 0 25 50 75 100metres

HOPKINS CHITTY LAND SURVEYORS INC.

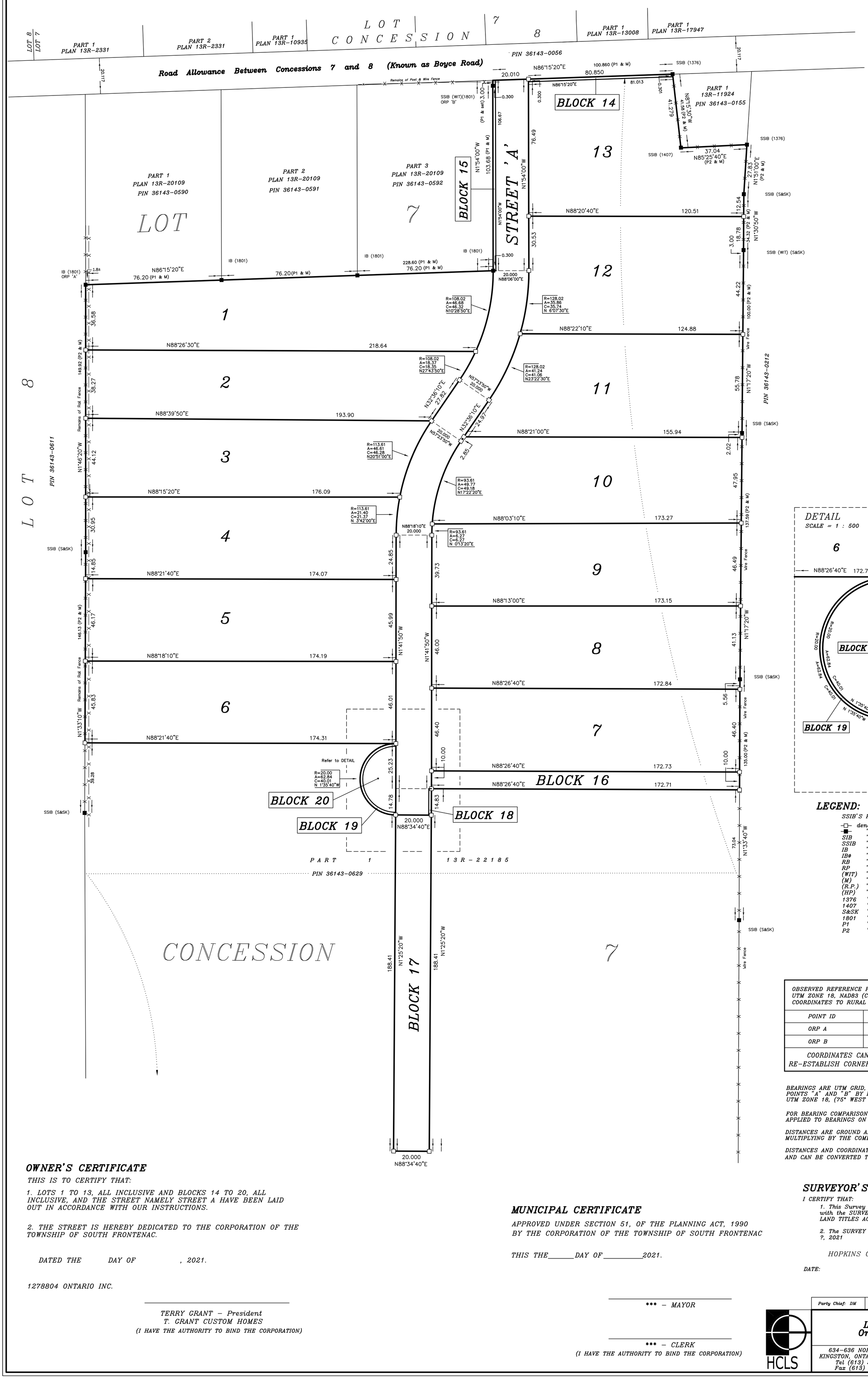
–2021–

PLAN 13M–

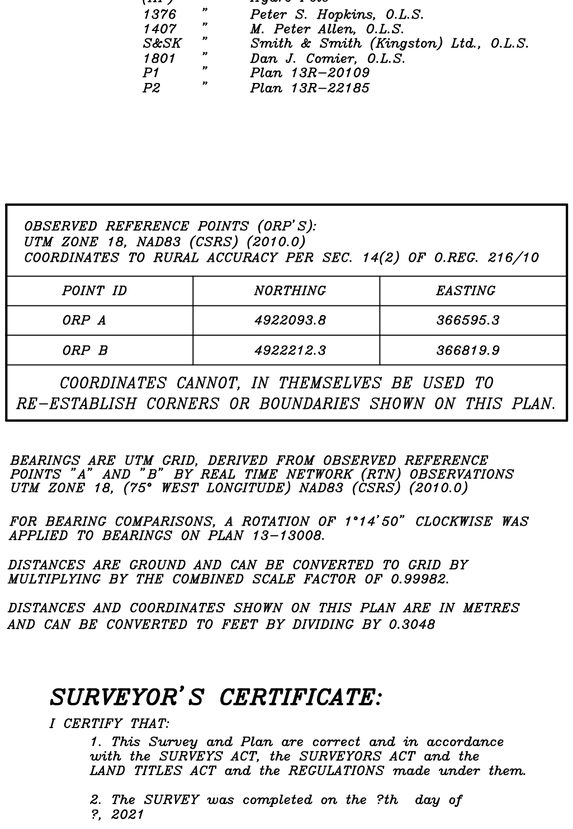
I CERTIFY that this PLAN 13M– is REGISTERED in the LAND TITLES OFFICE for the LAND TITLES DIVISION of FRONTENAC (No. 13) at O'CLOCK on the day of , 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER ????? AND REQUIRED CONSENTS ARE REGISTERED as PLAN DOCUMENT No.

LAND REGISTRAR

THIS PLAN COMPRISES PART OF PIN 36143–0629.
LOTS 1 TO 13, ALL INCLUSIVE, BLOCKS 14 TO 20, ALL INCLUSIVE, AND THE STREET NAMELY STREET 'A'.



DETAIL
SCALE = 1 : 500



LEGEND:

SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN

–□–	denotes	Planted Survey Monument
–■–	"	Found Survey Monument
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBø	"	Iron Bar (round)
RB	"	Rock Bar
RP	"	Rock Post
(WIT)	"	Witness
(M)	"	Measured
(R.P.)	"	Registered Plan
(HP)	"	Hydro Pole
1376	"	Peter S. Hopkins, O.L.S.
1407	"	M. Peter Allen, O.L.S.
S&SK	"	Smith & Smith (Kingston) Ltd., O.L.S.
1801	"	Dan J. Comier, O.L.S.
P1	"	Plan 13R–20109
P2	"	Plan 13R–22185

OBSERVED REFERENCE POINTS (ORP'S):
UTM ZONE 18, NAD83 (CSRS) (2010.0)
COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4922093.8	366595.3
ORP B	4922212.3	366819.9

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 18, (75° WEST LONGITUDE) NAD83 (CSRS) (2010.0)

FOR BEARING COMPARISONS, A ROTATION OF 1°14'50" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 13–13008.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99982.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 13, ALL INCLUSIVE AND BLOCKS 14 TO 20, ALL INCLUSIVE, AND THE STREET NAMELY STREET A HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC.

DATED THE DAY OF , 2021.

1278804 ONTARIO INC.

TERRY GRANT – President
T. GRANT CUSTOM HOMES
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

MUNICIPAL CERTIFICATE

APPROVED UNDER SECTION 51, OF THE PLANNING ACT, 1990
BY THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC

THIS THE_____DAY OF_____2021.

*** – MAYOR

*** – CLERK
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. This Survey and Plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the LAND TITLES ACT and the REGULATIONS made under them.

2. The SURVEY was completed on the ?th day of ?, 2021

HOPKINS CHITTY LAND SURVEYORS INC.

DATE:

THOMAS MACDONALD – O.L.S.

Party Chief: DM	Instrument: AT	Checked By: TCM	Plan By: TE

HCLS
HOPKINS CHITTY LAND SURVEYORS INC.
Ontario Land Surveyors
www.hopkinschitty.com
634–636 NORRIS COURT
KINGSTON, ONTARIO K7P–2R9
Tel (613) 384–9266
Fax (613) 384–3513

PROJECT No. 2020–106
PART LOT 7, CON. 7
Township of Portland

TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2022-37

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND THE CLERK TO EXECUTE A PRE-SERVICING AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC AND 1278804 ONTARIO INC.

WHEREAS a have requested to service a portion of a draft plan approved subdivision prior to final plan approval and the Township of South Frontenac deems this advisable;

AND WHEREAS the Hartington Plan of Subdivision, being the subject subdivision, was draft plan approved by the Local Planning Appeal Tribunal and the County of Frontenac, and the Planning Act, R.S.O, 1990, as amended allows a municipality to enter into agreements related to a subdivision, pursuant to Section 51(26) of the Planning Act, R.S.O. 1990, as amended;

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

1. THAT the Mayor and the Clerk are hereby authorized to execute the Pre-Servicing Agreement, between the Corporation of the Township of South Frontenac and 1278804 Ontario Inc., a copy of which is attached hereto forming part of this By-law.

2. THIS By-law shall come into force and effect in accordance with Section 41 of the Planning Act 1990, either upon the date of passage or as otherwise provided by the said Section 41.

Dated at the Township of South Frontenac this 3rd day of May, 2022.

Read a first and second time this 3rd day of May, 2022.

Read a third time and finally passed this 3rd day of May, 2022.

THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC

_____
Ron Vandewal, Mayor

_____
Angela Maddocks, Clerk

PRE-SERVICING AGREEMENT

THIS AGREEMENT made in QUADRUPLICATE on the _____ day of_____, 2022

BETWEEN:

THE CORPORATION OF SOUTH FRONTENAC

(the "Municipality")
OF THE FIRST PART

- and -

1278804 ONTARIO INC.
(the "Owner")
OF THE SECOND PART

WHEREAS the Owner owns certain lands within the geographic limits of the Municipality and has received approval from the Municipality for a draft plan of subdivision on the lands;

AND WHEREAS the Owner has requested permission to install certain works on that portion of the Owner's lands that lie within the draft plan of subdivision prior to final approval of the plan of subdivision and execution of a subdivision agreement;

AND WHEREAS it is intended that such works will eventually form part of the municipal services and works to be constructed by the Owner in accordance with a subdivision agreement after the final plan of subdivision is registered;

AND WHEREAS the Council of the Municipality has given its approval to the installation of such services prior to execution of a subdivision agreement and registration of the final plan of subdivision, in accordance with the terms of this agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants herein contained and other good and valuable consideration, the parties agree with each other as follows:

TERMS DEFINED

1. In this agreement:

(a) "Council" shall mean the elected Council of the Municipality;
(b) "draft plan" or "draft plan of subdivision" means the draft plan of subdivision approved by the Municipality for the Lands known as Hartington Plan of Subdivision
(c) "Lands" shall mean those lands of the Owner described in Schedule "A";
(d) "Maintain" includes repair;
(e) "Municipal Engineer" means the Director of Public Services of the Municipality or such other person acting in that capacity, or the consulting engineer appointed for that purpose by Council, and any authority granted to the Municipal Engineer by this agreement shall be exercised in accordance with generally accepted engineering principles and without undue delay;
(f) "Municipal Specifications" shall mean the detailed description of construction, materials and workmanship of works to be carried out by the Owner as prescribed by the Municipality in accordance with the "Ontario Provincial Standard Specifications", "Ontario Provincial Standard Drawings" and any revisions adopted by the Council and in effect on the date of this agreement, or such other additional

requirements which may be specified by the Municipality;

(g) "Owner" includes an individual, a partnership, a corporation, an association, a joint venture, a co-tenant, a trustee, or any agent or contractor carrying out any works for the Owner, and all subsequent owners of all or part of the Lands, as the case may be, and wherever the singular is used it shall be construed to include the plural;

(h) "Proposed Road" shall mean those lands intended for future use as public roads or any part or parts thereof, any proposed day lighting triangles, temporary turning circles, and any areas of proposed road widening as shown on the Draft Plan of Subdivision;

(i) "Temporary Certificate of Approval of Underground Services" means the certificate to be issued by the Municipal Engineer after the Underground Services have been constructed in accordance with this agreement and have been inspected by the Municipal Engineer;

(j) "Temporary Certificate of Approval of the Works" means the certificate to be issued by the Municipal Engineer after all the Works have been constructed in accordance with this agreement and have been inspected by the Municipal Engineer;

(k) "Underground Services" means that portion of the Works consisting of the drainage and storm water management systems to be constructed by the Owner in accordance with this Agreement;

(l) "Warranty Period" means the period of time between the date the Temporary Certificate of Approval of the Works has been issued under this Agreement and the date a Final Certificate of Approval of the Works has been issued pursuant to a subdivision agreement between the parties for the final plan of subdivision;

(m) "Works" means the whole works, services, materials, matters and things to be done or supplied by the Owner in accordance with this agreement.

ORDER OF PROCEDURE

2. As a condition of this agreement and without which this agreement shall have no effect, the Owner shall:

(a) execute and deliver this agreement to the Municipality;

(b) subject to Schedule "B", deposit with the Municipality the security and proof of insurance required by this agreement.

3. Prior to starting construction of the Works in the Draft Plan, the Owner shall:

(a) fulfil all of the conditions required by Clause 2 above unless otherwise approved in writing by the Municipal Engineer;

(b) notify the Municipal Engineer in writing at least seventy-two hours (72) hours prior to the start of construction; and

(c) provide written confirmation to the municipality that the tree preservation plan set out in Schedule "I", if applicable, has been complied with.

ATTACHED SCHEDULES

4. The following Schedules are attached to and form part of this agreement:

Schedule "A"	-	Description of Lands
Schedule "B"	-	Description and Cost of Works to be Constructed
Schedule "C"	-	Description of Phases of Development
Schedule "D"		Time Schedule for Construction of Works
Schedule "E"	-	List of Approved Plans for Works to be Constructed
Schedule "F"	-	Lot Grading and Drainage Plans
Schedule "G"	-	Lands to be conveyed for Parkland or Cash in Lieu
Schedule "H"	-	Grants of Easement and Other Public Lands

Schedule "I" - Parkland, Fencing, Landscaping and Tree Preservation Requirements

Schedule "J" - Special Conditions

5. The Approved Plans listed in Schedule "E" are hereby incorporated by reference into this Agreement. The originals of all Approved Plans are on file in the offices of the Municipality and, in the event of any dispute, the originals shall govern.

OWNER'S ACKNOWLEDGEMENT

6. The Owner acknowledges and agrees that:

(a) The decision to proceed with the Works in advance of final approval of the plan of subdivision and execution of a subdivision agreement by the Municipality is at the Owner's sole risk and is not based upon any representation from the Municipality as to when final approval of the plan of subdivision may be given or a subdivision agreement executed;

(b) By executing this agreement, the Municipality does not waive or in any way absolve the Owner of their obligations to comply fully with all of the conditions of approval of the Draft Plan of Subdivision prior to final approval being given;

(c) This Agreement shall remain in full force and effect until such time as all of the obligations contained in it have been fulfilled or this Agreement is incorporated into and subsumed by a subdivision agreement executed between the Owner and the Municipality in respect of the final plan of subdivision;

(d) This Agreement does not predetermine, prejudice or constrain the Municipality's jurisdiction with respect to the approval, rejection or imposition of conditions in relation to any approvals now or that may be in future proposed for the plan of subdivision;

(e) The only works to be performed pursuant to this Agreement shall be for the purpose of pre-servicing that portion of the lands lying within the limits of the draft plan of subdivision more particularly described in Schedule "C" and for no other lands within the draft plan of subdivision;

(f) Nothing in this Agreement, including the issuing of a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works shall preclude the Municipality from requiring the Owner to make further improvements or alterations to the Works or the Lands as may be required in order to fully and completely comply with such requirements as may be contained in a subdivision agreement to be entered into by the parties prior to final approval of the plan of subdivision;

(g) Despite anything in this Agreement to the contrary, the Municipality may withdraw its permission for installation of the Works at any time if the Municipal Engineer acting in his sole discretion deems it to be in the best interests of the Municipality;

(h) If the Municipality should withdraw its permission, the Owner shall forthwith stop all work with respect to the Works within the draft plan of subdivision, and the Owner shall not have any claim whatsoever against the Municipality with respect to this Agreement, the permission granted or the cost of installing any of the Works prior to the Municipality withdrawing its permission;

(i) The Owner shall not install any portion of the Works that are to be used for hydro-electric, cable television, telephone or natural gas until the applicable utility

company has approved the plans for those services;

(j) The Owner shall be solely responsible for obtaining any required approval of the Works by a Director under the *Ontario Water Resources Act* and fully complying with all terms and conditions of such approval;

(k) Until an Environmental Compliance Approval (ECA)I for the Works under the *Ontario Water Resources Act* has been obtained and fully complied with, the Municipality:

(i) will not issue a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works;
(ii) will not execute the subdivision agreement;
(iii) will not give final approval of the plan;
(iv) will not permit any part of the Works to be connected to, to form part of or to be used in connection with the Municipality's drainage network; and the Owner;
(v) will not apply for any conditional building permits for construction of model homes despite the provisions of Zoning By-law 2003-75;
(vi) will not construct any part of the Works outside the limits of the Owner's property including, without limiting, on lands owned by the Municipality or any other public body;
(vii) will not connect any part of the Works to the Municipality's drainage network; and
(viii) will not connect any underground storm sewage pipes to the proposed storm water retention pond, or permit storm water to be discharged from the pond, or do any other thing that has the effect of changing the volume or rate of flow of storm water from the Owner's property from that which existed prior to commencement of the Works; and

CONSTRUCTION OF WORKS

Scope of Work:

7. Subject to such approval as may be granted under the *Ontario Water Resources Act* and such other permits and approvals as may be required, the Owner shall construct and maintain all of the Works described in Schedule "J" according to the plans and specifications in Schedules "E", "F" and "I" in a good and workmanlike manner to the satisfaction of the Municipal Engineer according to Municipal Specifications.

8. If, at any time during construction or maintenance of the Works, the Municipal Engineer determines that modifications to the Works are necessary to provide adequately any of the future public services that will be required for the final plan of subdivision, or to comply with such approval as may be granted under the *Ontario Water Resources Act*, the Owner shall construct such additional works to the satisfaction of the Municipal Engineer.

Proposed Roads

9. The Owner shall construct the granular base course of all proposed roads according to the plans and specifications in Schedule "E" and Municipal Specifications, and shall lay the first lift of asphalt as soon as possible in the first available paving season after the Temporary Certificate of Approval of Underground Services has been issued.

10. The Owner shall not cut any roads under the jurisdiction of the Municipality without the prior written consent of the Municipal Engineer, and all roads shall be restored to the satisfaction of the Municipal Engineer as soon as possible after completion of the work.

11. Where work is performed on existing roads outside the draft plan of subdivision, the

Owner shall reinstate them to their original condition as determined by the Municipal Engineer.

12. If, in the opinion of the Municipal Engineer, it is necessary to change the grade of existing roads adjacent to or abutting the draft plan because of the development of the draft plan, the Owner shall grade to sub-grade and reconstruct the roads in the manner and within the time stipulated by the Municipal Engineer and according to Municipal Specifications.

Storm Water Management System

13. The Owner shall construct the storm water management system to service the land in the draft plan and adjacent road allowances according to the plans and specifications set out in Schedules "E" and "F" and Municipal Specifications and such approval as may be granted under the *Ontario Water Resources Act*, and shall maintain the system until a Final Certificate of Approval of the Works has been issued under a subdivision agreement for the final plan of subdivision.

Sidewalks

14. The Owner shall construct sidewalks according to the plans and specifications set out in Schedule "E" and Municipal Specifications.

Curbs and Gutters

15. The Owner shall construct curbs according to the plans and specifications set out in Schedule "E" and Municipal Specifications.

Fences

16. The Owner shall install fences in accordance with the plans and specifications set-out in Schedule "I" and Municipal Specifications, if applicable.

Grading, Landscaping and Parkland Development

17. Upon completion of all sidewalks, curbs and roads, the Owner shall place topsoil and complete seeding in accordance with Municipal Specifications, if any, on all proposed boulevards and other untravelled parts of the proposed road as soon as possible during the first available planting season or such later date as may be authorized by the Municipal Engineer, and shall maintain the grass and restore any which does not survive until a Final Certificate of Approval of the Works has been issued under a subdivision agreement for the final plan of subdivision.

18. The Owner shall rough grade to the satisfaction of the Municipal Engineer any proposed lots or blocks on the date the Temporary Certificate of Approval of the Works is issued.

19. Any additional landscaping and parkland development shall be carried out, if applicable, in accordance with the plans and specifications set-out in Schedule "I" and Municipal Specifications.

Warning Signs

20. Prior to construction of the Works, signs satisfactory to the Municipal Engineer having dimensions of 1 metre by 0.6 metres (3 feet by 2 feet) shall be provided and erected by the Owner at each entrance to the draft plan of subdivision, which shall read as follows:

"Road Not Assumed by Municipality - Use at Your Own Risk".

or such other wording as may be approved by the Municipality.

Street Lighting

21. The Owner shall install street lighting according to the plans and specifications set out in Schedule "E", Municipal Specifications, and the requirements and standards of the authority providing electric power. The Municipality shall arrange for the local electrical distribution company to energize the system upon being notified by the Owner that the system has been installed.

Public Utilities

22. All utility lines shall be installed underground unless otherwise specified.

UTILITY APPROVALS AND COSTS

23. Prior to the start of construction, the Owner shall submit to Hydro One, Bell Canada and any other applicable utility company all plans required for their approval; shall obtain the approval of all applicable provincial and federal regulatory authorities; and shall indemnify the Municipality against all related fees and other charges.

DRILLING AND BLASTING

24. Prior to any blasting for the installation of the Works, the Owner shall notify the Municipal Engineer in writing at least twenty-four (24) hours before the start of the blasting, and shall provide a certificate of insurance with the Municipality as an additional insured and satisfactory to the Municipality for damage and liability resulting from the blasting. All blasting operations shall be conducted in accordance with OPSS 120, as amended, including but not limited to: notifications, designs, monitoring, warnings, pre-blast surveys and post-blast reporting.

25. A minimum of 15 business days prior to any blasting, the Owner shall provide written notice to all utility owners, property owners and tenants of improved property within 250 metres of the right-of-way in the vicinity of the blasting activity. The notice shall include a blasting schedule, information about the audible blast warning system and contact information for any questions about the blasting proposed. If any blasting is to be carried out within 30 metres of existing infrastructure, the Owner shall give additional written notice of the period of blasting to the owner of the infrastructure a minimum of 72 hours prior to any blasting.

26. All drilling shall be wet drilling.

ACCESS ROADS

27. The Owner shall, as and where required by the Municipal Engineer, construct and maintain access roads to the draft plan for the purpose of construction of services and buildings. The Owner shall maintain these roads to the Municipality's satisfaction, which shall include the placing of dust palliatives, the removal of mud and other materials carried out onto paved streets within and adjoining the draft plan, and the repair to the satisfaction of the Municipal Engineer of any damage caused. If roads are not maintained to the Municipality's satisfaction, the Municipality may take the necessary action to rectify the problem at the Owner's expense. The Owner shall not permit any construction vehicles to use any public streets adjacent to the draft plan if alternate routes are available.

28. The Owner shall not restrict and shall ensure that no person working within the draft plan restricts the normal flow of traffic in or outside the draft plan without the prior written consent of the Municipality.

REPAIR AND RELOCATION OF EXISTING SERVICES

29. The Owner shall repair any damage caused by the Owner, or any person working for or on behalf of it, to any existing road, structure, services or works owned or operated by the Municipality and shall pay for all costs related to the relocation of any existing utilities or services in or outside the draft plan as may be necessary to accommodate the draft plan.

DRAINAGE

30. The drainage of surface water on the proposed lots and blocks in the draft plan is the sole responsibility of the Owner and, subject to the provisions of Clause 6(j) of this Agreement, the Owner shall comply with the Lot Grading and Drainage Plans as set out in Schedule "F".

31. Subject to the provisions of Clause 6(j) of this Agreement, the Owner shall construct all Works in accordance with the Lot Grading and Drainage Plans and specifications set-out in Schedule "F", and Municipal Specifications, and the Owner shall maintain sufficient interim drainage and outlets to provide adequate drainage including the installation and removal of culverts when required by the Municipal Engineer, until a Final Certificate of Approval of the Works has been issued under a subdivision agreement for the final plan of subdivision.

32. The Owner agrees that if the drainage works result in drainage or a change of drainage through private third party lands, all work shall be carried out with the approval of and to the satisfaction of the private owners affected and the Municipal Engineer. Any easements acquired by the Owner over third party lands for that purpose shall be conveyed to the Municipality.

33. The Owner shall not interfere with any existing drain or water course except in accordance with the Lot Grading and Drainage Plans or with the prior written permission of the Municipal Engineer, but any interference shall not relieve the Owner of responsibility for any damage caused by the interference and the Owner shall indemnify the Municipality against any claims against the Municipality relating to the damage.

CONSTRUCTION REFUSE AND FILL

34. The Owner shall promptly dispose of all construction refuse and debris within the draft plan according to the waste disposal and recycling by-laws of the Municipality in effect from time to time. If refuse is not removed within forty-eight (48) hours notice from the Municipality, the Municipality may remove the refuse and debris at the expense of the Owner.

35. The Owner shall not deposit or permit to be deposited surplus fill on public lands within the draft plan. Furthermore the Owner shall not remove or permit to be removed, any fill, top soil, trees or shrubs from public lands, other than roads, without the written consent of the Municipal Engineer.

COMMENCEMENT, PROGRESS AND COMPLETION OF WORK

36. The Owner shall not start construction of the Works until the Municipal Engineer has received at least seventy-two (72) hours prior written notice of the intention to commence work, and should for any reason there be a cessation or interruption of work, the Owner shall not resume work until at least forty-eight (48) hours written notice of the intention to resume is again given to the Municipal Engineer.

37. The Owner consents to the Municipality or any person acting as their respective agent to

enter on the Lands at any time during the term of this Agreement for the purpose of exercising any authority or right of the Municipality under this Agreement, and any entry upon the Lands by the Municipality or its agents prior to registration of the plan of subdivision shall be as agent for the Owner and shall not be construed for any purpose whatsoever as an acceptance or assumption of the Works by the Municipality.

INSPECTION AND TESTING OF WORKS

38. During construction and maintenance of the Works, the Municipal Engineer may inspect the work in hand at such times and with such duration and frequency as the nature of the construction and maintenance may dictate, and may order such tests of the Works as the Municipal Engineer considers advisable to ensure that the Works are being constructed and maintained in accordance with this agreement. If during inspections or testing the Municipal Engineer perceives that construction or maintenance, whether by method or otherwise, is not progressing in a reasonable and diligent manner, or that the Owner have abandoned the Works, or that the condition of the Lands constitutes a potential danger to life or property, or that the construction or maintenance does not conform to acceptable practice in order to meet Municipal Specifications, or that any part of the Works has been connected to the Municipality's drainage works prior to an approval being granted under the *Ontario Water Resources Act*, the Municipal Engineer shall have the authority to order stop work by verbal notice to the contractor and/or the Owner's consulting engineer, such notice to be confirmed in writing as soon as possible thereafter, to order such remedial action as the Municipal Engineer considers advisable or, if such remedial action is not undertaken in a timely and diligent manner, to enter onto the Lands for the purpose of causing the remedial work to be done. Neither the Municipality nor the Municipal Engineer shall be liable for any damages resulting from a stop work order or taking any remedial action on the Lands in accordance with the provisions of this Agreement. The Owner shall deliver a copy of this clause to each and every contractor engaged in construction of the Works.

39. Any work not examined to the satisfaction of the Municipal Engineer prior to backfilling shall be excavated at the Owner's cost.

EMERGENCY REPAIRS

40. Employees or agents of the Municipality may enter onto the Lands at any time or from time to time prior to registration of the plan of subdivision for the purpose of making emergency repairs to any of the Works or taking such remedial action as the Municipal Engineer deems advisable for the purpose of protecting against a hazardous or unsightly condition, or disconnecting any part of the Works that has been connected to the Municipality's drainageh works prior to an approval being granted under the *Ontario Water Resources Act*, and such entry and repair shall not be deemed an acceptance of the Works by the Municipality or an assumption by the Municipality of any liability in connection therewith or a release of the Owner from any obligations under this agreement. The Owner shall pay all costs for such emergency repairs or remedial work and the Municipality may apply any security held by it on account of such costs.

USE OF WORKS BY MUNICIPALITY

41. Upon approval being granted under the *Ontario Water Resources Act*, the Works may be used by the Municipality or any other authorized persons prior to registration of the plan of subdivision for the purposes for which the Works were designed. Such use shall not be deemed an acceptance of the Works by the Municipality and shall not in any way relieve the Owner of its obligations with respect to the construction and maintenance of the Works, but the Owner shall not be liable for any negligent conduct of the Municipality, its

servants, agents or employees.

42. The Owner further acknowledges that the Municipality may inadvertently damage or interfere with the Works in the course of using them, and the Owner hereby waives all claims against the Municipality that it may have arising from normal and reasonable use, interference or damage.

WINTER ROAD MAINTENANCE

43. The Owner shall be responsible for all winter road maintenance within the draft plan.

WARRANTY OF WORKS

44. The Owner shall maintain the Works in the draft plan other than hydro, telephone and other utility company facilities until a Final Certificate of Approval of the Works has been issued under a subdivision agreement for the final plan of subdivision.

ENGINEERING SERVICES

45. The Owner shall employ an engineer licensed and in good standing with the Ontario Society of Professional Engineers to supervise all engineering functions including but not limited to:

(a) the preparation of calculations, contours, designs, plans and specifications;
(b) the preparation and furnishing of all required drawings;
(c) the preparation of the necessary contracts;
(d) the obtaining of all required federal, provincial and municipal approvals;
(e) the provision of the field layout, contract administration and construction supervision;
(f) the maintenance of all records of construction and upon completion to advise the Municipal Engineer of all construction changes and to prepare all final and "as constructed" plans and drawings as may be required by the Municipal Engineer;
(g) acting as the Owner's representative in all matters pertaining to the construction; and
(h) the co-ordinating and scheduling to comply with the timing provisions of this agreement and the requirements of the Municipal Engineer for the Works.

46. The Owner shall furnish all plans, specifications, designs, calculations, contours, or other information pertaining to the Works as the Municipal Engineer may require. No contract shall be awarded and no work shall commence or be continued without the prior written approval of the design and supervision of the work by the Municipal Engineer.

47. All inspections of the Works shall be performed by the Municipal Engineer whose determination of whether the Works have been constructed according to Municipal Specifications shall be final.

MATERIALS TESTING

48. The Municipal Engineer may require any qualitative or quantitative tests of any materials which have been or are proposed to be used in the construction of the Works, or may require soil tests to be carried out at the Owner's expense but this shall not relieve the Owner of its responsibility to carry out any tests required by good engineering practice.

ZONING AND BUILDING RESTRICTIONS

49. Nothing in this agreement shall relieve the Owner of any obligation to comply with all applicable zoning and building by-laws in effect from time to time.

50. All construction within the draft plan shall be carried out in accordance with any noise by-law of the Municipality which may be in effect from time to time.

SPECIAL CONDITIONS

51. In addition to all other provisions of this agreement, the Owner shall be bound by those special conditions set out in Schedule "J" attached hereto.

GRANTS OF EASEMENT AND OTHER PUBLIC LANDS

52. The Owner shall obtain and grant to the Municipality and any other required public authority or utility company, those lands and easements described in Schedule "H". The executed deeds for the lands and grants of easement, together with any reference plans of survey necessary to describe them with the registered number of the plans left blank for later completion, shall be delivered to and approved by the Municipality before the Owner requests final approval of the plan of subdivision.

OWNERS' LIABILITIES AND INDEMNITY

53. The Owner shall indemnify the Municipality against any and all actions, causes of action, suits, claims, demands, costs and expenses (including damages, fines and legal costs on a full recovery basis) which may arise directly or indirectly by reason of or which may in any way be attributable to the Owner's decision to install the Works prior to an approval being granted under the *Ontario Water Resources Act* and prior to final approval of the Plan of Subdivision, or the Municipality's decision to grant permission to do so under this Agreement.

OWNER'S EXPENSE

54. It is the intent of this Agreement that the Municipality shall not incur any expense for the development of the draft plan and every obligation of the Owner under this agreement shall be deemed to include the words "at the expense of the Owner", unless specifically stated otherwise.

MUNICIPALITY'S LEGAL, PLANNING,
ENGINEERING AND ADMINISTRATIVE COSTS

55. The Owner agrees to pay the reasonable legal, engineering, landscape architectural, planning and administrative costs incurred by the Municipality to process the draft plan including but not limited to the preparation of this agreement and all plans and specifications, and the supervision and inspection of the Works and the Municipality shall provide copies of any invoices for such costs.

PAYMENT OF ACCOUNTS

56. All invoices, costs and expenses received or incurred by the Municipality and payable by the Owner shall be paid within thirty (30) days of the Municipality's invoice or demand for payment to the Owner, failing which the Owner shall be in default under this agreement and shall continue in default until payment plus all accrued interest is made in full.

57. Interest shall be paid by the Owner on all overdue amounts at the same rate per annum and calculated in the same manner as the Municipality charges on overdue municipal taxes and any payments received shall be applied first on account of accumulated interest and then on the outstanding amount.

FINANCIAL REQUIREMENTS

58. As a condition of this agreement and without which this agreement shall have no effect, the Owner shall deposit with the Treasurer of the Municipality as security for the performance of the Owner's obligations under this agreement, an irrevocable and automatically renewable security issued by a Canadian chartered bank or any other similar form of security issued by a financial institution acceptable to the Municipality in a form approved by the Municipality and in an amount equal to one hundred percent (100%) of the estimated cost of the Works as set out in Schedule "B".

59. The Owner shall not be entitled to the release of its security until the final plan of subdivision has been registered and thereafter any application for release shall be processed in accordance with the subdivision agreement for the final plan of subdivision.

INSURANCE

60. As a condition of this agreement, the Owner shall keep in force until a Final Certificate of Approval of the Works has been issued under a subdivision agreement for the final plan of subdivision, a comprehensive policy of public liability and property damage insurance acceptable to the Municipality, that provides insurance coverage in respect of any one occurrence to the limit of at least five million dollars ($5,000,000.00) exclusive of interest and costs, against loss or damage resulting from bodily injury to, or death of one or more persons and loss of or damage to property. The policy shall name the Municipality as an additional insured.

61. The policy shall provide coverage against all claims for all damage or injury including death to any person or persons or damage to any property of the Municipality or any other public or private property resulting from or arising out of any act or omission on the part of the Owner, or its servants or agents during the construction or maintenance of the Works. The policy shall include completed operations coverage liability, blanket written contractual liability with respect to non-owned licensed vehicles and shall have no exclusion pertaining to shoring, blasting (unless a separate certificate of insurance for blasting is provided prior to the start of blasting), excavating, underpinning, demolition, pile driving, caisson work and work below ground surface including tunnelling and grading. The issuance of a policy of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which the Municipality may be held responsible.

62. The Owner shall provide the Municipality with a Certificate of Insurance in a form satisfactory to the Municipality together with such proof as the Municipality may require that all premiums on the policies of insurance have been paid and that they are in full force and effect. If the Owner fails to pay premiums or otherwise keep the policies in force, the Municipality may pay premiums or take out additional policies as it considers necessary and the Owner shall pay all costs incurred by the Municipality.

CONSTRUCTION LIENS

63. The Owner shall hold back from its payment to any persons who may supply services or materials in connection with the construction or maintenance of the Works, all amounts required by the *Construction Lien Act*, and shall indemnify the Municipality against any claims, actions or demands in connection with the Works and all costs reasonably incurred by the Municipality as a result thereof.

64. If any lien is claimed pursuant to the *Construction Lien Act* for the supply of services or material in connection with the construction or maintenance of any portion of the Works located on a public street or highway or any lands owned by the Municipality or any other public authority, the Owner shall be considered in default under this agreement and shall continue to be in default until all liens are discharged, and the Municipality may, in its absolute discretion, use the security deposited by the Owner to pay into court any amounts required to discharge all liens plus costs.

65. The Owner shall have the certificate or declaration of its engineer that construction of the Works has been substantially performed published in a construction trade newspaper in accordance with the *Construction Lien Act* and shall provide the Municipality with proof of publication, but neither the issue or publication of such certificate or declaration shall impose any obligation on either the Municipality or the Municipal Engineer to issue either a Temporary Certificate of Approval of Underground Services or a Temporary Certificate of Approval of the Works.

DEFAULT PROVISIONS

66. Whenever the Owner is deemed by the terms of this agreement to be in default, the Municipality will make best efforts, unless prevented by urgent circumstances, to give the Owner notice of the default including a brief description of the remedial action required and the date by which such remedial action shall be completed.

67. If the Owner fails or refuses to remedy the default within the time prescribed in the notice, the Municipality shall have the right in addition to any other remedies available to it and without further notice to the Owner to enter onto the lands for the purpose of remedying the default and to use any security held by on account of the cost of remedying the default, and to recover all costs and damages incurred by and all amounts owing to the Municipality.

ARBITRATION

68. Any dispute between the parties with respect to this agreement shall, at the request of a party, be submitted to arbitration pursuant to the Arbitrations Act and the decision of the arbitrator or, if more than one, the decision of a majority shall be final and binding on the parties.

69. Each party shall pay its own costs of the arbitration and shall share equally the costs of the arbitrator(s).

TIME OF THE ESSENCE

70. Time shall be of the essence of this agreement.

LEGAL NOTICE TO OWNER

71. Any notice required to be given by the parties to this agreement shall be given by registered mail at the address for service of the parties on the title page of this agreement, or at such other addresses as the parties may specify from time to time, (provided that in the event of a postal disruption, notice shall only be given by hand) and shall be deemed to have been delivered on the third day after the date of deposit in the post office.

FURTHER ASSURANCES

72. The parties shall, upon reasonable request of the other, execute any further documents as may be required for the more perfect and absolute performance of the terms and conditions of this agreement.

SUCCESSORS AND ASSIGNS

73. The Owner shall not assign this Agreement without the prior written consent of the Municipality.

74. This agreement shall be binding upon and enure to the benefit of the parties hereto and its heirs, executors, administrators, successors and assigns.

75. This Agreement may be signed in counterpart by the parties.

IN WITNESS WHEREOF the parties hereto have executed this agreement as at the date first set out above.

SIGNED, SEALED AND DELIVERED

THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC

Per:

_____
Ron Vandewal, Mayor

_____
Angela Maddocks, Clerk

We have the authority to bind the corporation

1278804 Ontario Inc.
Per:



Terry Grant

I have authority to bind the corporation

SCHEDULE "A" OF PRE-SERVICING AGREEMENT

DESCRIPTION OF LANDS

PART OF LOT 7, CONCESSION 7, PORTLAND, PART 1 PLAN 13R22185
TOWNSHIP OF SOUTH FRONTENAC

SCHEDULE "D" OF PRE-SERVICING AGREEMENT

TIME SCHEDULE FOR CONSTRUCTION OF WORKS

The development of the Works is to proceed in one phase

SCHEDULE "C" OF PRE-SERVICING AGREEMENT

DESCRIPTION OF PHASES OF DEVELOPMENT

The development is to proceed in one phase.

SCHEDULE "B" OF PRE-SERVICING AGREEMENT

COST OF WORKS

The parties agree that the estimated total cost of the Works $95,991.23, for which security in this amount shall be deposited with the Municipality.

Pre-servicing Base Amount	$75,000.00
Off-site Costs	$17,260.00
Contingencies (5% of Off-site Construction Cost)	$ 863.00
Engineering/Inspections/Testing (7% of Off-site Construction Cost)	$ 1,208.00
Subtotal	$94,331.00
Non-Recoverable HTS (1.76%)	$ 1,660.23
Total Pre-Servicing Agreement Securities	**$95,991.23**

SCHEDULE "E" OF PRE-SERVICING AGREEMENT

List of Drawings

Hartington Subdivision

THE ORIGINAL PLANS LISTED IN THIS SCHEDULE AND INCORPORATED BY REFERENCE INTO THIS AGREEMENT ARE NOW ON FILE IN THE MUNICIPAL OFFICES AND SHALL GOVERN IN THE EVENT OF ANY DISPUTE.

Dwg. Cover Sheet	**Cover Sheet**
Dwg. No. GEN	**General Plan** -Scale 1:1250 – Dated July 2020 -Revision – Dated, Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. G1	**Grading Plan North** -Scale 1:750 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. G2	**Grading Plan South** -Scale 1:750 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. PP01	**Grant Drive Plan and Profile 0+000.00 to 0+650.00** -Scale H1:1000, V1:100 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. SWM	**Stormwater Management Plan and Profile** -Scale H1:300, V1:25 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. STM	**Post-Development Catchment Areas** -Scale 1:2500 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. ER	**Erosion and Sediment Control Plan** -Scale 1:1000 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. U	**Utility Plan** -Scale 1:1000 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. D1	**Details 1** -Scale NTS – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.

Dwg. No. D2	**Drainage Channel Improvements** -Scale 1:750 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. L1	**Tree Preservation Plan** -Scale 1:1000 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. L2	**Boulevard Tree Planting Plan** -Scale 1:1000 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.
Dwg. No. L3	**Stormwater Management Facility Landscaping Plan** -Scale 1:250 – Dated July 2020 -Revision – Dated Aug. 30, 2021 -Prepared by Forefront Engineering Inc.

SCHEDULE "F" OF PRE-SERVICING AGREEMENT

LOT GRADING AND DRAINAGE PLANS

See Plans in Schedule "E"

SCHEDULE "H" OF PRE-SERVICING AGREEMENT

GRANTS OF EASEMENT AND OTHER PUBLIC LANDS

None required.

