



Township of South Frontenac Council Meeting Agenda



TIME: 7:00 PM,
DATE: Tuesday, June 18, 2024
PLACE: Council Chambers/Virtual Via Zoom .

1. Call to Order

- a) Resolution

That the Council meeting of June 18, 2024 be called to order at ___ p.m.

2. Declaration of pecuniary interest and the general nature thereof

3. Approval of Agenda and Addendum

- a) Resolution to Approve Addendum 4 - 6

That the agenda be amended to include the addendum.

- b) Resolution to Approve Agenda as Amended

That the agenda as amended, be approved.

4. Scheduled Closed Session

5. Recess

6. Public Meeting

- a) Resolution - Public Meeting to Order
- b) Notice of Collection
- c) Public Meeting for Township-Initiated Zoning By-law Amendments 7 - 30
(Administrative Errors, Penalties, Holding Symbols)

- d) Resolution - Close Public Meeting

7. Delegations

8. Briefings

- a) Representatives from Watson & Associates Economists LTD. will be 31 - 56
present to speak to Council regarding the Population, Household &
Employment Forecast.
- b) Representatives from Fire Marque will be present to speak to 57 - 68
Council regarding the Indemnification Technology Program.

9. Approval of Minutes

- a) Resolution 69 - 73

That the Minutes of the June 4, 2024 Council meeting be approved.

10. Reports Requiring Action

- a) RC-24-03 (Rahmel) Request to close and purchase an unopened road allowance 74 - 78

That Council direct staff to proceed with the process of closing, selling and transferring the unopened road allowance between Concession 6 and Concession 7, Storrington/Pittsburgh.

- b) Community Grants 79 - 80

That Council approve one Community Grant application for sponsorship funds \$2,500 to Wintergreen Studios.

- c) OMERS Enrolment of VFF 81 - 89

That Council approve the amended South Frontenac Fire & Rescue (SFFR) compensation schedule itemized as Table 1 of Report Number 2024-103 to take effect as of June 19, 2024.

- d) Proposed amendments to the Planning Fees Schedule 90 - 95

That Council approve the updated Planning Fees for 2024, attached as "Exhibit A" in principle; and

That Council direct staff to provide notice in order for Council to hold a public meeting on Tuesday, August 13, 2024, in accordance with By-law 2016-73, regarding the proposed amendments to the Planning Fees Schedule.

- e) Verona Housing Grants 96 - 98

That Council authorize the Clerk and Mayor to sign off on grant agreements for the FCM planning grant and the CMHC seed grant.

11. Advisory Committee Reports or Minutes12. Reports Requiring Approval of By-laws

- a) Update to By-law 2013-66 regarding Fire Response Cost Recovery 99 - 103

That By-law 2024-46 being a By-law to amend By-Law 2013-66, be given first and second reading; and

That By-law 2024-46 be given third reading, signed, and sealed.

- b) Appointment of Building Inspector 104 - 106

That By-law 2024-47 being a By-law to appoint a Building Inspector be approved by Council, be given first and second reading; and

That By-law 2024-47 be given third reading, signed and sealed.

- c) Zoning By-law Amendment Application PL-ZBA-2024-0036, Marten and Jessica Anders, 3514 Buck Point Lane 107 - 114

That By-law 2024-48 being a By-law to amend the zoning on lands known as 3514 Buck Point Lane, Plan 1597 PT BLK A, Plan 13R12673 Part 3, District of Storrington, be given first and second reading; and

That By-law 2024-48 be given third reading, signed and sealed.

d)	Township-Initiated Zoning By-law Amendments (Administrative Errors, Penalties, Holding Symbols)	115 - 121
13.	<u>Reports for Information</u>	
a)	Purchase of Land Reporting	122 - 123
b)	Growth Analysis Study, 2021 to 2051	124 - 184
c)	Bill 185, the Cutting Red Tape to Build More Homes Act, 2024	185 - 190
14.	<u>Committee of the Whole</u>	
15.	<u>Tabling of Documents</u>	
a)	Correspondence received from Rideau Valley Conservation Authority.	191 - 233
16.	<u>Communications</u>	
17.	<u>Notice of Motions</u>	
18.	<u>Rise and Report regarding County Council and External Boards</u>	
19.	<u>Announcements/Statements by Councillors</u>	
20.	<u>Closed Session (if requested)</u>	
21.	<u>Confirmatory By-law</u>	
a)	Resolution	234

That By-Law 2024-50, being a By-law to confirm generally all actions and proceedings of the Council of the Township of South Frontenac, be given first and second reading; and

That By-Law 2024-50 be given third reading, signed and sealed.

22. Adjournment

- a) Resolution

That the Council meeting of June 18, 2024 adjourn at ____ p.m.

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FRONTENAC**

Office of the Clerk
4432 George St, Box 100
Sydenham ON, K0H 2T0
613-376-3027

jthompson@southfrontenac.net

Addendum – June 18, 2024 Council Meeting

10. Reports Requiring Action

f) Appointment of Poundkeeper and Livestock Valuer

That Joe Redden be reappointed as Poundkeeper and Livestock Valuer for the Township of South Frontenac to undertake the duties outlined in the Pounds Act and Ontario Wildlife Damage Compensation Program for a term ending December 31, 2026.

(See Attached Report)

Township of South Frontenac Staff Report



To: Council

From: Office of the Clerk

Date of Meeting: June 18, 2024

Subject: Appointment of Poundkeeper and Livestock Valuer

Report Number: 2024-114

Summary

The purpose of the Report is to provide background information and recommend that Joe Redden be reappointed as the Poundkeeper and Livestock Valuer for the Township of South Frontenac for a term ending December 31, 2026.

Recommendation

That Joe Redden be reappointed as Poundkeeper and Livestock Valuer for the Township of South Frontenac to undertake the duties outlined in the Pounds Act and Ontario Wildlife Damage Compensation Program for a term ending December 31, 2026.

Background

As outlined in the [Pounds Act](#), the Poundkeeper may impound and any horse, bull, ox, cow, sheep, goat, pig or other cattle, geese or other poultry, for running at large or for trespassing and causing damage.

The Livestock Valuer investigates claims for damages to livestock caused by wildlife as outlined in the [Ontario Wildlife Damage Compensation Program](#).

Discussion/Analysis

Not applicable.

Financial Implications

Not applicable.

Relationship to Strategic Plan

- Not applicable to this report.
- This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.
 - Pillars: Choose an item.

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- Action Item (If Applicable): Insert Text

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

Not applicable.

Attachments

Not applicable.

Approvals

Submitted By:



James Thompson, Clerk

Approved By:



Louise Fragnito, CPA CGA, Chief Administrative Officer

Township of South Frontenac Staff Report



To: Council

From: Director, Development Services

Date of Meeting: June 18, 2024

Subject: Public Meeting for Township-Initiated Zoning By-law Amendments
(Administrative Errors, Penalties, Holding Symbols)

Report Number: 2024-107

Summary

This report provides Council with information about Township-initiated proposed amendments to Zoning By-law No. 2003-75, as amended. The proposed amendments relate to administrative errors, penalties for contravening the zoning by-law, additional dwelling units, site-specific holding symbols, and a holding symbol on a private property to address archaeology matters.

Council will review the proposal and invite public input at the statutory public meeting. Staff are recommending that Council pass a by-law during the Council meeting in which the public meeting is held, per Procedural By-law as Amended by By-law 2023-44, if no concerns are raised before or during the public meeting.

Recommendation

That By-law 2024-49 being a By-law to amend By-law 2003-075, as amended, to undertake Township-initiated general amendments to add provisions about correcting administrative errors, to add penalties for contravening the zoning by-law, to amend Schedule I regarding additional dwelling units, to add a section for site-specific holding symbols, and to place a holding symbol on a private property to address archaeology matters, be given first and second reading; and

That By-law 2024-49 be given third reading, signed and sealed.

Discussion

The Township-initiated amendment to Zoning By-law No. 2003-75, as amended, will address matters that arose over the past year. The proposed amendments relate to administrative errors, penalties for contravening the zoning by-law, additional dwelling units, site-specific holding symbols, and a holding symbol on a private property to address archaeology matters.

A comprehensive staff report on proposed general amendments to Zoning By-law No. 2003-75 was introduced at the May 21, 2024, meeting of Council. The following items are addressed through the amendment.

1. Administration of Zoning By-law

A section would be added to the Zoning By-law authorizing the Director of Development Services or their designate to make editorial revisions to the Zoning By-law without the need for an amendment in a manner that does not change the intent of a provision or affect the zoning of lands.

Planning Services regularly prepares a consolidated version of the Zoning By-law that includes all amending by-laws passed by Council. The consolidated version is for convenience of reference only. Sometimes, technical information on the schedules needs to be updated. Also, a variety of numbering, grammatical and typographical errors are found from time to time. The amendment would allow staff to correct these errors.

2. Violations and Penalties

The *Planning Act* includes a penalty for contraventions of a zoning by-law. A person may be liable for fines of up to \$25,000 on a first conviction, and for fines up to \$10,000 a day on subsequent convictions. Fines are doubled for corporations. Courts can also make orders prohibiting the continuation or repetition of an offence. Proceeds of fines are paid to the Municipality.

Zoning By-law No. 2003-75, as amended, includes a provision that speaks to violations and penalties in general terms. The Township Clerk requested that the fines specified in the *Planning Act* be added to the Zoning By-law to draw attention to the seriousness of contravening the by-law. It is the opinion of the Township's solicitor that this addition could be beneficial for enforcement matters. It is common practice for municipal comprehensive zoning by-laws to include penalties for contraventions.

3. Additional Dwelling Units

On September 19, 2023, Council passed By-law 2023-74 to amend Zoning By-law No. 2003-75 to permit additional dwelling unit in the Township. This By-law took effect in January 2024.

The By-law established a Township-wide holding overlay for additional dwelling units. The intent was that this holding overlay would exclude the area connected to the Sydenham municipal water service. The intent was documented in the [September 19, 2023 staff](#)

[report](#). It came to the attention of staff that the Schedule to By-law 2023-74 (now Schedule “I” in the Zoning By-law) excluded all lands within the Sydenham Settlement Area boundary instead of the Sydenham water service area from the holding overlay.

The implication of this error is that 5 properties on the water service are subject to the holding provision, and about 50 properties that should be subject to the holding provision are not.

Schedule “I” would be amended to ensure that all lands outside the Sydenham water service area are subject to the holding overlay for additional dwelling units, as intended by Council when it passed By-law 2023-74.

Property owners that may be directly impacted by this proposed amendment were notified by personal letter about this matter and invited to participate in the public meeting.

4. Site-Specific Holding Symbols

A holding symbol is a zoning tool, authorized through section 36 of the *Planning Act*. A holding symbol is used to put limits on development of land, until certain conditions are met. Holding symbols are applied for a number of reasons. For example, the need for an environmental impact study or archaeological study to assess impact of a proposed development, the need to demonstrate that there is adequate potable water for a development, and the need to enter into an agreement with the Municipality (such as a subdivision agreement).

In the Township, holding symbols are often associated with site-specific zoning, and so the conditions that need to be met are outlined in the site-specific zone (e.g. RLS-10-H). However, there have been a few instances where holding symbols are not associated with site-specific zoning and there is nowhere to record them in the Zoning By-law (e.g. RU-H).

A section would be added to the Zoning By-law where site-specific and area-specific holding symbols can be recorded going forward. This will make it easier for people to find out what conditions need to be met to remove the holding symbol on any given property.

The first holding symbol to be added to this section would be the one that was placed on a property on Bedford Road through By-law 2023-53.

5. Holding Symbol to Address Archaeology Matters

6082 Cemetery Road abuts the Verona Cemetery, and a portion of the cemetery property cuts into the private property. A burial site was discovered on the property in September 2021. The Ministry of Citizenship and Multiculturalism became responsible for the site and required the Owner to conduct an archaeological assessment. An archaeological assessment was completed in 2022, and the Registrar made their declaration in December 2022. The human remains were disinterred from the site and reinterred in the Verona Cemetery.

The property continues to have high archaeological potential. There must be no alteration, excavation, disturbance, interference with, destruction, removal or modification of the land

or the soil situated within the subject lands by any person other than by prior agreement with the Ministry of Citizenship and Multiculturalism. Alterations and soil disturbance to an archaeological site prior to meeting requirements of the *Ontario Heritage Act* is an offence subject to penalty.

The Ministry required the Township to commit to ensuring that no further development occurs on the property without first conserving archaeological resources for this property. This includes protecting an identified archaeological site, requiring archaeological assessment prior to development anywhere else within the property, and requiring archaeological assessment to identify any burials.

The amendment will place a holding symbol on the zone of the property. The first draft by-law was based on preliminary feedback from the Ministry.

The property owner was consulted on the first draft by-law. They were concerned that the entire property would need to be assessed for archaeological resources, rather than only the area where they plan to construct a small addition to one of the houses. Staff addressed their concerns by revising the wording to require an archaeological assessment of the area to be disturbed each time development is proposed. This approach would reduce the financial burden on the owner, minimize unnecessary disturbance of the property, and conserve any archaeological resources that may be on the property.

Department and Agency Comments

The Clerk's Office is supportive of the amendment to add penalties to the Zoning By-law.

Quinte Conservation had no concerns with the proposed amendments.

Public Comments

The owner of 6082 Cemetery Road provided feedback on the amendment that would impact their property. No other public comments were received at the time this report was written.

Conclusion

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 Township.

Staff are recommending that Council pass a by-law during the Council meeting in which the public meeting is held, per Procedural By-law as Amended by By-law 2023-44, if no concerns are raised before or during the public meeting.

Financial Implications

Not applicable.

Relationship to Strategic Plan

- Not applicable to this report.
- This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.
 - Pillar: Choose an item.
 - Action Item (If Applicable): Insert Text

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

Notice of the Statutory Public Meeting to be held on June 18, 2024, was given pursuant to the requirements of the Planning Act, at least 20 days in advance of the Public Meeting.

This included notice given:

- By publishing a notice in Frontenac News
- by posting on the Township’s Current Planning Application webpage
- by e-mail to prescribed persons and public bodies
- by personalized mail directly to impacted property owners

Attachments

Exhibit A – By-law 2024-49

Approvals

Prepared By: Christine Woods RPP, MCIP, Senior Planner

Submitted By:



Brad Wright, RPP, MCIP, Director of Development Services

Approved By:



Louise Fragnito, CPA, CGA, Chief Administrative Officer

By-Law Number 2024-49

A Township-initiated By-Law to amend By-law 2003-75, as amended, to effect a number of changes related to additional dwelling units, a holding symbol on a private property to address archaeology matters, administrative errors, and penalties for contravening the zoning by-law

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 deems it expedient to amend By-law No. 2003-75 as amended, to undertake general amendments to amend additional dwelling unit provisions, add a holding symbol to a private property to address archaeological matters, add provisions related to administrative errors, and to add provisions related to penalties for contravening the By-law; 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; and

Whereas there be no further notice pursuant to Section 34 (17) of the *Planning Act*;

Therefore be it resolved that the Council of the Corporation of the Township of South Frontenac hereby enacts as follows:

1. That Section 4 – Administration, subsection 4.4 Inspection of Land or Buildings is amended by deleting the text “Chief Building Official” and replacing this text with “Director of Development Services” so that it reads as follows:

4.4 Inspection of Land or Buildings

Where the Director of Development Services has reason to believe that any person has used land or used a building or structure contrary to this By-law, he/she, or an employee of the Township authorized by him/her, may at any reasonable hour, enter and inspect the land, building or structure.
2. That Section 4 – Administration, subsection 4.5 Violations and Penalties is amended by deleting the text of the subsection and replacing it with the following text:
 - 4.5.1 Every person who contravenes any of the provisions of this by-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable:
 - a. on a first conviction, to a fine of not more than \$25,000.00; and
 - b. on a subsequent conviction, to a fine of not more than \$10,000.00 for each day or

part thereof upon which the contravention has continued after the day on which the person was first convicted.

4.5.2 Where the person convicted of a breach of any of the provisions of this by-law is a corporation, the penalty that may be imposed is:

- a. on a first conviction, a fine of not more than \$50,000.00; and
- b. on a subsequent conviction a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted, and not as set out in subsection 4.5.1.

4.5.3 Where a conviction of a breach of any of the provisions of this by-law has been entered, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

3. That Section 4 – Administration is further amended by adding the following new subsection and text:

4.8 Technical Revisions

Revisions may be made to this By-law without the need for a Zoning By-law amendment in the following cases:

4.8.1 Correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision.

4.8.2 Adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends, or title blocks.

4.8.3 Changes to formatting, appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers, and headers, which do not form a part of this By-law and are editorially inserted for convenience of reference only.

4.8.4 For the purpose of preparing a Zoning By-law consolidation of amendments.

4. That Schedule “I” to Zoning By-law Number 2003-75 as amended, is hereby amended by applying the holding overlay to all lands outside the Sydenham Water Service Area as shown on Schedule “1”.

5. That Section 5 – General Provisions, Subsection 5.4 Holding Overlays and Zones, is hereby further amended by:

- a. Deleting subsection 5.4.2.
- b. Adding a new Section 5.4.3 as follows:

5.4.3 Where the symbol “H” appears on a zoning map as a prefix to any Zone symbol, the lands have been placed in a ‘Holding Zone’ and Holding Zone provisions as set out in Section 33 of this By-Law apply.

6. That a new Section 33 Holding (-H) Zones be added to the By-law as follows:

SECTION 33 – HOLDING ZONES (-H)

33.1 Where the symbol “H” appears on a zoning map as a prefix to any Zone symbol, the lands have been placed in a ‘Holding Zone’ pursuant to Section 36 of the *Planning Act*. County may pass a By-Law pursuant to Section 36 of the *Planning Act* to remove the Holding (H) Symbol, thereby placing the lands in the Zone indicated by the Zone symbol.

33.2 PERMITTED USES

A lot that is subject to a Holding Symbol (-H) may only be developed for the following purposes until such time as the Holding Symbol is removed:

- Uses that legally existed on the date of the passing of this By-law
- A model home in accordance with Section 5.48

33.3 SPECIAL PROVISIONS

{reserved}

7. That Schedule “B” to Zoning By-law Number 2003-75 as amended, is hereby amended by adding a “1” to the holding symbol (-H) on the RU zone on the lands shown on Schedule “2”.

8. That the text from By-law 2023-53 be added to Section 33 as follows:

Holding Symbol H1

The Holding Symbol -H1 applying to lands zoned Rural (RU) may be removed to permit development only after an Environmental Impact Assessment and Archaeological Assessment are prepared to the satisfaction of the Township.

9. That Schedule “E” to Zoning By-law Number 2003-75 as amended, is hereby amended by adding a holding symbol (-H2) on the UR1 zone on the lands shown on Schedule “3”.

10. That the following holding symbol provision be added to Section 33:

Holding Symbol H2

Prior to the removal or partial removal of the Holding Symbol and the issuance of a building permit for any building or structure on lands zoned Urban Residential – First Density – Holding Symbol (UR1-H2), the following condition must be satisfied. For greater certainty, where a building permit has been issued for a building or structure, the Holding Symbol still applies to the lot such that this condition must be satisfied, and the Holding Symbol removed or partially removed, prior to the issuance of a building permit for any building or structure. The condition that must be satisfied is:

- A. an archaeological assessment of the area to be disturbed shall be completed by a licensed archaeologist in compliance with the 2011 Standards and Guidelines for Consultant Archeologists, and a report entered into the Ontario Public Register of Archaeological Reports with a recommendation of one of the following:
- i. No archaeological site of cultural heritage value or interest has been identified and no further archeological assessment is required for all or that part of the property; or
 - ii. Any identified archeological site is of no further cultural heritage value or interest and no further archaeological assessment is required for all or part of the property; or
 - iii. Any identified archaeological site of further cultural heritage value or interest is conserved and protected in a manner as detailed in the archaeological assessment.

11. This By-law shall come into force in accordance with Section 34 and Section 36 of the *Planning Act*, 1990, as amended, either upon the date of passage or as otherwise provided by said Section 34 and Section 36.

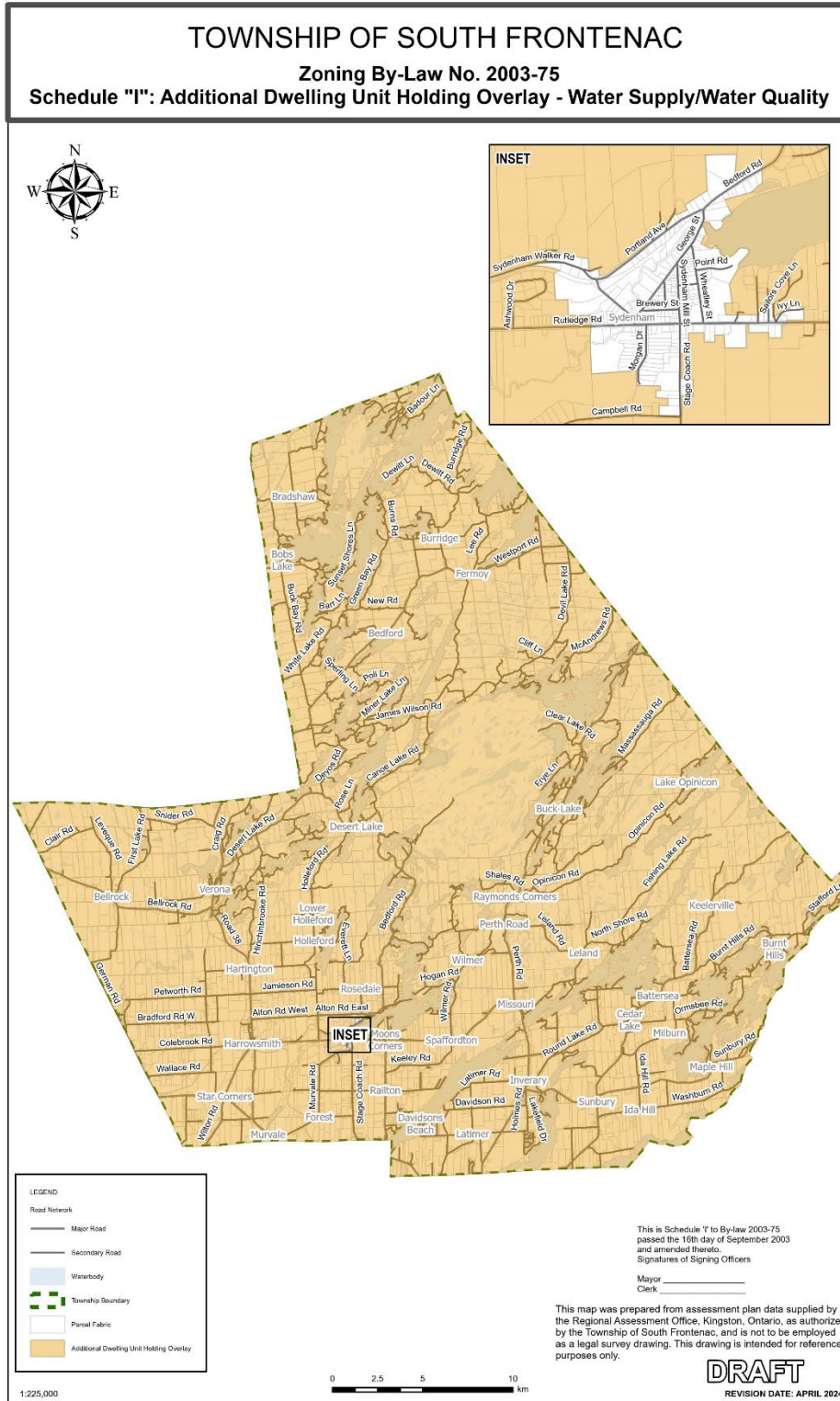
Given First and Second Readings: Tuesday, June 18, 2024

Given Third Reading and Passed: Tuesday, June 18, 2024

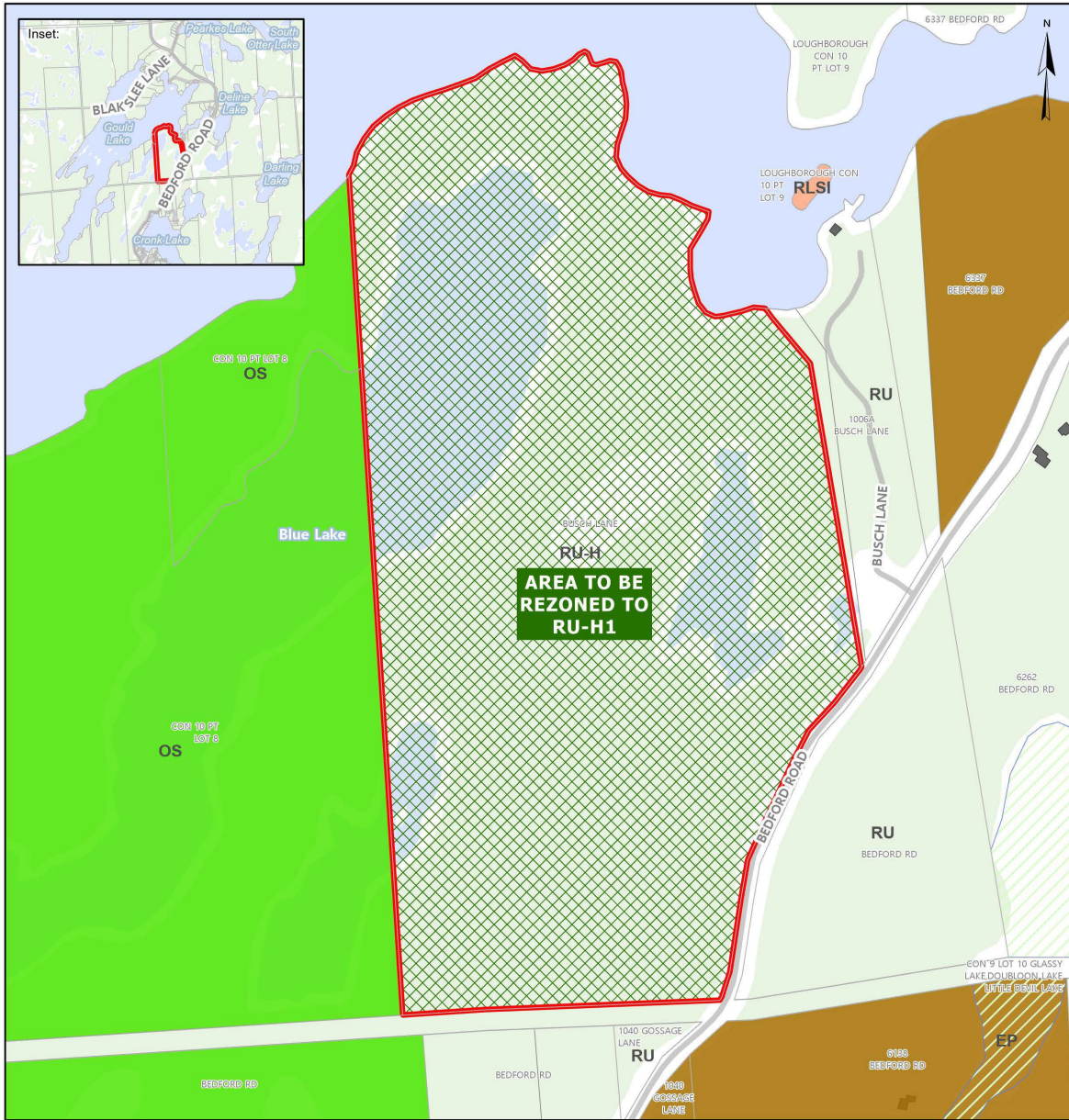
James Thompson, Clerk

Ron Vandewal, Mayor

Schedule 1 of By-law 2024-X49



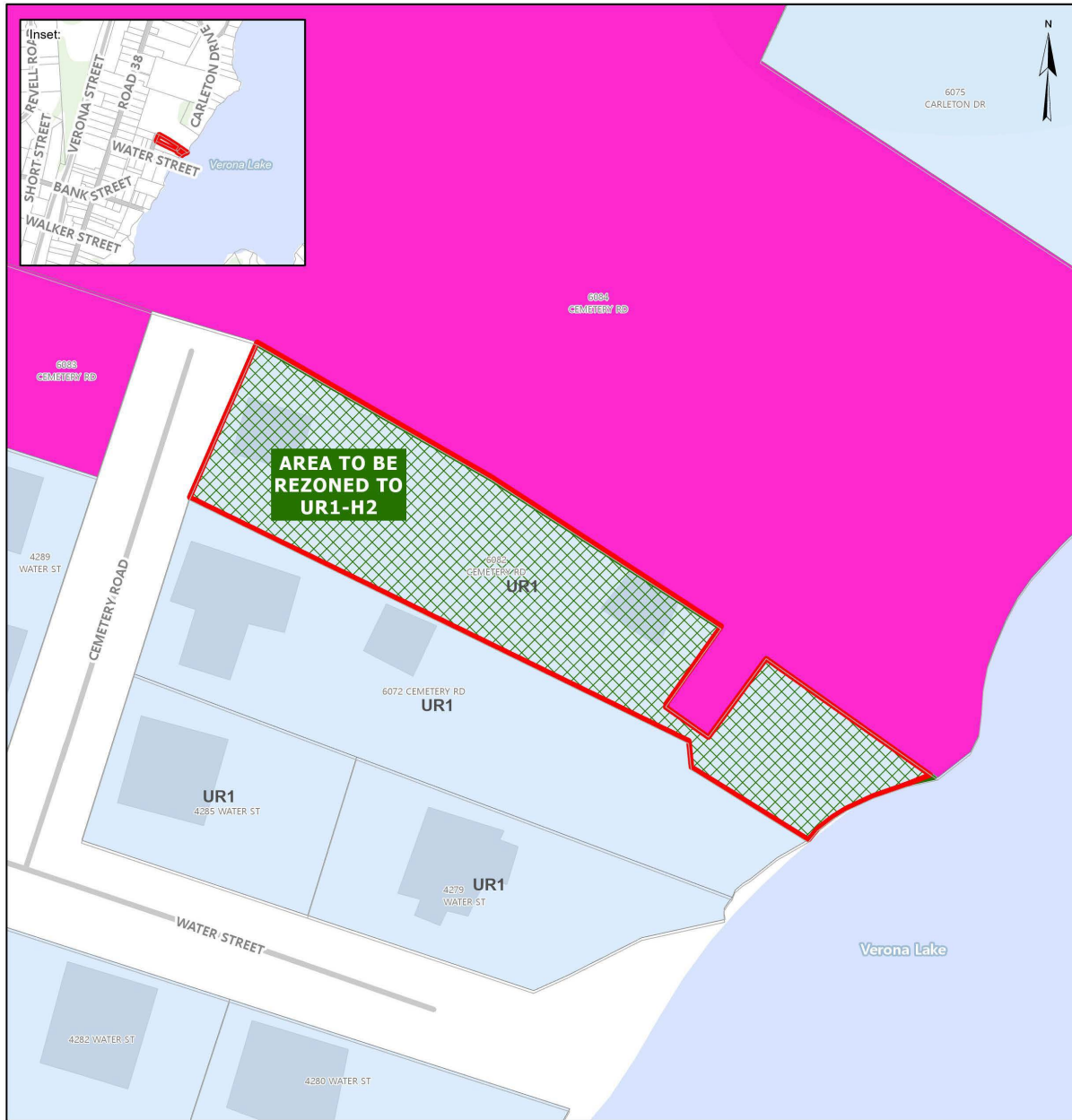
Schedule 2 of By-law 2024-49



<p>SOUTH FRONTENAC</p> <p>BUSCH LANE</p> <p>PL-ZBA-2024-0028</p> <p>0 37.5 75 150 m Scale: 1:5,000</p>	<p>LEGEND</p> <p> Subject Property</p> <p> Area to be Rezoned</p> <p> Township Boundaries</p> <p> Building Footprints</p> <p> Wooded Area</p> <p> Waterbody</p> <p> Road</p>		<p>Zoning</p> <p> AGRICULTURAL ZONE (A)</p> <p> COMMUNITY FACILITY ZONE (CF)</p> <p> ENVIRONMENTAL PROTECTION ZONE (EP)</p> <p> MOBILE HOME RESIDENTIAL ZONE (MHR)</p> <p> OPEN SPACE - PUBLIC ZONE (OS)</p> <p> OPEN SPACE - PRIVATE ZONE (OSP)</p> <p> PIT 'A' ZONE (PA)</p> <p> PIT 'B' ZONE (PB)</p> <p> QUARRY 'A' ZONE (QA)</p> <p> QUARRY 'B' ZONE (QB)</p> <p> RESIDENTIAL ZONE (R)</p> <p> RURAL COMMERCIAL ZONE (RC)</p> <p> RURAL INDUSTRIAL ZONE (RI)</p> <p> LIMITED SERVICE RESIDENTIAL ZONE (RLS)</p>		<p> LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI)</p> <p> LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW)</p> <p> RECREATIONAL RESORT COMMERCIAL ZONE (RRC)</p> <p> RURAL ZONE (RU)</p> <p> WATERFRONT RESIDENTIAL ZONE (RW)</p> <p> SALVAGE YARD INDUSTRIAL ZONE (SI)</p> <p> TEMPORARY USE ZONE (TUZ)</p> <p> URBAN COMMERCIAL ZONE (UC)</p> <p> URBAN INDUSTRIAL ZONE (UI)</p> <p> URBAN MULTIPLE RESIDENTIAL ZONE (UMR)</p> <p> URBAN RESIDENTIAL ZONE - FIRST DENSITY ZONE (UR1)</p> <p> URBAN RESIDENTIAL ZONE - SECOND DENSITY (UR2)</p> <p> WASTE DISPOSAL ZONE (WD)</p> <p> Parcels</p>	
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Schedule 3 of By-law 2024-49