SCHEDULE "G" OF PRE-SERVICING AGREEMENT

LANDS TO BE CONVEYED FOR PARKLAND OR CASH IN LIEU

Cash-in-lieu of Parkland:

5% of the appraised value ($440,000) = $22,000

SCHEDULE "I" OF PRE-SERVICING AGREEMENT

LANDSCAPING
AND TREE PRESERVATION REQUIREMENTS

Landscaping and Tree Preservation:

See Plans in Schedule "E"

SCHEDULE "J" OF PRE-SERVICING AGREEMENT

SPECIAL CONDITIONS

STAGED CONSTRUCTION

1. Despite anything in this agreement to the contrary, the Owner shall not construct any portion of the Works until the Municipal Engineer has given written approval for the construction of the Works, which approval may be limited to some or all of the remainder of the Works and on such terms and conditions as the Municipal Engineer deems advisable.

CESSATION OF WORK

2. If the final plan of subdivision has not been registered within one year of the date of this Agreement, the Municipality shall have the right to order the Owner to cease construction of all or part of the Works on such conditions as the Municipal Engineer deems advisable until the final plan of subdivision has been registered.

REPLACEMENT OF AGREEMENT BY SUBDIVISION AGREEMENT

3. Upon registration of the final plan of subdivision and a Subdivision Agreement between the parties in respect of the Lands, this Agreement shall no longer be of any force or effect and all of its terms and conditions shall be subsumed into the Subdivision Agreement and the provisions of the Subdivision Agreement shall prevail. For greater certainty, any financial security or certificate of insurance delivered by the Owner to the Municipality on account of the Owner's obligations under this Agreement shall continue to be held by the Municipality on account of the Owner's obligations to provide financial security and proof of insurance under the Subdivision Agreement.

GENERAL:

4. The Owner shall, prior to servicing, provide a vibration report prepared by a qualified Professional Engineer dealing with construction related activities and blasting, to the satisfaction of the Municipality.

ENVIRONMENTAL:

5. Any ground water artesian conditions encountered are to be immediately reported to the Township of South Frontenac and a work plan and recommendations be provided by a qualified individual. Prior to resuming work, the Municipality must approve the recommendations for any alterations to any approved drawings.

6. The Owner is responsible for obtaining any other required permits or approvals from outside agencies prior to commencing work.

7. Time is of the essence for all asphalt reinstatements. The Owner is responsible for maintaining all road cuts in accordance with Minimum Maintenance Standards for Municipal Highways (O.Reg.239/02) and as per Township requirements.

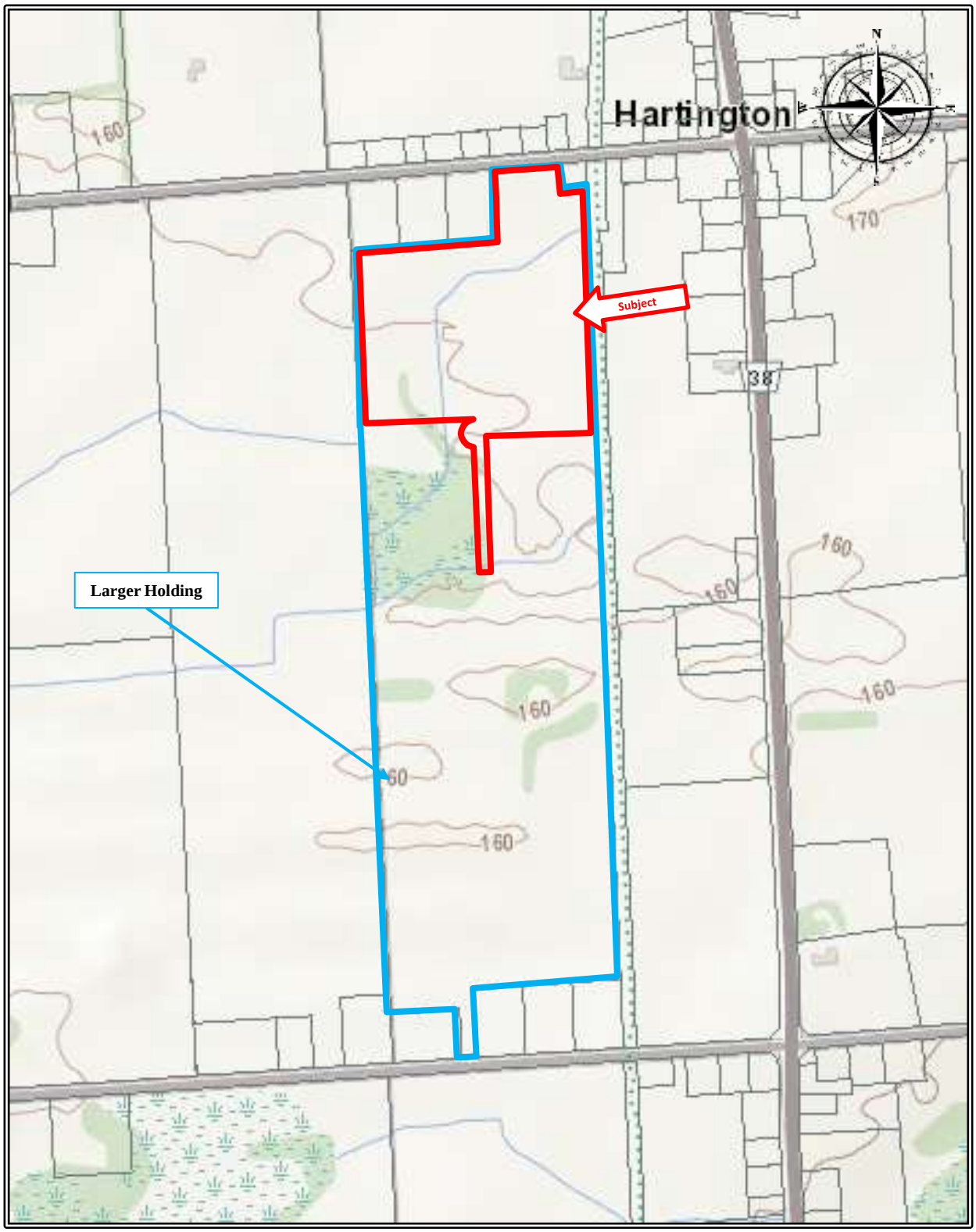
8. Test certificates for any and all engineered granular produced on site are to be provided to the Municipality for review prior to use of any of said material.

9. The Owner shall restore the boulevards and Township property to pre-construction condition or better immediately following construction or, if weather is a factor, in the first available season after completion of construction.

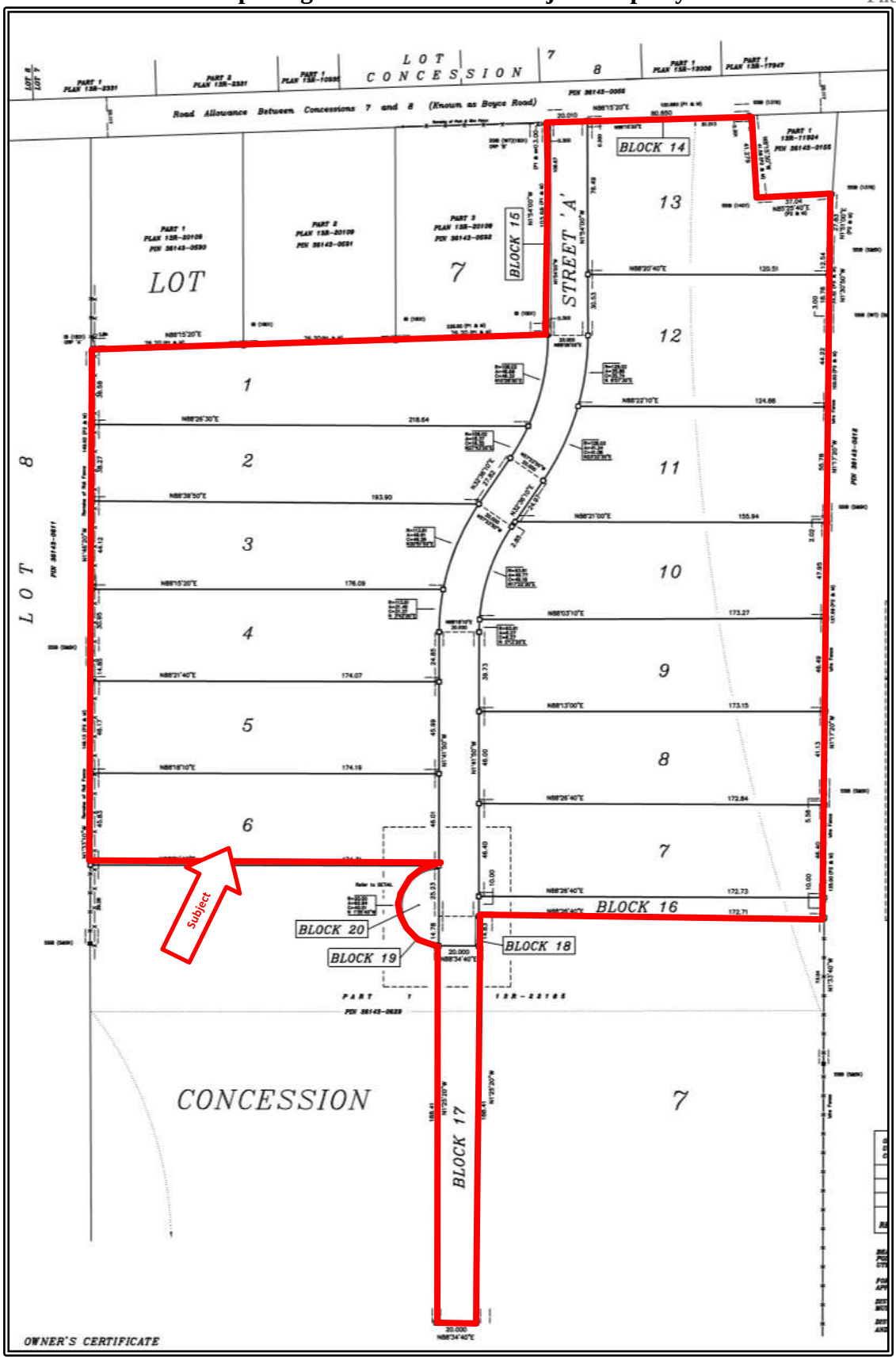
SCHEDULE "A"

AERIAL IMAGERY, MAPPING, SURVEY, AND PHOTOGRAPHS OF THE SUBJECT PROPERTY

MNR TOPOGRAPHICAL MAPPING OF THE SUBJECT PROPERTY



EXCERPT FROM DRAFT PLAN OF SUBDIVISION
Depicting the Limits of the Subject Property





View looking westerly from near the east limit of the subject, along the subject frontage on Boyce Road



View looking southerly from Boyce Road, along the east limit of the subject



View looking easterly from near the west limit of the subject, along the subject frontage on Boyce Road – the driveway entrance and house developed on site, are also shown - the contributory value of these improvements is not reflected in this report



View looking southerly from Boyce Road, along the west limit of the subject



View looking southerly from Boyce Road, along the subject driveway entrance



Looking easterly from the driveway entrance toward the on-site house the value of which not reflected in this report

SUBJECT PHOTOGRAPHS



View looking south-easterly from the south end of the developed section of the on-site driveway, across the southerly section of the site



View looking southerly from the south end of the developed section of the on-site driveway, across the southerly section of the site



View looking south-westerly from the south end of the developed section of the on-site driveway, across the southerly section of the site



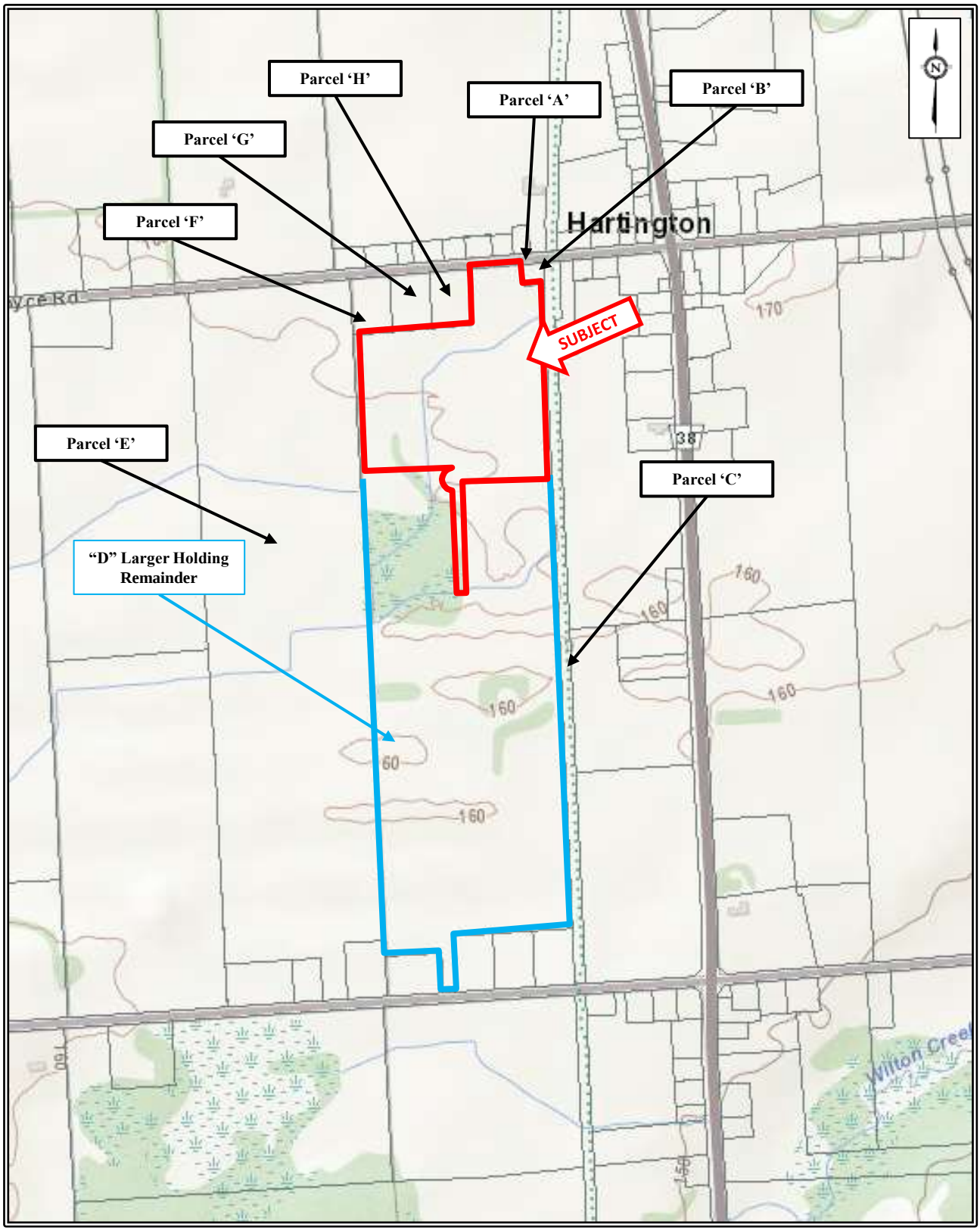
View northerly along the subject driveway entrance toward Boyce Road

SCHEDULE "B"

MAPPING AND GENERAL DETAILS OF ADJACENT PARCELS

ADJACENT PARCELS MAPPING

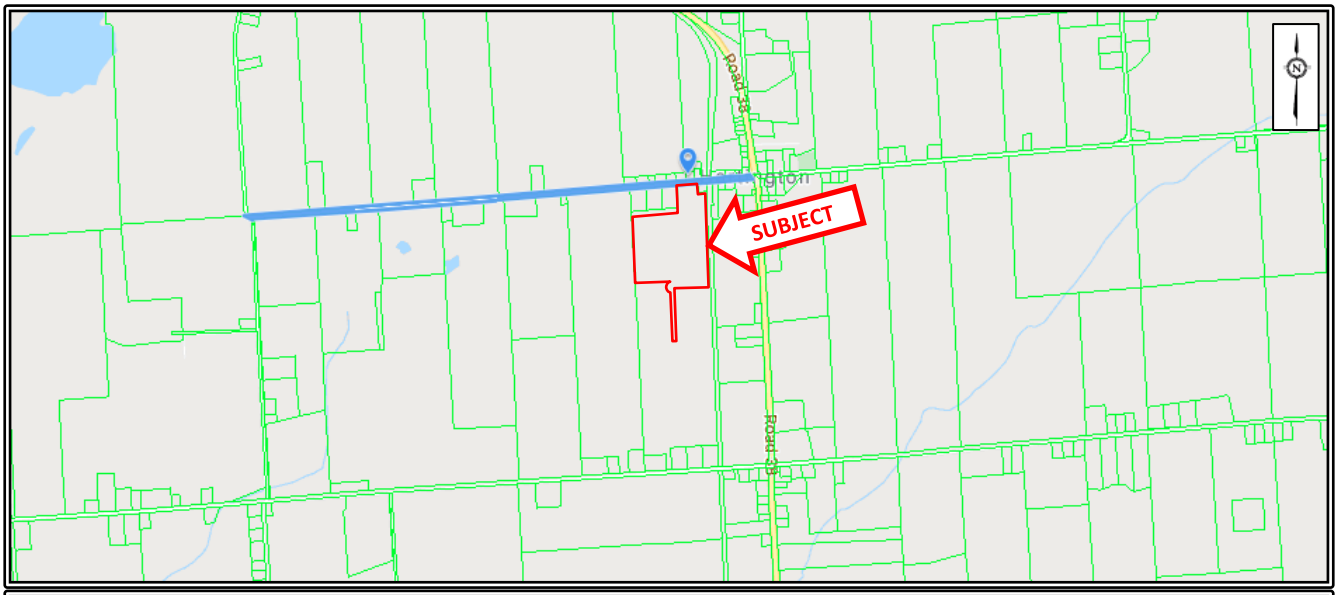
Parcels A to H



ADJACENT PARCEL "A"

Part of Boyce Road

12.186± acres



Address Not Available Suggest an address correction

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
PUBLIC AUTHORITY HAVING JURISDICTION	N/A	NOT AVAILABLE View Measurements	N/A	N/A

Legal Description
RDAL BTN CON 7 AND CON 8 PORTLAND (AKA BOYCE RD) BTN THE NE LIMIT OF LT 11 CON 7 AND RP842; SOUTH FRONTENAC

GeoWarehouse Address	Ownership Type	Registration Type
Address Not Available	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	361430056
Owner Names	**Property Type**	
PUBLIC AUTHORITY HAVING JURISDICTION	OTHER_RES	

Lot Size
Area: 530,821.73 ft² (12.186 ac) Perimeter: 16,302.49 ft
Measurements: 5,981.58 ft x 72.31 ft x 216.59 ft x 175.73 ft x 2.58 ft x 7,694.99 ft x 128.01 ft x 2,033.91 ft
Lot Measurement Accuracy: LOW

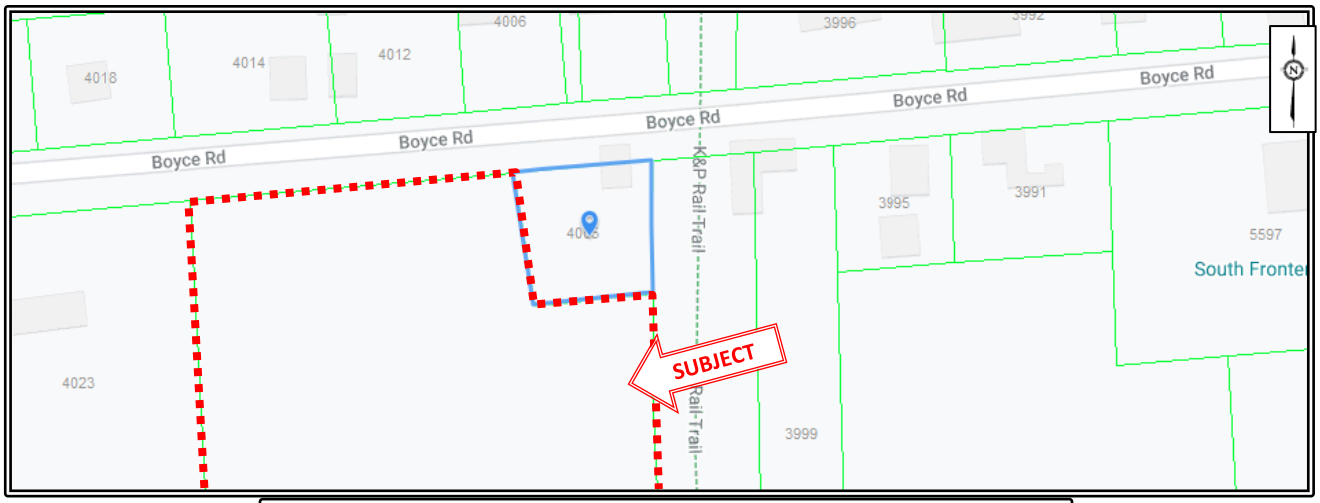
Sales History

Sales History Not Available

ADJACENT PARCEL "B"

4005 Boyce Road – Single Family Detached

.409± acres



4005 Boyce Road, Hartington

Owner Name	Last Sale	Lot Size		Assessed Value	Phased-In Value
MCILROY, TAMARA RENEE MICHELLE; MCILROY, THOMAS ED...	$46,000	135.99 ft	136.00 ft	$121,000	$121,000
	Apr 17, 2003	Frontage	Depth	Based on Jan 1, 2016	2021 Tax Year

Legal Description
PT LT 7 CON 7 PORTLAND PT 1, 13R11624; SOUTH FRONTENAC

Geo/Warehouse Address	Ownership Type	Registration Type
4005 BOYCE ROAD; HARTINGTON	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	361430155
Owner Names	**Property Type**	
MCILROY, TAMARA RENEE MICHELLE; MCILROY, THOMAS EDWARD	SINGLE_FAMILY	

Lot Size
Area: 17,830.78 ft² (0.409 ac) Perimeter: 534.79 ft
Measurements: 136.47 ft x 121.64 ft x 67.35 ft x 67.35 ft x 143.31 ft
Lot Measurement Accuracy

Assessment 1 ARN : 102908004004300

Site	Frontage: 136.00 ft Site Area: 17424 F		Depth: 136.00 ft	
Structure	Property Description: Single-family detached (not on water) Total Floor Area (above grade): Click to purchase		Property Code: 301	
	Phased-In Value Click to purchase the 4 year Phase-in Report		Assessed Value $121,000 Based on Jan 1, 2016	
Assessment Property Information	**Property Address:**	4005 BOYCE RD	**Unit Number:**	N/A
	Municipality:	SOUTH FRONTENAC TOWNSHIP	**Zoning:**	UR1
	Legal Description:	CON 7 PT LOT 7	**Property Type:**	RESIDENTIAL
	Corporate Name:	N/A		
	Corporate Mailing Address:	N/A		
Valuation And Sales Information	**Last Valid Sale Date:**	04/17/2003	**Total Land Value:**	N/A
	Last Valid Sale Amount:	$46,000	**Total Land Value Base Year:**	N/A
Residential Structure Information	**Year Built:**	1950	**Total Floor Area:**	Click to Purchase

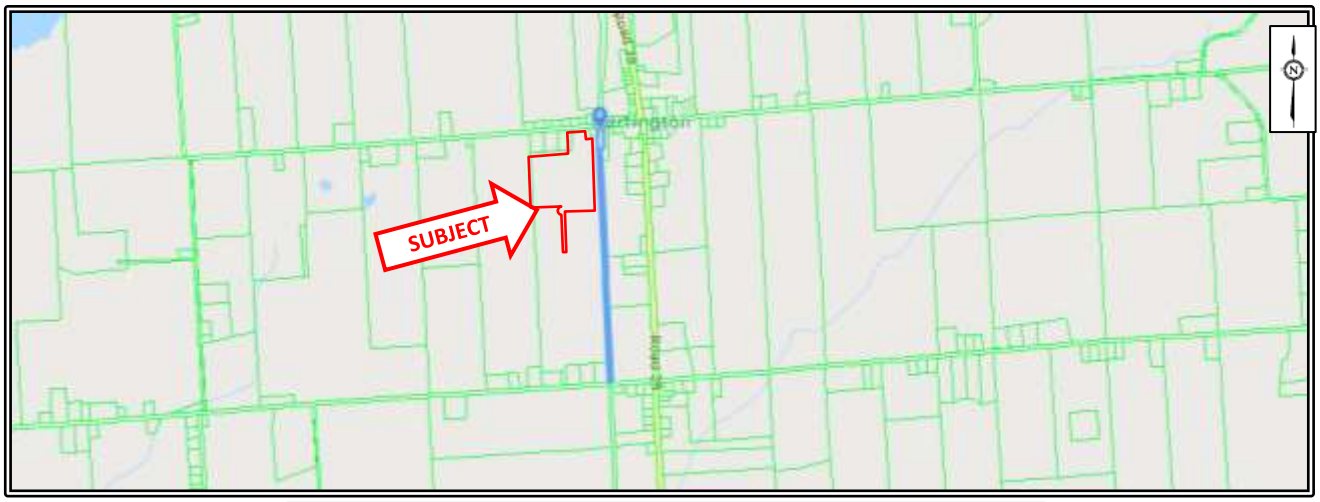
Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Apr 17, 2003	$46,000	Transfer	MCILROY, TAMARA RENEE MICHELLE; MCILROY, THOMAS EDWARD;	

ADJACENT PARCEL "C"

Part of K&P Rail Trail

7.317± acres



Address Not Available

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
THE CORPORATION OF THE COUNTY OF FRONTENAC	$83,669 Dec 15, 2008	NOT AVAILABLE	$171,000 Based on Jan 1, 2016	$171,000 2021 Tax Year

Legal Description
PT LT 7 CON 7 PORTLAND BEING PORTIONS 38, 39 & 40 FR572024; SOUTH FRONTENAC

Address Not Available	Freehold	Certified (Land Titles)
Frontenac (13)	Active	38143212
THE CORPORATION OF THE COUNTY OF FRONTENAC	OTHER NON RES	

Lot Size — Area: 318,729.84 ft² (7.317 ac) Perimeter: 9,242.13 ft

Measurements: 62.35 ft x 1,139.24 ft x 39.04 ft x 362.45 ft x 103.29 ft x 67.35 ft x 67.35 ft x 4,391.33 ft x 60.61 ft x 2,954.66 ft

Lot Measurement Accuracy: LOW

Assessment 1 — ARN: 1029080039020000

Site — Frontage: N/A; Depth: N/A; Site Area: 145.7 A

Structure — Property Description: Vacant commercial land; Property Code: 199

Phased-In Value — Assessed Value: $171,000

Assessment Property Information

Property Address:	N/A	Unit Number:	N/A
Municipality:	SOUTH FRONTENAC TOWNSHIP	Zoning:	UGC
Legal Description:	PORTLAND CON 1 PT LOTS 1 AND 2 CON 2 PT LOTS 2 AND 3 CON 3 PT LOTS 3 AND 4 CON 4 PT LOTS 1 TO 7 CON 5 PT LOTS 7 AND 8 CON 6 PT LOT 7 CON 7 PT LOT 7 CON 8 PT LOTS 7 AND 8 CON 9 PT LOTS 6 TO 10 CON 10 PT LOTS 9 AND 10 CON 11 PT LOTS 8 AND 10 CON 12 PT LOTS 8 AND 9 CON 13 PT LOT 8 CON 14 PT LOTS 7 AND 8 PLAN 35 PARTS 4, 5 TO 9 AND 11 ALGRAY ST LOTS 1 TO 16 PT LOTS 5 AND 6 W FRONTENAC ST PT GRAHAM ST PT BOND ST PT LOTS 5 7 TO 13 RP 13R11650 PART 4 RP 13R11657 PART 1 RP 13R19156 PARTS 1 TO 7 AND 10 RP 13R19166 PARTS 1 TO 5 RP 13R19167 PARTS 1 TO 5 RP 13R19169 PARTS 1 TO 3 RP 13R19181 PART 1 RP 13R11741 PARTS 2, 5, 7 RP 13R19210 PARTS 4 AND 7 RP 13R19193 PART 4 RP 13R11658 PARTS 1 2 4 AND 8 RP 13R11659 PART 1 RP 13R11618 PART 8 RP 13R19667 PART 3 RP 13R11627 PART 11 PT PART 12	Property Type:	COMMERCIAL
Corporate Name:	FRONTENAC COUNTY		
Corporate Mailing Address:	2069 BATTERSEA RD GLENBURNIE ON K0H 1S0		

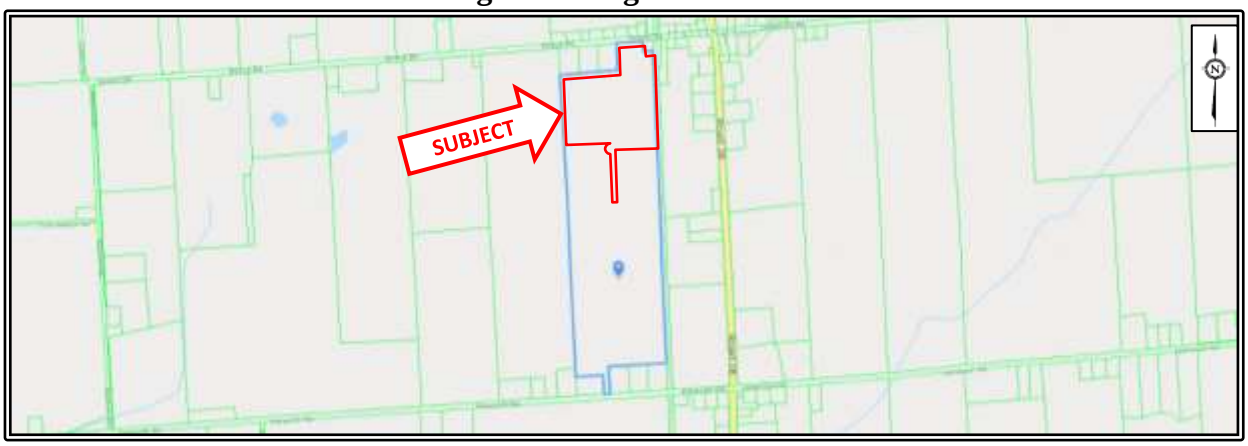
Valuation And Sales Information

Last Valid Sale Date:	12/15/2008	Total Land Value:	$171,000
Last Valid Sale Amount:	$83,669	Total Land Value Base Year:	2016

Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Dec 15, 2008	$83,669	Quit Claim Transfer	THE CORPORATION OF THE COUNTY OF FRONTENAC	The following PINs were transferred together with this Subject Property: 38143-0212 ; 38143-0207 ; 38143-0211 More
Dec 15, 2008	$83,669	Transfer	THE CORPORATION OF THE COUNTY OF FRONTENAC	

ADJACENT PARCEL "D"
Larger Holding Remainder



Hartington

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
1278804 ONTARIO INC.	$256,000 Oct 30, 2012	NOT AVAILABLE View Measurements	$555,000 Based on Jan 1, 2016	$555,000 2021 Tax Year

Legal Description
PART OF LOT 7, CONCESSION 7, PORTLAND, PART 1 PLAN 13R22185 TOWNSHIP OF SOUTH FRONTENAC

Geo/Warehouse Address	Ownership Type	Registration Type
HARTINGTON	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	361430829
Owner Names	**Property Type**	
1278804 ONTARIO INC.	Unavailable	

Lot Size
Area: 4,740,981.26 ft² (108.838 ac) Perimeter: 11,387.80 ft
Measurements: 349.69 ft x 750.07 ft x 4,031.16 ft x 121.64 ft x 136.47 ft x 329.45 ft x 350.00 ft x 750.00 ft x 3,887.81 ft x 353.59 ft x 250.05 ft x 78.33 ft
Lot Measurement Accuracy: LOW

Assessment 1 | ARN : 1029080040044400

Site
Frontage: N/A Depth: N/A
Site Area: 99.92 A

Structure
Property Description: Land owned by a non-farmer improved with a non-farm residence. Property Code: 261 with a portion being farmed

Phased-In Value	Assessed Value
Click to purchase the 4-year Phase-in Report	$555,000 Based on Jan 1, 2016

Assessment Property Information

Property Address:	4013 PETWORTH RD	**Unit Number:**	N/A
Municipality:	SOUTH FRONTENAC TOWNSHIP	**Zoning:**	N/A
Legal Description:	PORTLAND CON 7 PT LOT 7 PCL D	**Property Type:**	FARM
Corporate Name:	1278804 ONTARIO INC		
Corporate Mailing Address:	4013 BOYCE RD HARROWSMITH ON K0H 1V0		

Valuation And Sales Information

Last Valid Sale Date:	10/30/2012	**Total Land Value:**	N/A
Last Valid Sale Amount:	$256,000	**Total Land Value Base Year:**	N/A

Residential Structure Information

Year Built:	2021	**Total Floor Area:**	N/A

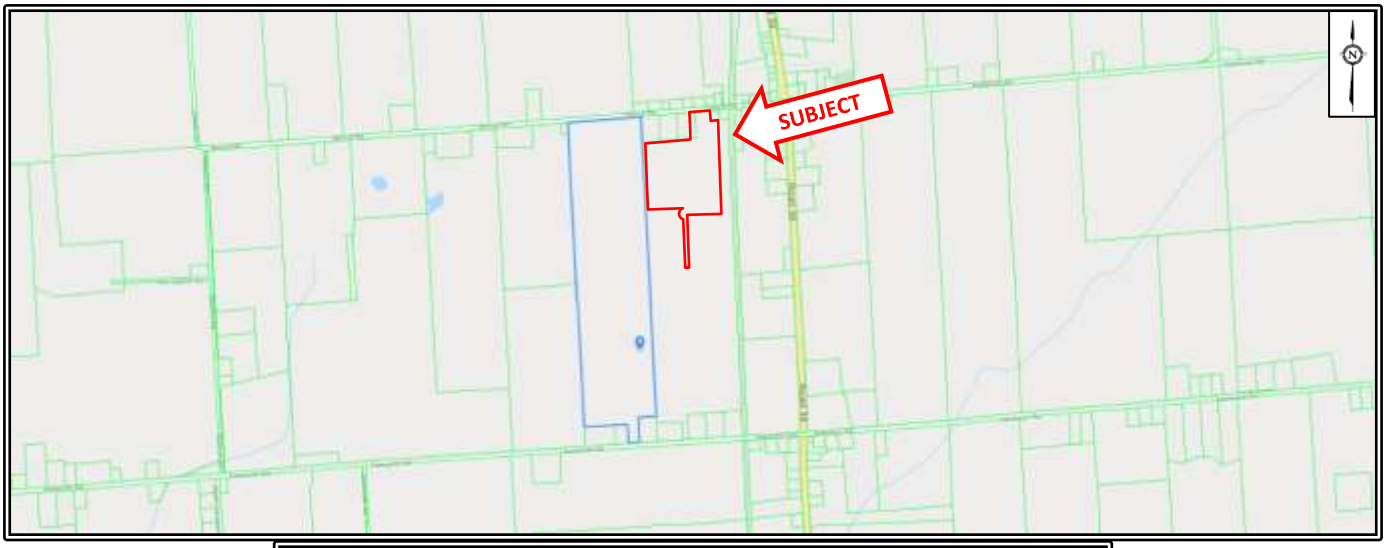
Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Oct 30, 2012	$256,000	Transfer	1278804 ONTARIO INC.	

ADJACENT PARCEL "E"

4057 Boyce Road – Farm with Residence

98.229± acres



Address Not Available

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
LEONARD, STEVEN JOSEPH	$2 Nov 04, 2004	NOT AVAILABLE View Measurements	$446,000 Based on Jan 1, 2016	$446,000 2021 Tax Year

Legal Description
PT LT 8, CON 7 AS IN FR620617, EXCEPT PT 1, 13R20935 & PT 1, 13R20778; PORTLAND TOWNSHIP OF SOUTH FRONTENAC

GeoWarehouse Address	Ownership Type	Registration Type
Address Not Available	Freehold	Certified (Land Titles)
Land Registry Office	Land Registry Status	PIN
Frontenac (13)	Active	361430611
Owner Names	Property Type	
LEONARD, STEVEN JOSEPH	FARM	

Lot Size — Area: 4,278,854.76 ft² (98.229 ac) Perimeter: 10,971.13 ft
Measurements: 179.09 ft x 265.07 ft x 154.72 ft x 350.03 ft x 250.03 ft x 4,137.80 ft x 1,011.35 ft x 4,203.10 ft x 420.44 ft
Lot Measurement Accuracy: Low

Assessment 1 ARN : 102908004004600

Site	Frontage: N/A		Depth: N/A	
	Site Area: 94.42 A			
Structure	Property Description: Farm with residence - with or without secondary structures; with farm outbuildings		Property Code: 211	
	Phased-In Value Click to purchase the 4 year Phase-in Report		Assessed Value $446,000 Based on Jan 1, 2016	
Assessment Property Information	Property Address:	4057 BOYCE RD	Unit Number:	N/A
	Municipality:	SOUTH FRONTENAC TOWNSHIP	Zoning:	N/A
	Legal Description:	PORTLAND CON 7 E PT LOT 8	Property Type:	FARM
	Corporate Name:	N/A		
	Corporate Mailing Address:	N/A		
Valuation And Sales Information	Last Valid Sale Date:	11/04/2004	Total Land Value:	N/A
	Last Valid Sale Amount:	$2	Total Land Value Base Year:	N/A
Residential Structure Information	Year Built:	1940	Total Floor Area:	N/A

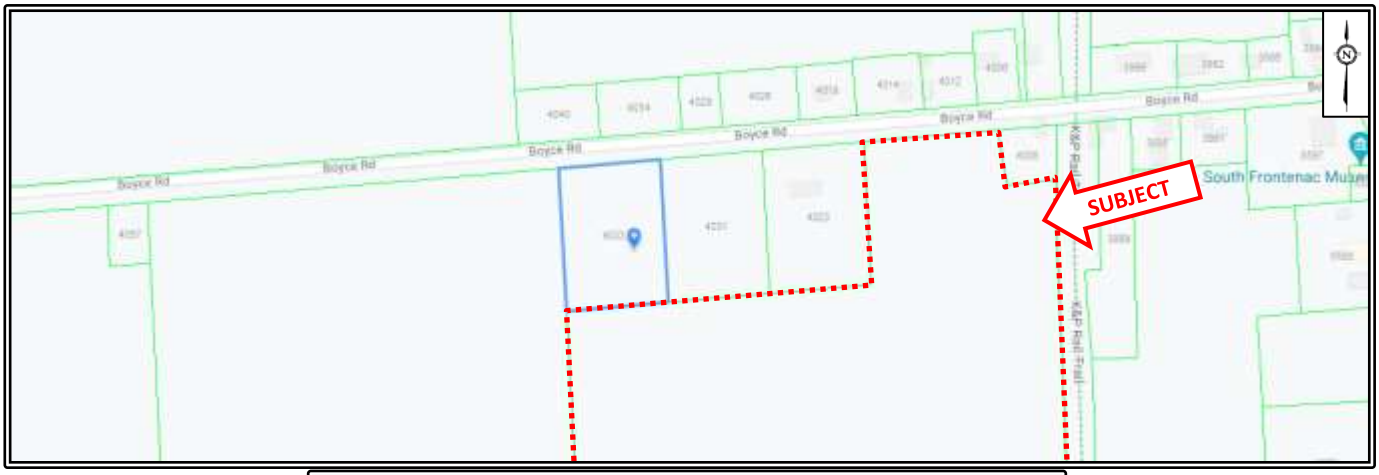
Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Nov 04, 2004	$2	Transfer	LEONARD, STEVEN JOSEPH	

ADJACENT PARCEL "F"

4033 Boyce Road – Single Family Detached

2.007± acres



4033 Boyce Road, Hartington

Owner Name	Last Sale	Lot Size		Assessed Value	Phased-In Value
TEPPENHART, KAYLA LEA; MACKAY, KYLE WILLIAM	$465,000	250.00 ft	350.00 ft	$325,000	$325,000
	May 29, 2020	Frontage	Depth	Based on Jan 1, 2016	2021 Tax Year

Legal Description
PT LT 7, CON 7, PT 1, 13R20109 ; PORTLAND TOWNSHIP OF SOUTH FRONTENAC

4033 BOYCE ROAD, HARTINGTON	Freehold	Certified (Land Titles)
Land Registry Office: Frontenac (13)	Land Registry Status: Active	PIN: 361430590
Owner Names: TEPPENHART, KAYLA LEA; MACKAY, KYLE WILLIAM	Property Type: SINGLE FAMILY	

Lot Size
Area: 87,446.92 ft² (2.007 ac) Perimeter: 1,197.51 ft
Measurements: 350.00 ft x 250.00 ft x 350.00 ft x 250.00 ft
Lot Measurement Accuracy: Low

Assessment 1 ARN : 1029080004004415

Site	Frontage: 250.00 ft	Depth: 350.00 ft	
	Site Area: 2.01 A		
Structure	Property Description: Single-family detached (not on water)		Property Code: 301
	Total Floor Area (above grade): Click to purchase		
	Phased-In Value Click to purchase the 4-year Phase-in Report	Assessed Value $325,000 Based on Jan 1, 2016	
Assessment Property Information	**Property Address:** 4033 BOYCE RD	**Unit Number:** N/A	
	Municipality: SOUTH FRONTENAC TOWNSHIP	**Zoning:** N/A	
	Legal Description: PORTLAND CON 7 PT LOT 7 RP 13R20109 PART 1	**Property Type:** RESIDENTIAL	
	Corporate Name: N/A		
	Corporate Mailing Address: N/A		
Valuation And Sales Information	**Last Valid Sale Date:** 05/29/2020	**Total Land Value:** N/A	
	Last Valid Sale Amount: $465,000	**Total Land Value Base Year:** N/A	
Residential Structure Information	**Year Built:** 2011	**Total Floor Area:** Click to Purchase	