<p>SOUTH FRONTENAC</p> <p>6082 CEMETERY ROAD</p> <p>PL-ZBA-2024-0028</p> <p>Scale: 1:600</p>	<p>LEGEND</p>	
	<p> Subject Property</p> <p> Area to be Rezoned</p> <p> Township Boundaries</p> <p> Building Footprints</p> <p> Wooded Area</p> <p> Waterbody</p> <p> Road</p>	<p>Zoning</p> <p> AGRICULTURAL ZONE (A)</p> <p> COMMUNITY FACILITY ZONE (CF)</p> <p> ENVIRONMENTAL PROTECTION ZONE (EP)</p> <p> MOBILE HOME RESIDENTIAL ZONE (MHR)</p> <p> OPEN SPACE - PUBLIC ZONE (OS)</p> <p> OPEN SPACE - PRIVATE ZONE (OSP)</p> <p> PIT 'A' ZONE (PA)</p> <p> PIT 'B' ZONE (PB)</p> <p> QUARRY 'A' ZONE (QA)</p> <p> QUARRY 'B' ZONE (QB)</p> <p> RESIDENTIAL ZONE (R)</p> <p> RURAL COMMERCIAL ZONE (RC)</p> <p> RURAL INDUSTRIAL ZONE (RI)</p> <p> LIMITED SERVICE RESIDENTIAL ZONE (RLS)</p>

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**SOUTH
FRONTENAC**

Public Meeting

under the Planning Act

Township-Initiated Zoning By-law Amendment
PL-ZBA-2024-0028

Tuesday, June 18, 2024
7:00 p.m. Council Meeting

Public Meeting Statement

- The purpose of this public meeting is to hear comments on Zoning By-Law Amendment Application PL-ZBA-2024-0028.
- If you wish to be notified of the decision of Council in respect to the application, you must submit a written request to the Clerk by email care of planning@southfrontenac.net. This will also entitle you to be advised of an Ontario Land Tribunal appeal.
- Only a specified person or public body as defined in the Planning Act, or the registered owner of any land to which the by-law would apply, may appeal the decision to the Ontario Land Tribunal. They must have made an oral submission at the public meeting or a written submission to Council.
- The appeal must be filed with the Clerk within 20 days of the notice of decision. The notice of appeal must set out the reasons for the appeal and be accompanied by the fee required by the Tribunal.

Meeting Format

- Planner proposal and delivers report
- Council and public questions and comments
- Close public meeting



Purpose

- To make amendments to the Township Zoning By-law related to
 - Administration and enforcement
 - Additional dwelling units
 - Site-specific holding symbols



Administration and Penalties

- Authorize Director of Development Services to make editorial revisions without an amendment in a manner that does not change the intent of a provision or affect the zoning of any lands
- Examples: numbering, grammatical and typographical errors, infrastructure information on maps
- Change a reference from CBO to Director related to inspections for investigations
- Add monetary fines for contravening the Zoning By-law (from Planning Act)

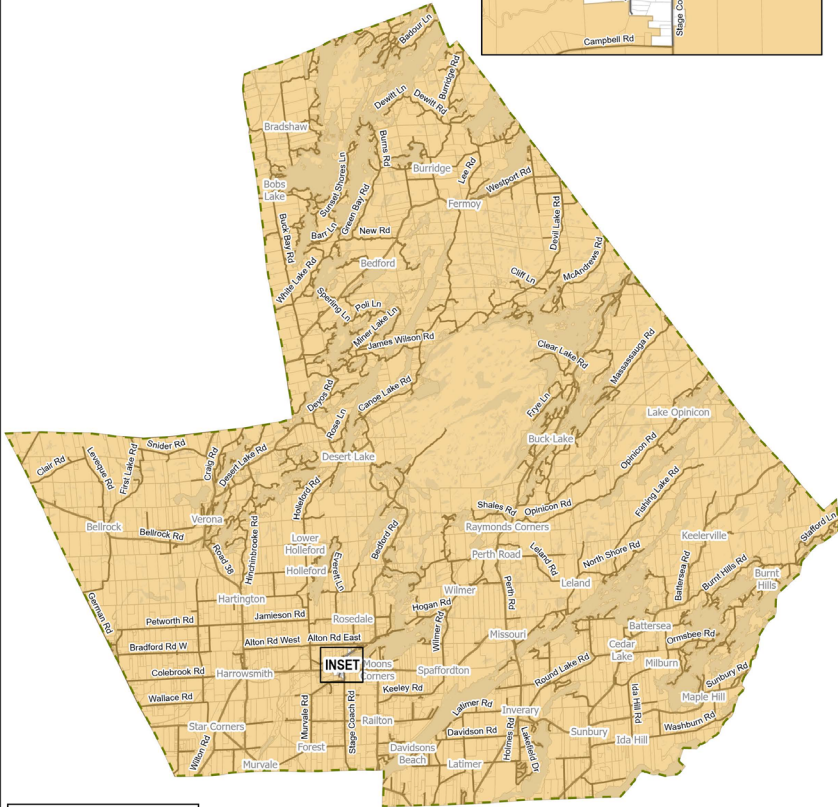
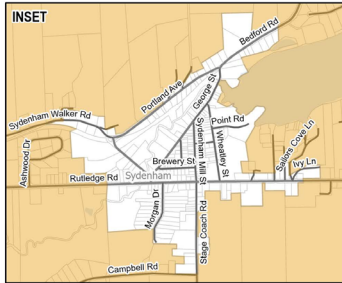
Additional Dwelling Unit Schedule

- Correct Schedule “I” Additional Dwelling Unit Holding Overlay – Water Supply/Water Quality
- All lands outside the actively serviced area of the Sydenham water system are subject to holding overlay, per By-law 2023-74
- A layer will be added to Frontenac Maps

TOWNSHIP OF SOUTH FRONTENAC

Zoning By-Law No. 2003-75

Schedule "I": Additional Dwelling Unit Holding Overlay - Water Supply/Water Quality



LEGEND

- Road Network
- Major Road
- Secondary Road
- Waterbody
- Township Boundary
- Parcel Fabric
- Additional Dwelling Unit Holding Overlay

This is Schedule "I" to By-law 2003-75 passed the 16th day of September 2003 and amended thereto.
 Signatures of Signing Officers
 Mayor _____
 Clerk _____

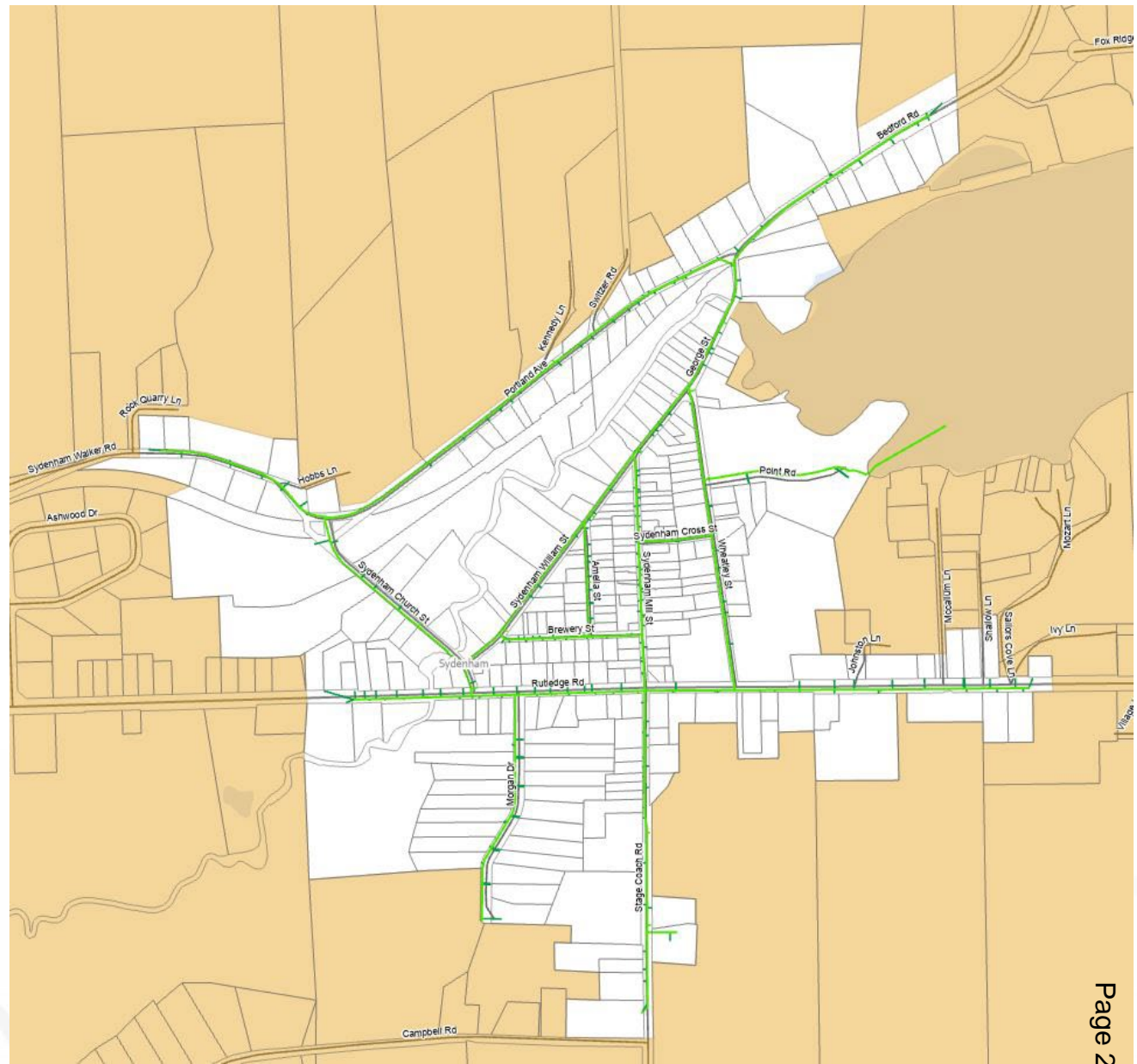
This map was prepared from assessment plan data supplied by the Regional Assessment Office, Kingston, Ontario, as authorized by the Township of South Frontenac, and is not to be employed as a legal survey drawing. This drawing is intended for reference purposes only.

DRAFT

REVISION DATE: APRIL 2024

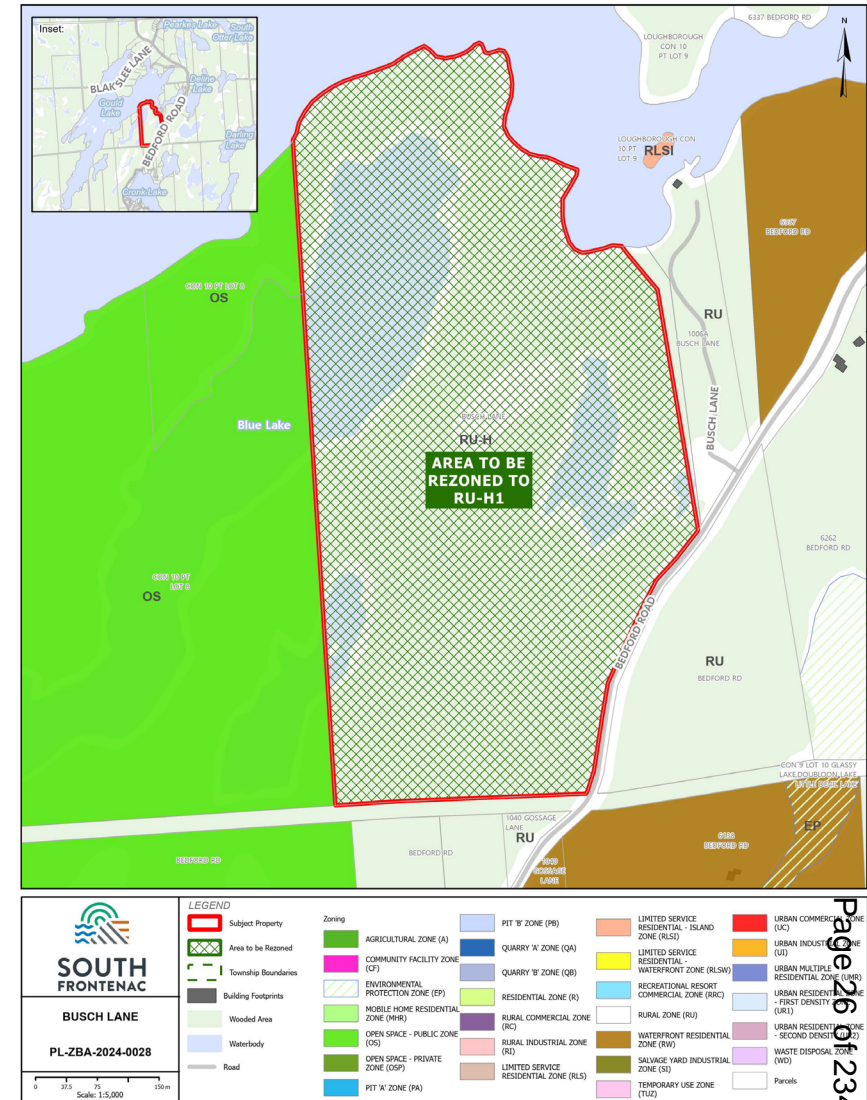


1:225,000



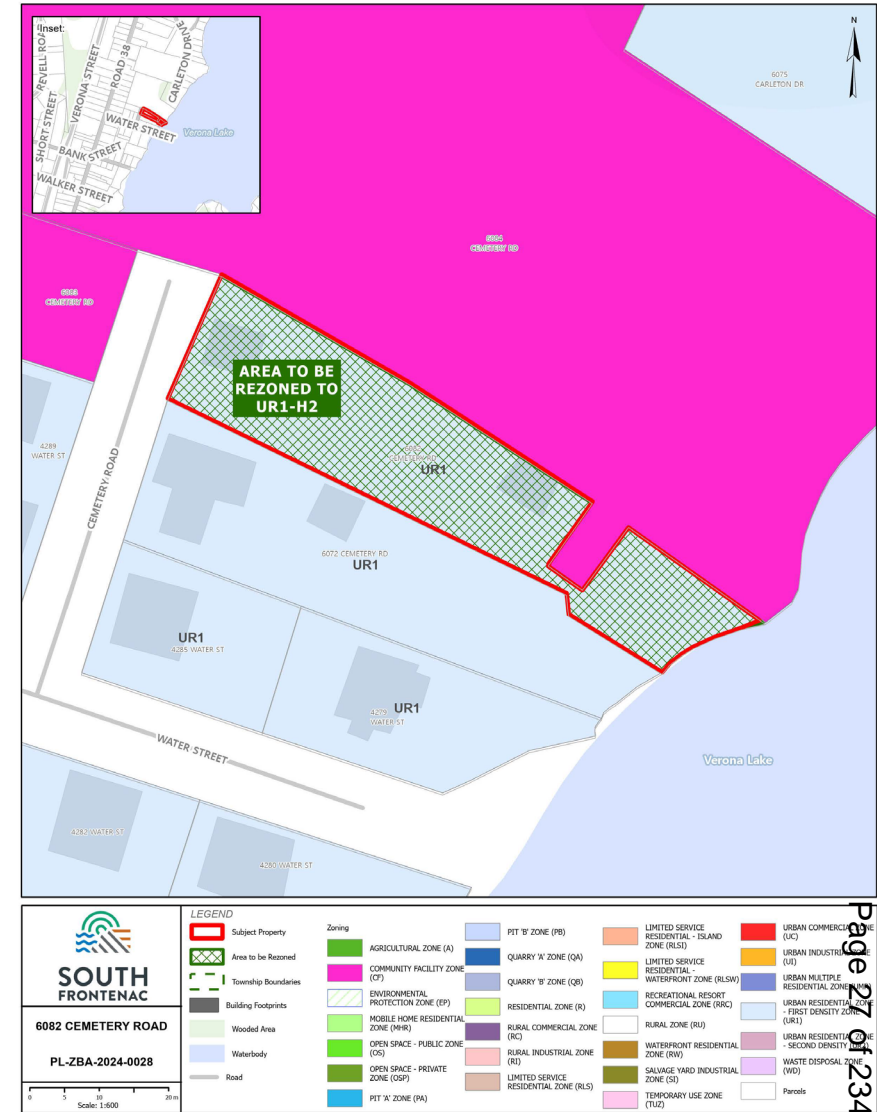
Site-Specific Holding Symbols

- Add new section for site-specific and area-specific holding symbols
- Move holding symbol provisions from General Provisions to the new section
- Include the holding symbol from By-law 2023-53 for a Bedford Road property