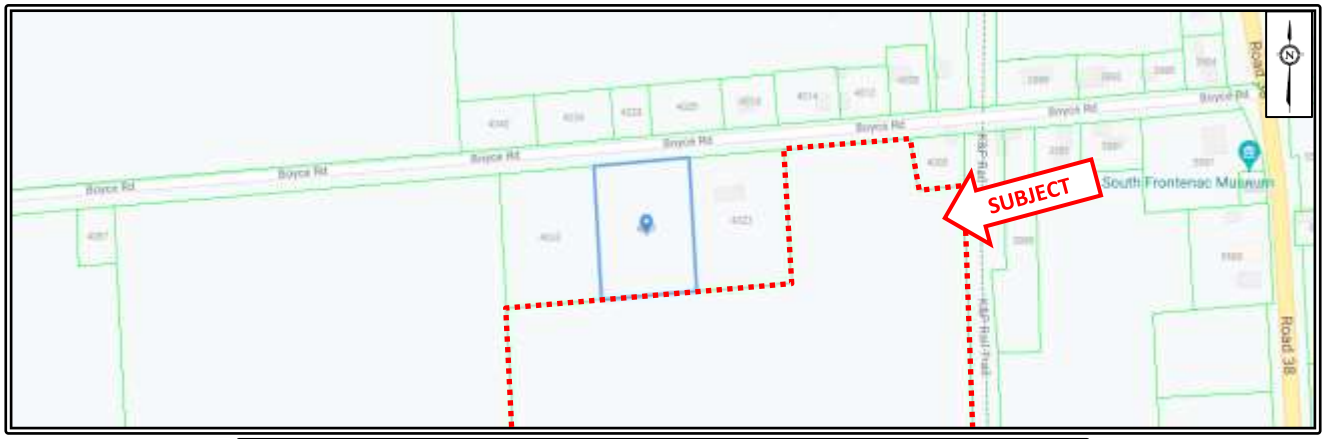
Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
May 29, 2020	$465,000	Transfer	TEPPENHART, KAYLA LEA; MACKAY, KYLE WILLIAM;	
Aug 09, 2019	$408,000	Transfer	MAAT, TAMMY SUZANNE; MAAT, TIMOTHY DAWN;	
Sep 06, 2018	$168,000	Transfer	KEECH, CHANTAL JADE; SANDS, DANIEL ARTHUR LEO;	
May 26, 2017	$335,000	Transfer	SANDS, DANIEL ARTHUR LEO;	
Nov 04, 2011	$292,500	Transfer	LIVE, ANGELA ALYCE; LIVE, PAUL ANTHONY;	
Apr 15, 2011	$53,000	Transfer	1219804 ONTARIO INC;	

ADJACENT PARCEL "G"

4031 Boyce Road – Single Family Detached

2.007± acres



4031 Boyce Rd, South Frontenac, K0H1W0

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
GARRAH, KIMBERLEY JUNE, GARRAH, PATRICK RICHARD HE...	$325,000 Jun 24, 2013	250.00 ft Frontage 350.00 ft Depth	$339,000 Based on Jan 1, 2016	$339,000 2021 Tax Year

Legal Description
PT LT 7, CON 7, PT 2, 13R20109 ; PORTLAND TOWNSHIP OF SOUTH FRONTENAC

Geo/Warehouse Address: 4031 BOYCE RD, SOUTH FRONTENAC, K0H1W0	Ownership Type: Freehold	Registration Type: Certified (Land Titles)
Land Registry Office: Frontenac (13)	Land Registry Status: Active	PIN: 361430591
Owner Names: GARRAH, KIMBERLEY JUNE, GARRAH, PATRICK RICHARD HENRY	Property Type: SINGLE_FAMILY	

Lot Size
Area: 87,445.92 ft² (2.007 ac) Perimeter: 1,197.51 ft
Measurements: 250.00 ft x 350.00 ft x 250.00 ft x 350.00 ft
Lot Measurement Accuracy: LOW

Assessment 1 | ARN | 102908004004417

Site	Frontage: 250.00 ft Site Area: 2.01 A		Depth: 350.00 ft	
Structure	Property Description: Single-family detached (not on water) Total Floor Area (above grade): Click to purchase		Property Code: 301	
	Phased-In Value Click to purchase the 4-year Phase-in Report		Assessed Value $339,000 Based on Jan 1, 2016	
Assessment Property Information	**Property Address:**	4031 BOYCE RD	**Unit Number:**	N/A
	Municipality:	SOUTH FRONTENAC TOWNSHIP	**Zoning:**	N/A
	Legal Description:	PORTLAND CON 7 PT LOT 7 RP 13R20109 PART 2	**Property Type:**	RESIDENTIAL
	Corporate Name:	N/A		
	Corporate Mailing Address:	N/A		
Valuation And Sales Information	**Last Valid Sale Date:**	06/24/2013	**Total Land Value:**	N/A
	Last Valid Sale Amount:	$325,000	**Total Land Value Base Year:**	N/A
Residential Structure Information	**Year Built:**	2011	**Total Floor Area:**	Click to Purchase

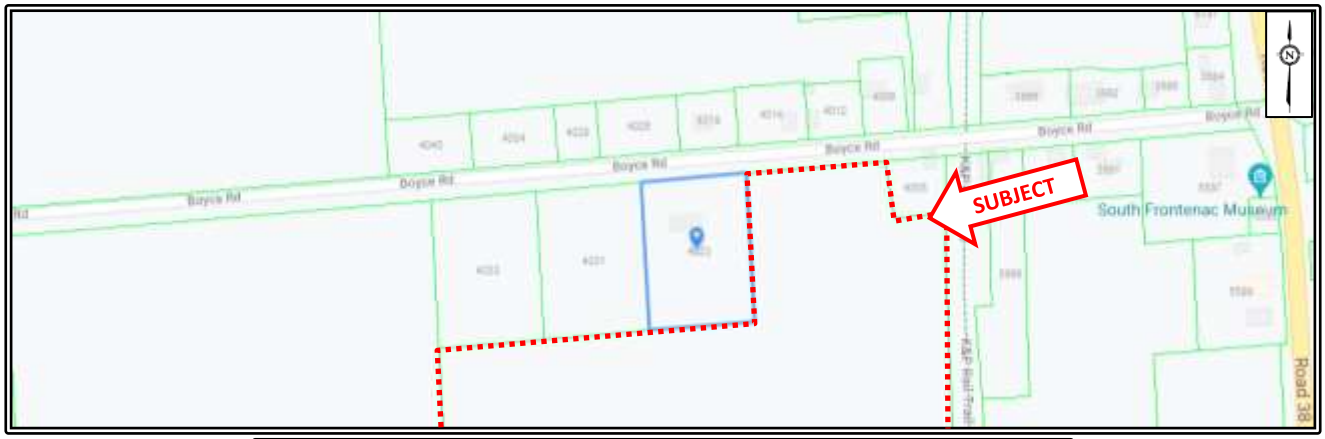
Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Jun 24, 2013	$325,000	Transfer	GARRAH, KIMBERLEY JUNE; GARRAH, PATRICK RICHARD HENRY;	
Dec 02, 2011	$275,570	Transfer	GEMMILL, ELAINE VICTORIA;	
Apr 18, 2011	$53,000	Transfer	1278804 ONTARIO INC.;	

ADJACENT PARCEL "H"

4023 Boyce Road – Single Family Detached

2.007± acres



4023 Boyce Rd, South Frontenac, K0H1W0

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
LAWSON, CYNTHIA LYNN; LAWSON, ANDREW JOHN	$350,000 (May 13, 2016)	250.00 ft Frontage 350.00 ft Depth	$344,000 (Based on Jan 1, 2016)	$344,000 (2021 Tax Year)

View Measurements

Legal Description: PT LT 7, CON 7, PT 3, 13R20109 ; PORTLAND TOWNSHIP OF SOUTH FRONTENAC

GeoWarehouse Address	Ownership Type	Registration Type
4023 BOYCE RD; SOUTH FRONTENAC, K0H1W0	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	361430592
Owner Names	**Property Type**	
LAWSON, CYNTHIA LYNN; LAWSON, ANDREW JOHN	SINGLE_FAMILY	

Lot Size

Area: 87,449.82 ft² (2.007 ac) Perimeter: 1,197.51 ft

Measurements: 250.00 ft x 350.00 ft x 250.00 ft x 350.00 ft

Lot Measurement Accuracy: Low

Assessment 1 | ARN : 1029080040044419

Site

Frontage: 250.00 ft Depth: 350.00 ft

Site Area: 2.01 A

Structure

Property Description: Single-family detached (not on water) Property Code: 301

Total Floor Area (above grade): Click to purchase

Phased-In Value: Click to purchase the 4-year Phase-in Report

Assessed Value: $344,000 (Based on Jan 1, 2016)

Assessment Property Information

Property Address:	4023 BOYCE RD	**Unit Number:**	N/A
Municipality:	SOUTH FRONTENAC TOWNSHIP	**Zoning:**	N/A
Legal Description:	PORTLAND CON 7 PT LOT 7 RP 13R20109 PART 3	**Property Type:**	RESIDENTIAL
Corporate Name:	N/A		
Corporate Mailing Address:	N/A		

Valuation And Sales Information

Last Valid Sale Date:	05/13/2016	**Total Land Value:**	N/A
Last Valid Sale Amount:	$350,000	**Total Land Value Base Year:**	N/A

Residential Structure Information

Year Built:	2011	**Total Floor Area:**	Click to Purchase

Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
May 13, 2016	$350,000	Transfer	LAWSON, CYNTHIA LYNN; LAWSON, ANDREW JOHN	
Mar 10, 2014	$345,000	Transfer	GULTEKIN, UMUT; GULTEKIN, RUTH LYNN	
Dec 09, 2011	$275,570	Transfer	HOWARD, FRANK ANDREW	
Apr 18, 2011	$53,000	Transfer	1278804 ONTARIO INC.	

SCHEDULE "C"

EXCERPTS FROM THE OFFICIAL PLAN AND ZONING BY-LAW

EXCERPTS FROM THE OFFICIAL PLAN

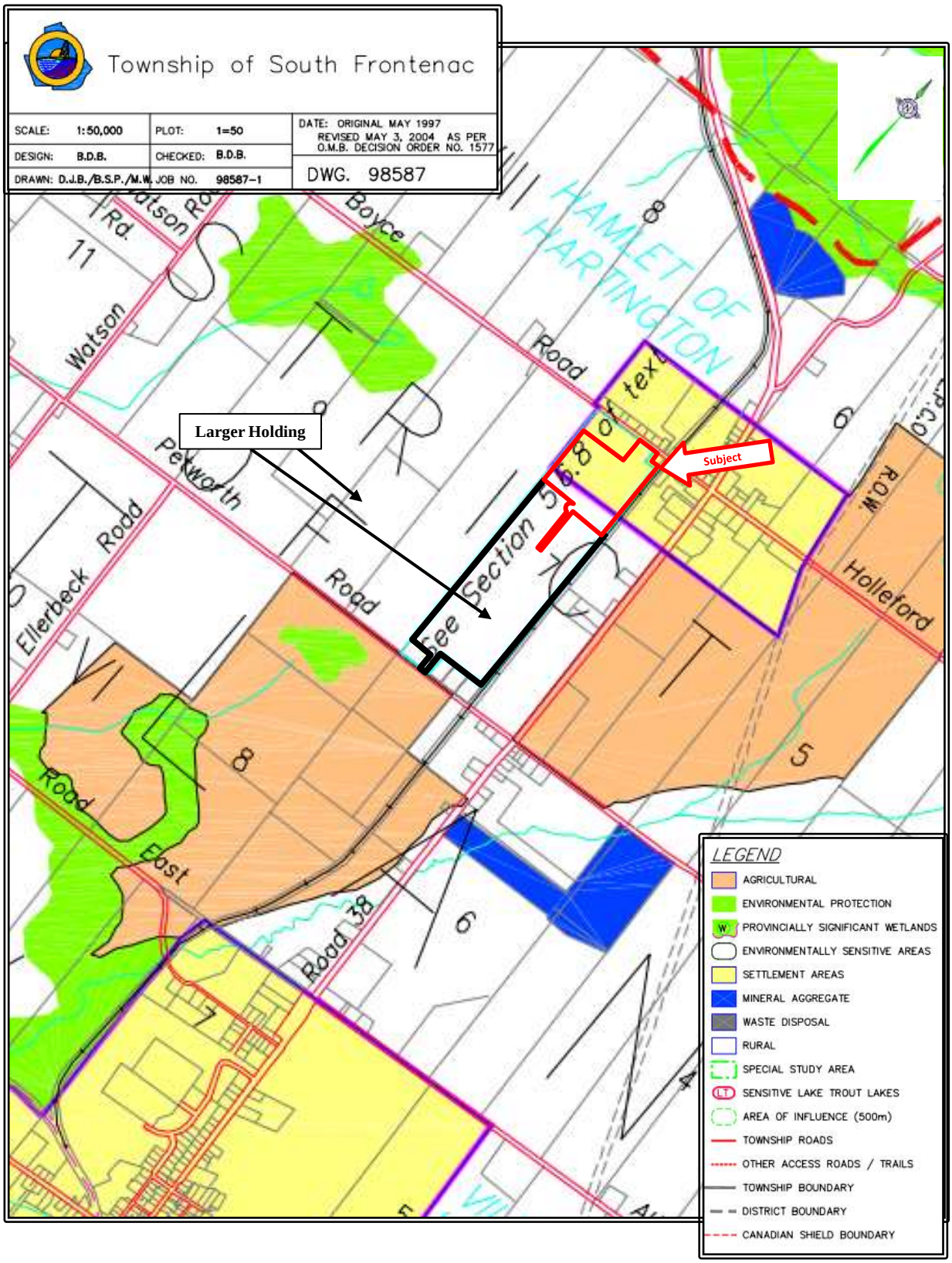
TOWNSHIP OF SOUTH FRONTENAC

OFFICIAL PLAN

-Adopted by South Frontenac Township Council September 5th, 2000
-Approved by Minister of Municipal Affairs & Housing April 30, 2002
-Approved by Ontario Municipal Board, November 25, 2003
-Text Amendments Approved by Ministry of Municipal Affairs & Housing May 23, 2013

MARCH, 2003

EXCERPTS FROM THE OFFICIAL PLAN



EXCERPTS FROM THE OFFICIAL PLAN

Agricultural, extraction will be permitted, provided the site is rehabilitated such that substantially the same area and same soil quality for agriculture are restored, unless:

(a) there is a substantial quantity of aggregate below the water table which warrants extraction; or

(b) the depth of extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and

(c) other alternatives have been considered by the applicant and found unsuitable; and

(d) agricultural rehabilitation in remaining areas will be maximized.

Where an aggregate operation has been rehabilitated and the license surrendered, the lands may be redesignated to an appropriate land use.

5.6 SETTLEMENT AREAS

It is Council's intention that a majority of the new growth in the municipality will be directed to existing settlement areas where it can be supported by appropriate servicing. Settlement areas will only be expanded when existing designated areas do not have sufficient land supply to accommodate the growth projected for the next 20 years.

The Settlement Areas designation recognizes the areas of population concentrated in and around Sydenham, Harrowsmith, Verona, Inverary, Sunbury, Battersea, Hartington, Bellrock, Petworth, Perth Road, Railton, Wilmer and Spaffordton. A full range of land uses are permitted within the Settlement Areas in this way relieving the pressure for the creation of new lots, particularly non-agricultural residential lots, in the rural areas. Commercial, industrial, residential, open space and community facility uses shall be permitted in the Settlement Areas on a site specific basis by amendment to the implementing zoning by-law when Council is satisfied that the nature and scale of the proposed use is appropriate.

This designation is an expression of Council's long-term vision for the Settlement Areas and has been applied:

(i) to ensure that sufficient lands are available to permit the location of new development in full accordance with the servicing standards of the Ministry of the Environment;

EXCERPTS FROM THE OFFICIAL PLAN

(ii) to foster the availability of affordable accommodation by providing alternate locations for new residential development and hence, a competitive housing market;

(iii) to provide an opportunity for a varied and balanced industrial/commercial base;

(iv) to promote a full range and mix of housing types and densities; and

(v) to provide sufficient land for industrial, commercial, institutional and residential uses in order to accommodate anticipated growth over the life of the plan.

Notwithstanding the above, the lands designated Settlement Areas in the Village of Sydenham have been further designated as a Special Study Area. This designation precludes major development in the Sydenham area until such time as the long term sewage disposal and potable water supply requirements for the area have been determined. The extent and scale of future development in Sydenham may be based on the recommendations of any such study.

Development within Settlement Areas will be governed by the servicing requirements of Section 6.10 of this Plan. Where municipal service(s) exist, lot creation will only be permitted if sufficient reserve capacity exists to accommodate the proposed development. In areas which are not serviced with municipal water and/or sewer services, lot creation will only be permitted if the proposed development can be supported by the type of servicing being proposed.

5.6.1 Residential Policies

(i) Permitted Uses

The uses permitted shall include single detached dwellings; semi-detached or duplex dwellings, multiple unit dwellings, single detached dwellings converted to multiple unit dwellings; group homes established in accordance with the provisions of Section 6.5, bed and breakfasts and home occupations.

(ii) Development Criteria for Single Detached, Semi-detached and Duplex Dwellings

a) All development shall be serviced in accordance with Section 6.10 of this Plan. As such, development may be permitted to occur on private water supply and sanitary sewage disposal systems. Such systems shall be located and constructed as required by the appropriate approval authority. However, development also may be permitted to occur on municipal communal water supply and/or municipal communal sanitary sewage

EXCERPTS FROM THE OFFICIAL PLAN

systems subject to the approval of the Ministry of the Environment and Council.

b) The minimum lot area for a single detached dwelling shall not be less than .8 hectares (2 acres) when serviced by a private well and private sanitary sewage disposal system and the minimum lot size for a semi-detached or duplex dwelling shall not be less than .8 hectares (2 acres) when serviced by a private well and private sanitary sewage system subject to the approval of the appropriate authority and Council.

c) In the case of development proposed to be serviced by municipal communal piped water supply and/or sanitary sewage disposal systems, the determination of appropriate minimum lot size criteria shall be made by Council in consultation with the Ministry of the Environment prior to the approval of an amendment to the implementing zoning by-law to permit the development to proceed.

d) Development of single detached, duplex or semi detached dwellings should be compatible with existing and proposed land uses. In this regard, these uses should not be located adjacent to higher density residential, commercial or industrial uses. In the event such uses are adjacent to single detached, semi detached or duplex dwellings, appropriate buffering or screening shall be provided. Details of the buffering or screening techniques shall be detailed in the Zoning By-law.

(iii) Development Criteria for Multiple Unit Dwellings

a) Multiple unit dwellings shall be located so as to minimize their impact on adjacent lower density residential uses. Generally, multiple unit dwellings should be located on major roads or have access to major roads without the necessity of passing through areas of lower residential density.

In considering development applications, Council shall ensure that the proposed multiple unit dwelling will not create a traffic hazard and that its impact on low density residential areas will be minimal.

b) Adequate off-street parking shall be provided. Access points to parking areas shall be designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.

c) Adequate buffering shall be provided between the proposed use and adjacent uses, particularly adjacent single detached residential uses. Such

EXCERPTS FROM THE OFFICIAL PLAN

buffering may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

d) The servicing of new multiple unit residential development shall be permitted to occur on private water supply and sanitary sewage disposal systems subject to the approval of the appropriate authority, insofar as it relates, among other things, to the types of systems to be utilized and minimum lot size. A hydrogeological study shall be required where development is proposed on private services. Notwithstanding the results of the hydrogeological study, the minimum lot size for a multiple unit dwelling shall not be less than .8 hectares (2 acres). Where serviced by full municipal communal water and/or sanitary sewage disposal systems, consideration may be given to a higher residential density subject to the approval of the appropriate authority and Council. Council will not consider development on private communal sewer and/or water systems.

iv) Development Criteria for Residential Conversions

a) The uses permitted shall be limited to the conversion of single detached dwellings into multiple self-contained residential dwelling units.

b) Criteria establishing the buildings eligible for conversion shall be included in the implementing zoning by-law.

c) The proposed water supply and sanitary sewage disposal systems shall be approved by the appropriate authority.

d) All dwelling units shall be self-contained and shall have private entrances and separate culinary and sanitary facilities.

e) The converted dwelling shall comply with all pertinent provincial and municipal regulations and by-laws relevant to such matters as fire, health, safety and occupancy.

f) Adequate buffering and screening shall be provided between the converted dwelling's parking areas and adjacent uses, particularly adjacent single family residential uses. Such buffering may include the provision of grass strips, screening and the planting of trees or shrubs and the location of a berm or fence.

g) Adequate off-street parking shall be provided.

EXCERPTS FROM THE OFFICIAL PLAN

h) Council may require a hydrogeological study to determine the servicing requirements of the proposed conversion if the conversion results in the creation of 3 or more dwelling units.

v) Zoning

Residential uses and residential conversions shall be zoned in separate categories in the implementing zoning by-law.

5.6.2 Community Facility Policies

(i) Permitted Uses

The uses permitted shall include public, separate and private schools, places of worship, municipal government facilities, community centres, libraries, public or private clubs or association halls, cemeteries, nursing homes, hospitals, public parks and similar community oriented uses.

(ii) Community Facility Development Policies

a) Community Facility uses shall occur on lots of an appropriate size for a specific community facility use and the lot shall be of sufficient size to support private water and sanitary sewage disposal services. The ability of the lot to accommodate and the location and construction of such systems shall be subject to the approval of the appropriate authority.

b) Adequate buffering shall be provided between Community Facility uses and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

c) Adequate off-street parking shall be provided. Access points to parking areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.

d) Where deemed appropriate by Council, a hydrogeological and terrain analysis should be prepared in support of any Community Facility development.

(iii) Zoning

Community Facility uses shall be rezoned in a separate category in the implementing zoning by-law.

EXCERPTS FROM THE OFFICIAL PLAN

5.6.3 Commercial Policies

(i) Permitted Uses

The uses permitted include those commercial establishments offering goods and services which serve the residents of the Settlement Areas or the market area as a whole such as retail commercial establishments, personal service shops, recreational uses, motels and hotels, places of entertainment, taverns, business and professional offices, eating establishments, funeral homes, motor vehicles service stations and/or gasoline, diesel, propane and liquified natural gas outlets, motor vehicle sales outlets, service shops, convenience stores, building supply outlets, tourist homes, and medical clinics. In addition, residential uses shall be permitted to locate in either the upper stories or in the rear half of the ground storey of buildings in which commercial uses are permitted.

(ii) Commercial Development Policies

a) Commercial uses should be located on major roads and should not be permitted to infiltrate unnecessarily into adjoining residential areas. Such uses shall be encouraged to be located in groups and, wherever possible, at major road intersections. Where new commercial development is proposed adjacent to residential areas, it shall be demonstrated to the satisfaction of Council that the commercial use will not create a traffic hazard and that its impact on the residential area will be minimal insofar as it relates to such matters as lighting, parking, drainage, noise and traffic movement.

Where appropriate, new commercial uses shall be encouraged to locate in proximity to existing commercial establishments to foster the development of commercial cores.

b) Commercial development shall occur on lots of an appropriate size (generally .8 hectares (2 acres) or larger) for a specific commercial use and the lot shall be of sufficient size to support private water and sanitary sewage disposal services. The ability of the lot to accommodate and the location and construction of such systems shall be subject to the approval of the appropriate authority.

c) Adequate off-street parking and loading facilities shall be provided. Access points to parking and loading areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.

EXCERPTS FROM THE OFFICIAL PLAN

d) Adequate buffering shall be provided between commercial uses and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

(iii) Zoning

Commercial uses may be zoned in separate categories in the implementing zoning by-law.

5.6.4 Industrial Policies

(i) Permitted Uses

The uses permitted include those light industrial uses such as workshops; service shops; manufacturing, processing and assembly operations; concealed storage and warehousing facilities; motor vehicle repair garages and research establishments. In addition, uses accessory to the various permitted uses may be permitted including commercial uses servicing an industrial area; business offices; a residence for a caretaker or a watchman and a retail commercial outlet for the purpose of the sale of goods or materials produced on the premises providing the accessory retail use is located within the industrial building or structure.

(ii) Industrial Development Policies

a) Industrial uses generally shall be located on major roads, although Council may give consideration to the use of other public roads where they are satisfied that no suitable alternate locations are available. In all cases, it shall be demonstrated that the proposed use will not create a traffic hazard and that the impact of the proposed use on adjacent land uses, particularly residential uses, will be minimal.

b) Industrial uses shall occur on lots of an appropriate size (generally .8 hectares (2 acres) or larger) and appropriate lot frontage for a specific industrial use and the lot shall be of sufficient size to support private water and sanitary sewage disposal services. The ability of the lot to accommodate and the location and construction of such systems shall be subject to the approval of the appropriate authority.

c) No industrial use shall be permitted which creates an adverse impact on adjacent land uses as the result of the emission of contaminants into or onto the air, water or land. Adjacent uses shall be adequately protected

EXCERPTS FROM THE OFFICIAL PLAN

from industrial emissions in accordance with and subject to the regulations and requirements of the Ministry of the Environment and Council.

Where deemed necessary, a report(s) shall be prepared by a professional engineer(s), biologist or other qualified professional(s) indicating the anticipated impact of the proposed operation on the environment, including air and water pollution, noise, changes in the water table, changes in surface drainage both on and off site and the effectiveness of the proposed ameliorative measures.

d) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.

e) Adequate buffering and setbacks shall be provided between the industrial use and adjacent uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

f) Industrial uses should be located in accordance with the Ministry of Environment's industrial development locational guidelines as amended from time to time.

(iii) Zoning

Industrial uses shall be zoned in a separate category in the implementing zoning by-law.

5.6.5 Open Space Policies

(i) Uses Permitted

The uses permitted include forestry uses, conservation uses, agricultural uses (but not agricultural uses involving livestock), wood lots and recreational uses including public and private parks, passive and active recreational activities, picnic areas, recreational trails, golf courses and other similar open space activities.

EXCERPTS FROM THE OFFICIAL PLAN

(ii) Open Space Development Policies

a) Open space uses shall occur on lots of an appropriate size for a specific open space use and where applicable, the lots shall be of sufficient size to support private water and sanitary sewage systems.

b) Adequate buffering shall be provided between open space areas and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

c) Adequate off-street parking areas shall be established in a manner complementary to the landscape features of the area. Access points to parking areas and open space areas shall be located in such a way that the external and internal road pattern provides for the adequate and safe movement of vehicular and pedestrian traffic.

(iii) Zoning
Open Space uses shall be zoned in a separate category in the implementing zoning by-law.

5.6.6 Settlement Areas Lot Creation Policies

The creation of new building lots in the Settlement Areas shall be permitted in accordance with this section 5.6, Section 7 and the following.

It is the municipality's intention that new lot development in Settlement Areas will generally occur by plan of subdivision. However, a maximum of three (3) severances may be permitted from a lot of record existing on the day of adoption of this Plan by Council where it is demonstrated that a plan of subdivision is not necessary for the orderly development of the land and will not limit such development by plan of subdivision.

5.6.7 Special Settlement Areas Policy (Pt. Lot 10,11, Concession IX - Storrington District) (Freeman Sugar Bush)

Notwithstanding anything else in this Plan to the contrary, the lands located in Part of Lot 10,11, Concession IX may be used for a commercial sugar bush operation.

5.6.8 Special Settlement Areas Policy (Pt. Lot 7, Concession VII - Portland District) (Asselstine)

Notwithstanding the provisions of subsection 5.6.6 or any other section of this Plan to the contrary, the lands identified as Part of Lot 7, Concession VII, Portland District, may be

EXCERPTS FROM THE OFFICIAL PLAN

permitted six (6) severances from a lot of record existing on the day of adoption of this Plan by Council.

5.7 RURAL

Lands designated Rural are characterized by a rural landscape which reinforces the historical relationship between the Settlement Areas and the surrounding farm, rural and seasonal residential communities to which the Settlement Areas provide basic services. The amount and type of development in the Rural area shall be consistent with maintaining its rural, natural heritage and cultural landscape.

Development within the Rural designation shall be serviced in accordance with Section 6.10 of this Plan. In areas which are not serviced with municipal water and/or sewer services, lot creation will only be permitted if the proposed development can be supported by the type of servicing being proposed.

The predominant use of land in the Rural designation shall be for agricultural; aquaculture; open space; conservation; limited service residential; recreational; community facility and rurally oriented non-farm residential; group homes established in accordance with the provisions of Section 6.5; commercial and industrial and bed and breakfast and home occupation uses. The policies directing the development of these uses are as follows:

5.7.1 Rural Agricultural Policies

(i) Permitted Uses

The uses permitted include agricultural uses outlined in Section 5.1.1, agriculturally related dwellings, accessory agricultural buildings, forestry, wood lots, kennels, apiaries and riding clubs. In addition, uses directly related and necessary in proximity to agricultural operations such as greenhouses, cold storage and grain drying facilities, livestock assembly areas, and animal husbandry services shall be permitted.

(ii) Rural Agricultural Development Policies

a) A second agriculturally related single detached residence for an essential farm employee or retiring farmer may be permitted on a viable farm holding of at least 35 hectares (86.5 acres).

b) Roadside retail outlets for the purpose of the sale of agricultural produce produced on the lands upon which the retail use is situated may be permitted providing that the use will not create a traffic hazard.

EXCERPTS FROM THE OFFICIAL PLAN

c) Severances for agricultural uses may be permitted in accordance with the Lot Creation policies of Section 7 and the farm consents policies, Section 5.1.5 a) of this Plan.

(iii) Zoning

Rural Agricultural uses may be zoned in a separate category in the implementing zoning by-law.

5.7.2 Rural Open Space Policies

(i) Permitted Uses

The uses permitted include conservation and passive recreational uses including public and private parks, picnic areas, recreational trails, hunting camps and similar open space activities.

(ii) Rural Open Space Development Policies

a) Open space uses shall occur on lots of an appropriate size for a specific open space use and where applicable, the lot shall be of sufficient size to support private water and sanitary sewage disposal systems.

b) Adequate off-street parking areas shall be established in a manner complementary to the landscape features of the area. Access points to parking areas and open space areas generally shall be located in such a way that the external and internal road pattern provides for the adequate and safe movement of vehicular and pedestrian traffic.

c) Severances for open space uses may be permitted in accordance with Section 7, Lot Creation policies of this Plan and provided the size and shape of the property is appropriate for the proposed open space use.

(iii) Zoning

Open Space uses shall be zoned in a separate category in the implementing zoning by-law.

EXCERPTS FROM THE OFFICIAL PLAN

5.7.3 Rural Community Facility Policies

(i) Permitted Uses

Community facility uses are uses which exist for the benefit of the residents of the Township as a whole and which are operated by the municipality or other organizations for this purpose.

The uses permitted include private schools and other educational facilities, libraries, places of worship, cemeteries, municipal government facilities, community centres, public or private clubs or association halls or lodges, nursing homes, public parks, public boat ramps, and similar community oriented uses.

(ii) Rural Community Facility Development Policies

a) Community facility uses shall occur on lots of an appropriate size for a specific community facility use and the lot shall be of sufficient size to support private water and sanitary sewage disposal services.

b) Adequate buffering shall be provided between community facility areas and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

c) Adequate off-street parking shall be provided. Access points to parking areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.

d) Severances for community facility uses may be permitted in accordance with the Lot Creation policies of this Plan, Section 7 and provided the size and shape of the property is appropriate for the proposed community facility use.

(iii) Zoning

Community Facility uses shall be zoned in a separate category in the implementing zoning by-law.

5.7.4 Rural Residential Policies (excluding Limited Service Residential)

It is the general intent of this Plan that the majority of permanent non-agricultural residential development be encouraged to locate in the Township's Settlement Areas.

EXCERPTS FROM THE OFFICIAL PLAN

However, limited non-agricultural residential development may also be permitted within the Rural area so as to provide a variety of living accommodation for the residents of the Township. Subdivisions and severances to permit new residential uses shall be appropriately separated from incompatible agricultural areas, existing and proposed waste disposal, mineral extraction site and resource areas, natural heritage features and areas and natural hazards.

(i) Permitted Uses

Rural residential development including group homes established in accordance with the provisions of Section 6.5, home occupations and home industries may be permitted in the form of single detached dwellings developed on lots created by plan of subdivision or severance by the Committee of Adjustment in accordance with the policies of this Plan.

(ii) Development Policies

a) The frontage, size and shape of any lot for rural residential purposes created through the severance approval process shall be appropriate for the proposed use and shall conform with the provisions of the zoning by-law. As a rule, the minimum lot size shall be 0.8 hectares (2 acres) with 76 metres (250 ft.) of frontage on a public road for non-waterfront lots and I hectare (2.5 acres) with 76 metres (250 ft.) of frontage on a public road and 91 metres (300 ft.) of water frontage for waterfront lots. The municipality may consider reductions to the minimum lot size and frontage requirements provided the overall intent of the Plan is maintained.

b) Rural residential development shall be serviced by private water and sanitary sewage disposal systems approved by the appropriate authority.

c) New lots for rural residential purposes should be created by plan of subdivision in accordance with lot creation policies included in Section 7 of this Plan. However, a maximum of three rural residential severances may be permitted from a lot existing on the day of adoption of this Plan by Council in accordance with the lot creation policies of Section 7 of this Plan when the consent approval authority is satisfied that a plan of subdivision is not warranted. Any proposal which would create more than three new lots (three plus a retained) from a lot existing on the day of adoption of this Plan shall only be considered by plan of subdivision.

d) All new rural residential lots shall have public road frontage.

EXCERPTS FROM THE OFFICIAL PLAN

e) Special Use Criteria - McGarvey Stone House

Notwithstanding Section 5.7.4 (a) of this Plan to the contrary, on the west half of Lot 38, Concession 7, in the District of Storrington, the existing stone building may be converted into a maximum of four multiple unit dwelling units in accordance with the applicable provisions of Section 5.6.1 (iv) of this Plan.

f) Special Lot Area Criteria (Pt Lot 37, Concession VII, Storrington District)

Notwithstanding the provisions of Section 5.7.4 (ii) (a), the land located in Part of Lot 37, Concession VII in Storrington District and identified on the Land Use Schedule to this Plan shall have a minimum lot area of .8 hectares (2 acres).

g) Special Use Criteria – Wallond (Pt. Lot 21, Concession 12, Plan 13R-13010, Part 1, Bedford District)

Notwithstanding Section 5.7.4 (i) of this Plan to the contrary, the lands legally described as Part 1, Plan 13R-13010 in Part of Lot 21, Concession 12, Bedford District, may be used for a multiple unit residential building containing not more than six dwelling units.

h) Special Lot Frontage and Severance Criteria – (Pt. Lot 1, Concession 1, Bedford District - Czychun)

Notwithstanding Section 5.7.4 (ii)(a) and 5.7.4 (ii)(c) of this Plan to the contrary, on the lands identified as Part of Lot 1, Concession 1, Thirteen Island Lake, in Bedford District which are identified on the Land Use Schedule to this Plan and further specified on Map 1 of Schedule 'B', a minimum water frontage of 15 metres (50 ft.) is recognized but none of the lots so identified shall be further severed.

All other policies of this Plan shall apply.

i) Special Lot Area – (Part. Lot 1, Concession XII, Bedford District)

Notwithstanding the provisions of subsection 5.7.4 (ii)(a), on the lands identified as Part of Lot 1, Concession XII, in Bedford District, which are identified on the Land Use Plan, Schedule 'A', and further specified on Map 2 of Schedule 'B' as "Special Lot Area", a minimum lot area of 0.32 hectares (0.8 ac.) is recognized.

EXCERPTS FROM THE OFFICIAL PLAN

All other policies of this Plan shall apply.

j) Special Rural Condominium Development Criteria (Pt. Lots 9, 10 & 11, Concession VI, Loughborough District).

Notwithstanding the provisions of subsections 5.7.4 (ii) a) and 5.7.4 (ii) c) to the contrary, the lands identified as Part of Lots 9, 10 and 11, Concession VI, Sydenham Lake, in Loughborough District, which are identified on the Land Use Plan, Schedule 'A', may be developed in accordance with the following policies:

- The lands may be developed and used for a vacant land condominium containing a maximum number of twelve (12) single detached dwellings on individual sites. No severances of individual sites shall be permitted.
- All servicing shall be provided by way of private individual water well and sanitary septic systems on each condominium site. Only one (1) dwelling unit is permitted per condominium site.
- Communal water wells and communal sanitary septic systems are prohibited.
- Prior to any development proposal to expand and existing single detached dwelling the owner shall demonstrate that the water well and sanitary septic systems meet current standards.

All other policies of this Plan shall apply.

5.7.5 Rural Commercial Policies

(i) Permitted Uses

The uses permitted include three distinct types of commercial operations:

- those which are agriculturally and rurally oriented;
- recreationally and resort oriented; and
- highway commercial uses which serve the needs of the travelling public.

a) Agriculturally and Rurally Oriented Commercial Uses

Agriculturally and rurally oriented commercial uses shall include agricultural produce sales establishments, farm services, bulk fuel dealers, farm implement dealers, feed and seed mills, abattoirs, auction barns, veterinary clinics or hospitals and similar uses.

b) Recreational and Resort Commercial Uses

EXCERPTS FROM THE OFFICIAL PLAN

Recreational and resort commercial uses shall include tent and trailer parks; resorts, including privately managed lodges; health spas; tourist accommodations such as cabins, motels and hotels; marinas; gift and craft shops; convenience stores; restaurants or snack bars; miniature golf courses and similar uses. Bed and breakfast operations are not considered recreational and resort commercial uses but as a home occupation in accordance with the provision of the implementing zoning by-law.

c) Highway Commercial Uses

Highway commercial uses shall include motor vehicle sales outlets, motor vehicle service stations and/or gasoline, diesel, propane and liquified natural gas outlets, small engine sales and service, building supply sales, recreational equipment sales and service and agricultural produce sales establishments and nurseries or garden centres; motels; hotels; taverns; restaurants; convenience retail stores and similar uses.

d) Special Use Criteria - Collins Lake Estates

Notwithstanding Section 5.7.5 (a)(iii) of this Plan to the contrary, on the lands located on Part of Lot 25, Concession 7 in the District of Storrington, the highway commercial uses shall be limited to daycare facilities, personal service shops, professional offices, grocery stores and retail stores.

e) Special Use Criteria – Buck Lake (Bedford District)

Notwithstanding any other provision of this Plan to the contrary, on the lands identified as Part Lot 1, Concession XII, Buck Lake in Bedford District, which are identified on the Land Use Plan, Schedule 'A', and further specified on Map 2 of Schedule 'B'; as "Special Commercial", a minimum lot area of 92.9 sq. metres (1,000 sq. ft.) is recognized. The use of these lands shall be limited to boat docking facilities only. Docking facilities shall be limited to 25 spaces, 20 of which shall be made available to property-owners on Porcupine and Buck Islands. No further severances shall be permitted and, except for the docking structure, the remainder of the lands shall be maintained in a natural vegetative state. Maintenance of the docking facilities shall be undertaken in an environmentally sensitive manner.

EXCERPTS FROM THE OFFICIAL PLAN

(ii) Development Policies Applicable to All Rural Commercial Uses

a) One residential unit may be permitted as an accessory use to all rural commercial uses.

b) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.

c) Adequate buffering shall be provided between commercial uses and adjacent land uses and roadways. Such buffers may include the provisions of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

d) With the exception of tent and trailer parks, commercial uses shall occur on lots of an appropriate size, generally 0.8 hectares (2.0 acres) or larger.

e) Highway Commercial uses should be located on major roads. Consideration may be given to the use of other public roads where Council is satisfied that no suitable alternate location is available. In all cases, it shall be demonstrated that the proposed use will not create a traffic hazard, that the impact of the proposed use on adjacent land uses will be minimal and that the public road is of suitable quality to accept traffic generated by the new commercial operation.

f) Commercial uses shall be serviced by private water and sanitary sewage disposal systems. Such systems shall be located and constructed as required by the appropriate authority.

g) Severances for rural commercial uses may be permitted in accordance with the Lot Creation policies, Section 7 of this Plan.

(iii) Additional Development Policies for Recreational and Resort Commercial Uses

Recreational and resort commercial uses shall be of a scale that permits them to blend into their natural setting and shall be designed to preserve, as much as possible, a site's physical attributes such as tree coverage, varying topography and scenic views.

a) Tent and Trailer Parks

1. Tent and trailer parks shall include seasonally operated parks for tents and recreational vehicles, not including mobile homes,

EXCERPTS FROM THE OFFICIAL PLAN

together with accessory facilities such as an accessory dwelling, docks, and convenience stores catering to the day-to-day needs of the visitors.

2. The minimum lot area for tent and trailer parks shall be 4 ha (10 acres); the maximum number of campsites should be 50 in order to avoid excessive concentrations of development in waterfront areas.

3. Campsites should have sufficient area and frontage along the internal park road to avoid overcrowding and to ensure minimal environmental impact.

4. No campsite, building or structure except a marine facility for launching and/or servicing of boats or a water pumphouse is permitted within 50 metres (164 feet) of the high water mark of any water body. On steep terrain with thin soils, discontinuous soils or sparse vegetation, setbacks of up to 90 metres (300 feet) may be required.

5. No more than 25% of the total lot area may be used for campsites or for other commercial uses.

6. No tent and trailer park will be permitted where the existing public roads leading to the site are not capable of safely handling the anticipated traffic.

7. Adequate provision shall be made in the establishment of any new tent and trailer park or major expansion of an existing one for recreational facilities. These may be comprised of beaches, swimming pools, tennis courts, major open space areas or a combination of these and/or similar features. If the primary recreational amenity provided is waterfront, 15 metres (49.2 feet) of usable shoreline per site will be required. In considering the suitability of beach or open space areas, Council may consult with the Ministry of the Environment, Ministry of Natural Resources, Conservation Authority and any other source which might provide relevant advice.

8. The design of any tent and trailer park shall exhibit sensitivity to existing, neighbouring uses and adequate buffering shall be provided between the tent and trailer park and any adjacent residential areas.