Site-Specific Holding Symbol

- 6082 Cemetery Road, Verona
- Archaeological Matters
- Township commitment to Ministry of Citizenship and Multiculturalism
- Owner consulted
- Holding symbol will require archaeological assessment and Ministry sign off any time development proposed that would disturb the land



Next Steps

- South Frontenac Council should receive comments from the public
- Staff recommendation to make a decision tonight if no concerns raised



Open Discussion

1. Council Questions
2. Public Questions and Comments
3. Council Comments

If you are joining virtually and would like to speak:

- Use “Raise Hand” feature at the bottom of your screen.
- Dial*9 (star nine) for phone.
- Please wait to speak until you hear your name and your microphone has been unmuted.

Adjourn Public Meeting






**Watson
& Associates**
 ECONOMISTS LTD.

Township of South Frontenac

Population, Household & Employment Forecast
 – Council Presentation

June 18, 2024

Introduction



- Watson & Associates Economists Ltd. (Watson) was retained by the Township of South Frontenac in the spring of 2024 to undertake a Development Charges Background Study & By-Law and Growth Analysis Study.
- The growth forecast prepared through the Growth Analysis Study will form the basis for the D.C. growth forecast.
- With a continually changing growth context in both Ontario and South Frontenac since the COVID-19 pandemic, a reassessment of the Township's long-term growth potential is required.

Growth Study Components



- Demographic, Economic and Socio-Economic Profile and Assessment of Growth Drivers
- Population Forecast Scenarios to 2051
- Housing Forecast by Type to 2051
- Seasonal Housing Forecast to 2051
- Employment Forecast by Major Sector to 2051
- Growth Forecast Input into Development Charges Background Study

What Drives Population Growth?



Economics

Local and Regional
Economic Outlook



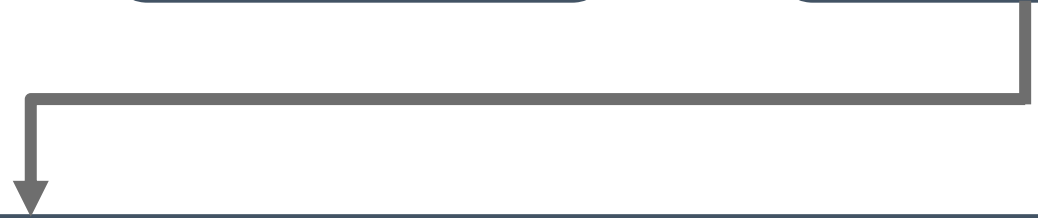
Economic Drivers of
Population and
Employment Growth by
Area



Labour Force Growth
within the Commuter
Shed



Employment Growth
Outlook



Demographics

Kingston C.M.A. Growth
Potential



South Frontenac Net
Migration and Natural
Increase



Population and Housing
Forecast 2021 to 2051



Housing Forecast by
Type, 2021 to 2051

Broad Growth Drivers and Disruptors



Regional
Economic
Opportunities
and Outward
Growth
Pressure

Aging
Population

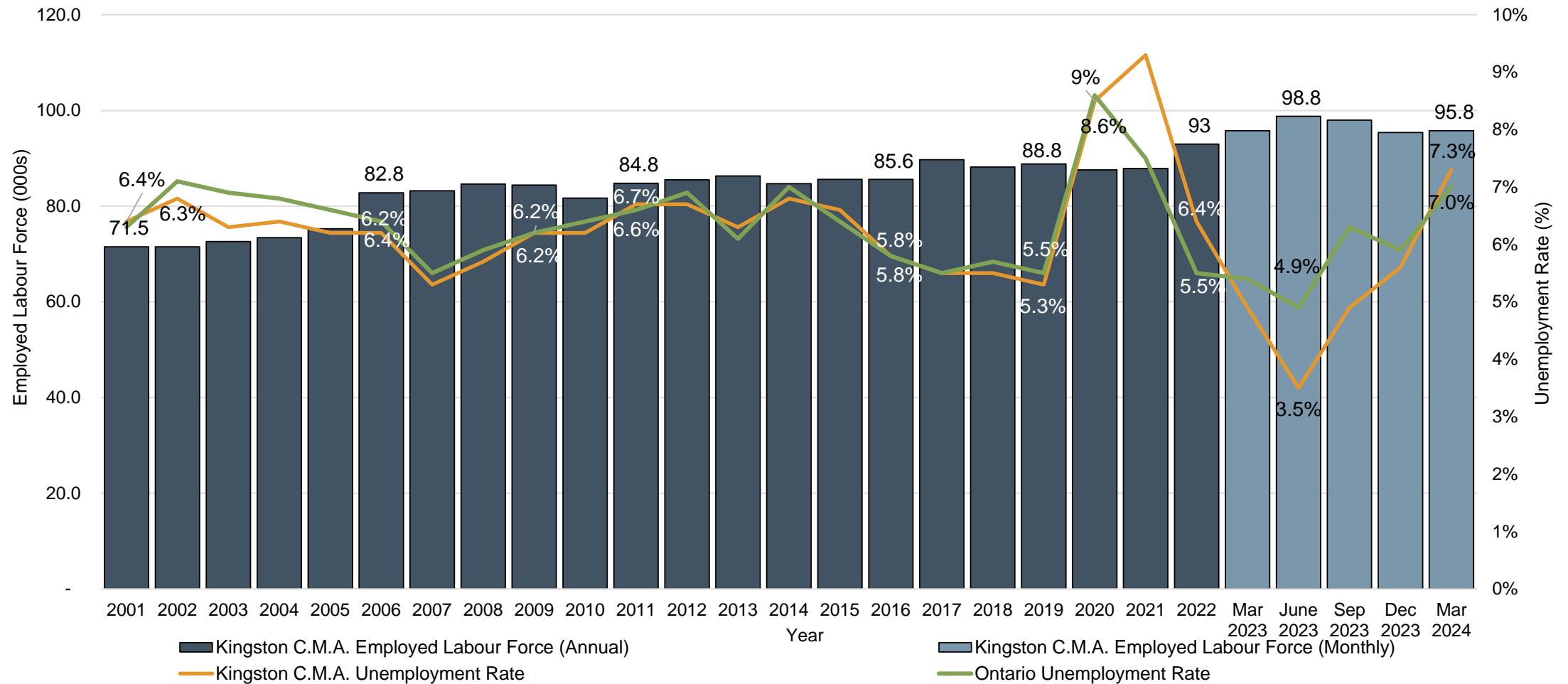
Technological
Change

Quality of Life

Housing
Opportunities
by Type
(Including
Seasonal)

Growth Drivers and Disruptors

Kingston Census Metropolitan Area, Labour Force Trends

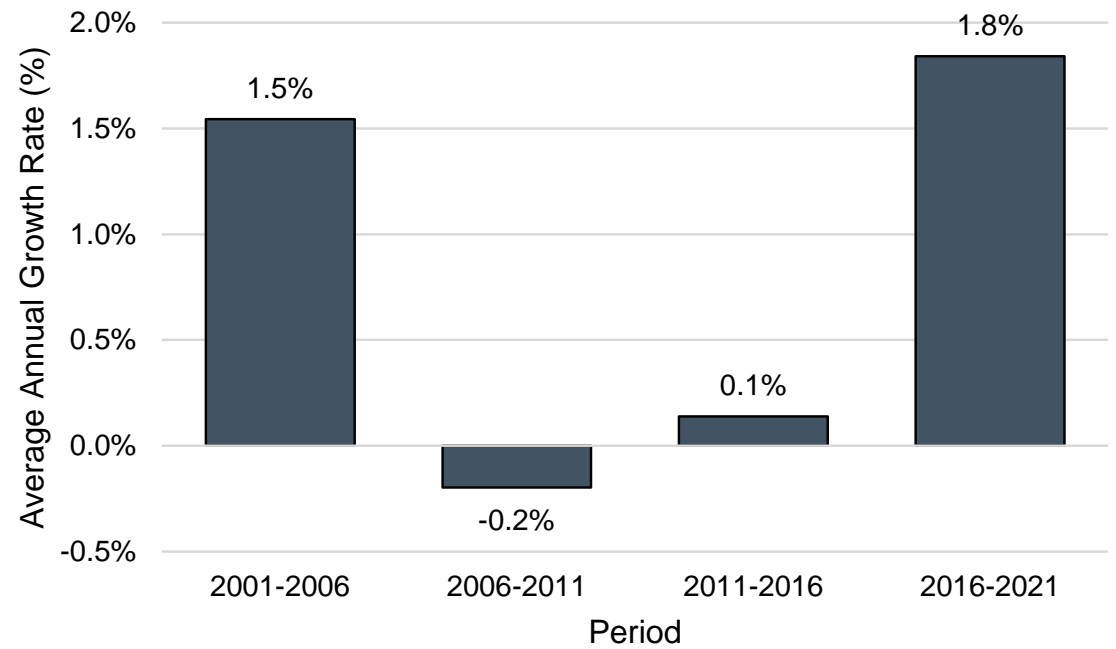
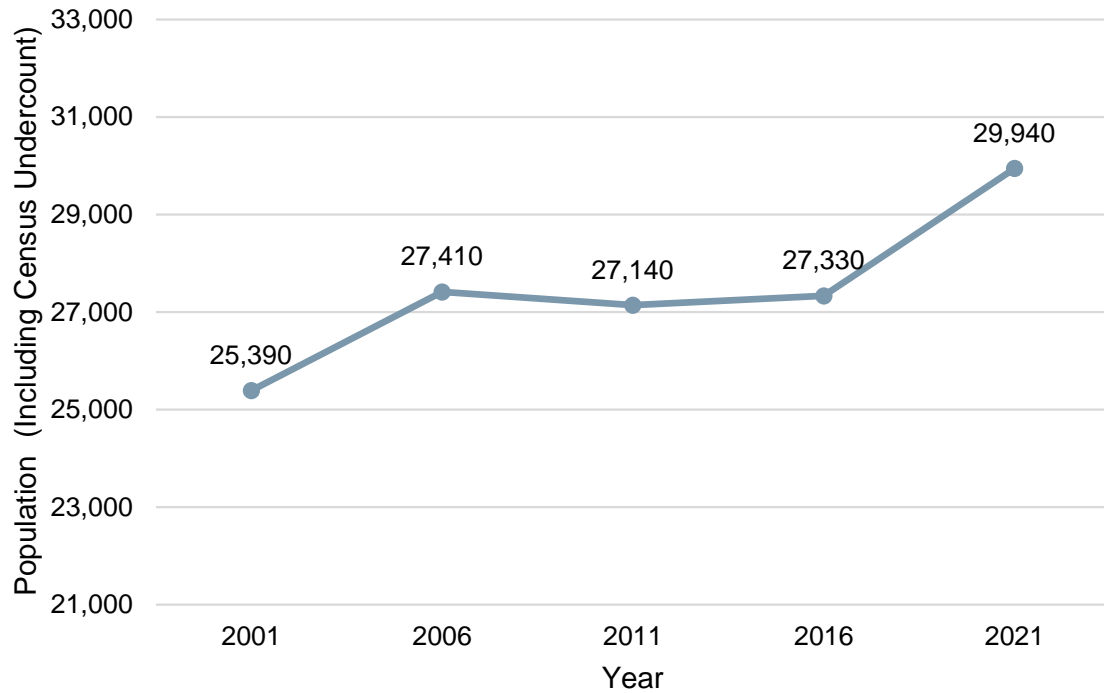


Note: Statistics Canada Labour Force Survey and Census labour force statistics may differ.

Source: Statistics Canada Data Tables 14-10-0096-01, 14-10-0385-01, 14-10-0378-01, 14-10-0327-01, and 14-10-0017-01. By Watson & Associates Economists Ltd., 2024.

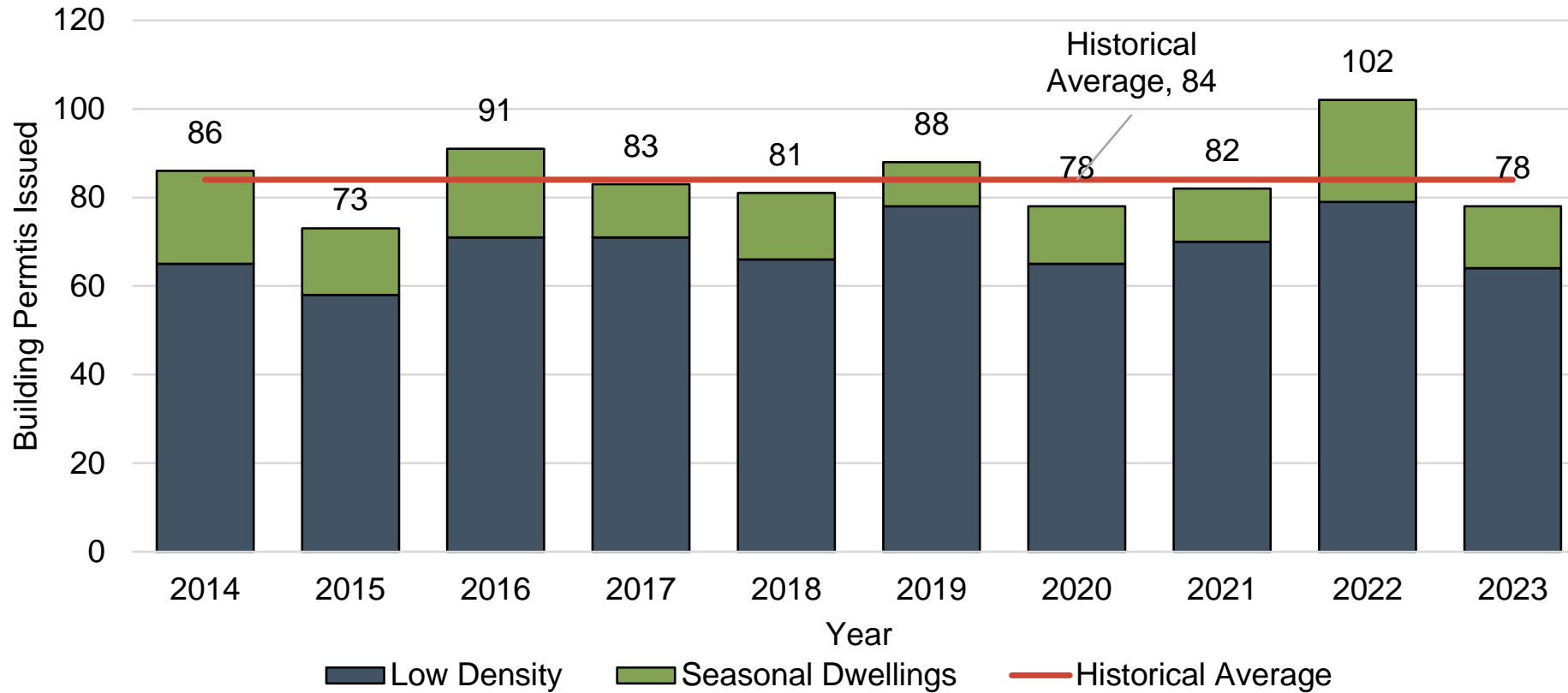
Local Trends

Frontenac County, Historical Population Growth, 2001 to 2021



Source: Data from Statistics Canada Census. Figures by Watson & Associates Economists Ltd., 2024.