EXCERPTS FROM THE OFFICIAL PLAN

9. All tent and trailer sites, comfort stations, accessory buildings with water using fixtures or any facilities requiring sewage disposal require a Certificate of Approval from the Ministry of the Environment and/or its agents for water taking, water works and sewage works approvals.

b) Motels, Hotels, Rental Cabins

1. Motels, hotels, rental cabins or other roofed accommodation, including accessory facilities such as docks, eating establishments, and convenience stores shall have a minimum lot area of 2 ha (5 acres).

2. The maximum density for motels, hotels, or cabins shall be one unit per 2,000 m^2 (½ acre) to a maximum of 50 units, provided the appropriate authority will approve of the sewage disposal systems which are used. In addition to the above, there must be at least 15 metres (49.2 ft.) of usable shoreline available per cabin.

3. The site design shall be sensitive to existing, neighbouring uses and adequate buffering shall be provided between the tourist establishment and any adjacent residential uses.

4. No building, structure, septic tank or tile field, except a marine facility for the launching and/or servicing of boats shall be located closer than 50 metres (164 feet) to the high water mark of any water body. On steep terrain with thin soils, discontinuous soils or sparse vegetation, larger setbacks may be required.

5. Adequate provision must be made for recreational amenities similar to those required in Section 5.7.5(iii)(a)7 above.

(iv) Zoning

Commercial uses shall be zoned in separate categories in the implementing zoning by-law.

5.7.6 Rural Industrial Policies

This plan recognizes that the location of certain industrial uses in the rural setting is both necessary and appropriate to facilitate the provision of adequate industrial services and employment opportunities for residents of the Township. Therefore, industrial uses

EXCERPTS FROM THE OFFICIAL PLAN

which pose no threat of pollution to air, land or water and which will not have a deleterious impact on adjacent land uses shall be permitted.

(i) Permitted Uses

The uses permitted include construction yards; warehousing; truck or transportation terminals; motor vehicle repair garages or body shops; the open storage of goods or materials; bulk storage facilities; workshops; saw and planing mills; service shops; processing, manufacturing and/or assembly operations and research establishments.

(ii) Development Policies

a) Industrial uses shall occur on lots of an appropriate size, generally 1 hectare (2.5 acres) or larger.

b) Industrial uses shall be encouraged to locate on arterial or collector roads. Consideration may be given to the use of other public roads where Council is satisfied that no suitable alternate location is available. In all cases, it shall be demonstrated that the proposed use will not create a traffic hazard, that the impact of the proposed use on adjacent land uses will be minimal and that the public road is of suitable quality to accept traffic generated by the new industrial development.

c) No industrial use shall be permitted which creates an adverse impact on adjacent land uses as a result of the emission of contaminants into or onto the air, water or land. Adjacent uses shall be adequately protected from industrial emissions in accordance with and subject to the regulations and requirements of the Ministry of the Environment and Council.

Where deemed necessary, a report(s) shall be prepared by a professional engineer(s), biologist or other qualified professional(s) indicating the anticipated impact of the proposed operation on the environment, including air and water pollution, noise, changes in the water table, changes in surface drainage both on and off the site and the effectiveness of the proposed ameliorative measures.

d) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.

EXCERPTS FROM THE OFFICIAL PLAN

e) Adequate buffering and setbacks shall be provided between industrial uses and adjacent uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

f) Severances for rural industrial uses may be permitted in accordance with the general consent policies of this Plan.

(iii) Zoning

Industrial areas shall be zoned in a separate category in the implementing zoning by-law.

5.7.7 Limited Service Residential Policies

Limited service residential development is generally located in the Rural area of the Township on a body of water or a natural water course where the primary means of access is from a private road or a navigable waterway.

(i) Permitted Uses

The uses permitted shall be single detached residential dwellings, seasonal residential dwellings, seasonal dwellings converted to permanent dwellings and home occupations.

(ii) Limited Service Residential Development Policies

a) The frontage, size and shape of any lot created for limited service residential purposes through the severance approval process shall be appropriate for the proposed use and shall conform with the provisions of the zoning by-law. As a rule, the minimum lot size shall be 1 hectare (2.5 acres) with a minimum of 91 metres (300 feet) of water frontage and 76 metres (250 feet) of frontage on a private road. The municipality may consider reductions to the minimum lot size and frontage requirements provided the overall intent of the Plan is maintained.

b) The creation of up to a maximum of three new limited service residential lots per landholding existing on the day of adoption of this Plan may be permitted by consent, in accordance with the General Consent policies of Section 7 of this Plan.

c) Severances for new waterfront limited service residential lots may be permitted on newly created private roads provided the new private road

EXCERPTS FROM THE OFFICIAL PLAN

intersects with an existing public road and is designed and constructed in accordance with Township standards for new private roads.

Severances for new waterfront limited service residential lots may be permitted on extensions to existing private roads provided the extension of the existing private road is not greater than 182 metres (600 ft.) and is designed and constructed in accordance with Township standards for new private roads. Extensions of greater than 182 metres (600 ft.) may be permitted provided the existing private road is upgraded to Township standards for new private roads, from its intersection with the public road.

Severances for new non-waterfront limited service residential lots may be permitted on extensions to existing private roads provided the extension of the existing private road is not greater than 152 metres (499 feet) and is designed and constructed in accordance with Township standards for private roads. Except for the foregoing, no new private roads will be permitted.

As a condition of severance approval for all waterfront and non-waterfront limited service residential lots, the owner of the subject property shall enter into an agreement with the Township to be registered against title to the lots acknowledging:

- the Township does not maintain or repair private roads.
- on private roads the Township does not provide municipal services normally associated with public roads.
- owners are responsible for all costs necessary to maintain the private road.
- the Township is not responsible for any loss or damage created by the owner's failure to maintain the private road.
- owners agree to indemnify the Township for any loss or damage.

Notwithstanding the above, no development shall be permitted on existing private roads or extensions thereto which would have the effect of creating new lots without water frontage on a private road which services primarily waterfront residential developments (i.e. no back lot development).

d) Limited service residential development shall be serviced by private water and sanitary sewage disposal systems. Such systems shall be approved by the appropriate authority.

EXCERPTS FROM THE OFFICIAL PLAN

e) Limited service residential development shall be designed to preserve as much as possible a site's physical attributes, such as tree coverage, varying topography, scenic views, etc, for the benefit of future residents.

f) Limited service residential development shall be developed in accordance with the applicable policies of Section 5.2 of this Plan.

g) Where communal docking facilities are proposed, such facilities shall be located a suitable distance, generally 60 metres (196.8 feet), from the nearest residential use, residential land use designation or residential zone.

h) Where an existing limited service residential lot or a lot created by consent of the Committee of Adjustment for limited service residential purposes subsequent to the date of approval of this Plan fronts upon a private road or unassumed public road, a building permit may be issued for the erection of a building or structure providing the applicant enters into an agreement with the Township which is to be registered on title. This agreement is to indicate:

1. that the owner recognizes that the lot is located on a private road which is not snowplowed or in any other way maintained by the Township.

2. that the disposal of garbage, snowplowing and any other road maintenance is the responsibility of the property owner; and

3. that the Township assumes no liability in the event that emergency vehicles are not able to access the lot because of impassable road conditions.

(iii) Water Access Lots

Lakes and rivers within the Township contain a number of islands and remote areas. Many islands and remote areas of the Township offer the opportunity for limited service residential use. Consequently, limited service residential development shall be permitted on water access only lots providing:

a) that it is demonstrated to the satisfaction of Council and the authorities responsible for their approval that an adequate supply of potable water is available for each lot on the island and that a satisfactory method of sewage disposal is approved by the appropriate authority;

EXCERPTS FROM THE OFFICIAL PLAN

b) that access to the water body in which the island is situated is available via a navigable waterway and/or a public road or an existing private or unassumed public road of sufficient quality to ensure the provision of appropriate services to the island;

c) that island seasonal residential development is zoned in a separate category from other forms of seasonal residential development;

d) that in the case of a lot which has water access only, the owner of the water access lot demonstrates to the satisfaction of Council that land and mooring facilities on the mainland are available to permit the parking of automobiles and/or the storage or docking of boats and boat trailers etc. associated with the use of the water access lot, in this way ensuring minimal disruption to residents on the mainland. Such facilities shall be owned or tied in perpetuity to the water access only lot and be zoned for parking and docking facilities only;

e) Notwithstanding Section 5.7.7 (b)(i) to the contrary, the minimum lot size for a new water access only lot shall generally be 2 ha (5 acres) in order to minimize impacts in these remote areas.

(iv) Zoning

Limited service residential uses shall be zoned in separate categories in the implementing zoning by-law.

(v) Special Limited Service Residential Development Policy (Part Lot 2, Concession II, Bedford District

Notwithstanding Section 5.7.7(b)(i) to the contrary, the minimum lot frontage on a private road for a Limited Service Residential lot shall be 24.7 metres (81 feet).

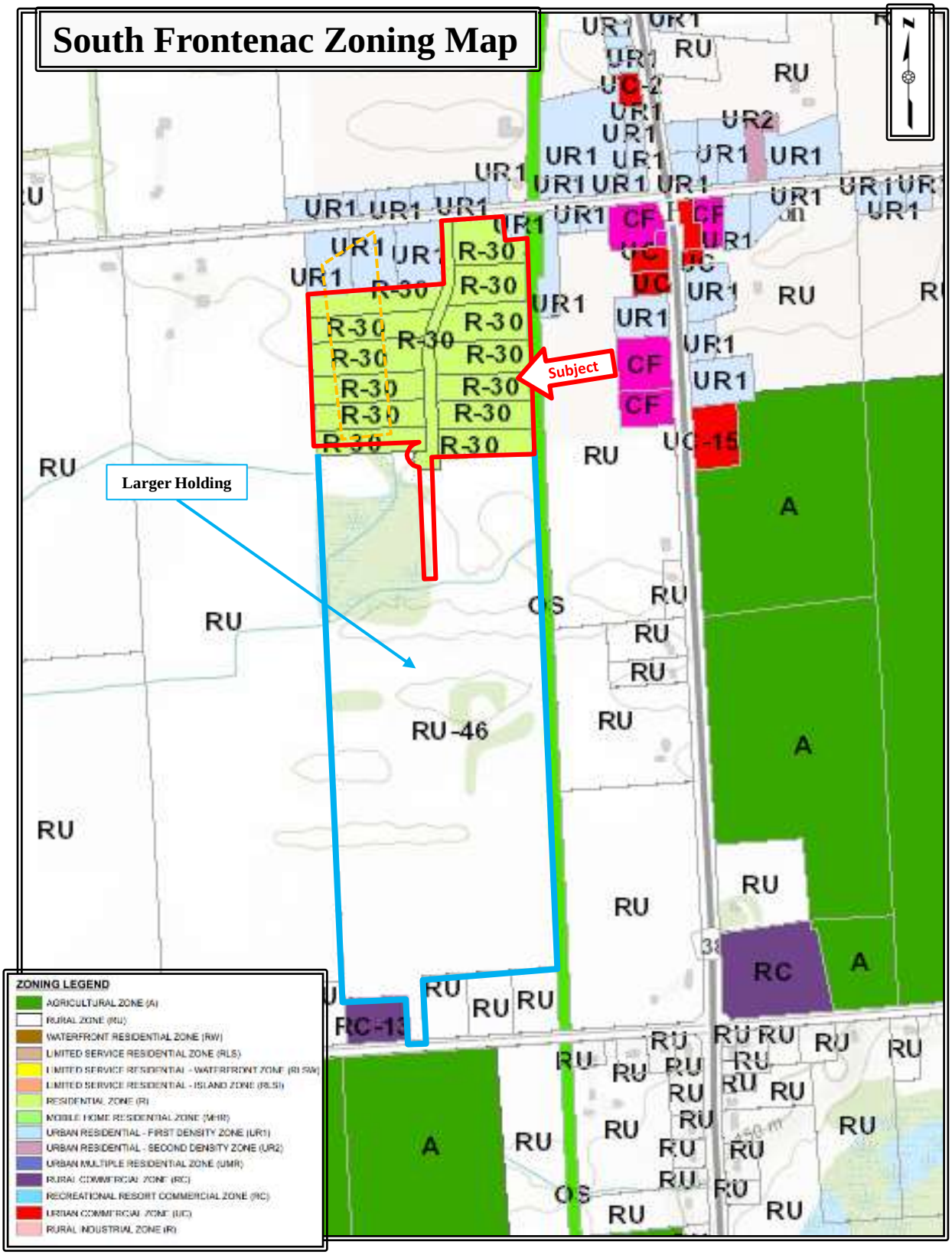
(vi) Special Limited Service Residential Development Policy (Part Lot 21, Concession XI, Bedford District)

Notwithstanding Section 5.7.7(b) to the contrary, the minimum lot frontage on a private road for a Limited Service Residential lot shall be 61.9 metres (203 feet).

EXCERPTS FROM THE ZONING BY-LAW

TOWNSHIP OF SOUTH FRONTENAC
COMPREHENSIVE ZONING BY-LAW
BY-LAW NO. 2003-75

PASSED SEPTEMBER 16, 2003
REVISED MAY 15, 2007
REVISED DECEMBER 18, 2012
REVISED JUNE 7, 2016
CONSOLIDATED September 16, 2020


South Frontenac Zoning Map
Subject
Larger Holding
RU
RU-46
R-30
CF
UC
UC-15
UR1
UR2
A
OS
RC
RC-13
ZONING LEGEND
AGRICULTURAL ZONE (A)
RURAL ZONE (RU)
WATERFRONT RESIDENTIAL ZONE (RW)
LIMITED SERVICE RESIDENTIAL ZONE (RLS)
LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW)
LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI)
RESIDENTIAL ZONE (R)
MOBILE HOME RESIDENTIAL ZONE (MHR)
URBAN RESIDENTIAL - FIRST DENSITY ZONE (UR1)
URBAN RESIDENTIAL - SECOND DENSITY ZONE (UR2)
URBAN MULTIPLE RESIDENTIAL ZONE (UMR)
RURAL COMMERCIAL ZONE (RC)
RECREATIONAL RESORT COMMERCIAL ZONE (RC)
URBAN COMMERCIAL ZONE (UC)
RURAL INDUSTRIAL ZONE (R)

SECTION 7 - RU - RURAL ZONE

7.1 Within an RU- Rural Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

7.2 PERMITTED USES

- agricultural uses, including a livestock facility and intensive agricultural uses,
- conservation uses, including reforestation and other activities connected with the conservation of soil or wildlife,
- wood lots,
- wayside pits and wayside quarries,
- open space use,
- a kennel,
- an apiary,
- a riding club,
- a greenhouse,
- a cold storage warehouse,
- a grain drying facility,
- a hobby farm,
- a livestock assembly area or a livestock exchange,
- an agricultural sales barn,
- a veterinary clinic,
- a research facility,
- a single detached dwelling,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses to the above uses, including a single detached dwelling as an accessory use to agriculture,
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law,
- a home industry, in accordance with the provisions of Section 5.29 of this By-law,
- an agricultural produce sales outlet.

7.3 ZONE REGULATIONS

7.3.1 For Agricultural, Conservation, and Wood Lot Uses; A Kennel, A Riding Club, A Greenhouse, A Cold Storage Warehouse, A Grain Drying Facility, A Livestock Assembly Area, A Research Facility, A Livestock Exchange, An Agricultural Sales Barn, A Veterinary Clinic and A Hobby Farm:

• Lot Area (Minimum)	8000 sq. Metres (86,114.0 sq. ft.)
• Building Height (Maximum)	
a. Agricultural Uses	45 Metres (147.6 ft.)
b. All other uses	25 Metres (82.0 ft.)
• Front Yard and Exterior Side Yard (Minimum)	20 Metres (65.6 ft.)

- No principal building or structure shall be located less than 10 metres (32.8 ft.) from an interior side lot line or a rear lot line.
- No building or structure used for the housing, training or care of animals in conjunction with a kennel as defined in this By-law, shall be located less than 150 metres (492.1 ft.) from a residential zone or existing residential use.
- No accessory building or structure shall be located less than 3 metres (9.8 ft.) from any interior side lot line or rear lot line.
- No accessory building or structure shall be greater than 6 metres (19.7 ft.) in height.
- Setback from Highwater Mark (Minimum) 30 metres (98.4 ft.)
- The minimum lot area and the number of livestock permitted on a hobby farm shall be in accordance with Section 5.41.
- Off-street parking shall be provided in accordance with Section 5.30.
- Livestock facilities shall be located in accordance with Section 5.35.

7.3.2 For Single Detached Residential Uses:

• Lot Area (Minimum)	8000 sq. Metres (86,114.1 sq. ft.)
• Lot Frontage (Minimum)	76 Metres (250 ft.)
• Front Yard (Minimum)	20 Metres (65.6 ft.)
• Rear Yard (Minimum)	10 Metres (32.8 ft.)
• Interior Side Yard (Minimum)	3 Metres (9.8 ft.)
• Exterior Side Yard (Minimum)	10 Metres (32.8 ft.)
• Gross Floor Area (Minimum)	59 sq. Metres (635.1 sq. ft.)
• Lot Coverage (Maximum)	20 percent
• Building Height (Maximum)	11 Metres (36.1 ft.)
• Off-street parking shall be provided in accordance with Section 5.30.	
• Rear Yard (Minimum) for Accessory Buildings	3 Metres (9.8 ft.)
• Interior Side Yard (Minimum) for Accessory Buildings	3 Metres (9.8 ft.)
• Exterior Side Yard (Minimum) for Accessory Buildings	20 Metres (65.6 ft.)
• Building Height for Accessory Buildings	6 Metres (19.7 ft.)
• Setback from Highwater Mark (Minimum)	30 Metres (98.4 ft.)

7.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RU Rural Zone.

7.5 SPECIAL RU RURAL ZONES

RU-1 (Part Lot 6, Concession XIV, Portland District - Pepper)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-1) shall be used only in accordance with the following:

- One single detached dwelling shall be permitted in addition to those uses permitted in the RU zone.

All other provisions of this by-law shall apply.

- Rear Yard for Principal Building (Minimum) 150 Metres (492 ft.)

All other provisions of this by-law shall apply.

RU-45 (Part Lots 23 & 24, Con. III, Storrington District – 1073650 Ontario Inc.)
Notwithstanding the zone regulations in section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-45) Zone, the following provision shall apply:

- Setback from Highwater Mark (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

RU-46 (Part Lot 7, Concession VII, Portland District – Asselstine)
Notwithstanding the zone regulations in section 7.3.1 and 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural Zone (RU-46), the following provisions shall apply:

- For Single Detached Residential Buildings
  West Side Yard (Minimum) 30 Metres (98.4 ft.)
- For All Other Buildings
  West Side Yard (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

RU-47 (Part Lot 2, Concession II, Loughborough District – Fellows)
Notwithstanding the zone regulations in section 7.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-47), the following provision shall apply:

- No development shall be located within 30 metres (98.4 ft.) of the rear lot line of any lot fronting on Forest Road.

All other provisions of this by-law shall apply.

RU-48 (Part Lot 6, Concession V, Portland District – Davis)
Notwithstanding the zone regulations in section 7.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-48), the following provision shall apply:

- No development shall be located behind the rear lot line of any existing lot that fronts on Wallace Road.

All other provisions of this by-law shall apply.

63

SECTION 12 - R - RESIDENTIAL ZONE

12.1 The Residential (R) Zone is intended to be used for multiple lot residential subdivisions only. Within an R - Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

12.2 PERMITTED USES

- a single detached dwelling,
- a public park,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses to the above uses,
- a home occupation, in accordance with the provision of Section 5.28 of this By-law.

12.3 ZONE REGULATIONS

12.3.1 For the Principal Building

• Lot Area (Minimum)	8000 sq. metres (86,114.1 sq. ft.)
• Lot Frontage (Minimum)	76 metres (250 ft.)
• Front Yard (Minimum)	20 metres (65.6 ft.)
• Rear Yard (Minimum)	10 metres (32.8 ft.)
• Interior Side Yard (Minimum)	6 metres (19.7 ft.)
• Exterior Side Yard (Minimum)	10 metres (32.8 ft.)
• Gross Floor Area (Minimum)	89 sq. metres (958.0 sq. ft.)
• Lot Coverage (Maximum)	20 percent
• Building Height (Maximum)	11 metres (36.1 ft.)

- Off-street parking shall be provided in accordance with Section 5.30.

12.3.2 For Accessory Buildings Not Attached To The Principal Building

• Rear Yard (Minimum)	3 metres (9.8 ft.)
• Interior Side Yard (Minimum)	3 metres (9.8 ft.)
• Exterior Side Yard (Minimum)	10 metres (32.8 ft.)
• Height (Maximum)	6 metres (19.7 ft.)

12.3.3 Notwithstanding any setback specified in sections 12.3.1 and 12.3.2 above, the minimum required setback from the highwater mark or floodline of a waterbody shall be 30 metres (98.4 ft.).

12.4 GENERAL PROVISIONS

All special provisions of section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the R - Residential Zone.

128

b. Front Yard (Minimum) 12 metres (40 ft.)

- No development is permitted on the lands identified on Schedule '1', which is a circle, 40 metres in diameter, until a Stage 4 archaeological excavation of the site is undertaken in accordance with the Archaeological Assessment Report, dated October 11, 2011, by Abacus Archaeological Services and until a concurrence letter from the Ministry of Tourism, Culture and Sport is issued at which time the Holding ('h') symbol may be removed from the zoning map by amendment to this By-law.

All other provisions of this by-law shall apply.

R-28 (Part Lot 19, Concession II, Storrington District – Willowbrook Estates)
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-28), the following special provisions shall apply:

- Lot Area (Minimum) 6,000 metres^2 (1.5 ac.)
- Lot Frontage (Minimum) 52 metres (170 ft.)
- No building or structure shall be located within 5 metres (16.4 ft.) of the 1:100 year flood plain.

All other provisions of this by-law shall apply.

R-29 (Part Lots 14 & 15, Concession VIII, Loughborough District – McFadden Road Subdivision)
Notwithstanding the provisions of section 12.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-29), the following special provision shall apply:

- Setback from the highwater mark or floodline of a waterbody (Minimum) 15 metres (50 ft.)

All other provisions of this by-law shall apply.

R-30 (Part of Lot 7, Concession 7, Portland District – Hartington Subdivision)
(LPAT Decision PL160168)
Notwithstanding the provisions of section 12.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-30), the following special provision shall apply:

- Lot Frontage (Minimum) 46 metres (150.9 feet)

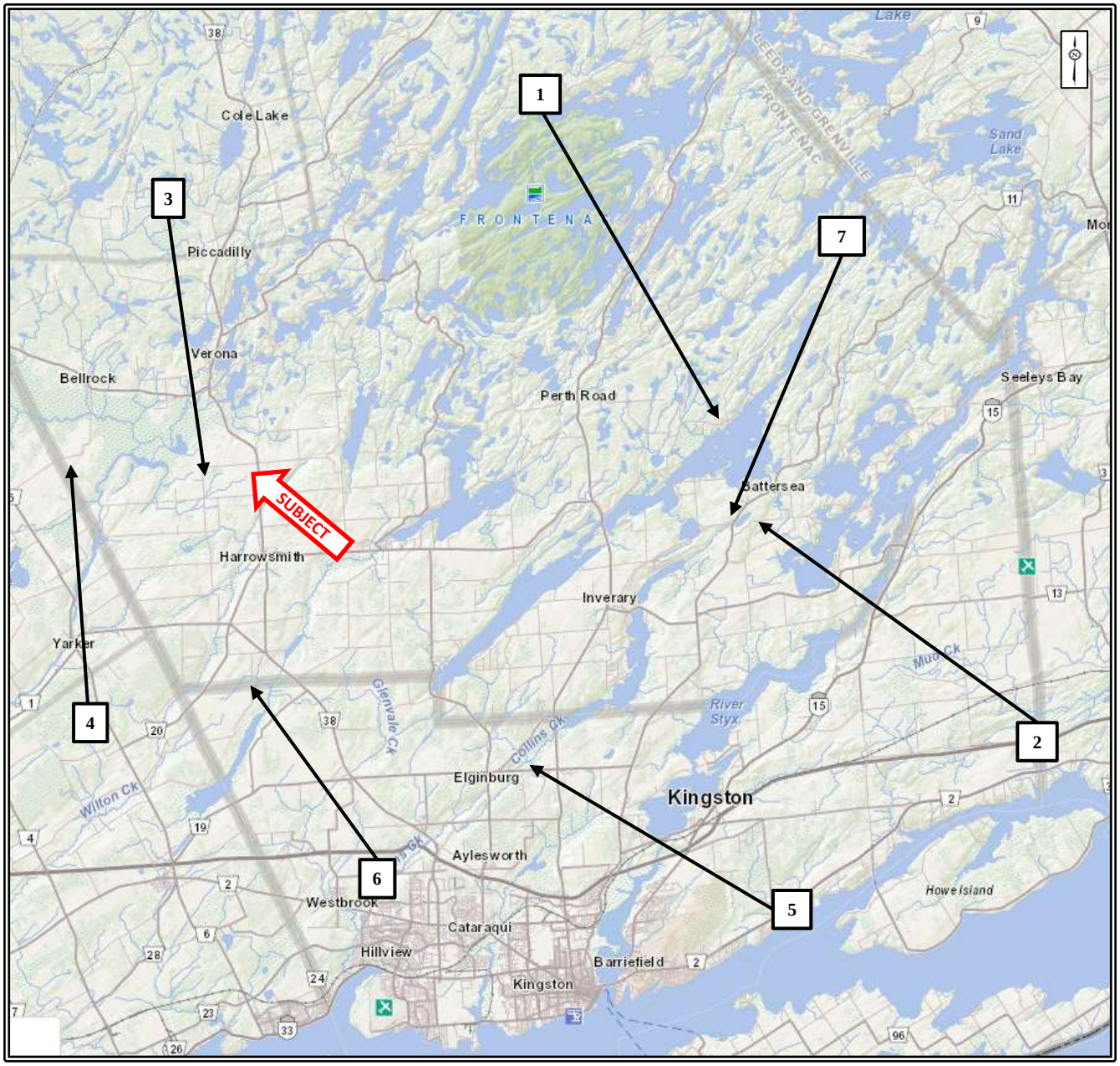
All other provisions of this by-law shall apply.

137

SCHEDULE "D"

COMPARABLE MARKET DATA

COMPARABLE INDICES MAP
Indices 1-7



COMPARABLE SALE INDEX NUMBER 1
North Shore Road, South Frontenac

NORTH SHORE Road, , Ontario K0H 2L0

Listing

Client Full
Closed / Land

0 NORTH SHORE Rd

MLS®#: K20001367
Price: **$153,500**
Close Price: **$140,000.00**



Frontenac/Frontenac/47 - Frontenac South
Residential

Tax Amt/Yr:	**$1,140/2020**	Trans Type:	
Zoning:	**RU 1**	Lot Size Acres:	**41.00**
Devel Chrg Pd:		Acres Range:	
Official Plan:		Frontage:	**1,250.00**
Site Plan Apprv:		Lot Dimensions:	**1,250 x 1,550**
		Lot Irregularities:	**Y**
		Lot Shape:	
		Common Interest:	**Freehold/None**
		Tax Amt/Yr:	**$1,140/2020**

Remarks/Directions

Public Rmks: **41 ACRES! 1250 FT OF ROAD FRONTAGE ON NORTH SHORE ROAD AND 1550 FT OF ROAD FRONTAGE ON FISHING LAKE ROAD. PROPERTY IS LOCATED ON THE CORNER OF FISHING LAKE AND NORTH SHORE RD. BEAUTIFUL, NATURAL TERRAIN HEAVILY TREED 41 ACRES WITH MANY OPPORTUNITIES.**

Directions: **Perth Rd to North Shore Rd. Property is located on the corner of Fishing Lake Rd and N/E corner of North Shore Rd**

Exterior

View:

Fronting: **North**

Land Information

Utilities:
Parcels:
Acres Clear:
Acres Waste:
Acres Workable:
Lot Front (Ft): **1,250.00**
Lot Depth (Ft): **1,550.00**
Sewer: **None**
Environmental Audit/Phase: **No**
Lot Size: **41.000**

Property Information

Legal Desc: **PT LOT 6, CON 11, STORRINGTON PT 1, 13R19012, S/T FR519675**
Zoning: **RU 1**
PIN: **362900585**
ROLL: **102906007006710**
Possession Rmks: **TBA**
Survey: /
Occupant Type:

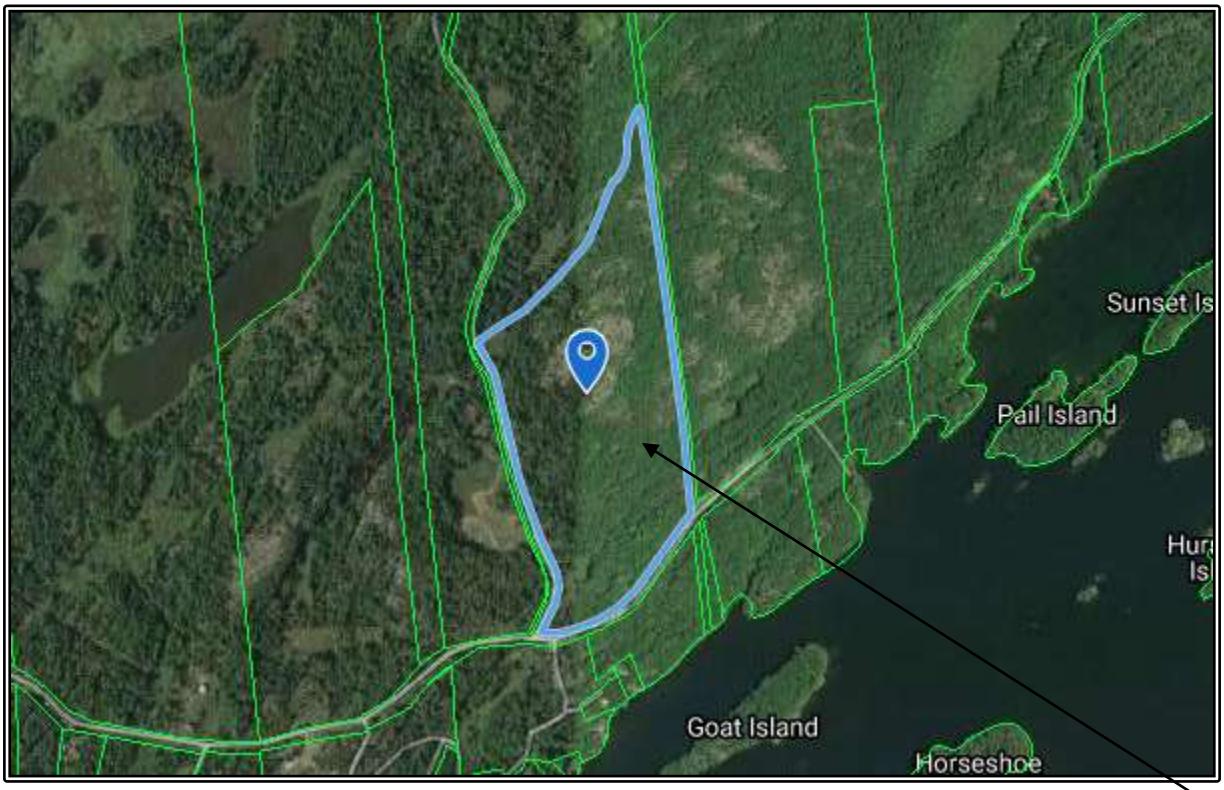
Brokerage Information

List Date: **03/11/2020**
Close Date: **01/14/2021**
List Brokerage: **SUTTON GROUP-MASTERS REALTY INC., BROKERAGE**
Source Board: **Kingston**

Prepared By: MICHAEL COTMAN, Appraiser
Date Prepared: 08/03/2021

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COMPARABLE SALE INDEX NUMBER 1
North Shore Road, South Frontenac





COMPARABLE SALE INDEX NUMBER 1
North Shore Road, South Frontenac

Kingston Suggest an address correction

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
NEILSON, DAVID	$140,000 Jan 14, 2021	NOT AVAILABLE View Measurements	$121,000 Based on Jan 1, 2016	$121,000 2021 Tax Year

Legal Description
PT LT 6 CON 11 STORRINGTON PT 1 13R19012 S/T FR519675 TOWNSHIP OF SOUTH FRONTENAC

GeoWarehouse Address	Ownership Type	Registration Type
KINGSTON	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	362900585
Owner Names	**Property Type**	
NEILSON, DAVID	OTHER_RES	

Lot Size
Area: 1,813,964.72 ft² (41.643 ac) Perimeter: 6,788.06 ft
Measurements: 179.67 ft x 100.76 ft x 38.48 ft x 84.14 ft x 25.23 ft x 24.59 ft x 390.88 ft x 127.99 ft x 270.18 ft x 91.47 ft x 286.37 ft x 36.28 ft x 196.34 ft x 1,165.40 ft x 87.23 ft x 92.31 ft x 184.75 ft x 31.71 ft x 192.56 ft x 242.64 ft x 669.62 ft x 474.84 ft x 1,797.80 ft
Lot Measurement Accuracy: LOW

Assessment 1 | ARN : 102906007006710 Map

Site
Frontage: N/A
Site Area: 16.85 H
Depth: N/A

Structure
Property Description: Vacant residential land not on water
Property Code: 100

Phased-In Value Click to purchase the 4-year Phase-in Report
Assessed Value
$121,000
Based on Jan 1, 2016

Assessment Property Information

Property Address:	6179 NORTH SHORE RD	**Unit Number:**	N/A
Municipality:	SOUTH FRONTENAC TOWNSHIP	**Zoning:**	RU1
Legal Description:	STORRINGTON CON 11 PT LOT 6 RP 13R19012 PART 1	**Property Type:**	RESIDENTIAL
Corporate Name:	N/A		
Corporate Mailing Address:	N/A		

Valuation And Sales Information

Last Valid Sale Date:	01/14/2021	**Total Land Value:**	N/A
Last Valid Sale Amount:	$140,000	**Total Land Value Base Year:**	N/A

Residential Structure Information

Year Built:	N/A	**Total Floor Area:**	N/A

Valuation & Sales

Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Jan 14, 2021	$140,000	Transfer	NEILSON, DAVID,	
Feb 14, 2008	$2	Transfer	VAN RHYN, WILLIAM,	

COMPARABLE SALE INDEX NUMBER 2
2345 Sands Road E, Battersea

2345 Sands Road E, , Ontario K0H 1H0

Listing

Client Full
Closed / Land

2345 Sands Rd E

MLS®#: K21000664
Price: **$249,900**
Close Price: **$247,000.00**



Frontenac/Frontenac/47 - Frontenac South
Residential

Tax Amt/Yr:	**$819/2020**	Trans Type:	
Zoning:	**RU-39**	Lot Size Acres:	**8.70**
Devel Chrg Pd:		Acres Range:	
Official Plan:		Frontage:	**151.70**
Site Plan Apprv:		Lot Dimensions:	**151.7**
		Lot Irregularities:	**Y**
		Lot Shape:	
		Common Interest:	**Freehold/None**
		Tax Amt/Yr:	**$819/2020**

Remarks/Directions

Public Rmks: **8.7 acres, private, treed, level land on which to build your dream home. 15 minutes to Hwy 401 in beautiful South Frontenac Township. Just 7 minutes to Dog Lake Boat Launch. Beautifully wooded lot with trails & plenty of wildlife. Several prime spots to build your new home. My favourite spot would be closer to the back of the property, where you'd be surrounded by trees and an incredible view for miles and miles of wide open land and bodies of water in the distance. Only minutes from Inverary and Battersea where you can find all your essentials, and of course, a short drive to downtown Kingston patios, shopping, Kingston General Hospital and Queen's University. Owner would consider a Vendor Take Back and hold the mortgage for the Buyer.**

Directions: **Battersea Road to Sands Road**

Exterior

View:
Fronting: **South**

Land Information

Utilities:
Parcels:
Acres Clear:
Acres Waste:
Acres Workable:
Lot Front (Ft): **151.70**
Lot Depth (Ft):
Sewer: **None**
Environmental Audit/Phase: **No**
Lot Size: **8.700**

Property Information

Legal Desc: **PT LT 8 CON 8 STORRINGTON PT 2 13R7744 EXCEPT PT 1 13R19266; SOUTH FRONTENAC**
Zoning: **RU-39**
PIN: **362960605**
Possession Rmks: **Flexible**
Survey: /
Occupant Type:

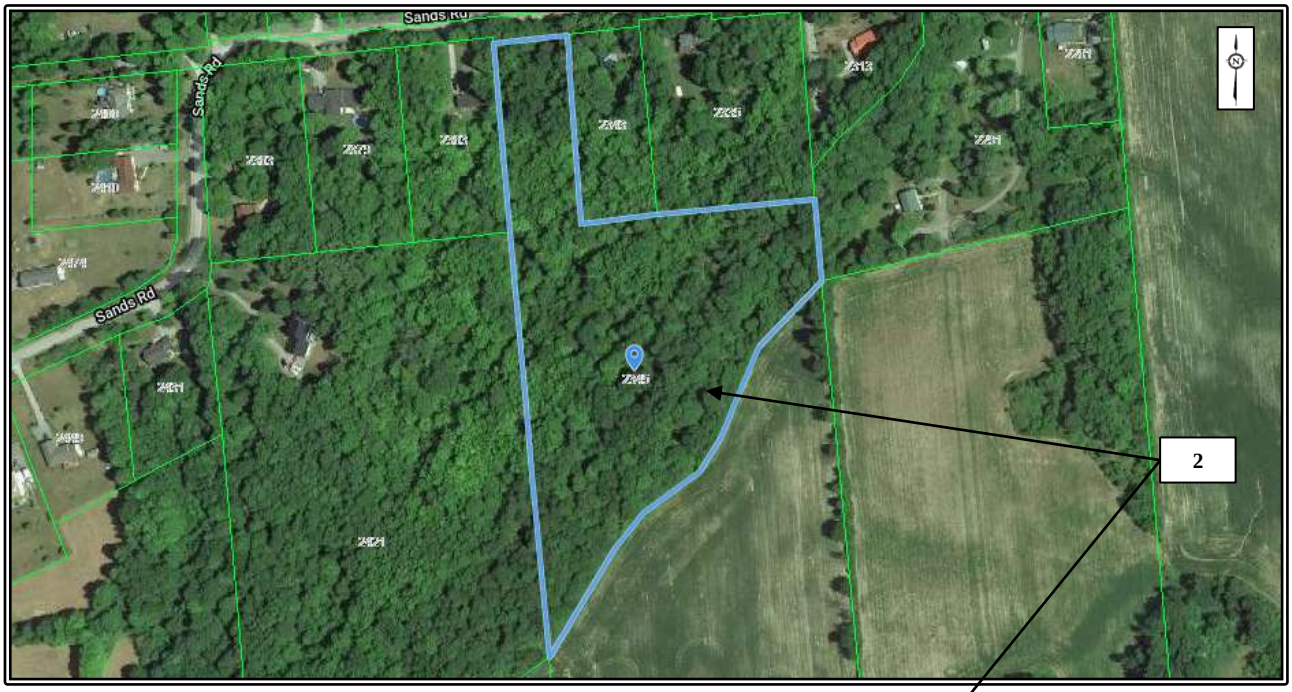
Brokerage Information

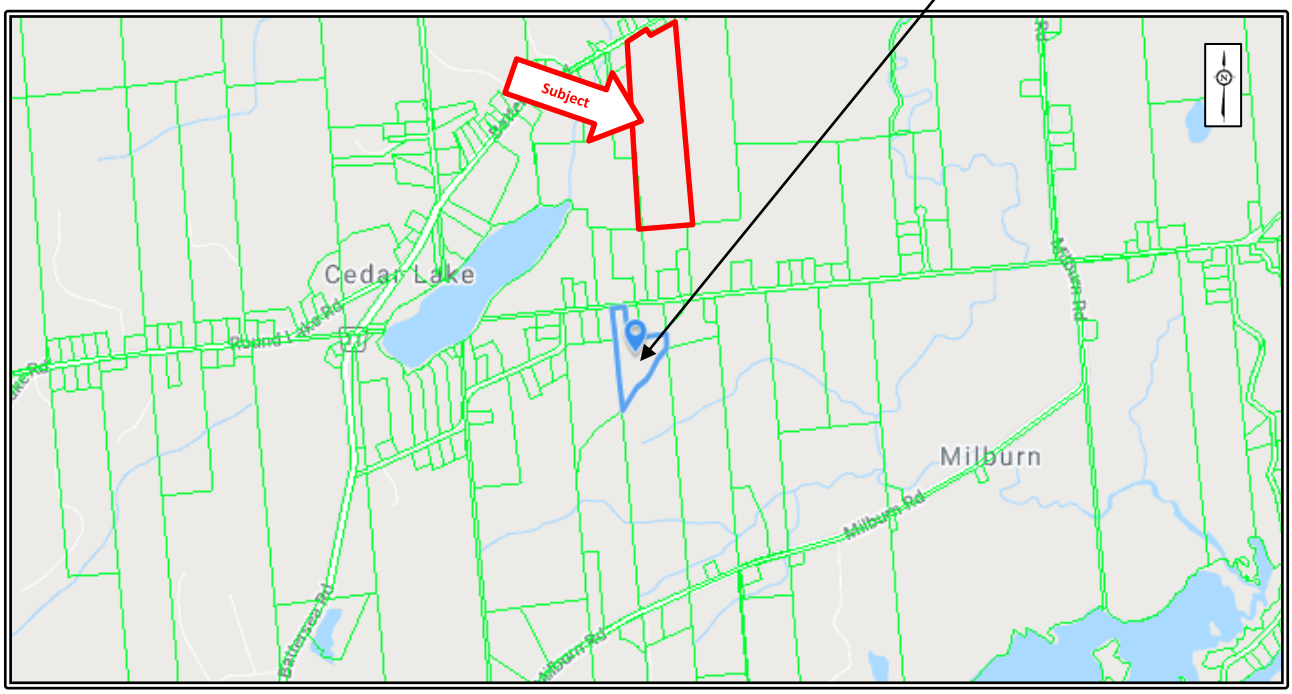
List Date: **02/16/2021**
Close Date: **05/06/2021**
List Brokerage: **MACINNIS REALTY INC., BROKERAGE**
Source Board: **Kingston**