South Frontenac Historical Building Permit Activity, 2014 to 2023



Source: Building permit data from Township of South Frontenac. Figure by Watson & Associates Economists Ltd., 2024.

South Frontenac Active Development Applications



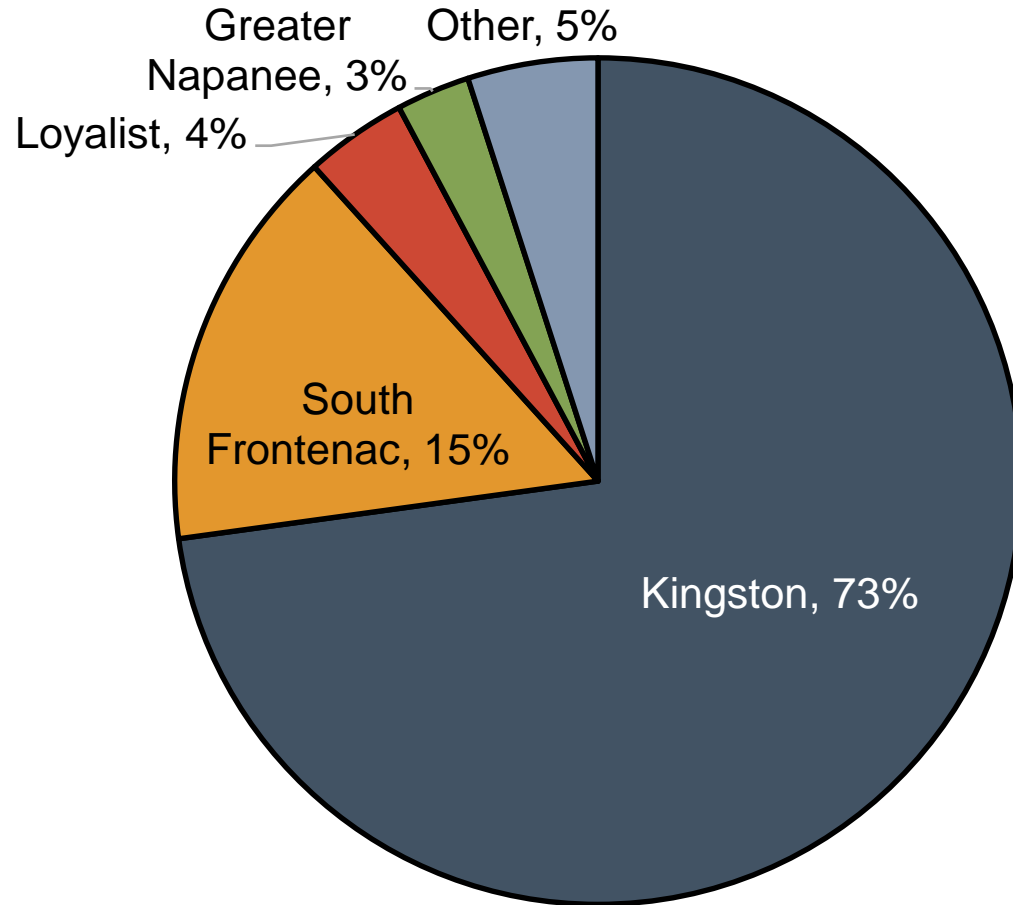
Status	Low Density	Medium Density	High Density	Total
Registered – No Permits Issued	13	-	-	13
Draft Approved	100	-	-	100
Under Review	-	-	-	-
Total	113	-	-	113
Share	100%	0%	0%	100%

All 113 Units Registered or Approved as of 2024

Source: Township of South Frontenac data, March 2024

Note: Final Approved and Draft Approved are categorized together as Draft Approved.

South Frontenac Commuting Patterns, 2021



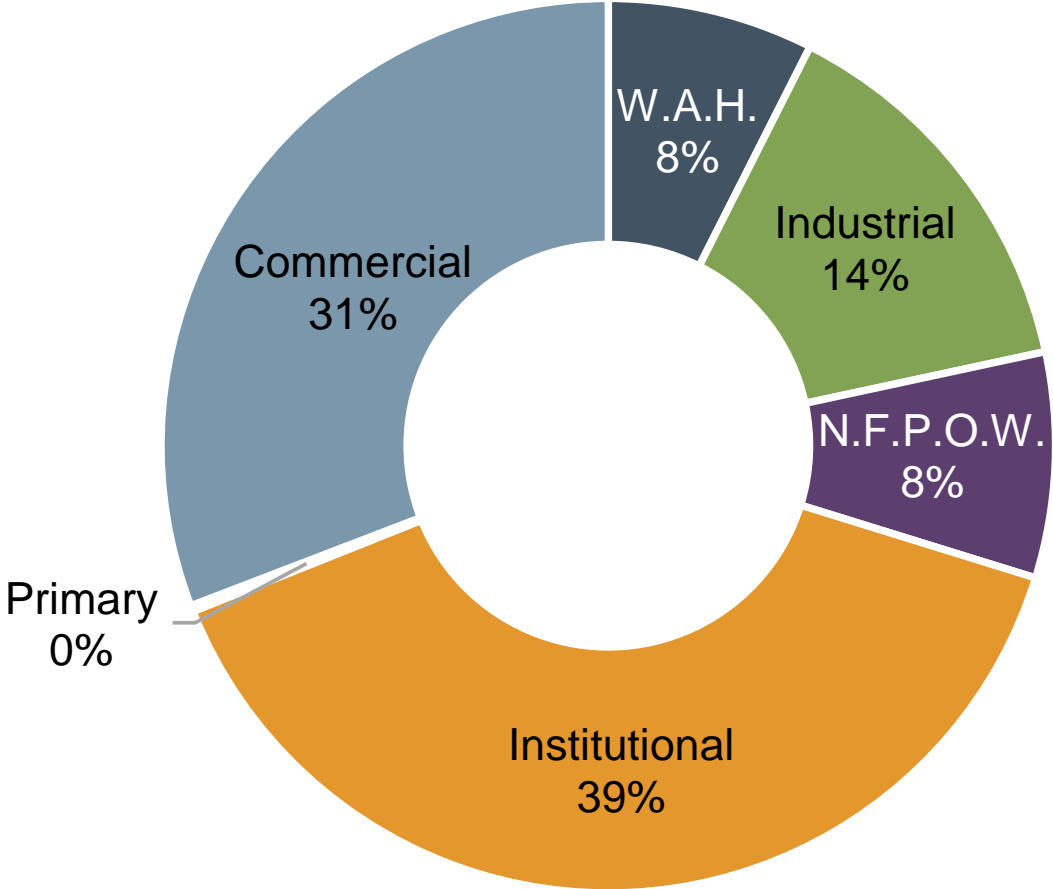
6,000 Employed Labour Force in South Frontenac



4,400 Work in the City of Kingston

Source: Statistics Canada Commuting Flow Data (Table: 98-10-0459-01). Figure by Watson & Associates Economists Ltd., 2024.

South Frontenac, Historical Employment Growth, 2016 to 2024



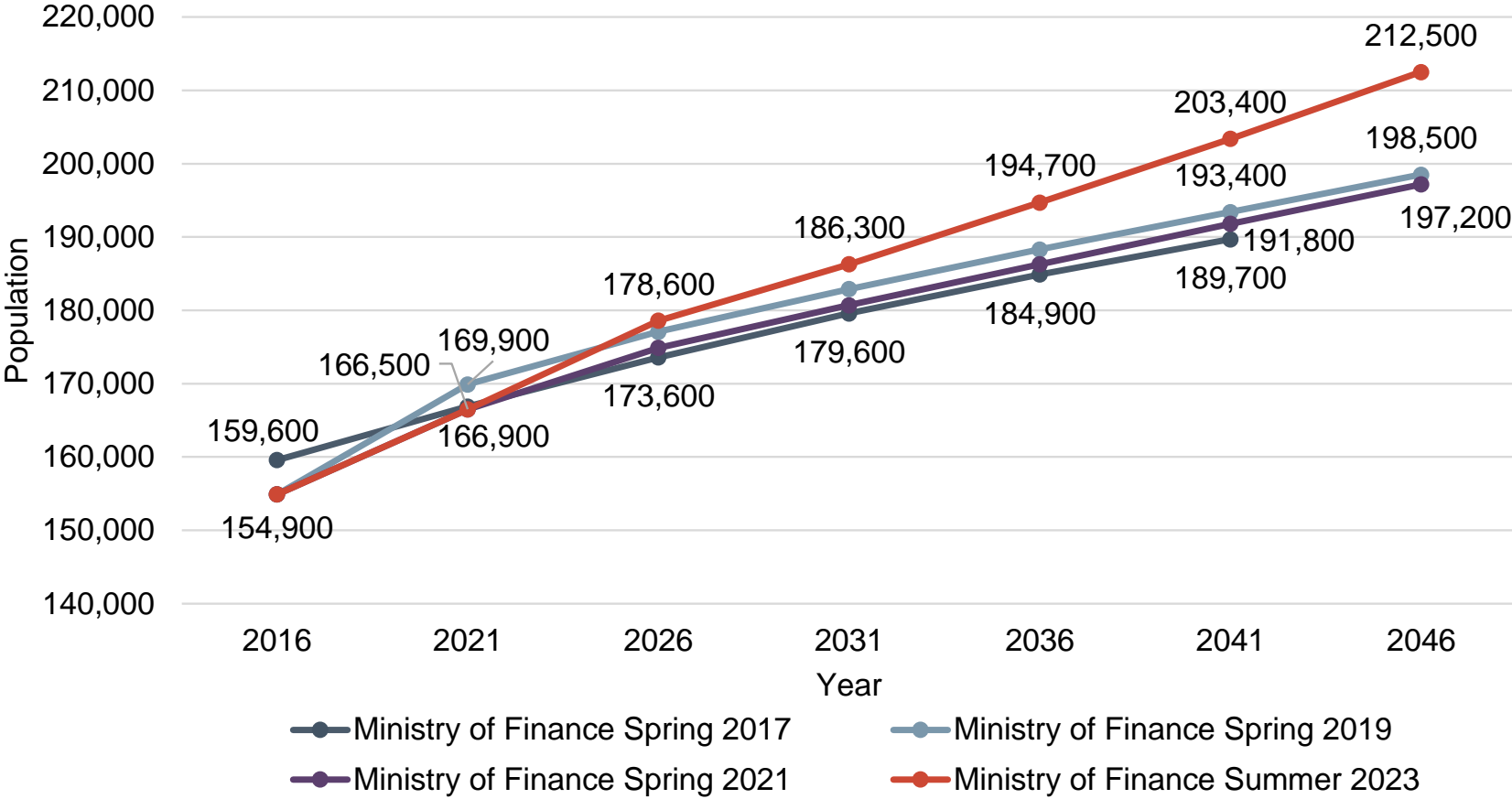
Source: Lightcast Employment Data derived by Watson & Associates Economists Ltd., 2024.

Frontenac County Population and Housing, Forecast, 2021 to 2051

Ministry of Finance Frontenac Census Division Population Forecast Comparison, 2021 to 2046



2021 to 2046



M.O.F. Summer 2019, Forecast: **28,600**

M.O.F. Summer 2021, Forecast: **30,700**

M.O.F. Spring 2023, Forecast: **46,000**

Source: Derived from Ministry of Finance Ontario Population Projections by Watson & Associates Economists Ltd., 2024.

Kingston C.M.A. Population Forecast Scenarios, 2021 to 2051

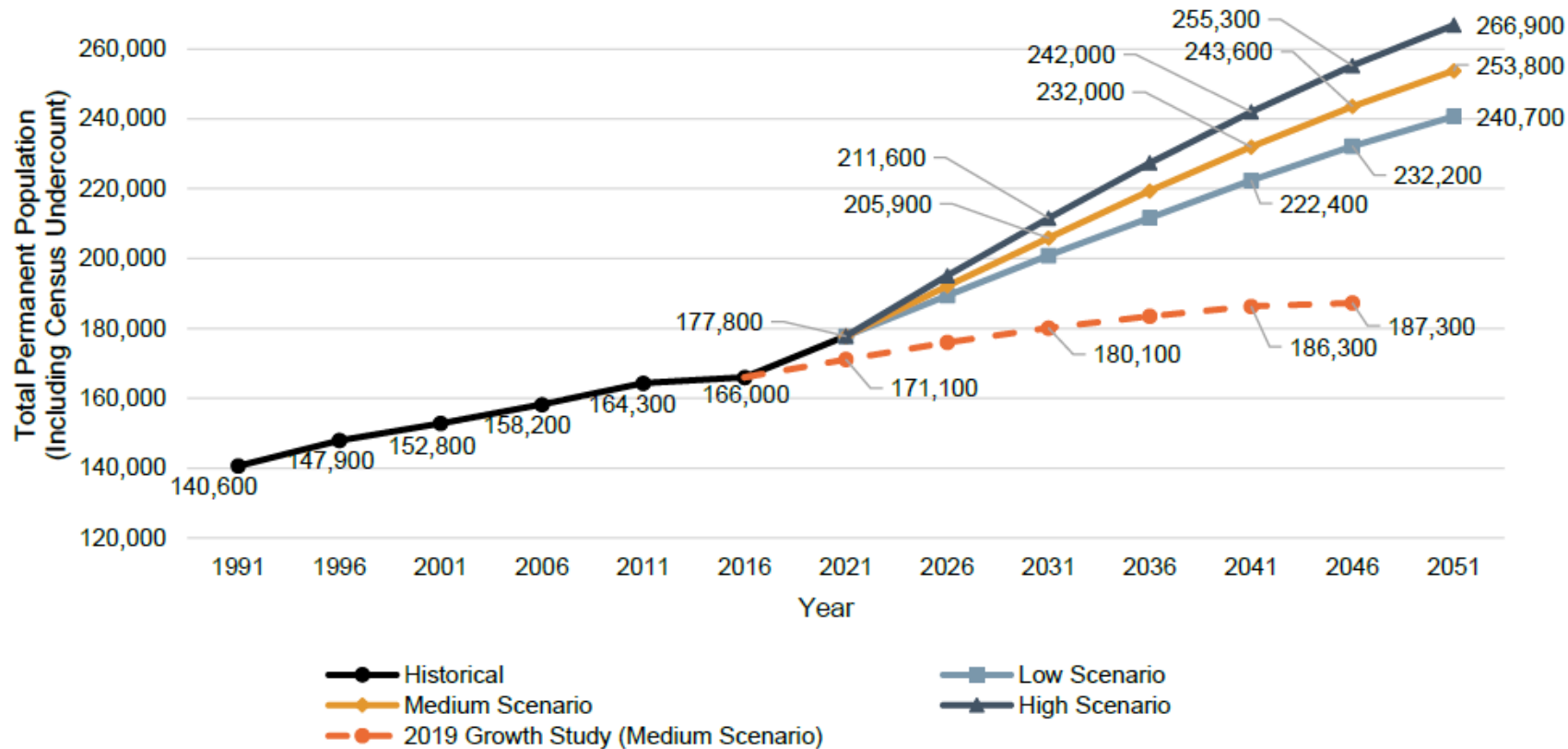


2021 to 2051 Annual Growth Rate:

Low Scenario: 1.0%

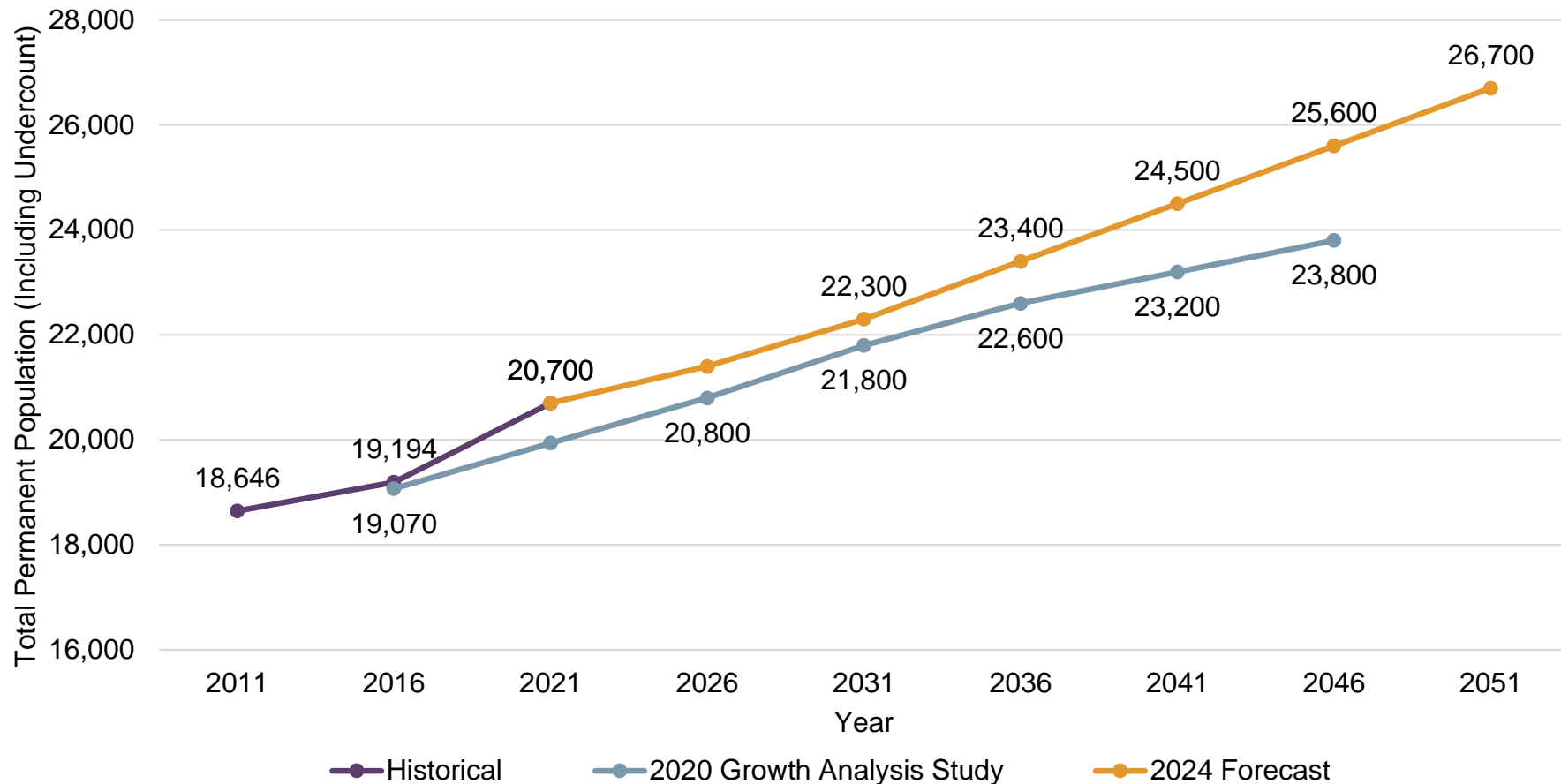
Medium Scenario: 1.2%

High Scenario: 1.4%



Source: Historical derived from Statistics Canada Census 1996 to 2021. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

South Frontenac Population Forecast Comparison, 2021 to 2051



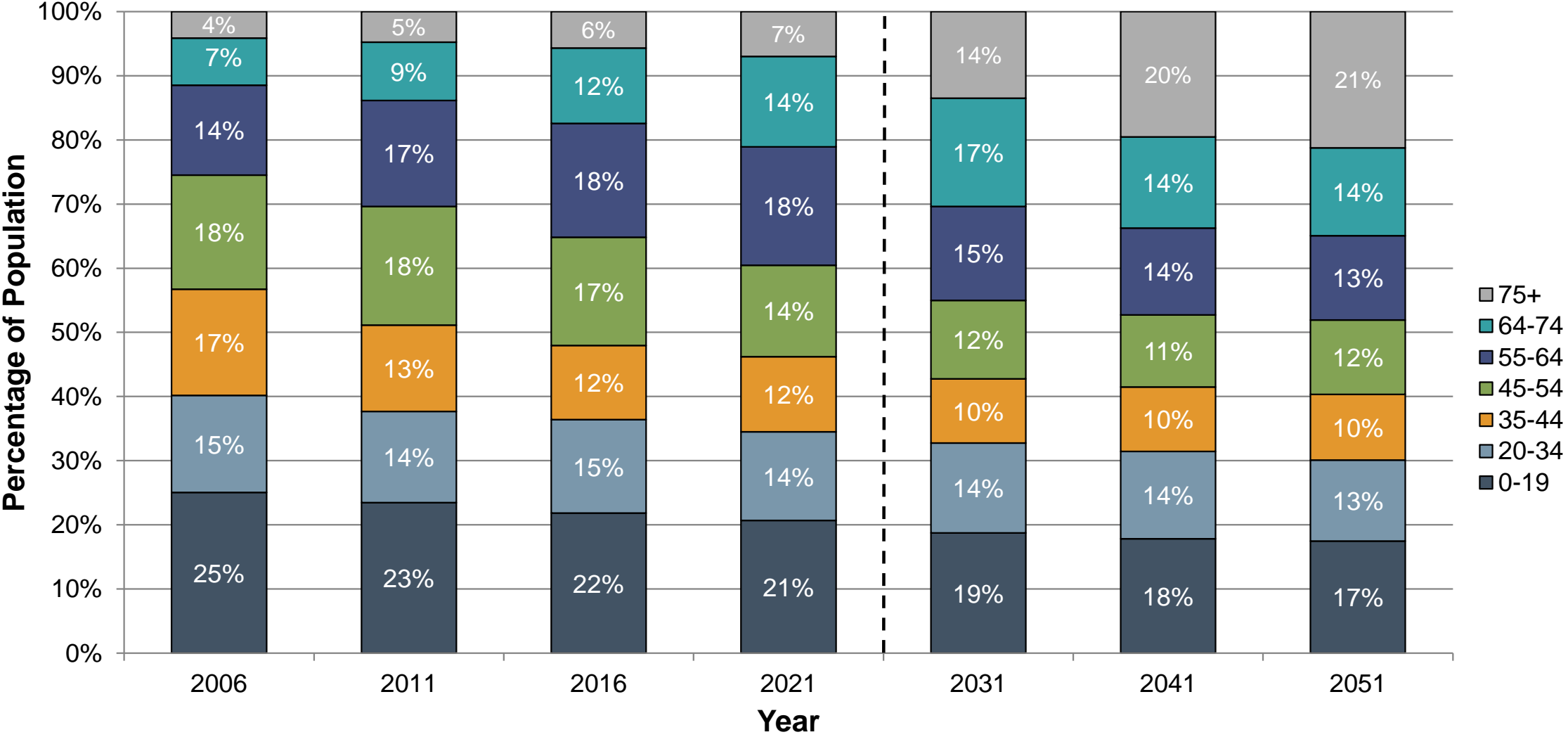
2016 to 2046 Annual Population Growth Rate:

2019 Forecast:
0.7%

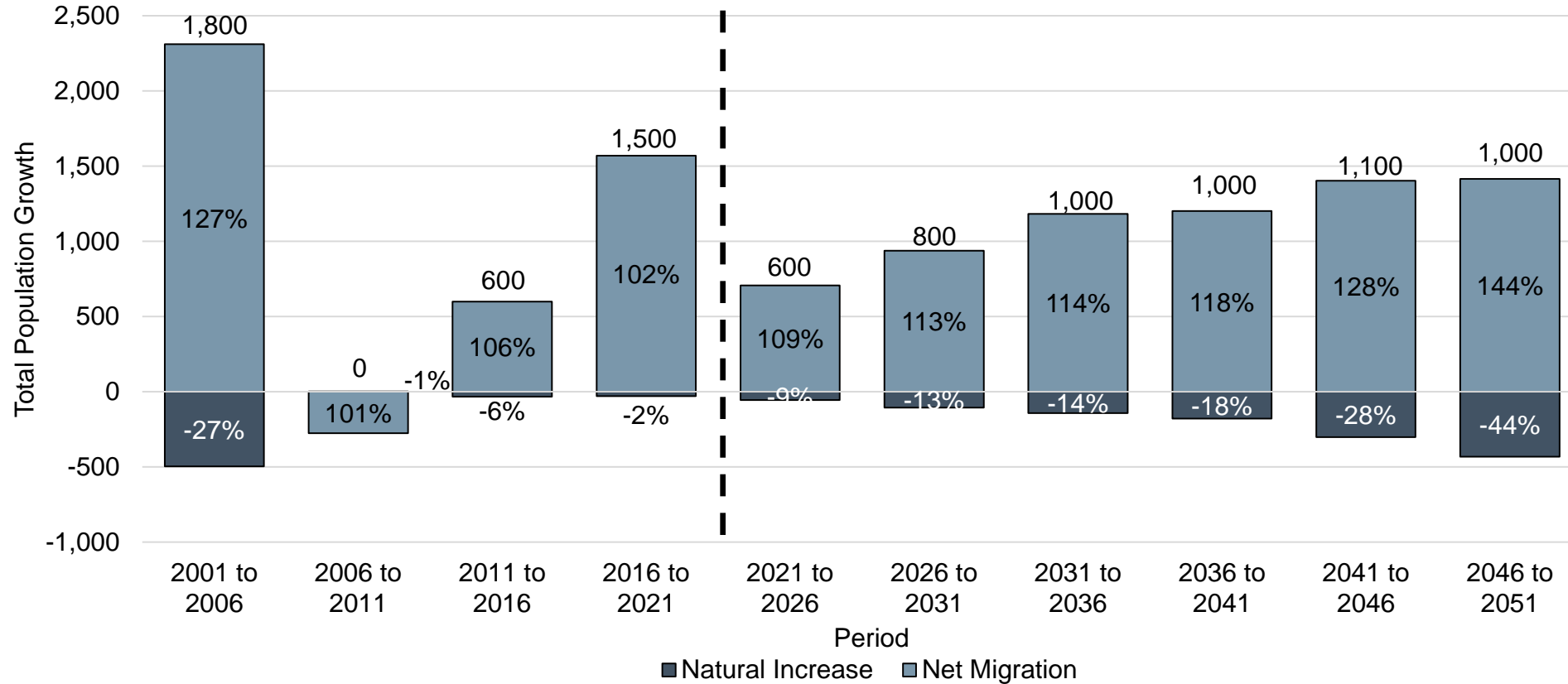
Current Forecast:
1%

Source: Historical 2006 to 2021 from Statistics Canada Census. Growth Analysis Study for the Township of South Frontenac conducted by Watson & Associates, November 2020.. Forecast from County of Frontenac Population, Housing and Employment Projections Study.

South Frontenac Population Age Structure, 2006 to 2051

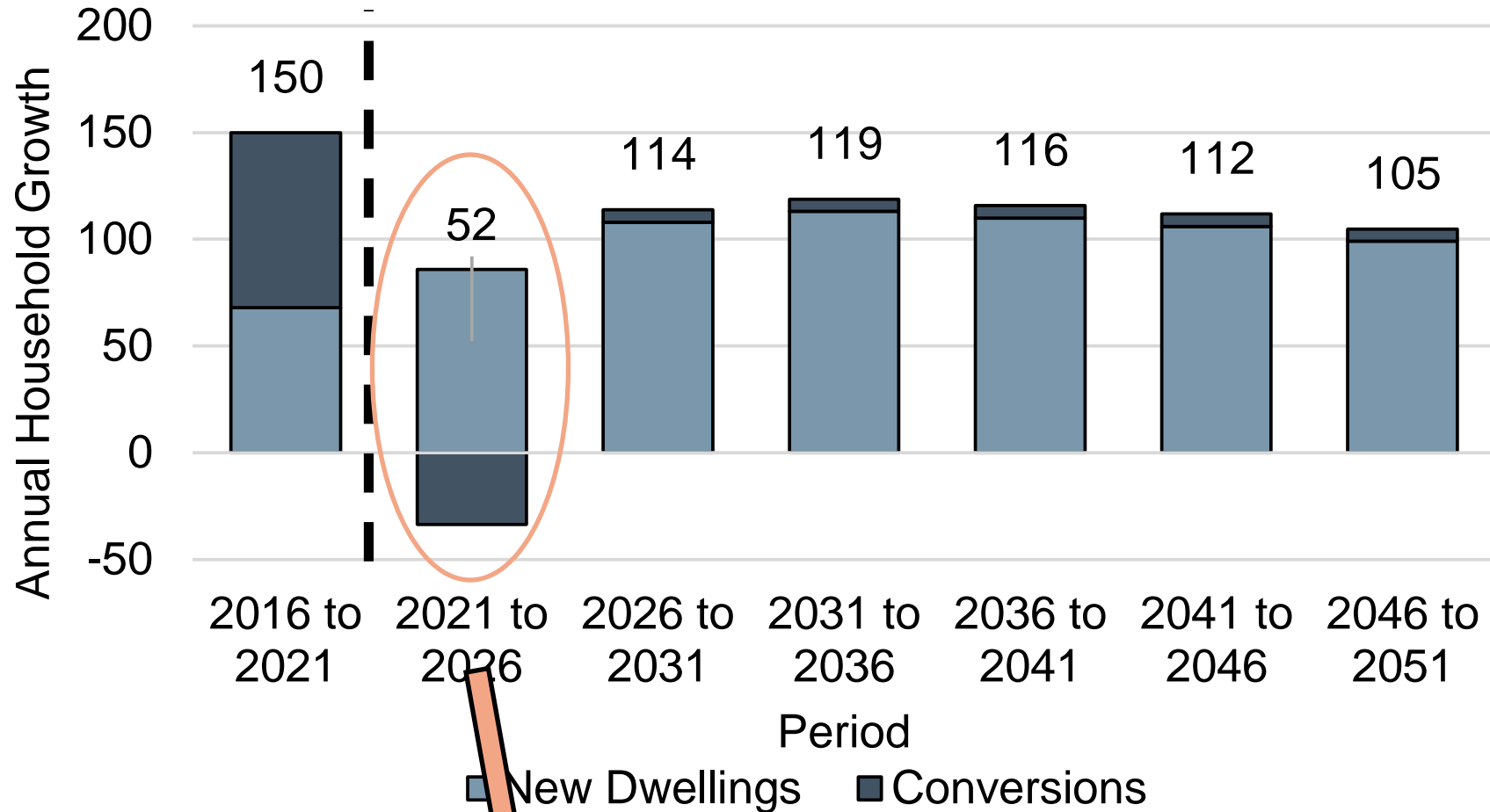


South Frontenac, Components of Population Growth, 2001 to 2051



Source: Historical data derived from Statistics Canada data. Forecast by Watson & Associates Economists Ltd., 2024.

Historical and Forecast Seasonal-to-Permanent Conversions, 2016 to 2051

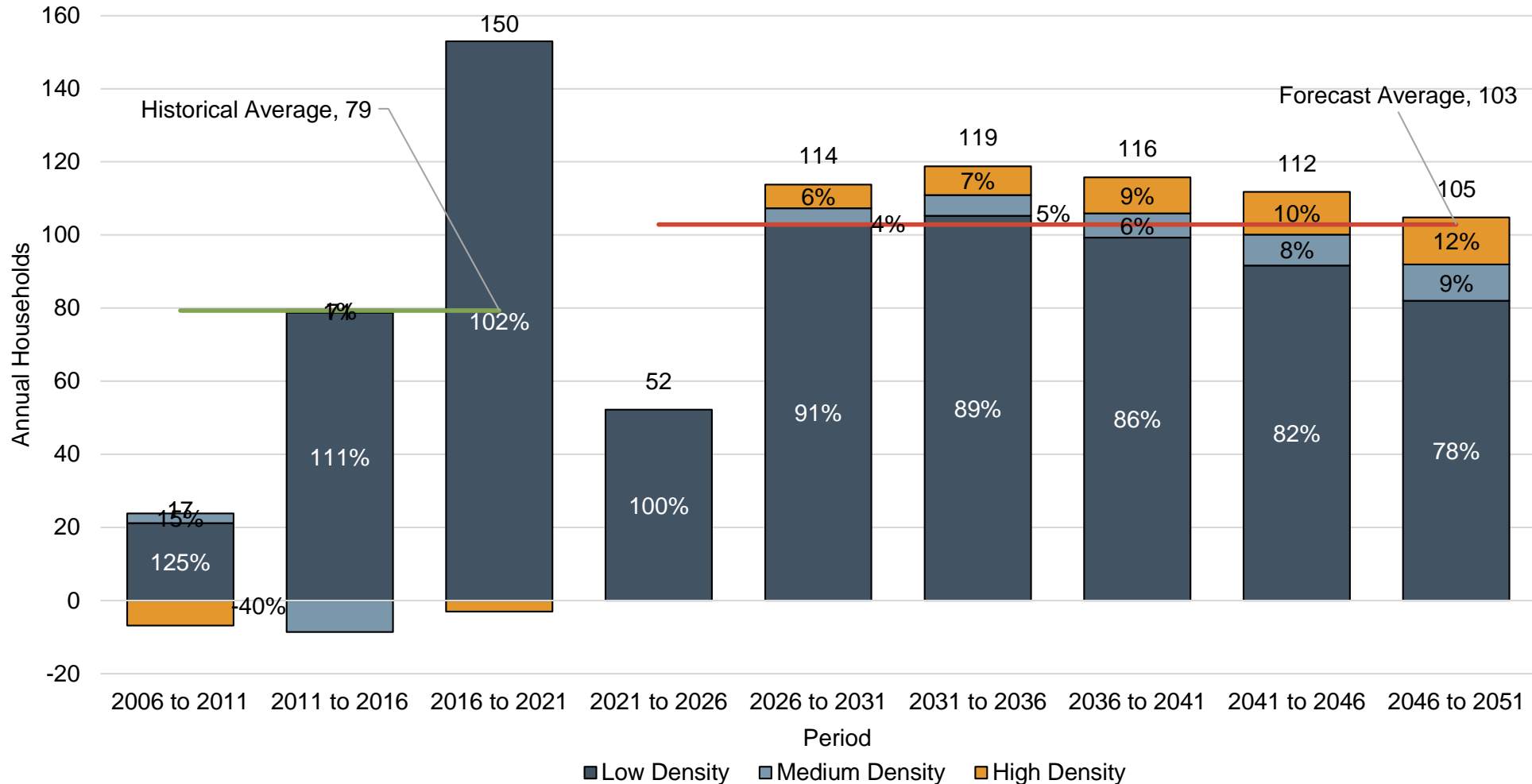


2024 to 2051:
5
Conversions
Annually

Source: Historical conversions estimated by Watson. Forecast by Watson & Associates Economists Ltd., 2024.

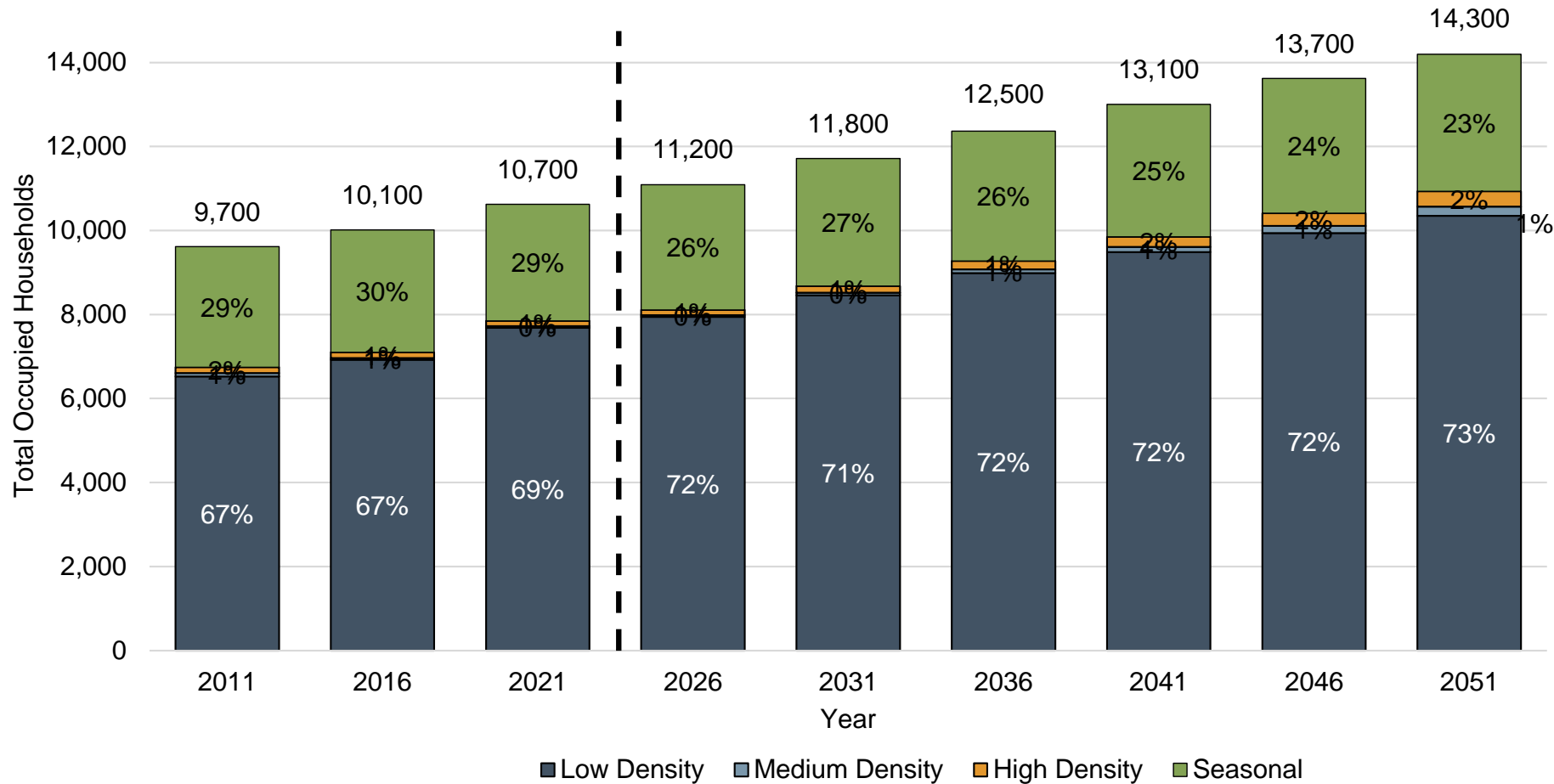
2021 to 2026 Housing Deflated Due to Assumed Conversions back to Seasonal

South Frontenac Annual Housing Forecast (5 Year Increments), 2006 to 2051



Source: Historical Data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

South Frontenac Total Housing Forecast, 2021 to 2051



Seasonal Population

2021 to 2051:
1,130

Source: Historical data derived from Statistics Canada Census and MPAC. Forecast by Watson & Associates Economists Ltd., 2024.

Kingston C.M.A. Employment Forecast Scenarios, 2021 to 2051

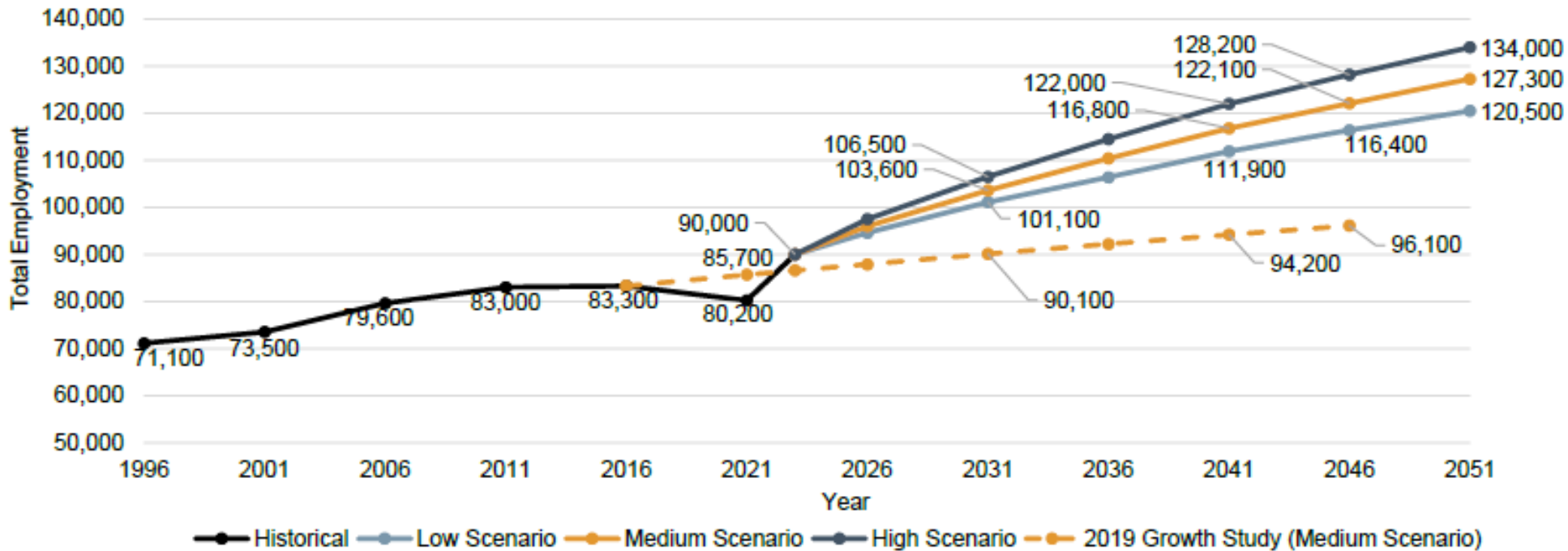


2021 to 2051 Annual Growth Rate:

Low Scenario: 1.0%

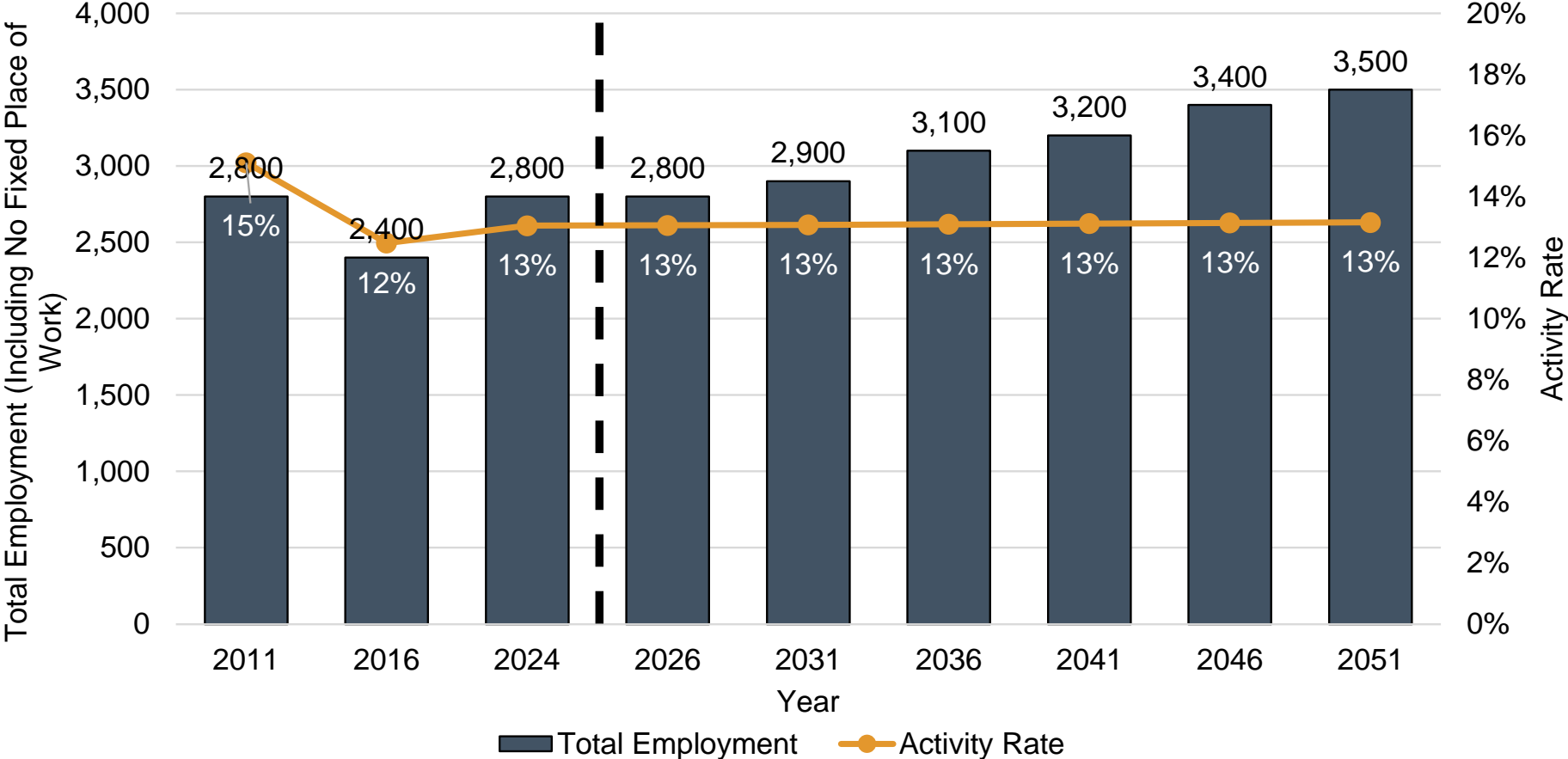
Medium Scenario: 1.2%

High Scenario: 1.4%



Source: Historical derived from Statistics Canada Census 1996 to 2021. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