Prepared By: MICHAEL COTMAN, Appraiser
Date Prepared: 08/03/2021

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COMPARABLE SALE INDEX NUMBER 2
2345 Sands Road E, Battersea





COMPARABLE SALE INDEX NUMBER 2
2345 Sands Road E, Battersea

2345 Sands Road, Battersea

Suggest an address correction

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
SILVA, MARIA HELENA; SILVA, CARLOS ALBERTO ALMEIDA	$247,000 Apr 16, 2021	NOT AVAILABLE View Measurements	$87,000 Based on Jan 1, 2016	$87,000 2021 Tax Year

Legal Description
PT LT 8 CON 8 STORRINGTON PT 2 13R7744 EXCEPT PT 1 13R19286; SOUTH FRONTENAC

GeoWarehouse Address	Ownership Type	Registration Type
2345 SANDS ROAD, BATTERSEA	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	362960605
Owner Names	**Property Type**	
SILVA, MARIA HELENA, SILVA, CARLOS ALBERTO ALMEIDA	SINGLE_FAMILY	

Lot Size
Area: 380,557.68 ft² (8.736 ac) Perimeter: 3,412.07 ft
Measurements: 151.73 ft x 1,261.30 ft x 261.87 ft x 90.08 ft x 144.78 ft x 79.01 ft x 203.50 ft x 185.34 ft x 167.58 ft x 480.35 ft x 387.03 ft
Lot Measurement Accuracy: LOW

Assessment 1 | ARN : 102906004010315

Site
Frontage: N/A Depth: N/A
Site Area: 8.74 A

Structure
Property Description: Seasonal/recreational dwelling - not located on water Property Code: 395
Total Floor Area (above grade): Click to purchase

Phased-In Value Click to purchase the 4 year Phase in Report

Assessed Value
$87,000
Based on Jan 1, 2016

Assessment Property Information

Property Address:	2345 SANDS RD	**Unit Number:**	N/A
Municipality:	SOUTH FRONTENAC TOWNSHIP	**Zoning:**	RU1
Legal Description:	PITTSBURGH CON 8 PT LOT 8 RP 13R7744 PT PART 2	**Property Type:**	RESIDENTIAL
Corporate Name:	N/A		
Corporate Mailing Address:	N/A		

Valuation And Sales Information

Last Valid Sale Date:	04/16/2021	**Total Land Value:**	N/A
Last Valid Sale Amount:	$247,000	**Total Land Value Base Year:**	N/A

Residential Structure Information

Year Built:	2012	**Total Floor Area:**	Click to Purchase

Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Apr 16, 2021	$247,000	Transfer	SILVA, MARIA HELENA; SILVA, CARLOS ALBERTO ALMEIDA;	
Oct 05, 2010	$65,000	Transfer	MORELAND, LAURA LEE; EBERL, HERMANN JOSEF;	
Oct 17, 1997	$2	Transfer	MILLER, GORDON ERIC;	

COMPARABLE SALE INDEX NUMBER 3
4844 Watson Road, Harrowsmith

Watson Road, Harrowsmith, Ontario K0H 1V0

Listing

Client Full
Closed / Land

0 Watson Rd Harrowsmith

MLS®#: K20005753
Price: **$299,000**
Close Price: **$275,000.00**



Frontenac/Frontenac/47 - Frontenac South
Residential

Tax Amt/Yr:	**$988/2020**	Trans Type:	
Zoning:	**Rural Res**	Lot Size Acres:	**27.80**
Devel Chrg Pd:		Acres Range:	
Official Plan:		Frontage:	**1,182.80**
Site Plan Apprv:		Lot Dimensions:	**1,182.8 x 966.4**
		Lot Irregularities:	
		Lot Shape:	
		Common Interest:	**Freehold/None**
		Tax Amt/Yr:	**$988/2020**

Remarks/Directions

Public Rmks: **Excellent building lot in Harrowsmith fronting Watson Rd and Petworth Rd with over 27 acres of pasture, fields and wooded area to explore. Great opportunity for outdoor enthusiasts or hobby farmers. There are small watercourses that run through the property as well with many building locations available. VENDOR will consider holding a mortgage on the property for a qualified prospective buyer. Ask for details.**

Directions: **Hwy 38 North, Petworth Rd West to Watson Rd. Located near 4844 Watson Rd.**

Exterior

View:

Fronting: **East**

Land Information

Utilities:
Parcels:
Acres Clear:
Acres Waste:
Acres Workable:
Lot Front (Ft): **1,182.80**
Lot Depth (Ft): **966.40**
Sewer: **None**
Environmental Audit/Phase: **No**
Lot Size: **27.800**

Property Information

Legal Desc: **Pt Lt 10 Con 7 Portland Pt 3, 13R16983; South Frontenac**
Zoning: **Rural Res**
PIN: **361430271**
Survey: /
Occupant Type:

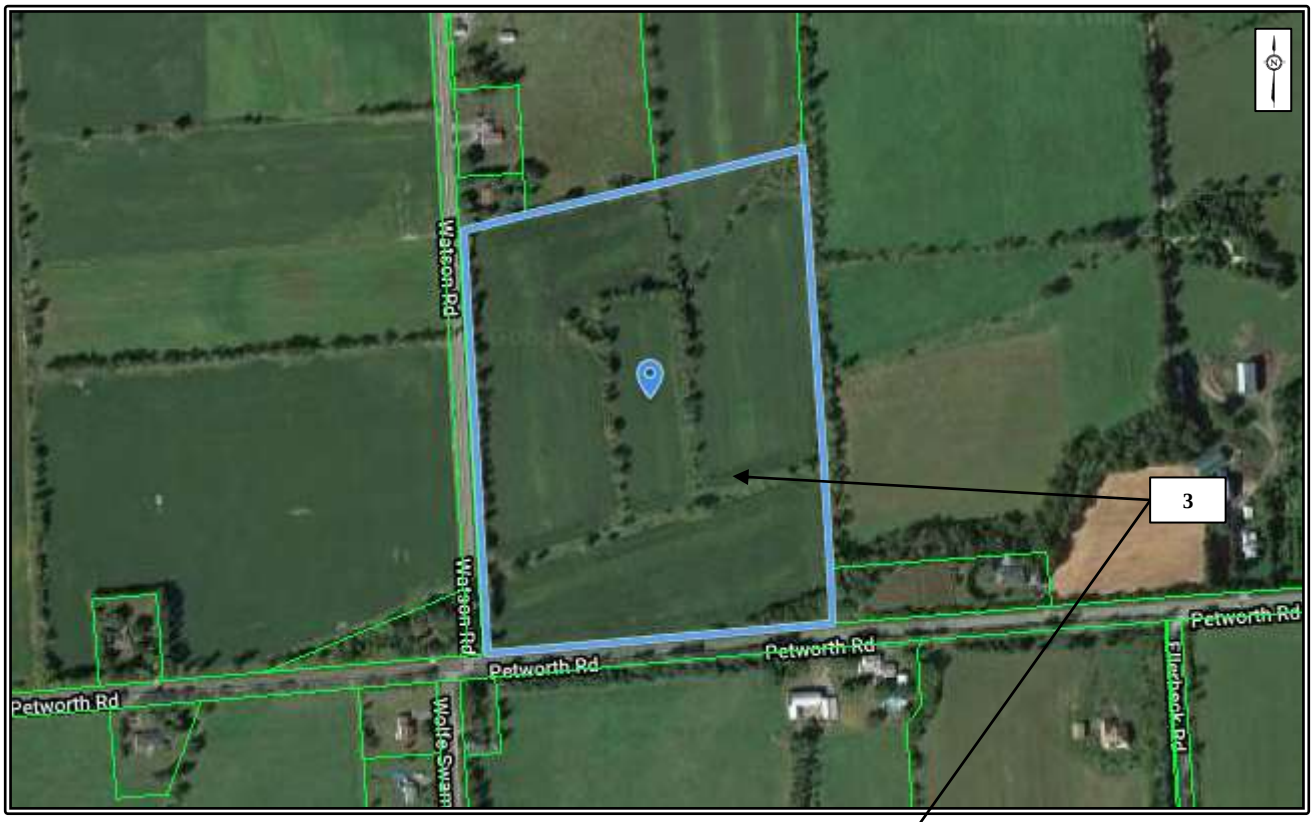
Brokerage Information

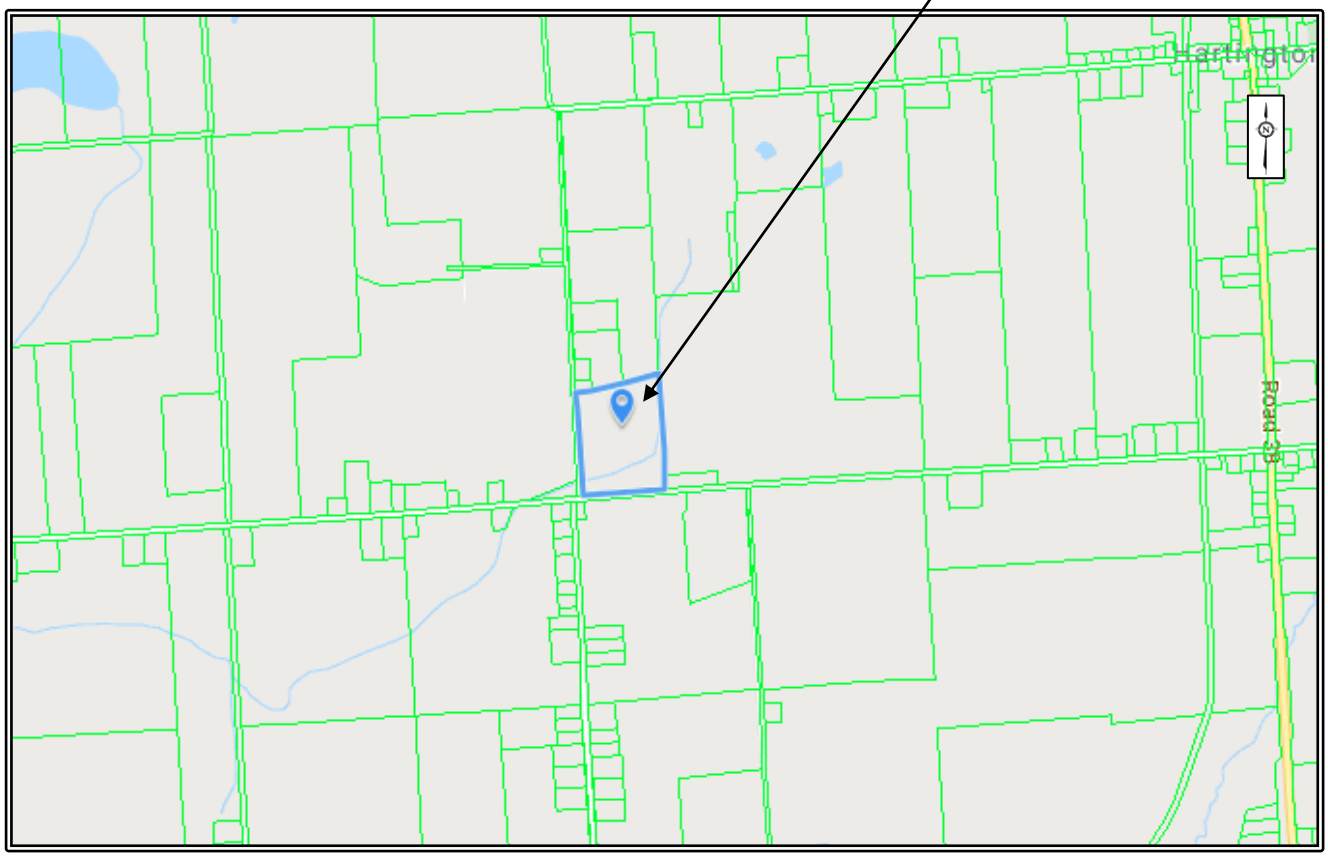
List Date: **09/30/2020**
Close Date: **03/05/2021**
List Brokerage: **RE/MAX RISE EXECUTIVES, BROKERAGE**
Source Board: **Kingston**

Prepared By: MICHAEL COTMAN, Appraiser
Date Prepared: 08/03/2021

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COMPARABLE SALE INDEX NUMBER 3
4844 Watson Road, Harrowsmith





COMPARABLE SALE INDEX NUMBER 3
4844 Watson Road, Harrowsmith

4844 Watson Rd, Harrowsmith Suggest an address correction

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
GOODING, LESLIE JANE; TOWNSEND, CHRISTOPHER JOHN	$275,000 Mar 05, 2021	NOT AVAILABLE View Measurements	$105,000 Based on Jan 1, 2016	$105,000 2021 Tax Year

Legal Description
PT LT 10 CON 7 PORTLAND PT 3, 13R16983; SOUTH FRONTENAC

GeoWarehouse Address	Ownership Type	Registration Type
4844 WATSON RD, HARROWSMITH	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	361430271
Owner Names	**Property Type**	
GOODING, LESLIE JANE; TOWNSEND, CHRISTOPHER JOHN	FARM	

Lot Size
Area: 1,212,370.35 ft² (27.832 ac) Perimeter: 4,448.82 ft
Measurements: 975.42 ft x 1,182.78 ft x 966.43 ft x 1,326.13 ft
Lot Measurement Accuracy: LOW

Assessment 1 | ARN : 102908004005600 Map It

Site
Frontage: N/A Depth: N/A
Site Area: 26.2 A

Structure
Property Description: Farm property without any buildings/structures Property Code: 200

Phased-In Value Click to purchase the 4-year Phase-in Report
Assessed Value $105,000 Based on Jan 1, 2016

Assessment Property Information

Property Address:	WATSON RD	**Unit Number:**	N/A
Municipality:	SOUTH FRONTENAC TOWNSHIP	**Zoning:**	N/A
Legal Description:	CON 7 PT LOT 10 RP 13R16983 PART 3	**Property Type:**	FARM
Corporate Name:	N/A		
Corporate Mailing Address:	N/A		

Valuation And Sales Information

Last Valid Sale Date:	03/05/2021	**Total Land Value:**	N/A
Last Valid Sale Amount:	$275,000	**Total Land Value Base Year:**	N/A

Residential Structure Information

Year Built:	N/A	**Total Floor Area:**	N/A

Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Mar 05, 2021	$275,000	Transfer	GOODING, LESLIE JANE; TOWNSEND, CHRISTOPHER JOHN;	
Jun 29, 2020	$2	Transfer by Personal Representative	ROBERT, JOHN JACOB;	
Nov 19, 2019	$0	Transmission by Personal Representative (Land)	CYRIAC, ELANJIKAL VINAI;	
Nov 13, 1980	$1	Transfer	DAVID, BINOY MAMMEN;	

COMPARABLE SALE INDEX NUMBER 4
5081 German Road, Yarker

German Road, , Ontario K0K 3N0

Listing

Member Full
Closed / Land

Confidential for REALTORS® Only

MLS®#: K21001886
List Price: $184,900
Sold Price: $280,000.00



Frontenac/Frontenac/47 - Frontenac South
Residential

Tax Amt/Yr:	$22/2020	DOM/CDOM	7
Zoning:	Rural Residential	Common Interest:	Freehold/None
Devel Chrg Pd:		Lot Size Acres:	13.400
Official Plan:		Acres Range:	
Site Plan Apprv:		Frontage:	1,768.00
		Lot Dimensions:	1,768
		Lot Irregularities:	Y
		Lot Shape:	

Seller: John Todd Hoekstra Matthew John Hoekstra

Banner: Private 13.3 Acres

Remarks/Directions

Public: **Very private with several attractive build sites and severance potential. No well. Within 30 minutes of Kingston on quiet hard top road. HST is included if applicable.**

REALTOR®: **Form 244 No conveyance of any written signed offers prior to 1:00pm April 12, 2021. No pre-emptive offers. HST is included if applicable.**

Directions to Property: **Yarker Rd to Portland Camden Boundary to Petworth to German. North of McQuay and south of Huffman**

Exterior

View:

Fronting: **East**

Land Information

Utilities:
Parcels:
Acres Clear:
Lot Front (Ft): **1,768.00**
Acres Waste:
Lot Depth (Ft):
Acres Workable:
Sewer: **None**
Environmental Audit/Phase: **No**
Lot Size: **13.400**

Property Information

Legal Desc: **LOT 21 CON 7 Portland; Soth Frontenac**
Zoning: **Rural Residential**
PIN: **361430208**
ROLL: **102908007010000**
Possession Rmks: **Immediate**
Survey: /
Occupant Type:

Marketing

Showings:
Sign on Prop: **Yes**
Possession:

Brokerage Information

List Date: **04/06/2021**
Financing:
Buyer Agency Compensation Remarks: **Coop Broker 2 %**
Expiration Date:
SPIS:
Int Bearing Bkg Trust Account:
Contact After Expired: **No**
Special Agreement:

List Brokerage:	SUTTON GROUP-MASTERS REALTY INC., BROKERAGE	Brkge #:	613-384-5500
List Salesperson:	RICHARD PAUDYN, Salesperson	Direct #:	613-532-0688
Email:	richardpaudyn@gmail.com	L/SP Cell:	
List Brokerage 2:	SUTTON GROUP-MASTERS REALTY INC., BROKERAGE	Phone:	613-384-5500
List Salesperson 2:	MAGRET PAUDYN, Salesperson	Phone:	613-532-0466
Email:	magretpaudyn@gmail.com	L/SP2 Cell:	

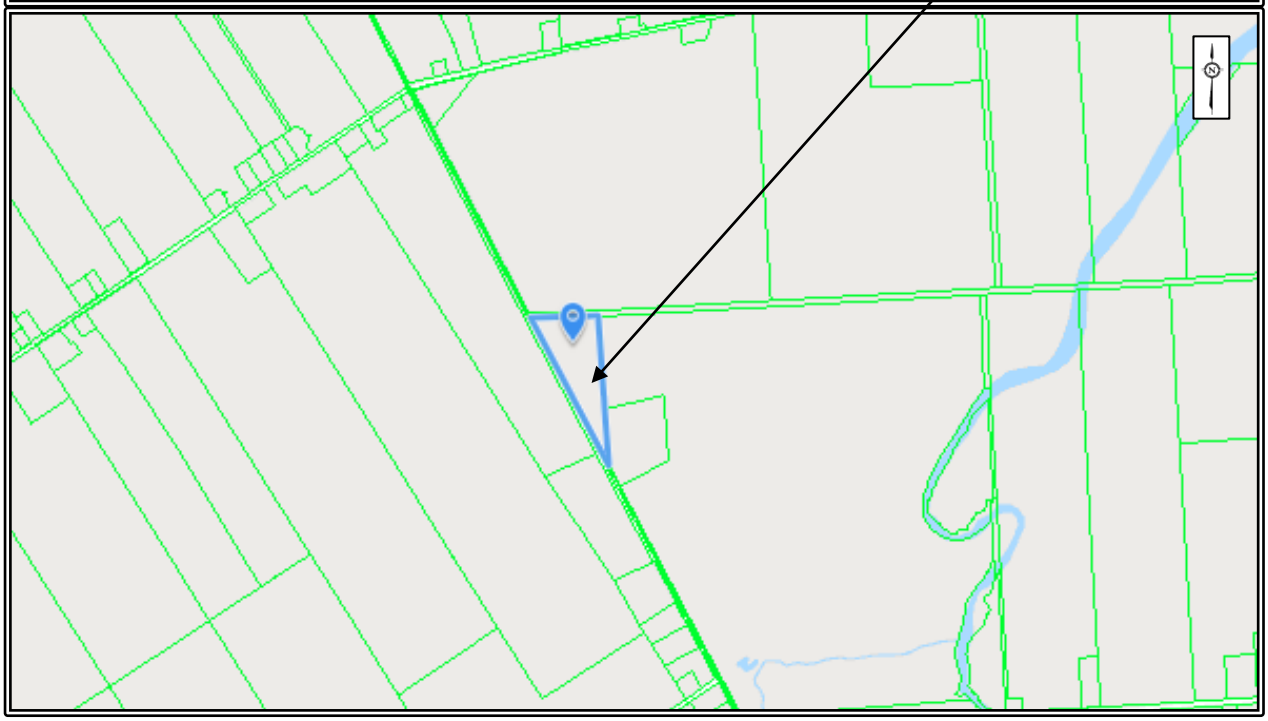
Original List Price: **$184,900.00** Sold Price: **$280,000.00** Pending Date: **04/14/2021** Close Date: **05/04/2021**
SP/LP: **1.51** LP/AG+BG SF: SP/AG+BG SF: HST:
Buyer Brokerage: RE/MAX RISE EXECUTIVES, BROKERAGE Phone: 613-546-4208
Buyer Salesperson: MAT CLANCY, Broker Phone: 343-363-7653
Source Board: **Kingston**

Prepared By: MICHAEL COTMAN, Appraiser
Date Prepared: 08/05/2021

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COMPARABLE SALE INDEX NUMBER 4
5081 German Road, Yarker





COMPARABLE SALE INDEX NUMBER 4
5081 German Road, Yarker

5081 German Rd, Yarker, On, Portland Suggest an address correction

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
HARMSEN CONSTRUCTION INC.	$280,000 May 04, 2021	NOT AVAILABLE View Measurements	$9,200 Based on Jan 1, 2016	$9,200 2021 Tax Year

Legal Description
LT 21 CON 7 PORTLAND; SOUTH FRONTENAC

GeoWarehouse Address	Ownership Type	Registration Type
5081 GERMAN RD, YARKER, ON, PORTLAND	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	361430208
Owner Names	**Property Type**	
HARMSEN CONSTRUCTION INC	FARM	

Lot Size
Area: 582,520.74 ft² (13.373 ac) Perimeter: 4,084.65 ft
Measurements: 731.25 ft x 1,768.54 ft x 1,586.34 ft
Lot Measurement Accuracy: Low

Assessment 1 | ARN : 102908007010000 Map It

Site
Frontage: N/A Depth: N/A
Site Area: 14 A

Structure
Property Description: Farm property without any buildings/structures Property Code: 200

Phased-In Value Click to purchase the 4-year Phase-in Report Assessed Value $9,200 Based on Jan 1, 2016

Assessment Property Information

Property Address:	N/A	**Unit Number:**	N/A
Municipality:	SOUTH FRONTENAC TOWNSHIP	**Zoning:**	N/A
Legal Description:	CON 7 LOT 21	**Property Type:**	FARM
Corporate Name:	HARMSEN CONSTRUCTION INC		
Corporate Mailing Address:	2454 RAILTON RD SYDENHAM ON K0H 2T0		

Valuation And Sales Information

Last Valid Sale Date:	05/04/2021	**Total Land Value:**	N/A
Last Valid Sale Amount:	$280,000	**Total Land Value Base Year:**	N/A

Residential Structure Information

Year Built:	N/A	**Total Floor Area:**	N/A

Valuation & Sales

Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
May 04, 2021	$280,000	Transfer	HARMSEN CONSTRUCTION INC ;	
Feb 08, 2017	$50,000	Transfer	HOEKSTRA, MATTHEW JOHN; HOEKSTRA, JOHN TODD;	
Jun 08, 1925	$3,000	Transfer	HUFFMAN, LE VERNE C ;	

COMPARABLE SALE INDEX NUMBER 5
Unity Road, Glenburnie

Unity Road, Kingston, Ontario K0H 1S0

Listing

Member Full
Closed / Land

Confidential for REALTORS® Only

MLS®#: K21003165
List Price: $349,900
Sold Price: $315,000.00

/Kingston/44 - City North of 401
Residential



Tax Amt/Yr:	$65/2020	DOM/CDOM	9/9
Zoning:	R1 and A1	Common Interest:	Freehold/None
Devel Chrg Pd:		Lot Size Acres:	14.700
Official Plan:		Acres Range:	
Site Plan Apprv:		Frontage:	66.00
		Lot Dimensions:	66 x 14.7
		Lot Irregularities:	Y
		Lot Shape:	

Seller: Bryan Douglas Allen Janet Christine Allen

Remarks/Directions

Public: **Rarely does an opportunity arise to find room to room just 5 minutes from the 401 and still in the city limits. Build your dream home on the open and level 14.7acres, with R1 and A1 zoning the options for a small hobby farm are possible, or just enjoy the open fields around your home with mature trees bordering most of the land. Natural gas on the road as well.**

REALTOR®: **Taxes are low due to a farm tax credit. No conveyance of any written signed offers prior to 2 pm May 25/21, no pre-emptive offers will be considered.**

Directions to Property: **Battersea Rd to Unity Rd, between 1081 and 1091 Unity Rd**

Exterior

View:

Fronting: **South**

Land Information

Utilities:
Parcels:
Acres Clear:
Acres Waste:
Acres Workable:
Sewer: **None**
Environmental Audit/Phase: **No**
Lot Size: **14.700**
Lot Front (Ft): **66.00**
Lot Depth (Ft): **14.70**

Property Information

Legal Desc: **PT LT 31 CON 5 KINGSTON AS IN FR397228, S/T FR29-268; S/T FR104383 AMENDED BY RP1063; KINGSTON**
Zoning: **R1 and A1**
PIN: **363240158**
ROLL: **101108027028000**
Survey: /
Occupant Type:

Marketing

Showings:
Sign on Prop: **Yes**
Possession:

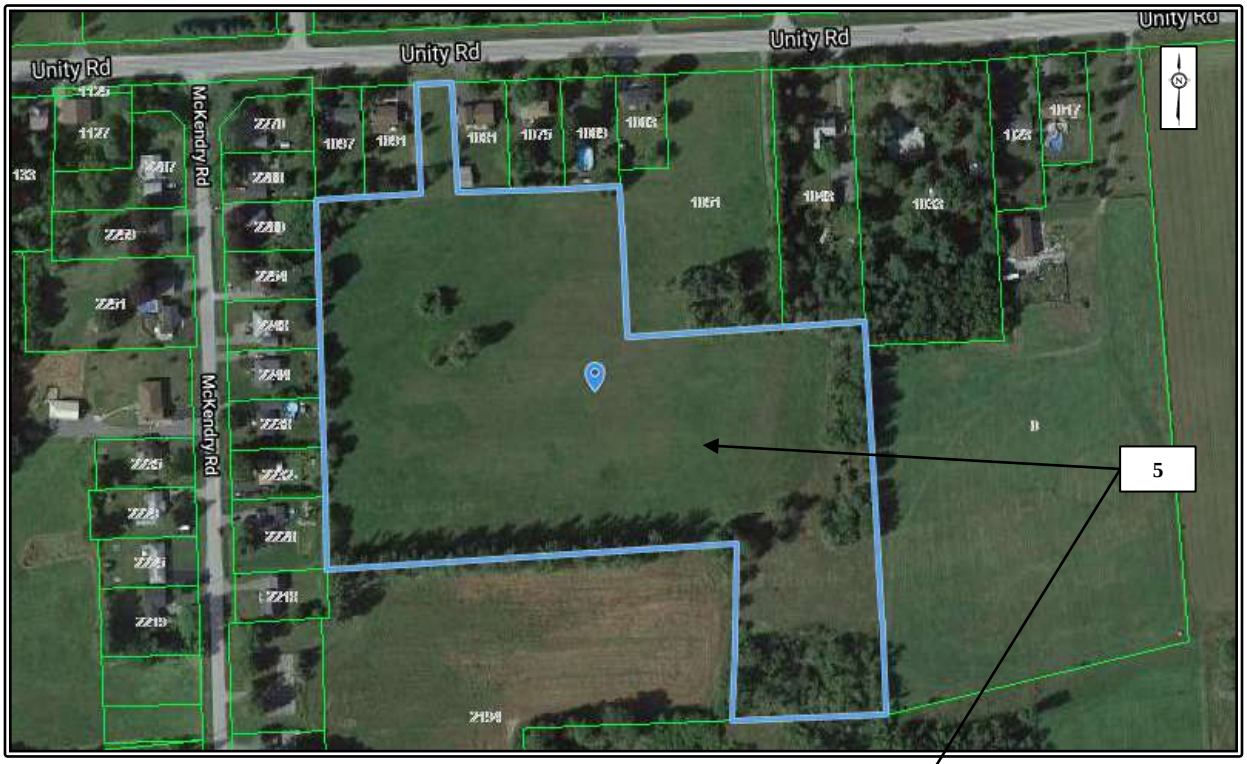
Brokerage Information

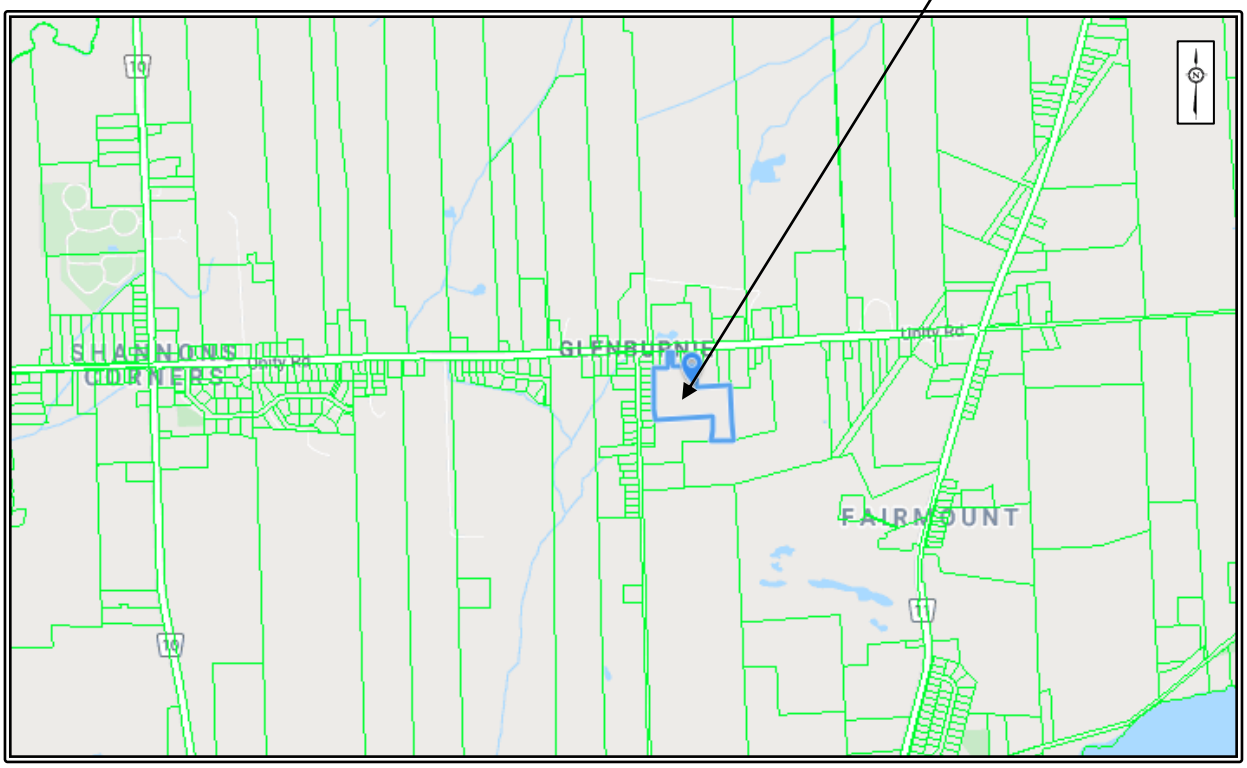
List Date: **05/18/2021**
Expiration Date:
Int Bearing Bkg Trust Account:
Financing:
SPIS:
Contact After Expired: **No**
Buyer Agency Compensation Remarks: **Coop Broker 2 %**
Special Agreement:
List Brokerage: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE — Brkge #: **613-544-4141**
List Salesperson: GREGG SCRANNAGE, Salesperson — Direct #: **613-544-4141**
Email: scrannage@royallepage.ca — L/SP Cell:
Original List Price: **$349,900.00** Sold Price: **$315,000.00** Pending Date: **05/27/2021** Close Date: **06/21/2021**
SP/LP: **0.90** LP/AG+BG SF: SP/AG+BG SF: HST:
Buyer Brokerage: SUTTON GROUP-MASTERS REALTY INC., BROKERAGE — Phone: **613-384-5500**
Buyer Salesperson: RICHARD PAUDYN, Salesperson — Phone: **613-532-0688**
Source Board: **Kingston**

Prepared By: MICHAEL COTMAN, Appraiser — **Date Prepared: 08/05/2021**

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COMPARABLE SALE INDEX NUMBER 5
Unity Road, Glenburnie





COMPARABLE SALE INDEX NUMBER 5
Unity Road, Glenburnie

Glenburnie Suggest an address correction

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
YIELDPOINT INC.	$315,000 Jun 21, 2021	NOT AVAILABLE View Measurements	$25,500 Based on Jan 1, 2016	$25,500 2021 Tax Year

Legal Description
PT LT 31 CON 5 KINGSTON AS IN FR397228; S/T FR290268; S/T FR104383 AMENDED BY RP1063; KINGSTON

GeoWarehouse Address	Ownership Type	Registration Type
GLENBURNIE	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	363240158
Owner Names	**Property Type**	
YIELDPOINT INC.	FARM	

Lot Size
Area: 642,960.04 ft² (14.760 ac) Perimeter: 4,399.61 ft
Measurements: 66.01 ft x 200.05 ft x 101.89 ft x 90.95 ft x 670.21 ft x 748.23 ft x 321.39 ft x 281.06 ft x 713.40 ft x 434.93 ft x 274.77 ft x 296.79 ft x 200.05 ft
Lot Measurement Accuracy: LOW

Assessment 1 ARN : 101108027028000

Site Frontage: N/A Depth: N/A
Site Area: 14.8 A

Structure Property Description: Farm property without any buildings/structures Property Code: 200

Phased-In Value Click to purchase the 4-year Phase-in Report	Assessed Value $25,500 Based on Jan 1, 2016

Assessment Property Information	**Property Address:**	UNITY RD-GLENBURN	**Unit Number:**	N/A
	Municipality:	CORPORATION OF THE CITY OF KINGSTON	**Zoning:**	R1
	Legal Description:	CON 5 PT LOT 31	**Property Type:**	FARM
	Corporate Name:	YIELDPOINT INC		
	Corporate Mailing Address:	700 PROGRESS AVE KINGSTON ON K7M 4W9		
Valuation And Sales Information	**Last Valid Sale Date:**	06/21/2021	**Total Land Value:**	N/A
	Last Valid Sale Amount:	$315,000	**Total Land Value Base Year:**	N/A
Residential Structure Information	**Year Built:**	N/A	**Total Floor Area:**	N/A

Valuation & Sales

Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Jun 21, 2021	$315,000	Transfer	YIELDPOINT INC.;	
Feb 24, 1999	$2	Transfer	ALLEN, JANET CHRISTINE; ALLEN, BRYAN DOUGLAS;	

COMPARABLE SALE INDEX NUMBER 6
4031 Florida Road, South Frontenac

4031 Florida Road, Harrowsmith, Ontario K0H 1V0

Listing

Member Full
Closed / Land

Confidential for REALTORS® Only

MLS®#: K21002101
List Price: $319,900
Sold Price: $326,000.00



Frontenac/Frontenac/47 - Frontenac South
Residential

Tax Amt/Yr:	$100/2020	DOM/CDOM	19/32
Zoning:	Zoned A2	Common Interest:	Freehold/None
Devel Chrg Pd:		Lot Size Acres:	20.700
Official Plan:		Acres Range:	
Site Plan Apprv:		Frontage:	1,148.00
		Lot Dimensions:	1,148
		Lot Irregularities:	Y
		Lot Shape:	

Seller: **Warren S Griffin**

Remarks/Directions

Public: **Just over 20 acres of gorgeous vacant land to build your dream home. The slope of the land makes it ideal for a walkout basement. Wildlife abound as this property backs onto a protected conservation area. Enjoy the privacy of owning acreage with a waterfall that runs most of the year. Fifteen minutes to the 401 for easy access and close to the village of Harrowsmith which boast of Harrowsmith Public School and St. Patrick Catholic School, Park, Trail, Pharmacy, take-out and small grocer. Taxes $100/yr because of farming credit, taxes closer to $2800.**

Directions to Property: **Highway 38 to Yarker Rd, left onto Henderson Rd, left onto Florida Rd on left**

Exterior

View:

Fronting: **South**

Land Information

Utilities:
Parcels:
Acres Clear:
Lot Front (Ft): **1,148.00**
Acres Waste:
Lot Depth (Ft):
Acres Workable:
Sewer: **None**
Environmental Audit/Phase: **No**
Lot Size: **20.700**

Property Information

Legal Desc: **PT LT 12 CON 7 Western Addition Kingston as in FR285150 Lying S of Florida Rd; Kingston**
Zoning: **Zoned A2**
PIN: **361350130**
ROLL: **101108023010500**
Survey: /
Occupant Type:

Marketing

Showings:
Sign on Prop: **No**
Possession:

Brokerage Information

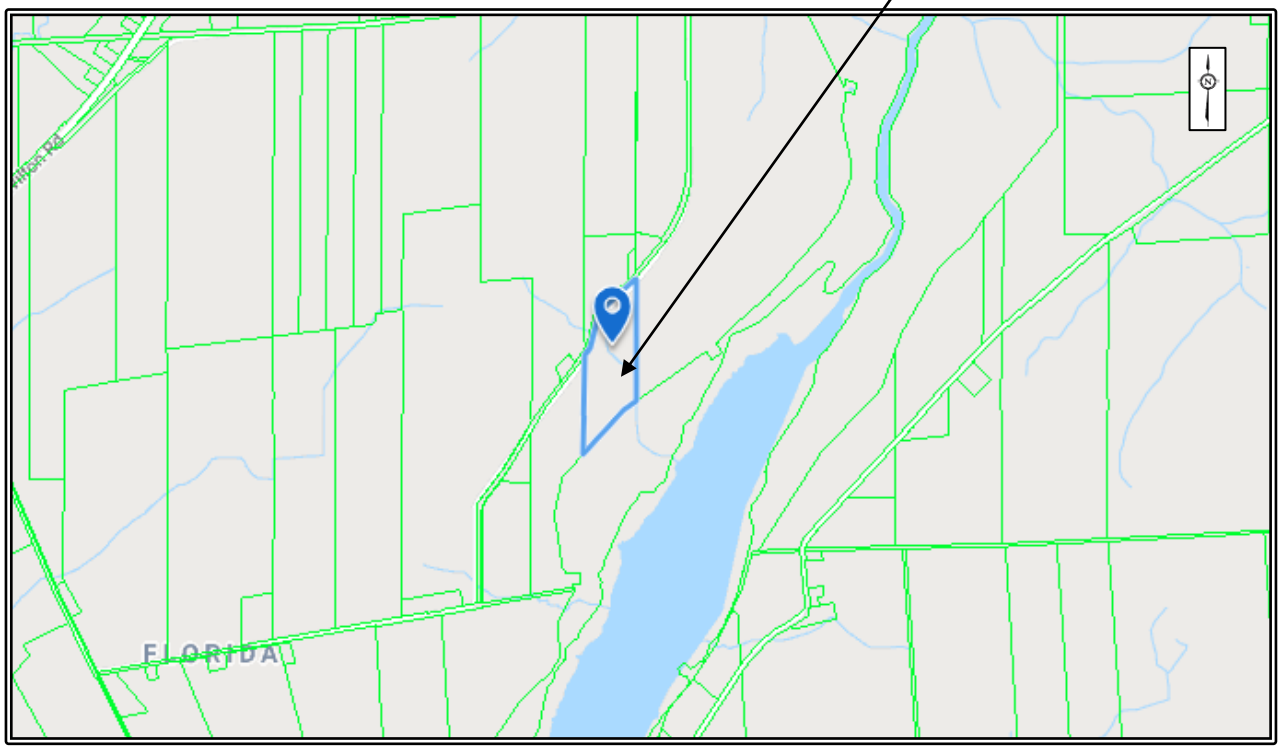
List Date: **04/12/2021**
Expiration Date:
Financing:
SPIS:
Int Bearing Bkg Trust Account:
Contact After Expired: **No**
Buyer Agency Compensation Remarks: **Coop Broker 2 %**
Special Agreement:
List Brokerage: SUTTON GROUP-MASTERS REALTY INC., BROKERAGE
Brkge #: **613-384-5500**
List Salesperson: BRANDON GRANT, Salesperson
Direct #: **613-484-8666**
Email: brandon@yourgrantteam.com
L/SP Cell:
Original List Price: **$319,900.00**
Sold Price: **$326,000.00**
Pending Date: **05/14/2021**
Close Date: **05/28/2021**
SP/LP: **1.02**
LP/AG+BG SF:
SP/AG+BG SF:
HST:
Buyer Brokerage: NON-MEMBER - K071
Phone:
Buyer Salesperson: NON MEMBER OF KAREA - INTERBOA, Non Member/Vendor
Phone:
Source Board: **Kingston**

Prepared By: MICHAEL COTMAN, Appraiser
Date Prepared: 08/05/2021

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COMPARABLE SALE INDEX NUMBER 6
4031 Florida Road, South Frontenac





COMPARABLE SALE INDEX NUMBER 6
4031 Florida Road, South Frontenac

4031 Florida Rd, Harrowsmith, K0H1V0 Suggest an address correction

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
ARPIN, REBECCA LOUISE; ARPIN, DAVID ANDREW; GRIFFI... More Owners	$326,000 Jun 24, 2021	NOT AVAILABLE View Measurements	$35,500 Based on Jan 1, 2016	$35,500 2021 Tax Year

Party To: ARPIN, DAVID ANDREW; ARPIN, REBECCA LOUISE
Legal Description
PT LT 12 CON 7 WESTERN ADDITION KINGSTON AS IN FR285150 LYING S OF FLORIDA RD; KINGSTON

GeoWarehouse Address	Ownership Type	Registration Type
4031 FLORIDA RD, HARROWSMITH, K0H1V0	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	361350130
Owner Names	**Property Type**	
ARPIN, REBECCA LOUISE; ARPIN, DAVID ANDREW; GRIFFIN, WARREN; BAILEY, JIM - ESTATE	SINGLE_FAMILY	

Lot Size
Area: 901,315.17 ft² (20.691 ac) Perimeter: 4,783.78 ft
Measurements: 19.10 ft x 506.65 ft x 141.34 ft x 367.08 ft x 133.71 ft x 1,194.34 ft x 713.66 ft x 204.82 ft x 1,485.93 ft
Lot Measurement Accuracy: LOW

Assessment 1 | ARN : 101108023010500 Map It

Site
Frontage: N/A Depth: N/A
Site Area: 20.67 A

Structure
Property Description: Vacant residential/commercial/ industrial land owned by a non-farmer with a portion being farmed Property Code: 260

Phased-In Value	Assessed Value
Click to purchase the 4-year Phase-in Report	$35,500 Based on Jan 1, 2016

Assessment Property Information

Property Address:	4031 FLORIDA RD	**Unit Number:**	N/A
Municipality:	CORPORATION OF THE CITY OF KINGSTON	**Zoning:**	A2
Legal Description:	KINGSTON CON 7 WA PT LOT 12	**Property Type:**	FARM
Corporate Name:	N/A		
Corporate Mailing Address:	N/A		

Valuation And Sales Information

Last Valid Sale Date:	06/24/2021	**Total Land Value:**	N/A
Last Valid Sale Amount:	$326,000	**Total Land Value Base Year:**	N/A

Residential Structure Information

Year Built:	N/A	**Total Floor Area:**	N/A

Valuation & Sales

Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Jun 24, 2021	$326,000	Transfer by Personal Representative	ARPIN, REBECCA LOUISE; ARPIN, DAVID ANDREW;	
May 31, 2021	$326,000	Transfer	ARPIN, REBECCA LOUISE; ARPIN, DAVID ANDREW;	
Jan 11, 2013	$0	Transmission by Personal Representative (Land)	GRIFFIN, WARREN;	
Jun 30, 1999	$95,000	Transfer	BAILEY, JIM; GRIFFIN, WARREN;	

COMPARABLE SALE INDEX NUMBER 7
2046 Round Lake Road, South Frontenac

2646 ROUND LAKE Road, Battersea, Ontario K0H 1H0

Listing

Member Full
Closed / Land

Confidential for REALTORS® Only

MLS®#: K21003761
List Price: $499,900
Sold Price: $500,000.00



/Kingston/47 - Frontenac South
Agricultural No Residence

Tax Amt/Yr:	$934/2021	DOM/CDOM	8/8
Zoning:	Residential Farm	Common Interest:	Freehold/None
Devel Chrg Pd:		Lot Size Acres:	73.680
Official Plan:		Acres Range:	50-99.99
Site Plan Apprv:		Frontage:	142.24
		Lot Dimensions:	142.24
		Lot Irregularities:	
		Lot Shape:	

Seller: Craig Johnathan Webb
Recent: 07/23/2021 : Closed : P->CL

Remarks/Directions

Public: **Over 73 aces of land with a new (2021) drilled well, approved septic system for a 3 bedroom, 3.5 bathroom home on slab. 4 working fields, loads of maple trees that produce golden maple syrup - Let the sellers dream become your reality! Call to book a walk around the land today.**

REALTOR®: **Sellers house plans available upon request**

Directions to Property: **North on Montreal (hwy 11) , sharp left turn onto Round Lake Road**

Exterior

View:
Fronting: **South**

Land Information

Utilities:
Sewer: **None**
Parcels:
Environmental Audit/Phase: **No**
Acres Clear:
Acres Waste:
Acres Workable:
Lot Size: **73.680**
Lot Front (Ft): **142.24**
Lot Depth (Ft):

Property Information

Legal Desc: **PT LT 5 CON 9 STORRINGTON PT 1 & 2, 13R12307; S/T FR635290; SOUTH FRONTENAC**
Zoning: **Residential Farm**
Survey: /
PIN: **362900082**
Occupant Type:
Possession Rmks: **TBD**

Marketing

Showings:
Sign on Prop: **Yes**
Possession:

Brokerage Information

List Date: **06/08/2021**
Expiration Date:
Int Bearing Bkg Trust Account:
Financing:
SPIS:
Contact After Expired: **No**
Buyer Agency Compensation Remarks: **Coop Broker 2 %**
Special Agreement:

List Brokerage:	SOLID ROCK REALTY	Brkge #:	855-484-6042
List Salesperson:	JUDY MAY, Salesperson	Direct #:	613-453-7967
Email:	judy@thejudymayteam.ca	L/SP Cell:	
List Brokerage 2:	SOLID ROCK REALTY	Phone:	855-484-6042
List Salesperson 2:	LUC ROMANICA, Salesperson	Phone:	613-286-3703
Email:	luc@thejudymayteam.ca	L/SP2 Cell:	

Original List Price:	$499,900.00	Sold Price:	$500,000.00	Pending Date:	06/16/2021	Close Date:	07/23/2021
SP/LP:	1.00	LP/AG+BG SF:		SP/AG+BG SF:		HST:	

Buyer Brokerage:	ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE	Phone:	613-544-4141
Buyer Salesperson:	MARK SINNETT, Salesperson	Phone:	613-217-8560

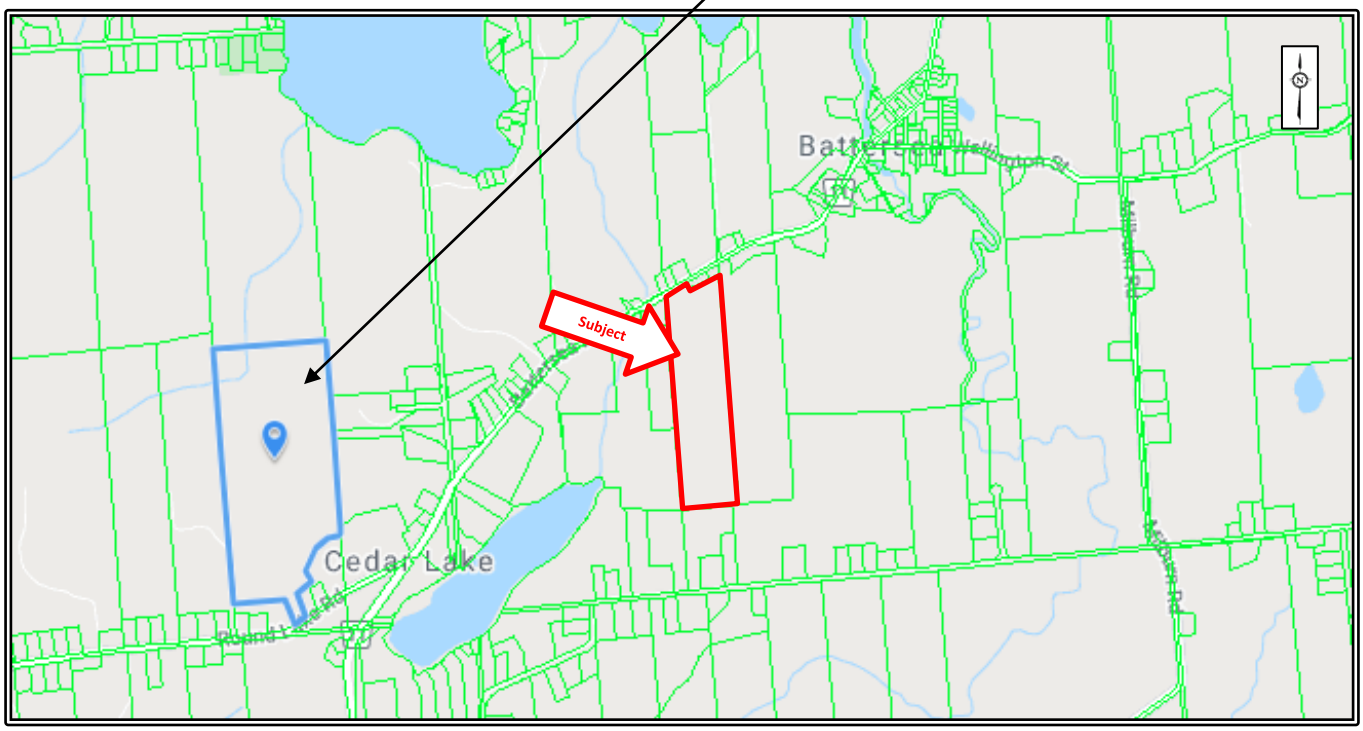
Source Board: **Kingston**

Prepared By: MICHAEL COTMAN, Appraiser
Date Prepared: 08/05/2021

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Information deemed reliable but not guaranteed. CoreLogic Matrix

COMPARABLE SALE INDEX NUMBER 7
2046 Round Lake Road, South Frontenac





COMPARABLE SALE INDEX NUMBER 7
2046 Round Lake Road, South Frontenac

2658 Round Lake Road, Battersea Suggest an address correction

Owner Name	Last Sale	Lot Size	Assessed Value	Phased-In Value
WEBB, CRAIG JOHNATHAN	$190,000 Nov 15, 2019	NOT AVAILABLE View Measurements	$99,000 Based on Jan 1, 2016	$99,000 2021 Tax Year

Legal Description
PT LT 5 CON 9 STORRINGTON PT 1 & 2, 13R12307; S/T FR635290; SOUTH FRONTENAC

GeoWarehouse Address	Ownership Type	Registration Type
2658 ROUND LAKE ROAD, BATTERSEA	Freehold	Certified (Land Titles)
Land Registry Office	**Land Registry Status**	**PIN**
Frontenac (13)	Active	362900082
Owner Names	**Property Type**	
WEBB, CRAIG JOHNATHAN	FARM	

Lot Size
Area: 3,213,949.85 ft² (73.782 ac) Perimeter: 8,300.53 ft
Measurements: 1,198.78 ft x 2,778.10 ft x 562.87 ft x 289.64 ft x 150.26 ft x 275.03 ft x 202.47 ft x 114.93 ft x 274.32 ft x 175.48 ft x 134.33 ft x 2,119.17 ft x 26.20 ft
Lot Measurement Accuracy: LOW

Assessment 1 ARN : 102906005004900

Site
Frontage: N/A Depth: N/A
Site Area: 73.77 A

Structure
Property Description: Farm without residence - with secondary structures, with farm outbuildings Property Code: 210

Phased-In Value	Assessed Value
Click to purchase the 4-year Phase-in Report	$99,000 Based on Jan 1, 2016

Assessment Property Information

Property Address:	2646 ROUND LAKE RD	**Unit Number:**	N/A
Municipality:	SOUTH FRONTENAC TOWNSHIP	**Zoning:**	RU1
Legal Description:	CON 9 LOT 5 S PT RP 13R12307 PARTS 1-2	**Property Type:**	FARM
Corporate Name:	N/A		
Corporate Mailing Address:	N/A		

Valuation And Sales Information

Last Valid Sale Date:	11/15/2019	**Total Land Value:**	N/A
Last Valid Sale Amount:	$190,000	**Total Land Value Base Year:**	N/A

Residential Structure Information

Year Built:	N/A	**Total Floor Area:**	N/A

Sales History

Sale Date ▼	Sale Amount	Type	Party To	Notes
Nov 15, 2019	$190,000	Transfer	WEBB, CRAIG JOHNATHAN;	
Jul 14, 1995	$45,000	Transfer	NOBLE, GERALD WAYNE;	

SCHEDULE "E"

REGIONAL AND ECONOMIC ANALYSES

REGIONAL ANALYSIS

The amalgamated City of Greater Kingston, comprising the former City of Kingston, the former Kingston Township, and the former Township of Pittsburgh, has a 2016 population of 123,798 (less than 1% increase from 2011). In addition, there are numerous temporary residents associated with CFB Kingston, Queen's University, Royal Military College and St. Lawrence College.

Hwy. No. 401 is a highly-travelled east-west transportation corridor providing the municipality access to Canada's largest cities being Toronto, 260 km. to the west, and Montreal, 290 km. to the east. Kingston also has good access to the City of Ottawa located 160 km. to the northeast via Hwy. #15. Rail service is available for both passenger and freight along with commuter air service, while international air service is available in Toronto and Ottawa. The City of Kingston regional airport previously provided daily commuter service to Toronto, however, Air Canada has since stopped servicing Kingston. The City of Kingston is reportedly seeking an alternative carrier.

Economic Base

Employment is diversified with approximately 20% employed in industry and the remainder in commercial, education, institutional and government occupations. While several of the industries in the region are subject to periodic layoffs or slowdowns, the continuity of employment offered in the educational, institutional and government sectors has given the Kingston Region great economic stability.

The major public sector employers include CFB Kingston, Queen's University, Correctional Service of Canada, Kingston General and Hotel Dieu Hospitals, Royal Military and St. Lawrence Colleges, the City of Kingston and the Limestone District School Board.

The major private employers include a variety of transportation/logistics, business outsourcing, manufacturing, warehousing/distribution, health sciences, food services, Call Centres and financial service businesses including: Invista Canada; Bell Canada; Assurant Group; Novelis; Agnew Food Services; Bombardier; Empire Financial; Frulact Group; and Feihe International.

Most professional and commercial services are available in Kingston, while all specialized services can be located in the Greater Toronto Area and Ottawa.

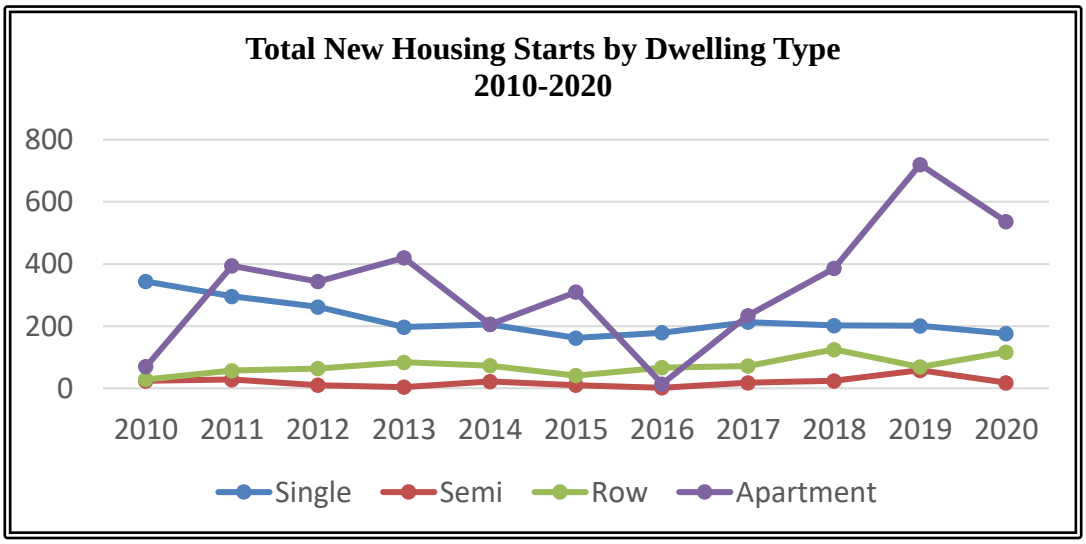
Statistics Canada reports an unemployment rate of 4.9% for the Kingston Census Metropolitan Area in May 2019 compared to 5.8% for both Canada and Ontario (January 2019). Historically, Kingston's rate was 6.3% in 2013, 6.8% in 2014 and 2015, and 6.0% in 2016.

The higher rate in both the provincial and federal levels also increases the risk that a higher rate may return at the local level. Statistics Canada had forecasted that the rates for Kingston were to remain at approximately 5% to 6% through 2019. While both Federal and Provincial governments periodically reduce/increase the number of civil service positions, it is considered that the percentage of government employees in the Kingston Region will continue to be much greater than in most other areas.

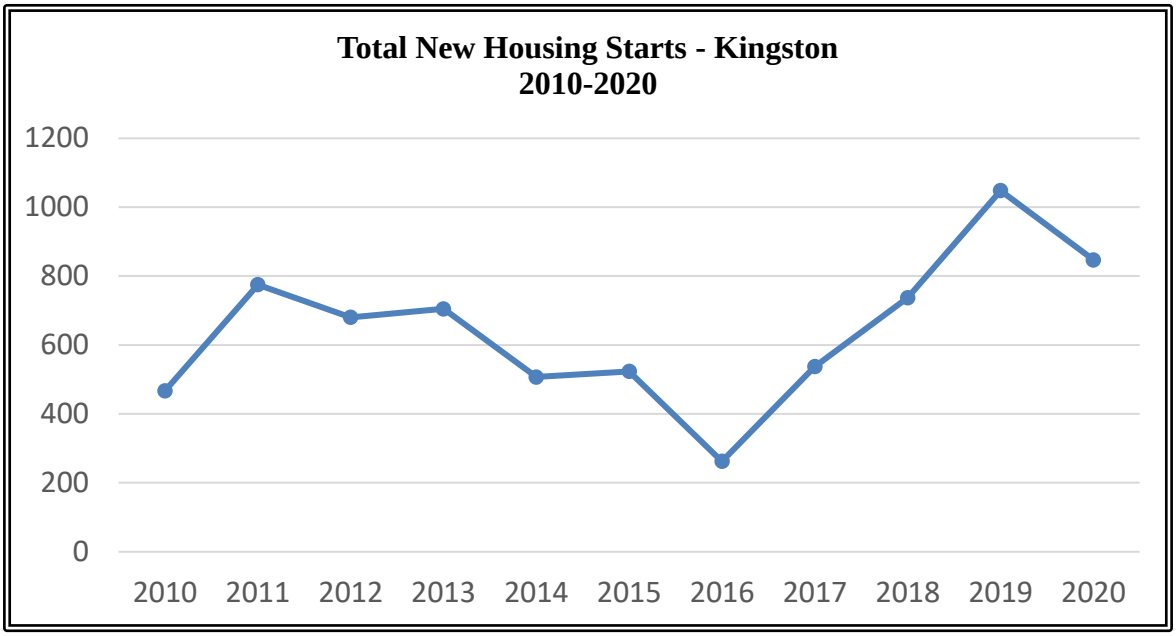
Real Estate

Residential Market

CMHC's publication Fall 2020 Housing Market Outlook" as summarized below indicated that total housing starts nearly doubled from approximately 467 units in 2010 to 847 in 2020. Annual starts remained somewhat consistently within the aforementioned range with the exception of 2016's low point of 262 starts and 2019's high of 1048 starts.

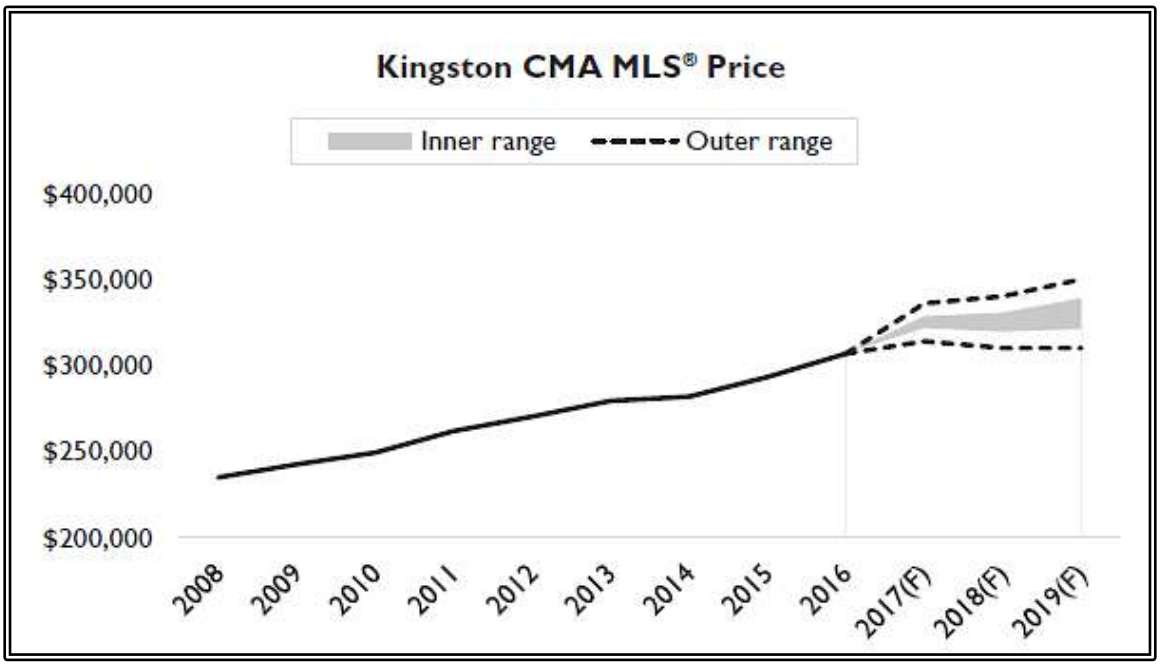


Single starts decreased steadily from a high of 344 in 2010 to 176 in 2020. Semi-detached and row housing starts have increased steadily in recent years having seen significant uptick over the past three years. Apartment starts have been somewhat erratic since 2010; 2010 and 2016 saw very limited activity in this regard at 70 and 14 starts respectively. However, 2019 and 2020 at 720 and 536 apartment starts saw much more activity.



The following chart published in 2016 predicted a steady increase in the average sale price of all types of housing to approximately $310,000 in 2016, an increase from $225,000 in 2007, or approximately 3.75% per annum. CMHC predicted that prices would increase at a slightly higher rate to approximately $350,000 by 2019.

However, for new units, CMHC's Housing Now in Spring 2019 reported much sharper increases for single- detached units with average sale prices of at $364,746 in 2016, $416,028 in 2017, and $474,398 in 2018.



While CMHC has not published MLS price trends over the past two years, Kingston Area Real Estate Association shows exceptionally high value and number of sales increases over the past year.

The number of homes sold through the MLS® System of the Kingston and Area Real Estate Association totaled 516 units in March 2021. This was a substantial increase of 68.1% from March 2020. This was also a new sales record for the month of March.

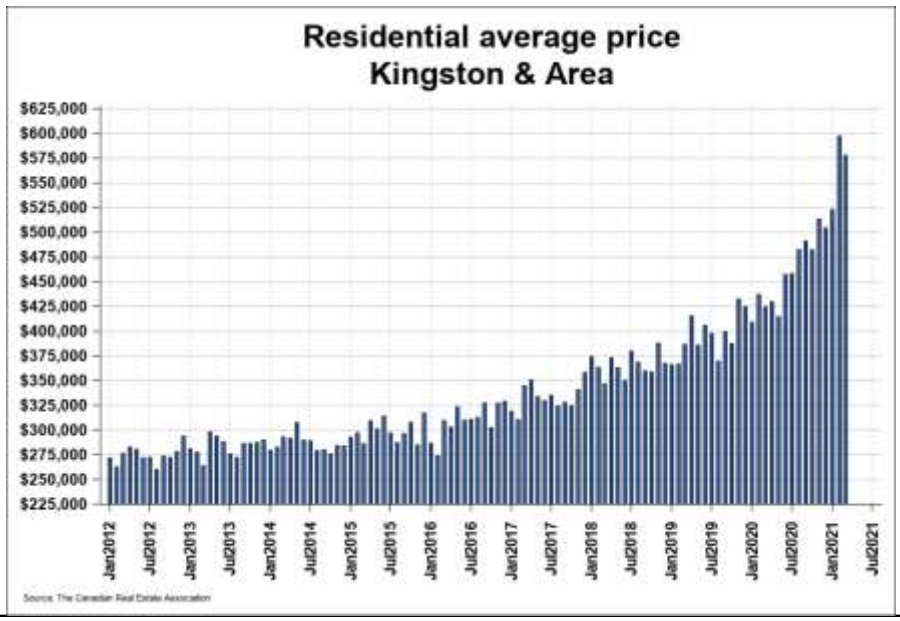
On a year-to-date basis, home sales totaled a record 1,036 units over the first three months of the year. This was a jump of 45.3% from the same period in 2020.

"March was a very strong month for resale market activity in our region." said Mat Clancy, President of the Kingston and Area Real Estate Association. "MLS® homes sales shattered the previous March monthly record of 380 set back in 2004. There was also a significant uptick in the number of newly listed resale homes last month. This is propping up overall inventory and is helping to fuel the spring market. We expect that as vaccines become more widely available over the next few months, some pent-up supply will start to come online from sellers that have been hunkered down riding out the pandemic for the last year."

The average price of homes sold in March 2021 was $577,974, a large gain of 36.1% from March 2020. The more comprehensive year-to-date average price was $572,934, an advance of 34.9% from the first three months of 2020.

The dollar value of all home sales in March 2021 was $298.2 million, more than double the levels from a year earlier, surging 128.8% from the same month in 2020. This was a new record for the month of March and was also the largest dollar value of homes sold for any month in history.

The number of new listings saw an increase of 23.5% from March 2020. There were 715 new residential listings in March 2021. This was the largest number of new listings added in the month of March in five years.



Commercial / Industrial / Institutional Market

The City of Kingston reports the following statistics for commercial, institutional and industrial building permits, including alterations, for 2013 to 2020:

2013	2014	2015	2016	2017	2018	2019	2020
$94,580,578	$346,000,000	$160,000,000	$218,600,000	$268,815,000	$120,985,000	$200,853,715	$168,126,000

In general, institutional and commercial activity makes up the majority of these numbers mainly due to the presence of CFB Kingston, federal prisons, two hospitals and Queen's University although, the City of Kingston has been quite active with the construction of new buildings for police, public works and a fire training centre.

For 2014, the institutional segment comprises the vast majority of the permit values. The construction of a 618,000 s.f. Providence Care Hospital on the Kingston Psychiatric site at 752 King Street West being one of the main contributors to this considerable increase in permit values. For 2017, the industrial sector comprised a significant portion of the permit values with the commencement of construction of two food manufacturing facilities in the western suburbs (Frulact Group and Feihe International).

The commercial aspect of the Kingston economy is expected to remain strong and represents a considerable segment of the growth from 2015 through 2017, however, 2018 to 2020 experienced a significant decline. Continued expansion of "big box" developments in and around the Division Street and Hwy. No.401 interchange, and also along the Gardiners Road corridor from Princess Street north to the Highway No. 401 interchange is anticipated.

On the negative side, is the recent closures of the Target and Sears stores at the Cataraqui Centre, Kingston's regional mall located at Princess Street and Gardiners Road. Some of this space has been filled by Chapters/Indigo and Marshalls. Sears also closed the furniture outlet at Rio-Can Centre on Gardiners Road with the space now occupied by Giant Tiger and Bad Boy.

Additional in-fill or smaller commercial developments are currently underway or proposed on Gardiners Road between Bath Road and Princess Street, along Princess Street from Sydenham Road to Midland Drive, along Midland Drive towards Highway No. 401, and along former Highway No. 15 between former Highway No. 2 and Highway No. 401.

Following are some of the major developments that have been recently completed, that are ongoing or, that are proposed in the City of Kingston:

Capital Projects

- A large expansion of Kingston General Hospital is planned for the near future. This will represent the largest infrastructure project to date in Kingston. The cost is likely to be in excess of $500 million.
- Historic Market Square re-development adjacent to City Hall in 2004 that included an outdoor skating rink at a cost $6.2 million and a 5,500 seat arena in the "North Block" at Place D'Armes and King Street in the downtown at a cost of $45 million.
- Further re-development of "North Block" is planned by the City with proposals currently being reviewed for development of a St. Lawrence College campus.
- Development of a brownfield site on the downtown waterfront known as Block "D" in 2010 including three apartment/condominium towers, a hotel and waterfront park.
- Queen's University's has completed construction of a Student Centre being the first phase of a sports complex on its main campus at a cost of $230 million. Recent expansions of the School of Business and School of Medicine are also complete.
- Queen's constructed two new dormitories (500+ beds) on its main campus in 2015 at a cost of $70 million.
- The reconstruction of "Richardson Stadium" at Queen's University's West Campus was completed in 2016. Further expansion is proposed beginning in 2021.
- Kingston and Queen's have jointly re-developed/constructed a 550 seat concert hall/art gallery on the waterfront at 370 King Street West at a cost in excess of $75 million.
- St. Lawrence College 80,000 s.f, expansion: double gymnasium, offices, pub, and venue space was completed in 2019.
- Kingston's Artillery Park Aquatic Centre redevelopment in the downtown was completed at a cost of $13.5 million.
- A 56,000 s.f. building for the KFLA Health Unit on Portsmouth Avenue and a 71,000 s.f. building for Children's Aid Society on Division Street both recently completed.
- A $28 million (118,000 s.f.) City Police Headquarters completed in 2007 on Division Street.
- A $7 million (26,000 s.f.) Public Works building on Division Street in 2011 and a $20 million (45,000 s.f.) Utilities Kingston office on John Counter Boulevard in 2015.
- Construction of a new 270 bed Providence Care Hospital on the 121 acre site at 752 King Street W., the former site of the Kingston Psychiatric Hospital, at a cost of $350 million was completed in 2017. Also proposed on this parcel of Institutional land is 365 residential units on 22 acres of the site and a 184 unit mixed use residential/commercial development on a 7 acre section of the site.
- Extensive upgrades to water and wastewater treatment facilities and distribution systems in various locations throughout the city including the downtown core.

Residential Projects

- A total of 549 units, a small percentage of which are commercial, are proposed on the redevelopment site at 752 King Street West.
- Development of the 29.33 acre former "Davis Tannery" with over 1500 residential units is in the approval stages. This brownfield site is located on Rideau Street on the inner harbour.
- The "Williamsville Main Street Study" has set guidelines for the transition of the midtown Princess Street corridor to facilitate the intensification of development and the creation of additional residential units and commercial spaces. There has been significant recent development in this area.
- Construction of a 145 unit apartment building in midtown at Victoria and Princess Streets, initially scheduled for 2014-2015 occupancy, but delayed due to a construction site fire, was completed in 2016.
- Ongoing construction of two 10-storey apartment/condominium buildings housing 190 and 222 units at Princess Street and University Avenue.
- Proposed re-development of a former theatre at 223 Princess Street into an 15-storey condominium building known as the Capital Building housing 223 units. Final approvals have not yet been achieved for this development which is now being scaled back to significantly lower 9 storey height and density.
- Proposed development of 194 unit high-rise condominium at 555 Princess Street and Alfred Street.
- A total of 1075 single-family, town home and apartment units proposed on the former "Nortel Plant" on Gardiners Road.
- A total of 541 of mostly high-rise condominium units approved at Centennial and Cataraqui Woods Drive. Development of some row housing units are underway on this site.
- Construction of a 7-storey seniors building housing 164 units at Princess Street and Centennial Drive has recently been completed.
- Proposed construction of 13-storey apartment building housing 99 units on Newcourt Place in Calvin Park area off upper Johnson Street.
- A total of 1575 high-rise apartment units proposed in Cataraqui Mills off John Counter Boulevard at Sydenham Road beside Cataraqui Cemetary, with 184 units completed and a second building now underway.
- Construction of a 14-storey apartment building housing 116 units on former Highway No. 15 in Pittsburg Ward currently underway, being the last of 5 residential high-rises constructed on this former motel site.

Transportation Projects

- The expansion of the section of Highway No. 401 to 6 lanes across the central and westerly section of Kingston has been completed with the easterly portion extending to Highway No. 15. Expansion of the former Highway 38 interchange in the and the Highway No. 15 interchange in the east are underway.
- The 4-laning of John Counter Boulevard between Montreal Street to Princess Street and Taylor-Kidd Boulevard now complete.
- Construction of a "Third Crossing" of the Cataraqui River linking John Counter Boulevard east of Montreal Street to Gore Road in the City's eastern section (Pittsburgh ward) is in the initial stages. This project with a proposed completion date of 2022 has an estimated cost of $180,000,000 which is the largest transportation infrastructure project to date in the area.
- The Official Plan also identifies the construction of a new arterial road linking John Counter Boulevard to the downtown core known as the "Wellington Street Extension".

  This route was intended to be built on abandoned rail corridors. While an environmental assessment had been completed, a construction timetable was never set and there had been considerable opposition to this development resulting in its cancellation.

Summary

Interest rates remain historically low, however, broader economic concerns, including rising unemployment rates, static housing starts and slow employment growth, have caused both corporations and individuals to become more cautious with respect to real estate investments. While mortgage lenders, including banks and trust companies, are still seeking to place loans in this area, there is now a more limited supply of money available and lenders are being very cautious in their underwriting.

While statistics for the 2020 year have not ben published, recent market indications are showing an exceptionally strong year for demand and corresponding value increases for residential real estate. We are expecting a softening of the office market resulting from the distribution of the physical workforce due to Covid-19, however, the demand for smaller office space with convenient accessibility appears to remain strong.

Although there have been slowdowns in some local industries and cutbacks in the public sector, the Kingston region has still managed to experience slow but steady economic growth since the 2008 financial downturn. Furthermore, with a sustained return of favourable economic conditions, this growth will likely remain steady. While real estate values have increased significantly over the past 2 years, most real estate prices are expected to vary at a rate generally similar to the overall rate of inflation in the upcoming years.

APPRAISAL REPORT

As to the Market Value of the
Property Known As
the Hartington Plan of Subdivision
South Frontenac, Ontario

14 September 2021

Prepared By:

MW Cotman & Associates

REAL ESTATE APPRAISERS & CONSULTANTS

1035 Len Birchall Way, Norman Rogers Airport
Kingston, ON K7M 8Z9

Telephone: (613) 634-2223
Facsimile: (613) 634-2212

C-23695

Hartington Subdivision
South Frontenac, Ontario
Fil No. C-23695

AERIAL IMAGERY



MW Cotman & Associates
REAL ESTATE APPRAISERS & CONSULTANTS

Telephone: (613) 634-2223
Facsimile: (613) 634-2212

1035 Len Birchall Way, Norman Rogers Airport, Kingston, Ontario, K7M 8Z9

29 November 2021

Township of South Frontenac
Box 100
Sydenham, Ontario
K0H 2T0

Attention: Claire Dodds, Director of Development Services, MCIP, RPP

Re: Appraisal Report as to the Market Value of the Property
Known as the Hartington Plan of Subdivision

In accordance with your request, we have completed the necessary investigations in order to provide you with an estimate as to the market value of the above referenced property.

Draft Plan Approval for a residential subdivision on the subject property was granted on 15 November 2018. The purpose of this report is to estimate the Market Value of the subject property as at 14 September 2021, "As If" Draft Plan Approval was not achieved.

The subject property was inspected on 25 October 2021 for the purpose of this report.

I have personally inspected the subject property and analyzed all available information considered pertinent to the valuation thereof.

Based on this inspection and analysis, the Market Value of the subject property, as at the specified date, is estimated to be:

FOUR HUNDRED FORTY THOUSAND DOLLARS
($440,000)

"As At" 14 September 2021 – "As If" Draft Plan Approval Was Not Achieved
"As If" Severed from the Larger Holding, and,
"As If" Vacant and Unimproved

This appraisal contains a total of 112 pages, being 31 pages of the text of the report proper together with sketches, photographs and an Addenda of five Schedules comprising an additional 81 pages in support of my findings.

Respectfully Submitted,
M.W. COTMAN & ASSOCIATES INC.

MWC/cm

Michael W. Cotman, AACI, P.App

TABLE OF CONTENTS

	Page
Title Page	1
Aerial Imagery	2
Letter of Transmittal	3
PART 1 – PREFACE	
Summary of Salient Facts and Important Conclusions	5
Definition of the Appraisal Assignment	6
Contingent or Limiting Conditions	11
Market Overview - General	14
Neighbourhood Description	16
Property Description	19
Assessment and Taxes	21
Official Plan	21
Zoning	21
PART II – ANALYSIS AND CONCLUSIONS	
Highest and Best Use	23
Approaches to Value	25
Direct Comparison Approach	26
Reconciliation and Final Estimate of Value	30
Certification	31
PART III – ADDENDA	
Schedule A – Plans, Sketches and Photographs of the Subject Property	32
Schedule B – Mapping and Details of Adjacent Parcels	37
Schedule C – Excerpts from Official Plan and Zoning By-Law	47
Schedule D – Comparable Market Data	81
Schedule E – Regional and Economic Analysis	104

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

TYPE OF PROPERTY	Rural Acreage Parcel			
ADDRESS OF PROPERTY	Boyce Road Hartington, Ontario			
EFFECTIVE DATE OF APPRAISAL	14 September 2021			
LEGAL DESCRIPTION	Part Lot 7, Concession 7 Former Township of Portland Municipality of South Frontenac Township Part of PIN 36143-0629			
SITE DIMENSIONS	Frontage	Boyce Road	- North	330.91 ft.
	Depth	Irregular		1925± ft.
	Total Site Area			29.21 Acres
OFFICIAL PLAN	"Settlement Area", and, "Rural"			
ZONING	Applicable To This Valuation (Former Zoning)			"RU-46" (Rural)
	Current (Not Applicable)			"R30" (Residential)
HIGHEST AND BEST USE	As the Site for Development of a 13 Lot Subdivision as Proposed			
FINAL ESTIMATE OF MARKET VALUE	**"As If" Draft Plan Was Not Approved "As If" Severed from the Larger Holding, and, "As If" Vacant and Unimproved**			**$440,000**

DEFINITION OF THE APPRAISAL ASSIGNMENT

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the subject property as at 14 September 2021 "as if" Draft Plan Approval was not achieved. The subject property was inspected on 25 October 2021 for the purpose of this report.

Intended Use of the Appraisal

The function of this report is to provide a narrative valuation in order to assist in deliberations with respect to the calculation of cash-in-lieu of parkland dedication for the development as proposed.

Extraordinary Assumption and Limiting Conditions and Terms of Reference

The subject of this report is an 29.21-acre vacant parcel. It currently exists as part of a larger 108.8-acre parcel identified as PIN 36143 0629.

Draft Plan Approval for an 13 Lot land condominium development was reportedly achieved on 15 November 2018. This development will cover 29.21 acres of the larger 108.8 acre holding with the remaining 79.59 acres being retained lands which will not form part of the development. Also, a house has been constructed on the portion of the subject property which will support "Lot 13" of the proposed development,

Furthermore, the zoning on the subject property was revised to "R30" (Residential), to facilitate development as proposed. The former zoning was "RU-46" (Rural).

Mapping illustrating various aspects of the proposed development are included in Schedule "A" in the Addenda of this report.

NOTE: *All value estimates as set out herein are made as at 14 September 2021, "as if" Draft Plan Approval was not achieved, and, include no allowance for the retained 79.59 acres which do not form part of the proposed development, are made "as if" former zoning was in place, and are made without consideration for the contributory value of the new on-site house.*

Effective Date of Appraisal

The effective date of this appraisal, the date as of which the value estimates apply, is 14 September 2021. The subject property was inspected on 25 October 2021 for the purpose of this report.

Scope of the Appraisal

The appraisal assignment has been discussed and defined with the client. Furthermore, the work required to solve the problem has been planned and the necessary market data acquired, analyzed, and reconciled into estimates of market value.

The sales history of the subject property as presented is based on the Geowarehouse records and on details discussed below. A complete registry office search was not provided or completed for the purpose of this assignment. Accordingly, easements or encroachments which might affect the value estimates might be discovered if a complete title search was to be completed.

Information with respect to the subject property was obtained through inspection of the property, on general details as provided by Claire Dodds of South Frontenac Township.

Site dimensions are based on the Draft Plan of Subdivision, an excerpt of which is included in Schedule "A" in the Addenda of this report.

We were requested by Claire Dodds of South Frontenac Township to complete this assignment. Ms. Dodds provided us with initial general information on the subject property. We were unaccompanied during our inspection of the subject property on 25 October 2021. Photography contained herein was taken during that inspection.

Sources of information for sales comparables include real estate listing and sales information, registry office data, Teranet data, data from our appraisal files and discussions with municipal officials. Data on all of the comparables has not necessarily been personally verified.

Legal Description	**Municipal Address**
Part Lot 7, Concession 7 Former Township of Portland Municipality of South Frontenac Township Part of PIN 36143-0629	Boyce Road Hartington, Ontario

Ownership and Present Use

The larger 108.8 acre parcel which supports the subject property was transferred to the current registered owner, 1278804 ONTARIO INC. on 30 October 2012.

Consideration is shown to have been $256,000.

As previously set out, the subject of this report is an 29.21-acre parcel which currently exists as part of a larger 108.8 acre holding.

Draft Plan Approval for a 13-lot residential subdivision was achieved on 15 November 2018 on the 29.21-acre parcel. The remaining 79.59 acres will be retained by the owner and does not form part of the lands which are the subject of this report, or, of the proposed development.

A new house has been constructed on the portion of the subject property which will support "Lot 13" of the proposed development.

To the best of our knowledge, the subject property has not been offered for sale on the open market since 2012.

Property Rights Appraised

The property rights appraised in this report are those of the Fee Simple Estate, a freehold estate subject only to the limitations of expropriation, zoning and taxation.

Encumbrances

A complete title search of this property has not been completed nor provided and, except as otherwise noted, for the purpose of this appraisal, the property is considered to be free and clear of any easements, mortgages or other encumbrances which would have any significant effect on Market Value.

Definition of Market Value

Market Value is currently defined by the Appraisal Institute of Canada as being:

> "The most probable price which a property should bring in a competitive market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus".

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Exposure Time

Exposure time is defined as being:

> The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

It should be noted that exposure time is different for various types of real estate and under various market conditions and that it is always presumed to precede the effective date of the appraisal. The reasonable exposure period is a function of price, time and use, not an isolated estimate of time alone.

As an example, a property could have been on the market for two years at a price of $1,000,000 that informed market participants considered unreasonable. Then, the owner lowers the price to $800,000 and starts to receive offers, culminating in a transaction at $600,000 six months later. While the actual exposure time was 2.5 years, the reasonable exposure time at a value range of $600,000 to $800,000 would be six months.

Value estimates as set out in this report are considered to reflect an exposure period of approximately 2 to 4 months which is considered to have been typical and adequate in February 2018.

Marketing Time

Marketing time is defined as being:

> The amount of time it might take to sell a property interest in real estate at the concluded market value level during the period immediately "after" the effective date of an appraisal.

If competitively marketed, it is concluded that a range of approximately 2 to 4 months exposure time, from the Effective Date of Valuation, would have been required to sell the Subject Property at the appraised Market Value. This is based upon activity of comparable properties and market conditions within the immediate area as at the Effective Date of Valuation in February 2018. It is predicated upon the assumption that Market Value for similar product did not decline within this timeframe and that a professional marketing program was adopted.

CONTINGENT OR LIMITING CONDITIONS

This appraisal is made expressly subject to the conditions and assumptions as follows:

1. This report is prepared at the request of Claire Dodds of South Frontenac Township, to provide a Narrative Appraisal Report to assist in deliberations with respect to the calculation of cash payable in lieu of parkland dedication for the development proposed on the subject property.

   It is not reasonable for any other party to rely upon this appraisal without first obtaining written authorization from South Frontenac Township, and from this appraiser. There may be qualifications, assumptions or limiting conditions in addition to those set out below relevant to that person's identity or his intended use. The report is prepared on the assumption that no other person will rely on it for any other purpose and that all liability to all such persons is denied.

2. This report is prepared for the sole use of the client for whom it has been prepared and in that use the report must not be extracted but used in its entirety. It is possible that a reader of only portions of this report might misinterpret the information provided, especially if these contingent or limiting conditions were not included in the excerpted portions. The appraiser is not responsible for unauthorized use of this report.

3. This Report is intended to comply with the reporting requirements set forth under the Canadian Uniform Standards of Professional Appraisal Practice. The information contained in this report this report is specific to the needs of the clients and for the intended use stated in this report. Some additional supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file.

4. This report does not constitute an opinion as to title or any other legal matters, including the interpretation of official plans, zoning by-laws or other similar matters.

5. Except as otherwise noted, for the purpose of this appraisal the property is considered to be free and clear of any easements, mortgages, or other encumbrances which would have any significant effect on Market Value.

6. The author assumes no responsibility for any plans of survey which have been supplied. Any sketch forming part of this report is simply included as an aid to comprehension and does not purport to be accurate.

7. In order to arrive at a supportable opinion of value, it was necessary to utilize both documented and hearsay evidence of market transactions. Information was gathered in accordance with procedures recognized by the Appraisal Institute of Canada. Except as noted herein, a reasonable attempt has been made to verify the accuracy of such information and while it is believed to be reliable and correct, no guarantee is made as to its accuracy.

8. Any estimates of construction costs, operating costs and other similar expenses, which have been supplied by others or based on published information are assumed to be correct.

9. No responsibility is assumed for any condition of the property which could be discovered through technical or engineering techniques. This includes but is not limited to such items as soil contamination or soil bearing capabilities; the structural integrity of improvements; inadequate materials or construction techniques; or the presence of asbestos or Urea Formaldehyde Foam Insulation.

   We are not aware of the content of any environmental reports, studies, or other investigations or soil surveys which may have been carried out on the property and which may have indicated the existence or possibility of contamination. In undertaking this assignment, we have been instructed to assume that no actual or potential contaminative uses have ever been carried out on the property. Further, we have not carried out any investigation into the past or present uses of either the subject property or of any adjacent properties to establish whether there is any potential for contamination from any uses on any sites adjacent to the subject and therefore assume that none exists. Should it be subsequently established that contamination exists either on the subject property or that it is affected from contamination on any adjacent property, this might alter or reduce this estimate or opinion of value.

   NOTE:

   All value estimates as set out herein are made as at 14 September 2021, "as if" Draft Plan Approval was not achieved and include no allowance for the retained 79.59 acres which do not form part of the proposed development, are made "as if" the former zoning was in place, and, "as if" the subject property was vacant and unimproved.

10. The agreed upon compensation for services rendered in preparing this report does not include a fee for court preparation or court appearance.

    Should the author of this report be required to give testimony or appear in court or at any administrative proceeding relating to this appraisal, prior arrangements shall be made therefore, including provisions for additional compensation to permit adequate time for preparation and for any appearances which may be required. However, neither this nor any other of these assumptions and limiting conditions is an attempt to limit the use that might be made of this report should it properly become evidence in a judicial proceeding. In such a case, it is acknowledged that it is the judicial body which will decide the use of this report which best serves the administration of justice.

11. No part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or his employers, or any reference to the Appraisal Institute of Canada or the AACI designation.

12. Neither possession of this report nor a copy of it carries with it the right of publication. All copyright is reserved to the author and it is considered confidential by the author and his client. It shall not be disclosed, quoted from or referred to, in whole or in part, or published in any manner without the express written consent of the appraiser. This is subject only to confidential review by the Appraisal Institute of Canada as provided in the Code of Ethics, Standards of Professional Conduct and Standards of Professional Practice of the Institute.

13. All of the assumptions made, and all estimates, projections and forecasts presented in this report are based on economic conditions current at the date of appraisal. Because market conditions, including economic, social and political factors, change rapidly and, on occasion, without warning, the findings of this report cannot be relied upon to estimate market values as of any other date except with further advice of the appraiser.

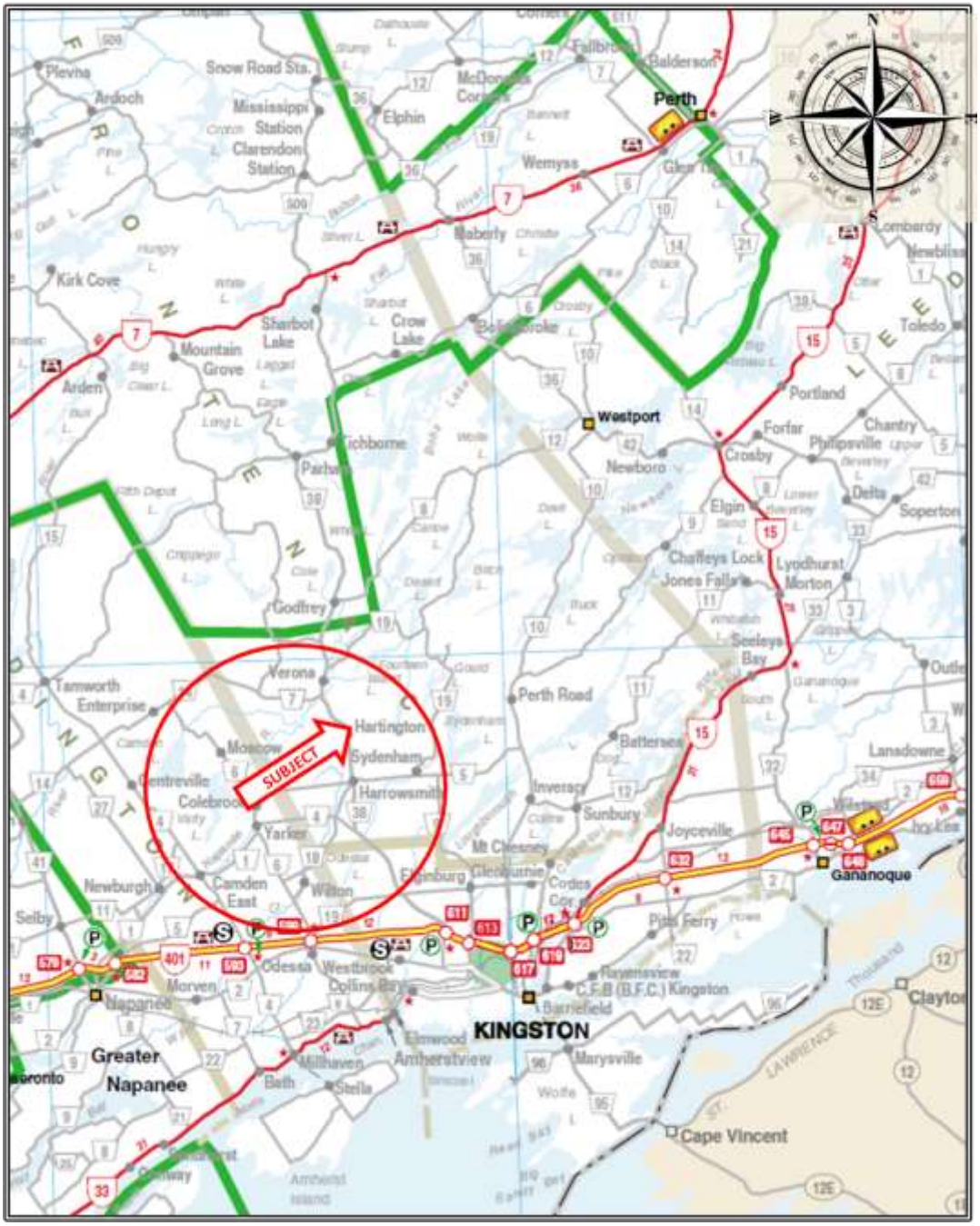
14. This report is only valid if it bears the original signature of the author.

MARKET OVERVIEW

The subject property is situated in the southerly section of the Township of South Frontenac which forms the north limit of the City of Greater Kingston. South Frontenac forms an integral part of the economy of the Greater Kingston area.

Kingston, because of its position as a major regional centre and its historical importance, has a greater number of amenities usually found only in much larger Canadian Cities.

REGIONAL MAP



The amalgamated City of Kingston, comprising the former City of Kingston, the former Kingston Township, and the former Township of Pittsburgh, has a 2016 population of 123,798 (less than 1% increase from 2011). In addition, there are numerous temporary residents associated with CFB Kingston, Queen's University, Royal Military College and St. Lawrence College. Maps of the region and city are included on the previous page.

The local real estate market however includes the developed areas to the west in Ernestown Township known as Odessa and Amherstview. The population for this larger region of the market has increased steadily over recent years.

Total estimated population	170,898
Census population 2006	152,358
Census population 2011	159,561
Census population 2016	161,175

Source: Manifold Data Mining Inc.

Employment is diversified with approximately 20% employed in industry and the remainder in commercial, education, institutional and government occupations. While several of the industries in the region are subject to periodic layoffs or slowdowns, the continuity of employment offered in the educational, institutional and government fields has given the Kingston region great economic stability.

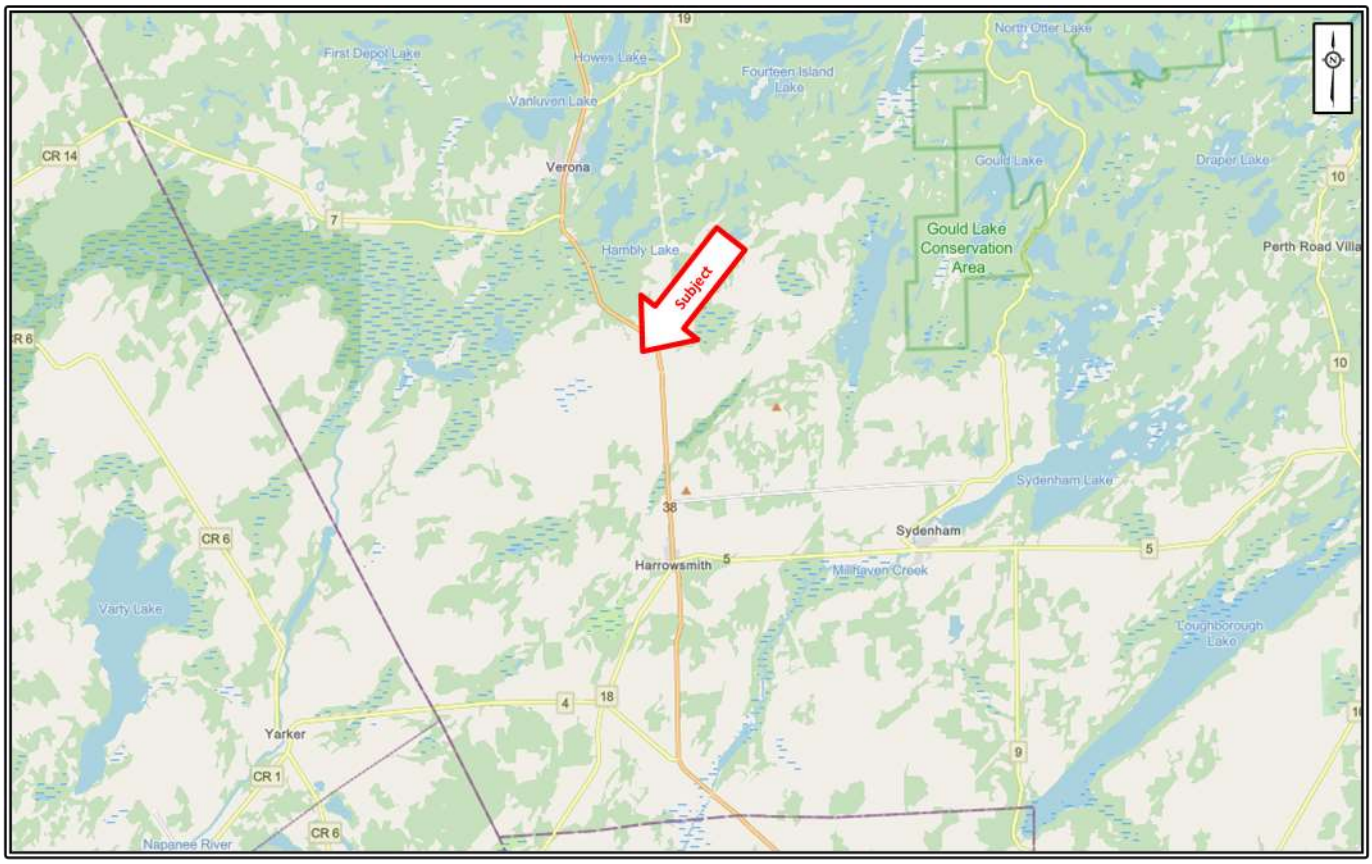
Single family housing starts have been steady over the past five years. Commercial and institutional construction activity has also been strong. Demand for resale properties until recently, has been good. Market activity, however, is now much lower. Interest rates remain relatively low, however, broader economic concerns have caused both corporations and individuals to become cautious with respect to real estate investments. While mortgage lenders, including banks and trust companies, are still seeking to place loans in this area, there is now a more limited supply of money available and lenders remain cautious in their underwriting.

In summary, the Kingston region has had and, with current and projected economic conditions, will likely maintain steady economic growth. As a consequence, most real estate prices are expected to vary at a rate generally similar to the overall rate of inflation. A more detailed Regional and Economic Analyses is included as Schedule "F" in the Addenda of this report.

NEIGHBOURHOOD DESCRIPTION

The subject neighbourhood lies approximately 10 miles north of Kingston and Highway 401 and centres on the rural Hamlets of Hartington, Harrowsmith, and Verona, along the Highway No.38 corridor.

Neighbourhood Mapping



Additional neighbourhood maps in the following pages and the aerial photograph included in the Preface of this report show the area immediately surrounding the subject property.

More specifically the neighbourhood is located just west of Highway No. 38 at the west limit of the Hamlet of Hartington, on Boyce Road.

Most all commercial enterprises in the immediate area are located in Verona to the north and Harrowsmith to the south. Highway No. 38 is the main north-south artery in the area, linking Kingston and Highway 401 to the south, with developed areas to the north.

Commercial / Institutional improvements in Hartington include a gas bar / convenience store, various home occupation uses, a library, community centre, municipal work yard, and, a coin operated car wash and storage locker facility.

Most area residents shop and work in Kingston.

Many summer residents are from outside the area and their presence is considered to be a great stimulus to the retail trade of the area during the summer months.

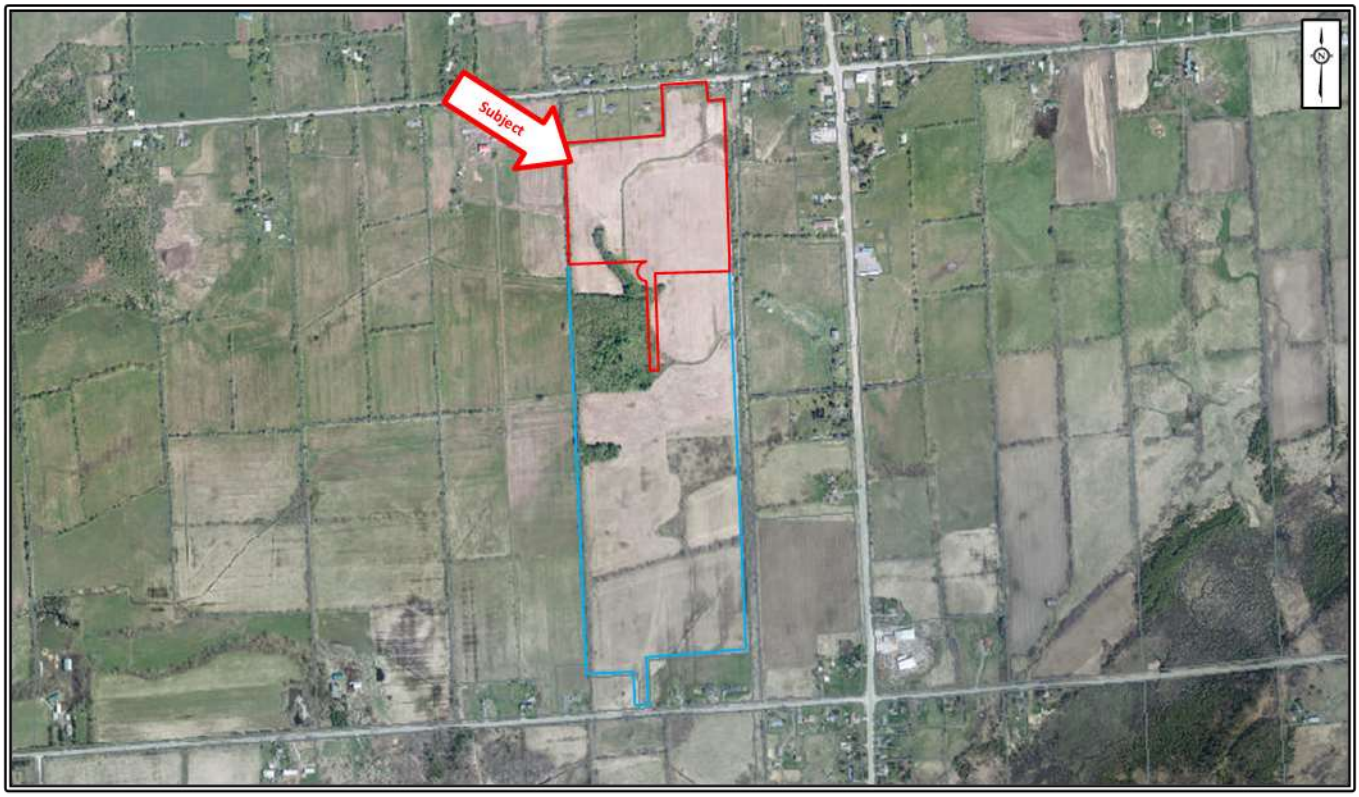
Municipal water and sanitary sewer services are not available in the subject neighbourhood.

The area has been extensively cultivated and there are numerous working farms.

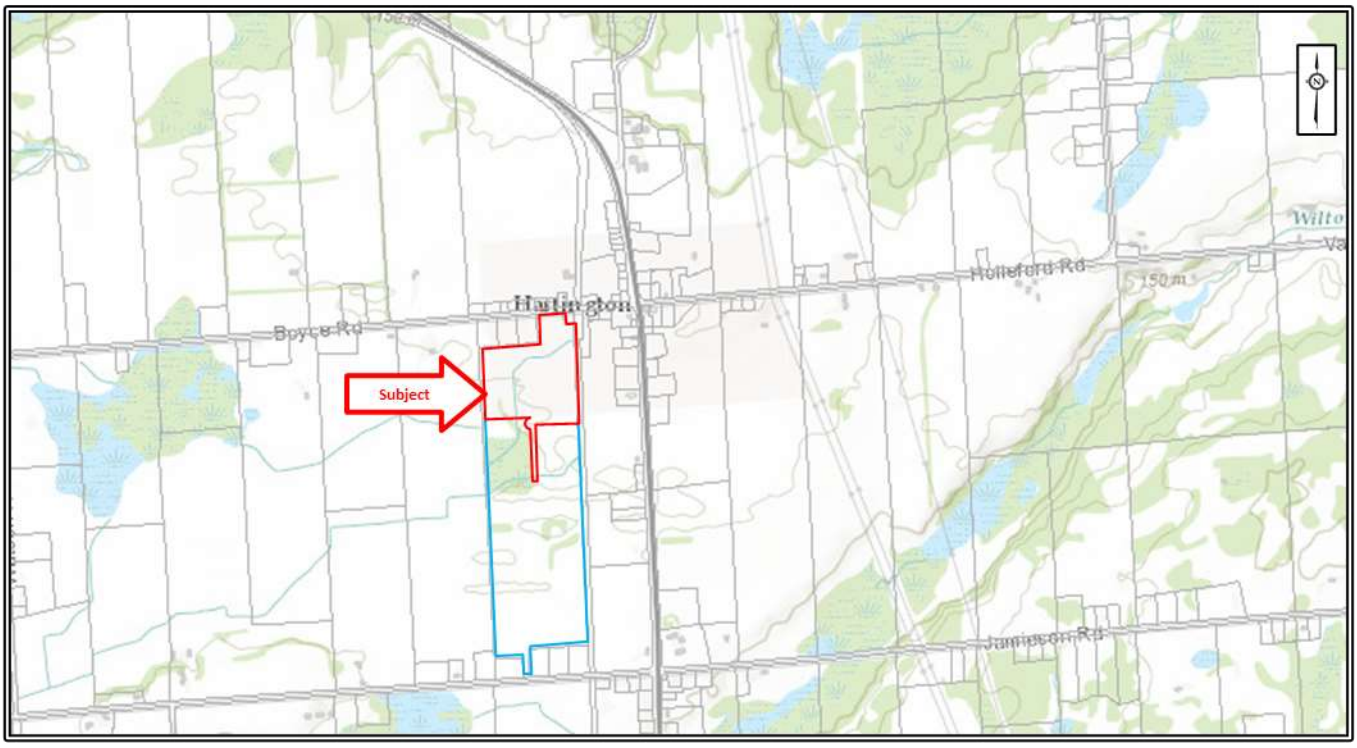
Most residential development has occurred in strip development along the various area roadways. Area houses range from older modest buildings to large prestigious homes.



NEIGHBOURHOOD MAPPING



HAMLET OF HARTINGTON



PROPERTY DESCRIPTION

The subject property lies on the southerly side of Boyce Road, at the west limit of the core of the Hamlet of Hartington.

A survey and sketches illustrating various aspects of the property as well as additional photographs of the site are included in Schedule "A" in the Addenda of this report.

Site dimensions are as follows:

Frontage	Boyce Road	- North	330.91 ft.
Depth	Irregular		1925± ft.
Total Site Area			29.21 Acres

As previously set out, the subject of this report is a 29.21 acre parcel which currently exists as part of a larger 108.8 acre holding. It is proposed that the northerly 29.21 acre section of the holding be developed with a residential subdivision comprising 13 lots.

The proposed 29.21 acre subdivision includes a narrow portion extending southward for stormwater management. The 13 lots will support single detached residential dwellings fronting onto a cul-de-sac road. The proposed lots will range in size from 1.98 to 2.3 acres and each will have road frontage of at least 160 feet. Each lot will be serviced by an individual private well and septic system. A single road will traverse the middle of the property on the north-south axis, providing access to the proposed lots. A right-of-way will continue south along the same trajectory as the road for stormwater management purposes.

The site has topography which is typical of the immediate area being gently rolling agricultural land with bands of mature woods. The southerly portion of the Larger 108.8 acre holding (not the subject of this report), extends south to the north side of Petworth Road.

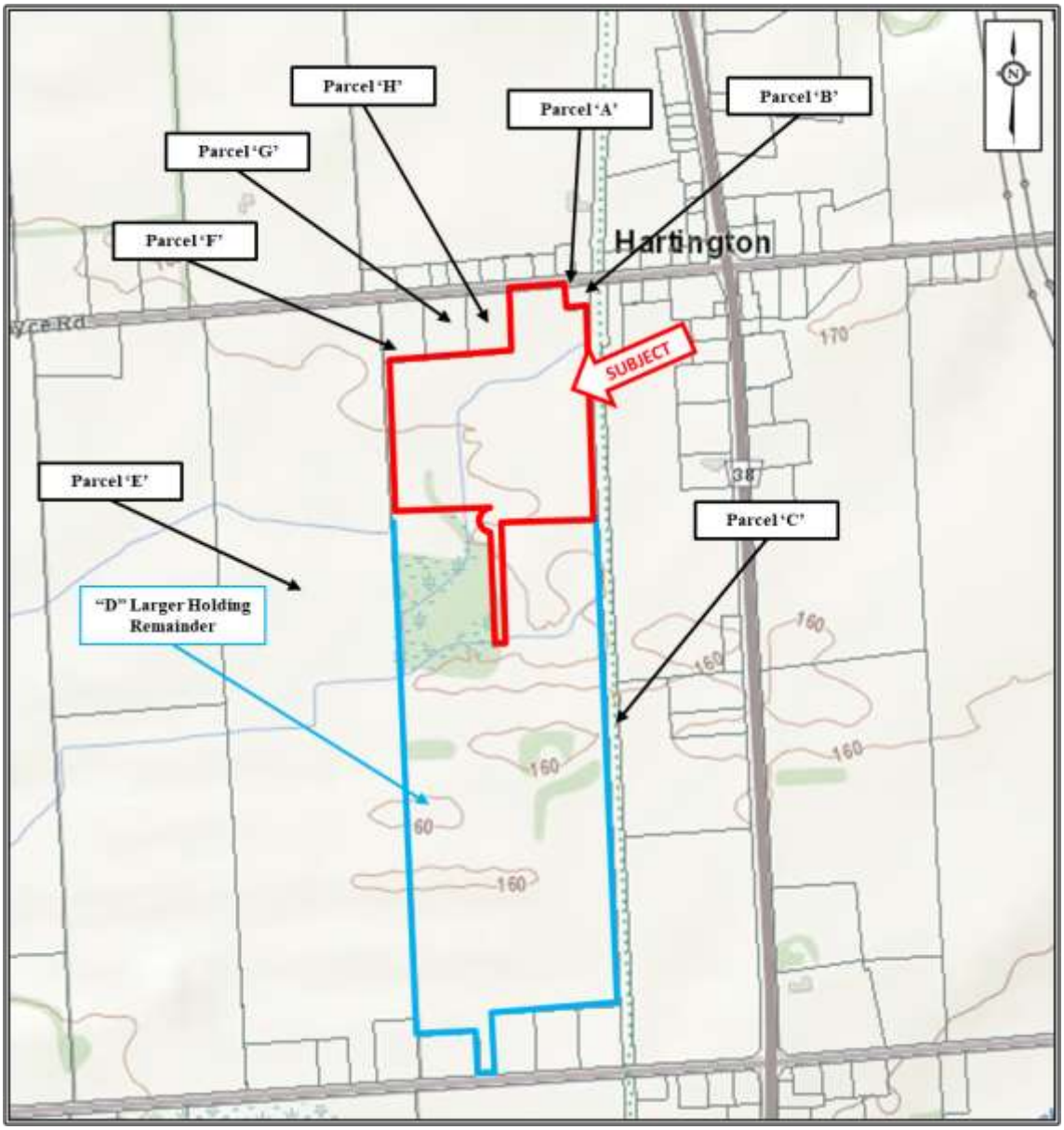
> *NOTE: A new house has been constructed on the portion of the subject property which will support "Lot 13" of the proposed development, and, construction of the central roadway is partially complete. All value estimates as set out herein are made "as if" the subject property was vacant and unimproved.*

ADJACENT PARCELS

The subject property is adjacent to eight parcels.

A summarized list of these parcels is included below. Further details and a map illustrating their respective location, sizes and shapes are included in Schedule "B" in the addenda of this report.

Adjacent Property	P.I.N.	Address / Location	Direction Relative to Subject	Size	Use
"A"	36143 0056	Boyce Road	North	12.186± acres	Part of Boyce Road
"B"	36143 0155	4005 Boyce Road	North	0.409± acres	Single Family Detached
"C"	3614± 3 0212	K&P Rail Trail	East	7.317± acres	Part of K&P Rail Trail
"D"	36143 0629	Boyce Road	South	79.59 acres	Larger Holding Remainder
"E"	36143 0611	4057 Boyce Road	West	98.229± acres	Farm
"F"	36143 0590	4033 Boyce Road	North	2.007± acres	Single Family Detached
"G"	36143 0591	4031 Boyce Road	North	2.007± acres	Single Family Detached
"H"	36143 0592	4023 Boyce Road	North	2.007± acres	Single Family Detached



ASSESSMENT

All Ontario properties have been reassessed for the 2017 to 2021 tax years at their estimated market value as at 01 January 2016.

The current assessment roll shows the larger 108.8 acre parcel which supports the 29.21 acre subject property as being identified under Roll No. 1029-080-040-04400 with a 2016 base year assessment of $555,000.

OFFICIAL PLAN

The Official Plan for the Township of South Frontenac designates the majority of the subject property as "Settlement Area", lying within the Hamlet of Hartington. The southernmost section is designated "Rural".

Excerpts from Official Plan pertaining to the subject property are included in Schedule "C" in the Addenda of this report.

ZONING

The Comprehensive Zoning By-law for the Township of South Frontenac currently shows the entire 29.21 acre subject property to currently lie within the "R-30" (Residential Zone).

This zoning was recently amended from "RU-46" (Rural), in order to facilitate development of the 13 lot subdivision as proposed.

As per the Terms of Reference of this report, all value estimates as set out herein are made "as if" the subject property was zoned "RU-46" as at 14 September 2021, the "effective date" of this report.

Relevant excerpts from the By-law pertaining to the subject property are included in Schedule "C" in the Addenda of this report. Minimum required lot size in the "RU-46" zone is shown to be 8000 m2 (1.98 acres).

COUNTY OF FRONTENAC COMMUNAL SERVICES STUDY (CSS)

The county of Frontenac published a CSS in June 2019. The primary purpose of the document is to promote communal water and sewer services to the various Hamlets in the municipalities of South, Central and North Frontenac (Frontenac County).

Servicing of this nature will provide a safer water supply, and adequate sewage capacity, at a much lower cost than conventional municipal services to these small rural communities. Additionally communal servicing has the potential to support more compact, land-efficient development in comparison to private servicing with individual well and septic services.

The CSS sets out an example of a recent development of 16 residential lots on a 69 acre parcel in Inverary, approximately 15 miles east of Hartington.

This existing actual development comprises 16 lots with individual private well and septic systems. If the same subdivision was developed on communal services it could accommodate a total of 62 units including 14 detached single family house lots, 9 townhouse lots, and, an apartment site supporting 12 units.

We understand that Frontenac County is now making initial financial commitment to the implementation of the recommendations of this study. If servicing of this nature eventually becomes available to the 29.21 acre subject property; most of which lies within the Hamlet of Hartington, it would significantly enhance the viability of development with a residential plan of subdivision.

HIGHEST AND BEST USE

In its publication, An Introduction to Real Estate Appraising, The Appraisal Institute of Canada, defines Highest and Best Use as;

> "That use which is most likely to produce the greatest net return, in money or amenities over a given period of time."

Requirements of the Highest and Best Use of the property are that:

1. It must be legal.
2. It must be probable, not simply speculative.
3. A demand for that use must exist and that use must be profitable.
4. It should provide the highest net return and deliver that return over the longest period of time.

Net return may be the net income as from an investment property and amenities could be the satisfaction of owning a residential or recreational property.

The Highest and Best Use of a property is dependent on many factors. Included in these are the physical restrictions of the site, government regulations such as building codes or zoning by-laws, contractual or legal restrictions such as rights-of-way or deed restrictions and market factors such as supply and demand.

Highest and Best Use of the Subject Property

The subject property lies in a generally attractive rural neighbourhood with reasonably good access to amenities as associated with Greater Kingston and the surrounding areas.

Given the location, size and topography of the subject property it is considered that it provides an attractive rural residential setting.

Given the limited frontage the subject property has no potential to create a lot through severance. However, with an area of 29.2 acres the subject property is considered to have good utility and appeal for development through a residential plan of subdivision, as proposed.

Recent years have seen development of this nature on several area parcels.

Furthermore, most of the site lies within the urban boundary of Hartington where communal services (see page 22) may be permitted. This aspect contributes to the appeal for development with a subdivision.

It should also be noted that the subject property also provides a very attractive setting for the construction of a single-family house until such time as development of a higher density, such as a plan of subdivision might commence.

In summary, the Highest and Best Use of the subject property is considered to be as a rural holding with good short term potential for development of a house and future potential for development through a formal plan of subdivision.

NOTE: As per the Terms of Reference of this report, all value estimates, and analyses, as set out herein, are made "as if" Site Plan Approval for the proposed 13 lot subdivision was not achieved; "as if" the former zoning was in place; "as if" the subject property was severed from the Larger Holding; and, "as if" the subject property was vacant and unimproved.

APPROACHES TO VALUE

There are three generally recognized approaches to value used in the appraisal of real property. These are the Cost Approach, the Income Approach and the Direct Comparison Approach.

(1) The Cost Approach to Value

This involves estimating the value of the land as if vacant and adding the cost of reproducing the improvements less any accrued depreciation.

(2) The Income Approach to Value

This approach is concerned with the present worth of future benefits which can be derived from a property. After comparison with investments of a similar nature, the net income of a property is capitalized at an appropriate rate to provide an estimate of value.

(3) The Direct Comparison Approach to Value

In this approach the market value of a property is estimated through a comparison of the subject property with other similar properties recently sold or offered for sale with adjustments being made for the various points of difference.

These three approaches to value are considerably inter-related since they are founded on the same basic principles and use common factors from the market.

Each method, however, has its advantages and limitations in different types of appraisals.

Given the unimproved rural nature of the subject property the market value will be estimated by the Direct Comparison Approach.

DIRECT COMPARISON APPROACH TO VALUE

This approach to value involves the examination of the details of recent transactions involving properties similar to the subject property. Through a series of adjustments to compensate for various points of difference, an indicated value can be obtained for the subject property.

This approach is based upon the assumption known as the Principle of Substitution defined by the Appraisal Institute of Canada as follows:

> **Principle of Substitution** "a prudent purchaser is not likely to pay more for a property than one that is equally desirable with similar utility, providing no time delay is evident".

This approach is considered to be very relevant to the appraisal of all properties except for those special purpose types such as modern schools or churches for which there is not usually sufficient market data available. Its main strengths are that it is solidly based on the actions of buyers and sellers in the marketplace, that it is widely used and understood and that it is the approach generally most relied upon by courts and other judicial bodies.

Typically, adjustments can be made for differences pertaining to property rights, motivation, financing, time/market conditions, lot or building size, age and quality of improvements, location, access, servicing, topography, etc., to produce an indication of value for a subject property.

This comparative analysis using the adjustment process can be done by using either a quantitative technique or qualitative technique, or sometimes even a combination.

> **Quantitative** techniques involve making adjustments on a percentage or dollar amount basis derived from specific marketplace transactions (re-sales of properties or paired sales of similar properties), general or regional economic trends, cost related analyses, etc.

> **Qualitative** techniques involve a relative comparison and ranking analysis. With this technique, if the comparable is considered superior to a subject, a negative or downward adjustment is applied, and where the comparable is considered inferior, a positive or upward adjustment is applied. Finally, the market information is reconciled into a final value estimate for the subject.

The reliability of the value indicated, however, is dependent on the quality of market data available, with the validity of an indication of value considered to vary in inverse proportion to the number and size of the adjustments made in the derivation of that indication.

The chart as set out on the following page summarizes seven sales of properties considered relevant in this regard. A map showing their respective locations and further details for each comparable are included in Schedule "D" in the Addenda of this report.

Index 1 at $140,000 is the sale of a 41 acre parcel located in the rugged terrain just north of Battersea. At $3415 per acre it has an inferior location, and, requires an upward adjustment in order to reflect improving market conditions since the time of its sale in December 2020.

Index 2 at $247,000, or, $28,391 per acre in February 2021 is the sale of a small 8.7 acre site situated on Sands Road, within the Hamlet of Battersea. It has limited road frontage in relation to site area (like the subject property), and was marketed as a building lot for a single family house.

Index 3 is the sale in February 2021 of a similarly sized 27.8 acre parcel with a inferior rural location close to the subject property but outside the Hamlet of Hartington. It comprises open rolling fields and has the benefit of frontage on the roadways. It sold at $275,000, or, $9892 per acre.

Index 4 at $280,000 in April 2021 is the sale of a 13.4 acre rural building lot with an inferior location to the west.

Index 5 is a 14.7 acre building lot which sold for $315,000, or, $21,429 per acre. It has a superior location to the south and like the subject property, limited road frontage in relation to the site area.

Index 6 is the sale in May 2021 of a 20.7 acre parcel on Florida Road with a similar location south of the subject property. It was marketed as a building lot and has extensive road frontage.

Index 7 is a 73.68 acre parcel on Round Lake Road. It sold at $500,000, or, $6786 per acre in June 2021. Like the subject property this site has limited road frontage. Approximately 40% of Index 7 site is open field with the remainder supporting a pond and wooded area. This site lies just outside the urban boundary of the Hamlet of Battersea and is inferior in this regard.

COMPARABLE SALES CHART

Index	1	2	3	4	5	6	7	Subject
Address	0 North Shore Road	2345 Sands Road E	4844 Watson Road	German Road	Unity Road	4031 Florida Road	2646 Round Lake Road	Boyce Road
Sale Price	$140,000	$247,000	$275,000	$280,000	$315,000	$326,000	$500,000	--
Sale Date	Dec. 2020	Feb. 2021	Feb. 2021	April 2021	May 2021	May 2021	June 2021	--
Site Area	41 acres	8.7 acres	27.80 acres	13.40 acres	14.70 acres	20.70 acres	73.68 acres	29.21 acres
Road Frontage	1250 ft	152 ft	1,183 ft	1768 ft	66 ft	1148 ft	142ft	330.91 ft.
Shape	Irregular	Irregular	Rectangular	Triangular	Irregular	Irregular	Irregular	Irregular
Front Feet/Acre	30 ft	17 ft	43 ft	132 ft	4.5 ft	55 ft	1.9 ft	11.3 ft.
Topography	Rugged	Bush	Field	Mixed	Field	Mixed	Mixed	Mixed
Price/f.f.	$112	$1625	$232	$158	$4773	$284	$3521	--
Price/ac.	$3415	$28,391	$9892	$20,896	$21,429	$15,749	$6786	--

The comparable sold at the following rates:

Index	Sale Price	Area / Acres	Price Per Acre	Roadfront Feet Per Acre	Price Per Front Foot
1	$140,000	41 acres	$3415	30 ft	$112
2	$247,000	8.7 acres	$28,391	17 ft	$1625
3	$275,000	27.8 acres	$9892	43 ft	$232
4	$280,000	13.4 acres	$20,896	132 ft	$158
5	$315,000	14.7 acres	$21,429	4.5 ft	$4773
6	$326,000	20.7 acres	$15,749	55 ft	$284
7	$500,000	73.7 acres	$6786	1.9 ft	$3521
Subject	--	29.2 acres	--	11.3 ft	--

All else being equal, the price per acre will diminish, as the size of a parcel increases.

The subject property is in inferior to most comparables with respect to the amount of road frontage in relation to site area, but is considered superior to all with respect to land use controls in relation to development to a degree of density greater than a single house (i.e. plan of subdivision); although Indices 3 and 7 also have inferior, but, some potential in this regard.

On the basis of the above, given the size, shape and location of this section of the subject property, its an acreage rate above Index 3, but well below Indices 2, 4, and 5, is considered to be generally appropriate for the subject property.

In summary, a rate from $14,000 to $16,000 per acre is considered to be generally appropriate for this section of the subject property.

This indicates a range in value as follows:

29.2 acres	@	$14,000 per acre	=	$408,800
29.2 acres	@	$16,000 per acre	=	$467,200

Since of necessity, sizeable and somewhat subjective adjustments were required for a number of factors, the above indicated range can be reviewed on the basis of price per front foot.

A value of $440,000, near the middle of the range, indicates a unit rate as follows:

$440,000 ÷ 330.91 feet = $1330 per Front Foot

The comparables range from $112 to over $4750 in this regard. Given the size, shape and topography of the site, a rate well below the middle of the range the range is considered to be reasonable.

Final Estimate of Value Based on the Direct Comparison Approach $440,000
"As If" Draft Plan Approval Was Not Achieved;
"As If" Severed from the Larger Holding; "As If" Former Zoning was in Place, and,
"As If" Vacant and Unimproved

CERTIFICATION

**Hartington Subdivision,
South Frontenac, Ontario**

I certify that, to the best of my knowledge and belief that:

(a) The statements of fact contained in this report are true and correct.

(b) All factors affecting the value of the subject property were considered and the information reported has been verified where possible.

(c) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions, and conclusions.

(d) I have no past, present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

(e) Neither the employment to make this appraisal nor my compensation is contingent upon the reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

(f) The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice as required by the Appraisal Institute of Canada.
It should be noted that any duly constituted committee of the Appraisal Institute has the right to review a copy of this report and any related file material.

(g) I personally inspected the subject property on 25 October 2021, for the purpose of this report.

(h) My compensation is not contingent on any action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

(i) The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

(j) I have the knowledge and experience to complete the assignment competently and, where applicable, this report is co-signed in compliance with CUSPAP.

(k) Except as herein disclosed, no individual provided me with significant professional assistance in the preparation of this report.

(l) I am accredited with an AACI designation by the Appraisal Institute of Canada. Certificate No. 700627.

(m) The Appraisal Institute of Canada has a Mandatory Recertification Program for designated members. As of the date of this report I have fulfilled the requirements of the program.

Based upon the data, analyses and conclusions contained herein, the Market Value of the interest in the property described, as at 14 September 2021, the effective date of this appraisal, is:

FOUR HUNDRED FORTY THOUSAND DOLLARS
($440,000)
"As At" 14 September 2021 – "As If" Draft Plan Approval Was Not Achieved;
"As If" Severed from the Larger Holding; "As If" Former Zoning was in Place, and "As If" Vacant and Unimproved

Property Address: Boyce Road, Hartington, Ontario
Legal Description: Part Lot 7, Concession 7, Former Township of Portland, Municipality of South Frontenac Township
Part of PIN 36143-0629

Dated at Kingston, this 29th day of November 2021

M.W. COTMAN & ASSOCIATES INC

Michael W. Cotman, AACI, P.App

MC/cm

Township of South Frontenac
Staff Report

To:	Council
Prepared by:	Public Services Department
Date of Meeting:	May 3, 2022
Subject:	**Award of Tender # PS-2022-06 – Microsurfacing Perth Road**

Summary

This report provides background on the budget and award of the contract for the Microsurfacing of Perth Road (Project # 22-24) from Rutledge Road to Ritchie Road (2.9km) and from 8126 Perth Road to MacComish Lane (2.4km).

Recommendation

This report is for information only.

Background

In February 2022, Council approved its 2022 Budget which included pavement preservation activities on 5.3km of Perth Road between Rutledge Road and MacComish Lane. Details of the project involve the placement of a double lift application of microsurfacing treatments (3/8" thick) on all paved sections of the roadways. The rehabilitation project falls under a Schedule "A" project under the Municipal Class Environmental Assessment process and is otherwise considered pre-approved under the provisions of the Ontario Environmental Assessment Act.

Microsurfacing is a surface treatment designed to extend the service life of asphalt pavements by providing skid resistance, restricting moisture intrusion, protecting the structure from further oxidation and raveling, and restoring a uniform black appearance. It is also the most economical choice when minor levelling activities are required. Microsurfacing boasts quick construction times and minimal disruption to the travelling public compared to more traditional methods of hot mix overlays. Overall, these treatments add between 6 to 8 years of service life when applied for optimum preservation performance.

On February 10th, 2022, the Township released a joint tender for microsurfacing activities with Central Frontenac on Biddingo and advertised on the Township's website. On March 2nd, 2022, the tender closed with a total of two (2) tender submissions received.

The final results of the tender bids (Part A – South Frontenac) were as follows:

Supplier	Total *(Inc. Net HST Rebate)*
Duncor Enterprises Inc.	$381,223.65
Miller Paving Ltd.	**$321,066.09**

All the tenders were subsequently found to be complete and in compliance with the requirements of the procurement bylaw.

Discussion/Analysis

Staff completed a detailed review of the Miller Paving Ltd. bid submission and found their tender bid to be balanced. Unit prices for this year's program ($6.91/m^2) have increased approximately 8.9% over the 2021 prices ($6.35/m^2). These cost increases are expected to be directly tied to the oil markets and the related impacts on diesel fuel (equipment) and emulsified asphalts (aggregate binders).

Miller Paving Ltd. has worked on numerous microsurfacing contracts and most recently has completed joint contracts with the City of Kingston on sections of Perth Road (2020) and Sydenham Road (2021).

This project is within the prescribed budget and has therefore been awarded to Miller Paving Ltd. under Delegated Authority of the procurement bylaw.

Financial Implications

The 2022 Budget allowance for the overall project is $350,000 based on the original scope (see attached capital detail sheet) and is fully funded by taxation. A detailed breakdown of the revised project budget is provided below:

ACTIVITY	COST ($)
Miller Paving Ltd. (low bid Net HST)	$321,066.09
Contingency Allowance - 5% (rounded)	$16,050.00
Revised Project Budget *(Inc. Non-Refundable HST)*	**$337,116.09**
Approved Budget (2022)	$350,000.00
Estimated Surplus	**$12,883.91**
Note all costs include Non Recoverable HST	

Relationship to Strategic Plans

☒ Not applicable to this report.

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

- Priority: Choose an item.
- Action Item (if applicable):

Climate Considerations

When you examine the full lifecycle of any asphalt pavement the reconstructive stage will require the greatest energy demand and will generate the greatest construction cost. The overall effort to strip or pulverize a paved roadway, import new raw aggregate materials and place new hot mix asphalt products requires significant labour, equipment and material resources. This activity also contributes to greenhouse gas emissions through heavy equipment use, aggregate extraction/production, oil demand/refinement and asphalt production. As part of any climate adaptation strategy the Township must access and utilize available tools to extend the service life of its' roadway assets and therefore collectively reduce the impact of emissions generated by traditional reconstructions.

Prior the availability of microsurfacing treatments, the common rehabilitation approach was to mill road surfaces to correct surface irregularities and place a new surface lift of hot mix asphalt product. Based on the research work by the Pavement Preservation & Recycling Alliance (PPRA), microsurfacing offers the following environmental benefits over these traditional resurfacing methods:

- reduces lifecycle costs by 25 to 45%;
- reduces greenhouse gases by 44% or more and reduces energy use by 54% or more;
- reduces raw materials by 35% or more; and
- materials are cold placed compared to traditional pavement overlays

Overall, the commitment to timely preventative maintenance for roadways is one of the most significant strategies to manage the energy demands and emissions generated by conventional asphalt paving. The use of microsurfacing is therefore considered to be a cost effective and environmentally responsible tool to work towards these objectives.

☐ Not applicable to this report.

☒ This initiative supports climate change mitigation/adaption efforts in South Frontenac; and/or impacts the Township's resilience to climate change.

Notice/Consultation

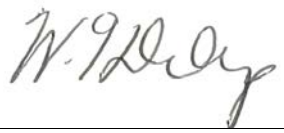
- Director of Corporate Services & Treasurer
- Construction and Technical Services Technologist

Attachments

1. Microsurfacing Perth Road (Project Number 22-24) 2022 Capital Detail Sheet

Approvals

Submitted By:



W. Troy Dunlop, C.E.T.

Manager of Technical Services and Infrastructure

Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer

Capital Project Detail Sheet

Project Information

Project Name: **Microsurfacing - Perth Road**

Project Number: **22-24**

Department: 3100 - Structures

Description: Microsurfacing - Double Application of Microsurfacing (3/8")
Perth Road (#53990) - Rutledge Rd to Ritchie Rd, No Paved Shoulder Proposed - 2.9km
Perth Road (#54680) - 8126 Perth Rd to MacComish Ln, Existing Paved Shoulder 2.4m

Staff Contact: Troy Dunlop (tdunlop)

Type of Project: Arterial Roadway

Basis for Activity: Asset Renewal

Relationship to Strategic Plan: N/A

Rationale: Pavement preservation will extend service life of pavements by 6 to 8 years. Based on age factors and presence of crack sealing treatments, these roadways are ready for microsurfacing treatments in 2022. Many other roadways that were screened did not have crack sealing completed yet and those interventions should occur a minimum 1 year in advance of placement of microsurfacing treatments.

Project Finances

		Actuals	Budget						
Description		**Expensed to Current Year**	**Total Project**	**Prior Approved**	**2022**	**2023**	**2024**	**2025**	**2026**
55290 - Contracted Services	Expenses / Expenditure	0	350,000	0	350,000	0	0	0	0
Total		***0***	***350,000***	***0***	***350,000***	***0***	***0***	***0***	***0***
40000 - Taxation	Revenues / Funding Source	0	350,000	0	350,000	0	0	0	0
Total		***0***	***350,000***	***0***	***350,000***	***0***	***0***	***0***	***0***

Township of South Frontenac
Staff Report

To:	Council
Prepared by:	Public Services Department
Date of Meeting:	May 3, 2022
Subject:	**Award of Tender # PS-2022-07 – Crack Sealing**

Summary

This report provides background on the budget and award of contract for the annual crack sealing program for paved roadways.

Recommendation

This report is for information only.

Background

During the spring of each year, the Township obtains contracted services for the application of crack sealing treatments as part of the preventative maintenance program for hard surfaced roadways. Crack sealing helps manage pavement performance by sealing roadway cracks 3mm or larger and reducing entry points for moisture into the roadbase. These treatments slow pavement deterioration and extend pavement service life up to 5 years. Research through the Pavement Preservation and Recycling Alliance (PPRA) has identified that 75% of unsealed cracks will develop into potholes in less than 3 years while only 1% of sealed cracks will develop potholes over the same period.

As part of this year's program, Public Services included tenders for over 20,000 linear meters of mastic and crack sealing on over 12.5km of hard surfaced roadways in the Township. Significant focus was identified for Bellrock Village, Bellrock Road and Rutledge Road.

On February 11th, 2022, the Township released a tender for crack sealing services on Biddingo and advertised on the Township's website. On March 9th, 2022, the tender closed with a total of five (5) tender submissions received.

The final results of the tender bids were as follows:

Supplier	**Total** *(Inc. Net HST Rebate)*
Roadlast Asphalt & Sealing Maintenance Inc.	$64,132.26
Fine Line Markings Inc.	$73,543.17
Upper Canada Road Services Inc.	$92,992.11
Cornell Construction Ltd.	**$54,537.34**
Neptune Security Services Inc.	$69,469.01

All the tenders were subsequently found to be complete and in compliance with the requirements of the procurement bylaw.

Discussion/Analysis

Staff completed a detailed review of the Cornell Construction Ltd. bid submission and found their tender bid to be balanced. Public Services staff also carried out reference checks with the Municipality of Callandar, Perth County, and Town of Cochrane as part of this review.

Cornell Construction Ltd. is from Brantford Ontario and has successfully completed crack sealing programs in various jurisdictions and our review suggests they are well resourced to carry out the prescribed work.

This project is within the prescribed budget and has therefore been awarded to Cornell Construction Ltd. under Delegated Authority of the procurement bylaw.

Financial Implications

The 2022 Operating Budget had considered the impact of rising prices and the budget for crack sealing activities was adjusted accordingly. Currently the Township has $57,500 allocated for this activity and sufficient funds are therefore available.

Relationship to Strategic Plans

☒ Not applicable to this report.

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

- Priority: Choose an item.
- Action Item (if applicable):

Climate Considerations

When you examine the full lifecycle of any asphalt pavement the reconstructive stage will require the greatest energy demand and will generate the greatest construction cost. The overall effort to strip or pulverize a paved roadway, import new raw aggregate materials and place new hot mix asphalt products requires significant labour, equipment and material resources. This activity also contributes to greenhouse gas emissions through heavy equipment use, aggregate extraction/production, oil demand/refinement and asphalt production. As part of any climate adaptation strategy the Township must access and utilize available tools to extend the service life of its' roadway assets and therefore collectively reduce the impact of emissions generated by traditional reconstructions.

Based on the research work by the Pavement Preservation & Recycling Alliance (PPRA), crack sealing offers the following environmental benefits:

- extends pavement life around 3 to 5 years;
- uses between 13 and 38% times less energy when compared to hot mix paving and uses the least amount of energy per year of extended pavement life at less than 1,000 BTU/yd2-yr;
- one lane mile (1.6km) of sealant saves the equivalent of one barrel of crude oil when compared to hot mix paving; and
- crack sealing saves resources and energy by using post consumer recycled tire rubber reducing the amount of polymers and chemicals consumed.

Overall, the commitment to timely preventative maintenance for roadways is one of the most significant strategies to manage the energy demands and emissions generated by conventional asphalt paving. The use of crack sealing is therefore considered to be a cost effective and environmentally responsible tool to work towards these objectives.

☐ Not applicable to this report.

☒ This initiative supports climate change mitigation/adaption efforts in South Frontenac; and/or impacts the Township's resilience to climate change.

Notice/Consultation

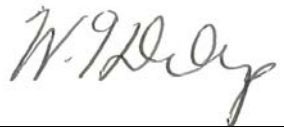
- Director of Corporate Services & Treasurer
- Construction and Technical Services Technologist

Attachments

None

Approvals

Submitted By:



W. Troy Dunlop, C.E.T.

Manager of Technical Services and Infrastructure

Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer

Township of South Frontenac

Staff Report

To:	Council
Prepared by:	Public Services Department
Date of Meeting:	May 3, 2022
Subject:	**Award of Tender # PS-2022-11 – Road Sweeping Services**

Summary

This report provides background on the budget and award of contract for the annual road sweeping program.

Recommendation

This report is for information only.

Background

During the spring of each year, the Township obtains contracted services for the sweeping of roadways to remove sand, leaves and litter materials. These materials tend to accumulate in settlement areas that have curbing and conventional piped roadside drainage systems. Materials that are removed from the roadways generally contain mixed contaminants and are therefore repurposed at the landfill sites as daily cover material. A total of 39km of roadways receive spring sweeping treatments annually. These cleaning activities are also important to prepare asphalt roadway surfaces for the application of traffic paint materials to safely guide road users and manage parking activities.

On March 25th, 2022, the Township released tender for roadside sweeping services advertised on the Township's website. This tender was issued for the 2022 year and included an additional option year at the Township's sole discretion. On April 25th, 2022, the tender closed with a total of two (2) tender submissions received.

The final results of the tender bids were as follows:

Supplier	Total *(Inc. Net HST Rebate)*
535276 Ontario Inc. (Hughson Fencing and Guiderail)	**$34,344.00**
956205 Ontario Inc. (Online Pavement Markings & Maintenance)	$39,432.00

All of the tenders were subsequently found to be complete and in compliance with the requirements of the procurement bylaw.

Discussion/Analysis

Staff completed a detailed review of the Hughson Fencing and Guiderail bid submission and found their tender bid to be balanced. Prices for this year's program have increased approximately 21% over previous years. This increase is largely fuel driven considering that equipment operates slowly and uses significant diesel to both move and power onboard vacuum systems.

Hughson Fencing and Guiderail has successfully completed the sweeping programs locally in recent years and is therefore well equipped to carry out the work.

This project is within the prescribed budget and has therefore been awarded to Hughson Fencing and Guiderail under Delegated Authority of the procurement bylaw.

Financial Implications

The 2022 Operating Budget had considered the impact of rising diesel prices and the budget for roadside sweeping was adjusted accordingly. Currently the Township has $37,188.00 allocated for this activity and sufficient funds are therefore available.

The tender document for this assignment had included a second optional year for 2023 and if diesel costs remain high next year, Council may consider an extension again next year.

Relationship to Strategic Plans

☒ Not applicable to this report.

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

- Priority: Choose an item.
- Action Item (if applicable):

Climate Considerations

Roadside sweeping activities are a necessary part of municipal operations and support the maintenance of our storm drainage networks and protection of our local waterways. If sweeping activities are not carried out roadside sediments and litter will accumulate in catchbasins, block drains and migrate into our local waterways.

Sweeper trucks use significant diesel fuel and are therefore understandably another significant source of greenhouse gas emissions locally. As part of this year's tender efforts, new contract stipulations have been added that all sweepers must be 2002 models or newer. While this action does not eliminate emissions it prevents the use of older and less efficient vehicles to perform the hourly rate work prescribed in the tender. As of 2016, all sweeper truck units in Ontario formally became licensed vehicles under O Reg 398/16 and as such are now subject to maintenance and licensing requirements prescribed by the province.

☐ Not applicable to this report.

☒ This initiative supports climate change mitigation/adaption efforts in South Frontenac; and/or impacts the Township's resilience to climate change.

Notice/Consultation

- Director of Corporate Services & Treasurer
- Manager of Operations and Fleet

Attachments

None

Approvals

Submitted By:

W. Troy Dunlop, C.E.T.

Manager of Technical Services and Infrastructure

Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer

Township of South Frontenac

Staff Report

To:	Council
Prepared by:	Public Services Deparment
Date of Meeting:	May 3, 2022
Subject:	**2022 Summer Program Update**

Summary

This report provides information on modifications made to the 2022 Summer Swim and Day Camp program and outlines the rationale for the changes be implemented.

Recommendation

This report is for information only.

Background

South Frontenac Recreation has always prided itself on providing a safe and healthy space for children and youth to participate in exceptional summer programs. Every year comes with new challenges, which allow for more growth and development, making our programming safer, fun, and more engaging for its participants and staff.
The 2019 Summer season was the busiest program year with increased participation across all programs offered at each site.

The Township typically offers the following Swim and Day Camp Programming

- **Sydenham Point Camp** (8 weeks), average of 32 participants a week
- **Gilmour Point Camp** (8 weeks) average of 12 participants a week
- **Parks Drop-in Program** (8 weeks) average of 8 participants a week
- **Sydenham Swimming Lessons** (8 weeks) average of 25 participants a week
- **Gilmour Swimming Lessons** (8 weeks) average of 8 participants a week
- **McMullen Swimming Lessons** (4 weeks) average of 5 participants a week

Unfortunately, due to the impacts and major restrictions related to the COVID 19 pandemic South Frontenac and many other Municipalities where unable to offer summer programs in 2020 and 2021.

We headed into our 2022 Summer Student recruitment with a great deal of excitement and hope that we could offer the same high-quality full complement of Swim and Day Camp programs that we have offered in the past. Unfortunately, due to the two-year hiatus many

of our previous summer staff and prospective staff have found other employment or no longer have current certifications required for our instructor/waterfront guarding positions.

There is also the added challenge in the Township having to pivot from offering the longstanding Red Cross Swim program that is no longer being supported and instead offer the Lifesaving Society program.

Discussion/Analysis

Township Staff recognized and anticipated the potential recruitment challenges and responded by implementing a robust recruitment campaign to fill the following positions.

- Camp Coordinator: 1
- Site Coordinator: 2
- Instructors: 10
- Camp Counsellors: 5

As an incentive and to increase our chances in filling the instructor role, we extended the application deadline, offered a bursary to cover the costs of recertifications and waived the 'returning student' requirement.

Mediums that were used to promote the available positions included the following.

- **Township website**
  - Employment section
- **Weekly Newspaper content**
- **Media release**
  - Picked up by local media
  - Shared with a large group of media outlets, social clubs, community groups and leaders, and lake associations.
- **Social Media**
  - Facebook
    - Township page
    - Paid directed Facebook posts
    - Facebook groups
  - Twitter posts
- **Job Boards**
  - Indeed
  - SLC Employment Services
  - KEYS
  - Queens Student Job board
  - Local high school boards
- **Information provided to**
  - City of Kingston Recreation contact
  - Boys & Girls Club of Kingston and Area contact

    - Loyalist Township contact
    - Lakeshore Pool Association Contact
- **Email distribution**
- **Township** news content subscribers
    - Township Careers subscribers
    - SFT Staff and Council
    - Past Summer Staff
    - Past program participant parents
    - Recreation Committee members
    - 165 email addresses for South Frontenac clubs/ associations, businesses, and community service groups
- **In-person**
    - Promoted the need for staff at the Community Recreation & Leisure Services Fair on March 26th

Even with the incentives and extensive promotional efforts, only 3 Staff are returning for the 2022 season and only 2 out of the required 10 Instructor positions have been filled.

- Camp Coordinator: hired 1 out of 1
- Site Coordinator: hired 2 out of 2
- Instructors: hired 2 out of 10
- Camp Counsellors: hired 5 out of 5

Recognizing the impacts on our staff complement along with the changes to the Swim program, 2022 will be a rebuilding year. With only having 2 Staff in the Instructor position, Recreation Staff have had to adjust the 2022 Summer programs to continue to offer a safe and enjoyable program experience and maintain appropriate staff/participant ratios.

The resulting changes are being implemented for the 2022 Summer Swim and Day Camp program.

- There will be no swimming lessons at McMullen Beach and Gilmour Point Beach
- Swim Lessons will be only offered at the Sydenham Point Beach for 6 weeks instead of the standard 8 weeks
    - Swim Levels will only include Lifesaving Society Swimmer Levels 1-6
- Staffing complements will be adjusted to include the hiring of more Camp Counsellors to maintain appropriate staff/participant ratios or the Day Camp program
    - Camp Coordinator: 1
    - Site Coordinator: 2
    - Instructors: 2
    - Camp Counsellors: 11
- There will be no Parks Drop-in Program
- The Township will continue to promote and endeavor to recruit 2 more Instructor/guarding positions to support waterfront activities and swimming lessons

Financial Implications

The recruitment challenges will create a cost savings in wages for the recreation programs.

Relationship to Strategic Plans

☐ Not applicable to this report.

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

Priority: 3. Ensure the organizational capacity to deliver cost-effective services in a changing world.

Notice/Consultation

- Amanda Pantrey, Program, Events & Education Coordinator

Approvals

Submitted By:



Tim Laprade
Recreation and Arena Manager

Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer

Township of South Frontenac
Staff Report

To:	Council
Prepared by:	Development Services Department
Date of Meeting:	May 3, 2022
Subject:	**1st Quarter 2022 – Building Services Report**

Summary

This report documents the delivery of Building Services within the Development Services Department between January 1, 2022, and March 31, 2022 (1st Quarter, 2022).

Recommendation

This report is for information only.

Background

Each quarter, the Development Services Department reports publicly on the number of development and permit applications (Building and Planning) being received and processed by the Township. For Building Services, this includes the delivery of Part 8 services on behalf of all four (4) of the Frontenac Townships.

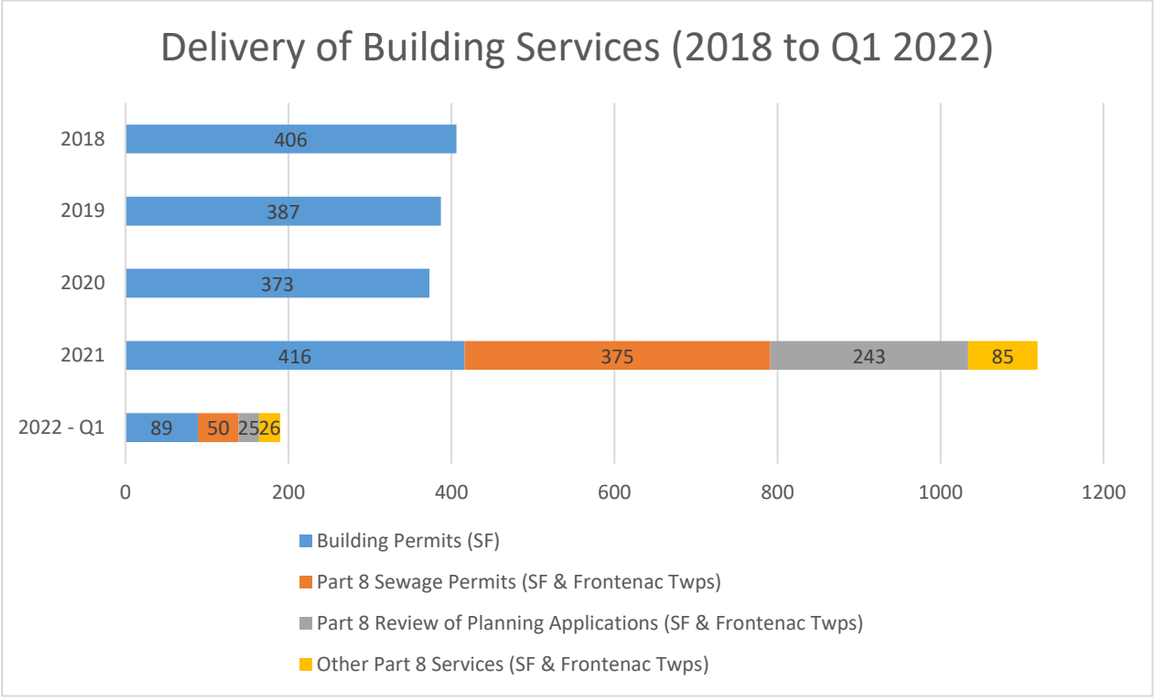
This report details Quarterly Construction Values from 2019 to present, as well as types of construction that have occurred, Building Permits that have been issued and closed, and Part 8 services that were delivered in 2022.

Discussion/Analysis

Year to date, for 2022 (Q1) Building Services has processed 177 files and investigations. These files include South Frontenac building permits and Part 8 Sewage System permits under the Building Code, as well as other types of applications related to the delivery of Part 8 services including the review of planning applications from a Part 8 perspective in all four Frontenac Townships.

During Q1 of 2022, 156 building permits were issued, 50 of which were for sewage systems across all townships.

Prior to the addition of Part 8 services in 2021, the Township received approximately 400 building permit applications annually in each of the previous three (3) years.



During the first quarter of 2022, Building Services processed 190 applications. Of those applications 46% were for building permits for construction. 54% of applications were for the delivery of Part 8 Services across the 4 Frontenac Townships. In Q1 of 2021, 163 applications were processed with 48% of applications for building permits for construction. 52% of applications were for the delivery of Part 8 Services in Q1 2021.

Overall, the volume of applications processed by Building Services staff in 2022 is up from 2021 by approximately 15%.

South Frontenac Building Permits Issued:

Of the 115 building permits issued in South Frontenac in Q1 of 2022, 26 were for sewage systems under Part 8 of the Building Code (the most frequent type of permit).

Permits for additions and renovations (22), and garages/accessory buildings and decks/porches (22) represent the next largest categories of permits. Year to date 11 permits have been issued for new single detached dwellings and 5 have been for seasonal dwellings.

The following chart provides a breakdown by permit type by quarter in 2022 exclusively for South Frontenac.

Type of Construction	JAN-MAR	APR-JUNE	JULY-SEPT	OCT-DEC	YTD
Single Detached Dwellings	11				11
Seasonal Dwellings	5				5
Additions & Renovations	18				18
Garage, Accessory Bldgs, Decks	21				21
Sewage Systems	26				26
Woodstove/Pellet/Chimney	5				5
Agricultural Buildings	1				1
New ICI/Multi-Res Bldgs.	2				2
Reno/Additions to ICI/Multi-Res Bldgs.	4				4
Demolitions	11				11
Pool enclosure	5				5
Other (Signs, Solar Panels, OTC, etc.)	6				6
TOTAL PERMITS	**115**	**0**	**0**	**0**	**115**

Quarterly Construction Values for all South Frontenac projects:

	2019		2020		2021			2022		
	CONSTRUCTION VALUE	PERMITS ISSUED	CONSTRUCTION VALUE	PERMITS ISSUED	CONSTRUCTION VALUE	PERMITS ISSUED	PART 8 ISSUED	CONSTRUCTION VALUE	PERMITS ISSUED	PART 8 ISSUED
January-March	$2,211,814.00	44	$2,130,500.00	38	$5,322,701.00	79	16	$14,918,652.00	57	29
April-June	$14,794,702.00	142	$8,141,000.00	103	$17,287,756.00	135	60			
July-September	$11,678,813.00	134	$10,938,758.00	146	$10,327,767.00	131	44			
October-December	$7,112,000.00	67	$9,442,065.00	86	$8,420,592.00	72	34			
Totals	**$35,797,329.00**	**387**	**$30,652,323.00**	**373**	**$41,358,816.00**	**417**	**154**	**$14,918,652.00**	**57**	**29**

Quarterly Construction Values for Single Detached Dwelling projects:

	2019		2020		2021		2022	
	CONSTRUCTION VALUE	PERMITS ISSUED	CONSTRUCTION VALUE	PERMITS ISSUED	CONSTRUCTION VALUE	PERMITS ISSUED	CONSTRUCTION VALUE	PERMITS ISSUED
January-March	$1,283,000.00	3	$1,392,000.00	4	$2,595,000.00	7	$5,315,000.00	16
April-June	$11,770,355.00	39	$6,884,000.00	20	$12,003,350.00	30		
July-September	$8,042,000.00	23	$6,720,000.00	23	$4,988,000.00	12		
October-December	$4,405,000.00	13	$6,621,000.00	18	$6,181,500.00	15		
Totals	**$25,500,355.00**	**78**	**$21,617,000.00**	**65**	**$25,767,850.00**	**64**	**$5,315,000.00**	**16**

The number of permits issued in Q1 of 2022 (excluding Part 8 permits) are above the number issued in 2019 and 2020 but were less than the number of permits issued in 2021.

The total value of construction in South Frontenac for the first quarter of 2022 is just under $15 million dollars. The construction value of Q1 2022 significantly exceeds the construction value of previous years. This is largely attributable to the issuance of a building permit for the new Battersea Fire Hall and the permit to rebuild McMullen Manor. The Township has also experienced a record Q1 in 2022 for the number of permits issued, and associated construction value, for single detached dwellings.

There were nearly double the number of Part 8 permits issued in South Frontenac in Q1 of 2022 compared to Q1 in 2021. No construction value has been assigned to sewage systems that have been approved under Part 8 of the Building Code as these are servicing infrastructure.

South Frontenac Building Permits Closed:

Building services has closed 44 permits in the first quarter of 2022 in South Frontenac.

Type of Construction	JAN-MAR	APR-JUN	JUL-SEP	OCT-DEC	YTD
Single Detached Dwellings	5				
Seasonal Dwellings	0				
Additions & Renovations	6				
Garage, Accessory Bldgs, Decks	8				
Sewage Systems	11				
Woodstove/Pellet/Chimney	4				
Agricultural Buildings	0				
New ICI/Multi-Res Bldgs.	0				
Reno/Additions to ICI/Multi-Res Bldgs.	4				
Demolitions	1				
Pool enclosure	0				
Other (Signs, Solar Panels, OTC, etc.)	5				
TOTALS	**44**	**0**	**0**	**0**	**0**

Delivery of Part 8 Services for Frontenac County:

Part 8 Services	North Frontenac		Central Frontenac		Frontenac Islands		South Frontenac	
	#	Total Fee	#	Total Fee	#	Total Fee	#	Total Fee
Sewage Systems	7	$6,846.00	7	$6,846.00	12	$9,156.00	24	$23,469.00
Performance Reviews	3	$1,103.00	3	$1,545.00	2	$1,030.00	4	$2,265.00
Septic Review - Consents	1	$515.00	2	$1,030.00	1	$515.00	10	$5,150.00
Septic Review - Minor Variances	1	$463.00	5	$2,419.00	0	$0.00	5	$4,526.00
Sewage System Record Search	6	$618.00	0	$0.00	2	$206.00	6	$618.00
TOTALS	**18**	**$9,545.00**	**17**	**$11,840.00**	**17**	**$10,907.00**	**49**	**$36,028.00**

From Jan 1st to March 31st, 2022, South Frontenac Building Services issued a total of 50 permits under Part 8 of the Ontario Building Code and commented on 25 planning applications from a Part 8 perspective across Frontenac County. Including performance reviews and sewage record searches 101 applications were received in Q1 2022.

Financial Implications

Building Fees

The revenue collected for all South Frontenac Building Permits, excluding Part 8 applications, for the first quarter of 2022 was $408,760.23.

Part 8 Fees

The total revenue collected in fees for Part 8 services in Q1 2022 was $68,320 from a total of 101 chargeable Part 8-related services (all Townships).

Relationship to Strategic Plans

☐ Not applicable to this report.

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

- Priority: **3. Ensure the organizational capacity to deliver cost-effective services in a changing world.**

Notice/Consultation

- Director of Development Services
- Acting Director of Corporate Services

Approvals

Prepared by:

Claire Dodds, MCIP, RPP
Director of Development Services

Approved By:

Louise Fragnito, CPA, CGA
Chief Administrative Officer

Township of South Frontenac
Staff Report

To:	Council
Prepared by:	Development Services Department
Date of Meeting:	May 3, 2022
Subject:	**1st Quarter 2022 – Planning Services Report**

Summary

This report documents the delivery of Planning Services within the Development Services Department between January 1, 2022 and March 31, 2022 (1st Quarter, 2022).

Recommendation

This report is for information only.

Background

The charts below break out planning activities by application type for each quarter of 2021 and compare the number of 2022 applications to the 2021, 2020 & 2019 totals.

The activities outlined below have been completed by the Planning Assistant, Planner, Senior Planner and Director of Development Services.

Pre-consultation Meetings

	Number of Meetings
2022 – 1st Quarter Total	95
2022 – Annual Total	**95**
2021 – Annual Total	377
2020 – Annual Total	287
2019 – Annual Total	261

Consent Applications

	Complete Applications Submitted
2022 – 1st Quarter Total	15
2022– Annual Total	**15**
2021 – Annual Total	94
2020 – Annual Total	52
2019 – Annual Total	35

Consent Applications – Approvals by Delegated Approval versus Applications Heard by Committee of Adjustment

	Undisputed Consents Approved by Director of Development Services	Disputed Consents Heard by Committee of Adjustment
2022 – 1st Quarter Total	17	0
2022 – Total	**17**	**0**
2021 - Total	56	7
2020 –Total (May to Dec 2020)	24	4

Minor Variance Applications

	Complete Applications Submitted
2022 – 1st Quarter Total	19
2022 – Annual Total	**19**
2021 – Annual Total	62
2020 – Annual Total	52
2019 – Annual Total	47

Zoning By-law Amendment Applications

	Complete Applications Submitted
2022 – 1st Quarter Total	2
2022 – Annual Total	**2**
2021 – Annual Total	30
2020 – Annual Total	17
2019 – Annual Total	13

Site Plan Control Applications

	Applications Submitted
2022 – 1st Quarter Total	3
2022 – Annual Total	**3**
2021 – Annual Total	9
2020 – Annual Total	10
2019 – Annual Total	6

Development Agreements

	Agreements Prepared
2022 – 1st Quarter Total	22
2022 – Annual Total	**22**
2021 – Annual Total	93
2020 – Annual Total	53
2019 – Annual Total	59

Certificates of Official Issued (Finalizing Consent Applications)

	Certificates Issued
2022 – 1st Quarter Total	11
2022 – Annual Total	**11**
2021 – Annual Total	47
2020 – Annual Total	20

Road Closings

	Applications Received
2022 – 1st Quarter Total	0
2022 – Annual Total	**0**
2021 – Annual Total	10
2020 – Annual Total	3

License Agreements

	Applications Submitted
2022 – 1st Quarter Total	0
2022 – Annual Total	**0**
2021 – Annual Total	3
2020 – Annual Total	3

Other

In Q1 of 2022:

- 1 Minimum Distance Separation Calculation was completed.
- 1 Deeming by-law was submitted.
- 1 Official Plan Amendment was submitted.
- 12 applications were virtually commissioned.

Plans of Subdivision & Condominiums

- A 31-lot residential plan of subdivision in Sunbury was submitted to the County in April 2020. The County held a public open house in July 2020. A second round of technical comments were provided to the developer in June 2021. These comments have been reviewed with the developer and consultants. A third submission was circulated by the County to the Township in Q1 – 2022. Comments were provided on the third submission to the County of Frontenac in Q1 – 2022.

- The Master Site Plan for Johnston Point Plan of Condominium was approved on December 21, 2021. Two individual site plan applications were submitted and approved in Q1 of 2022.

- Staff completed the review of the third technical engineering submission for the Hartington Plan of Subdivision. Township staff are satisfied that the third engineering submission meets all Township standards. An appraisal for establishing the cash-in-lieu of parkland has been completed for the Hartington Subdivision in Q4 of 2021. Staff have prepared a pre-servicing agreement that has been signed by the developer. Both the pre-servicing agreement and the appraisal to establish the cash-in-lieu of parkland amount for the subdivision will be brought forward to Council in Q2 – 2022.

- The re-grading of ValleyView Subdivision was substantially completed in Q4 of 2021. The Township is working with Ainley and Associates and the developer on this project. Final inspections of the re-grading work will be completed in Q2 – 2022.

Discussion/Analysis

In 2022, there were 95 pre-consultation meetings in Q1. This was fairly consistent with the 105 pre-consultation meetings that happened in Q2 in 2021.

The number of consent applications has remained consistent with 15 submitted in Q1 2022 and 16 having been submitted in Q1 of 2021.

Minor variance applications are up slightly in Q1 2022 (19) compared to Q1 2021 (16), whereas Zoning By-law Amendments were down slightly with 2 submitted in Q2 2022 versus 4 submitted in Q1 2021.

A very similar number of site plans, certificates of official, development agreements were submitted in 2022 compared to 2021.

Year to date – the application numbers and demand for planning services in the first quarter of 2022 is very consistent with the volumes experienced in 2021. These volumes are nearly double what the Department processed in 2020.

Financial Implications

During the 1st Quarter of 2022, $44,705 was paid to the Township in the form of application fees.

Relationship to Strategic Plans

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

- Priority: **3. Ensure the organizational capacity to deliver cost-effective services in a changing world.**

Notice/Consultation

The following internal staff were consulted in developing the report:

- Michelle Hannah, Planning Assistant
- Anna Geladi, Planner
- Christine Woods, Senior Planner

Attachments

None

Approvals

Prepared by:



Claire Dodds, MCIP, RPP

Director of Development Services

Approved By:



Louise Fragnito, CPA, CGA

Chief Administrative Officer

Ministry of Agriculture,
Food and Rural Affairs

Office of the Minister

77 Grenville Street, 11th Floor
Toronto, Ontario M7A 1B3
Tel: 416-326-3074
www.ontario.ca/OMAFRA

Ministère de l'Agriculture, de
l'Alimentation et des Affaires rurales

Bureau du ministre

77, rue Grenville, 11e étage
Toronto (Ontario) M7A 1B3
Tél. : 416 326-3074
www.ontario.ca/MAAARO

Ontario

April 8, 2022

Neil Carbone
CAO/Deputy Clerk
Township of South Frontenac
ncarbone@southfrontenac.net

Dear Mr. Carbone,

The Canadian Food Inspection Agency (CFIA) has confirmed cases of highly pathogenic avian influenza (H5N1) in Ontario.

While the CFIA leads the disease response for highly pathogenic avian influenza, and has imposed permitting requirements in defined areas of the province, I am writing to inform you and your constituents that Ontario is taking action to help limit the spread of the virus in the province.

On the advice and recommendation of the Chief Veterinarian for Ontario, I have issued a Minister's Order under the *Animal Health Act, 2009*, for the purpose of limiting the commingling of birds from different locations in Ontario, in order to reduce the likelihood of disease transmission in domestic birds by limiting direct contact.

Effective April 9, 2022, this Order temporarily prohibits events where birds commingle, such as bird shows, bird sales and swaps, portions of fairs where birds are exhibited, sport and educational displays where birds are brought from multiple locations, vaccination gatherings for birds from multiple locations, and prohibits the movement of birds to those events. Temporarily reducing direct contact between birds from different locations will limit the spread of avian influenza and protect flock health. This Order will expire on May 9, 2022, but may be extended if required.

This Order builds on the government's actions to limit the spread of avian influenza, including increasing surveillance and testing capacity and providing education and resources for all those along the poultry supply chain. As well, the Ontario government has expanded mental health supports for farmers and their families.

I also continue to encourage your constituents to further enhance their biosecurity measures.

If your municipality permits backyard flocks, I strongly encourage you to share these essential resources with them. Additionally, I am asking you to take a proactive approach in limiting public events that involve the commingling of birds.

Avian influenza subtype H5N1 has been identified in Ontario, and eight other provinces, including Nova Scotia, and Alberta, as well as numerous US states Avian influenza is not a threat to food safety but impacts domesticated and wild birds. Ontario poultry and eggs are safe to eat when, as always, proper handling and cooking takes place. People working with poultry should take additional precautions and are strongly encouraged to follow all public health guidelines and maintain strict biosecurity.

I understand that temporarily stopping participation in these activities is disappointing news for many Ontario farmers, bird owners and hobbyists. By pausing these activities in the short term, I firmly believe we will help protect the poultry industry for the long term.

For more information on the Minister's Order, please visit NEWSROOM and OMAFRA's Avian Influenza webpage.

The Ontario Ministry of Agriculture, Food and Rural Affairs continues to monitor this quickly developing situation and may implement further measures as part of the response to this disease.

I appreciate your cooperation as we continue to work together to enhance biosecurity and reduce the spread of avian influenza.

Sincerely,



Lisa M. Thompson
Minister of Agriculture, Food and Rural Affairs

Resources:

- OMAFRA Avian Influenza Website
- CFIA Avian Biosecurity – Protect Poultry, Prevent Disease
- Checklist to Implementing an Effective Biosecurity Plan
- Suggested Solutions for Farmers – Deterring Migratory Birds
- Biosecurity Recommendations for Small Flock Poultry Owners
- How to prevent and detect disease in backyard flocks and pet birds
- Biosecurity for Small Poultry Flocks During High Risk Periods for Avian Influenza
- Mental health resources for farmers

TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2022-38

A BY-LAW TO CONFIRM GENERALLY ALL ACTIONS AND PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC ON MAY 3, 2022

Whereas Section 8 of the *Municipal Act*, S.O. 2001 c. 25 and amendments thereto provides that a municipality has the capacity, rights powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act* of any other *Act;* and;

Whereas Subsection 2 of Section 11 of the *Municipal Act* S.O. 2001, c. 25 and amendments thereto provides that a lower-tier municipality and an upper-tier municipality may pass by-laws respecting matters within the spheres of the jurisdiction described in the Table to Subsection 2, subject to certain provisions, and;

Whereas Section 5 of the *Municipal Act*, S.O 2001 c. 25 and amendments thereto provides that a municipal power, including a municipality's capacity, rights, powers and privileges under Section 8 shall be exercised by its council and by by-law unless the municipality is specifically authorized to do otherwise, and

Whereas the Council of the Township of South Frontenac deems it expedient to confirm its actions and proceedings;

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC, HEREBY ENACTS AS FOLLOWS:

1. The all actions and proceedings of the Council of the Corporation of the Township of South Frontenac taken at its regular meeting held on May 3, 2022 be confirmed as actions for which the municipality has the capacity, rights, powers and privileges of a natural person.

2. That all actions and proceedings of the Council of the Corporation of the Township of South Frontenac held May 3, 2022 be confirmed as being matters within the spheres of jurisdiction described in Subsection 2 of Section 11 of the *Municipal Act*, S.O. 2001, c.25 and amendments thereto.

3. That all actions and proceedings of the Council of the Corporation of the Township of South Frontenac taken at its regular meeting held on May 3, 2022 except those taken by by-law and those required by bylaw to be done by resolution are hereby sanctioned, ratified and confirmed as though set out within and forming part of this by-law.

4. Execution by the Mayor and the Clerk 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.

5. This By-law shall come into force and take effect on the date of its passage.

Read a first and second time this 3 day of May, 2022.

Read a third time and finally passed this 3 day of May, 2022.

THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC

_____
Ron Vandewal, Mayor

_____
Angela Maddocks, Clerk