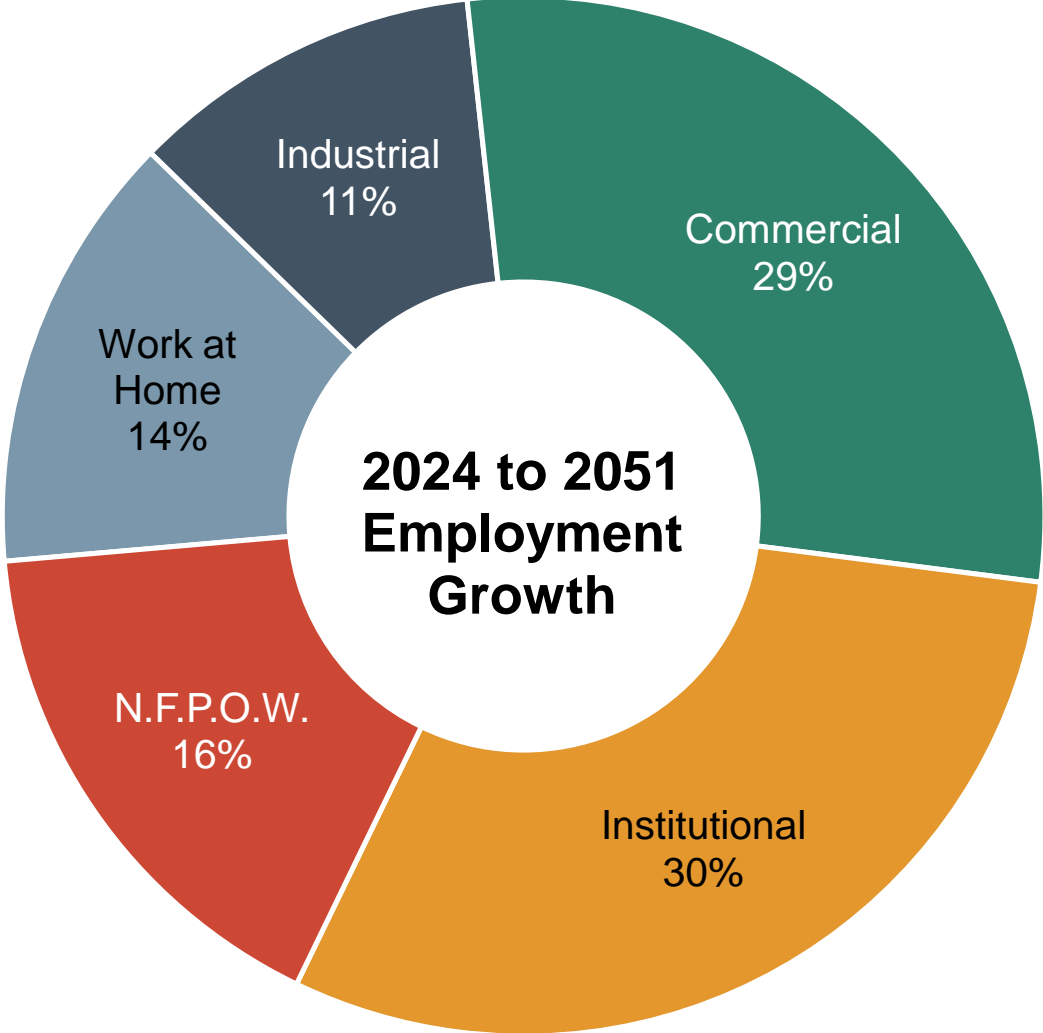
South Frontenac Employment Forecast, 2024 to 2051



Average Annual Growth Rate: 0.9%

Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

South Frontenac Total Employment Forecast by Major Sector, 2024 to 2051



Source: Forecast by Watson & Associates Economists Ltd., 2024.

Conclusions

Conclusions



- It is anticipated that between 2021 and 2026, some of this previously reported permanent growth will be again categorized as seasonal.
- With that being said, the growth outlook for South Frontenac is still forecast to be strong with, housing growth in the Township is forecast to remain above the levels experienced between 2006 and 2021.
- Under the current Growth Forecast Update, the Township of South Frontenac is forecast to increase by 5,500 permanent residents, 3,100 permanent occupied households, and 700 jobs over the forecast period.
- Accommodating this level of development will require the Township to proactively plan for short- and long-term growth opportunities.

An Overview to Fire Marque's Indemnification Technology Program[®]



Indemnification Technology[®]



Fire Marque Inc.

- Federally incorporated company
- In business over 12 years
- Clients coast to coast
- Works Exclusively for you, no Conflict of Interest.



Fire Marque's

Indemnification Technology Program®

provides an opportunity for municipalities to:-

✓ Offset operational expenses

AND

✓ Generate a source of income.

The Indemnification Technology Program[®]

- ✓ Unlocks insurance coverage in property policies to offset Fire Department expenses



Fire Department Expenses Coverage



- ✓ Coverage for Fire Department Expenses is found in most property policies and is usually included automatically.
- ✓ In fact, some insurance companies will increase the amount of this coverage for additional premium.

Fire Department Expenses Coverage

Insurance Rates will not go up because of the Fire Marque Program



“The price for premiums is based, in part, on an insurer’s best estimate of the amount it will be required to pay out in claims on the policies it wrote in any given year. Insurers pool the premiums of their many policyholders to cover the losses claimed by the few in that year.

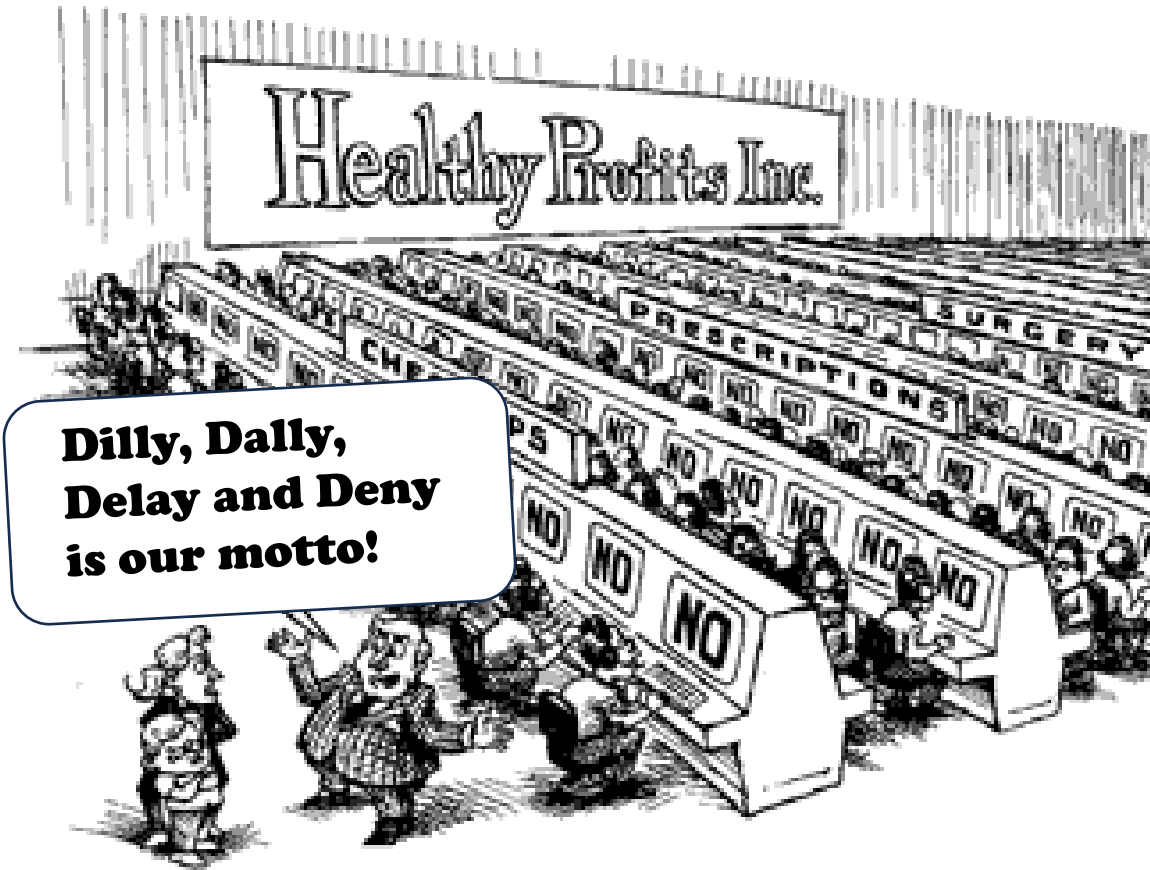
Along with covering claim costs, premiums are calculated to cover taxes, operating expenses and expected profits.”

IBC Insurance Bureau of Canada Fact Book

The Program kicks in only after a Fire Department callout to an incident at any property (residential and non-residential).



Fire Marque does all the work



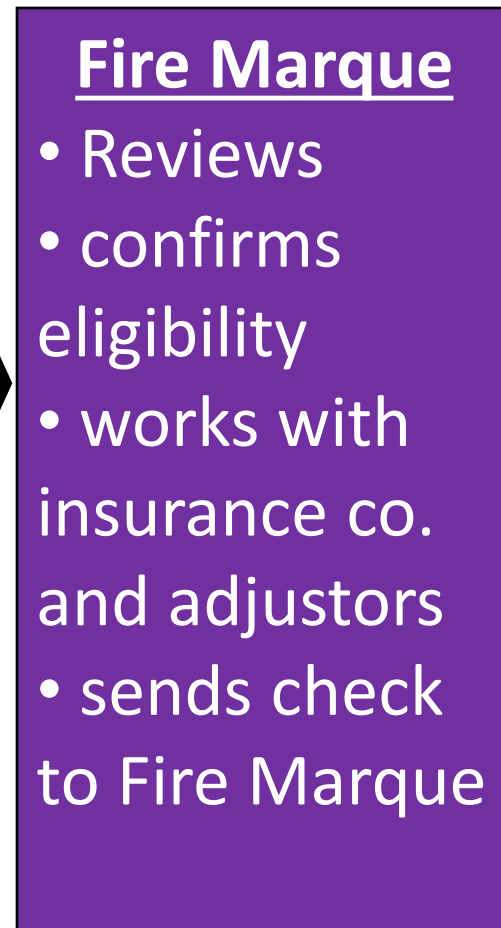
- ✓ Confirms insurance coverage
- ✓ No insurance = no action
- ✓ No cost or negative impact to property owner
- ✓ Keeps the property owner in the information loop

The Usual Process for the Cost Recovery Program

1.



2.



3.



“Show Me The Mickey”

Recovered funds go to the
Fire Department:-

✓ Facilities Reserve



The Details...

Next Steps

1. Enact a new By-law or Amend By-law 2013-66
2. The updated language will remove a tactic being employed by some less than consumer friendly insurers to sidestep payment for Fire Response to the Municipality or their Representative.
3. Review Process with Fire Chief and Admin. Staff for submitting the Incident files.

**Questions,
comments,
concerns?**



www.firemarque.com

1-855-424-5991

chris@firemarque.com

1-705-888-7230

Minutes of Council
June, 4, 2024



Township of South Frontenac Council Meeting Minutes



Meeting #

Time: 7:00 PM

Location: Council Chambers/Virtual Via Zoom

Present: Ray Leonard, Steve Pegrum, Norm Roberts, Randy Ruttan, Ron Sleeth, Scott Trueman, Adam Turcotte, Mayor Ron Vandewal

Absent: Doug Morey

Staff: Louise Fragnito - Chief Administrative Officer, James Thompson - Clerk, Michelle Hannah - Deputy Clerk, Delbert Blakney - Director of Fire and Emergency Services

1 Call to Order

a) Resolution

Resolution No. 2024:12:01

Moved by Councillor Roberts

Seconded by Councillor Sleeth

That the Council meeting of June 4, 2024 be called to order at 7:00 p.m.

Carried

2 Declaration of pecuniary interest and the general nature thereof

a)

There were none.

3 Approval of Agenda and Addendum

a) Resolution

Resolution No. 2024:12:02

Moved by Councillor Pegrum

Seconded by Deputy Mayor Leonard

That the agenda be approved, as presented.

Carried

4 Scheduled Closed Session

a)

There was none.

5 Recess

a)

There was none.

6 Public Meeting

a)

There were none.

Minutes of Council
June, 4, 2024

7 Delegations

- a) There were none.

8 Briefings

- a) Richard Allen, Manager, Economic Development and Debbi Miller, Community Development Officer, County of Frontenac were present to speak to Council regarding Frontenac County Economic Development Update.

9 Approval of Minutes

- a) Resolution

Resolution No. 2024:12:03
 Moved by Councillor Turcotte
 Seconded by Councillor Trueman
 That the Minutes of the May 21, 2024 Council meeting be approved.

Carried

10 Reports Requiring Action

- a) Office expansion – Renovation and Relocation Costs

Resolution No. 2024:12:04
 Moved by Councillor Pegrum
 Seconded by Councillor Ruttan
 That Council approve a budget of \$40,000 for renovations to the Storrington administration offices to be funded from the Facilities Reserve, and;

That the contract for the Storrington administration offices renovations be awarded to the lowest submission from general contractors on the Facility Trades vendor of record procurement RFQ-PS-2024-07, and;

That Council approve a budget of \$25,000 for the relocation and preparation costs in relation to the Office expansion to be funded from Working Funds.

Carried

- b) Supplemental Report - Automatic Aid Agreement with Central Frontenac

Resolution No. 2024:12:05
 Moved by Councillor Sleeth
 Seconded by Deputy Mayor Leonard
 That the recommendation presented to Council on May 7, 2024 as outlined in Report Number 2024-81 be deleted and replaced with the following:

That Council enter into the automatic aid agreement with the Township of Central Frontenac, attached to Report Number 2024-100 as Exhibit A for the provision of fire protection services in specific areas of the Township of Central Frontenac and the Township of South Frontenac; and

That staff prepare a subsequent report to Council regarding the examination of expanding the automatic aid agreement with Central Frontenac to include certain mass-casualty incidents.

Carried As Amended (See Motion to Amend which Carried)

Resolution No. 2024:12:06
 Moved by Councillor Pegrum
 Seconded by Deputy Mayor Leonard

Minutes of Council
June, 4, 2024

That the recommendation of Councillor Sleeth and Deputy Mayor Leonard be amended to include the following clause:

That staff prepare a subsequent report to Council regarding the examination of expanding the automatic aid agreement with Central Frontenac to include certain mass-casualty incidents.

Carried

- c) Automatic Aid Agreement with Central Frontenac (May 7, 2024 Council Meeting Report)

Consideration of this matter was deemed out of order due to the approval of Business Item 10. b.

- d) 2024 Private Lane Upgrade Assistance Program

Resolution No. 2024:12:07

Moved by Councillor Ruttan

Seconded by Councillor Turcotte

That Council approve the grant subsidies for the 2024 Private Lane Upgrade Assistance Program as outlined in Option 2 totalling \$113,980.16.

Carried

11 Advisory Committee Reports or Minutes

- a) There were none.

12 Reports Requiring Approval of By-laws

- a) There were none.

13 Reports for Information

- a) Fire Department 2023 Annual Report
b) Fire Department Q1 Report

14 Committee of the Whole

- a) There was none.

15 Tabling of Documents

- a) Rideau Valley Conservation Authority - Audited Financial Statements and Final Inventory of Programs and Services

16 Communications

- a) There were none.

17 Notice of Motions

- a) There were none.

18 Rise and Report regarding County Council and External Boards

Minutes of Council
June, 4, 2024

a) Cataraqui Conservation

Councillor Sleeth advised that the regular meeting included a board hearing related to an appeal to the Board for adjudication of an application that was previously denied.

b) Quinte Conservation

Councillor Roberts shared that the Belleville Senators committed to donating one tree for every broken hockey stick during their season which has resulted in 418 donated trees to be planted at Riverside Park in Belleville.

c) Rideau Valley Conservation Authority

Councillor Turcotte provided an overview of the last meeting which included the approval of a corporate management system, draft policies, and the March and April activity report. He also shared that on June 21, 2024 the RVCA is holding a Watershed Tour at Baxter Conservation Area for members of Council and Municipal staff who wish to participate.

19 Announcements/Statements by Councillors

a)

There were none.

20 Closed Session (if requested)

a)

There was none.

21 Confirmatory By-law

a) Resolution

Resolution No. 2024:12:08

Moved by Councillor Morey

Seconded by Councillor Roberts

That By-Law 2024-45, being a By-law to confirm generally all actions and proceedings of the Council of the Township of South Frontenac, be given first and second reading.

Carried

Resolution No. 2024:12:09

Moved by Councillor Turcotte

Seconded by Deputy Mayor Leonard

That By-Law 2024-45 be given third reading, signed and sealed.

Carried

22 Adjournment

a) Resolution

Resolution No. 2024:12:10

Moved by Councillor Trueman

Seconded by Councillor Ruttan

That the Council meeting of June 4, 2024 adjourn at 8:08 p.m.

Carried

Minutes of Council
June, 4, 2024

Ron Vandewal, Mayor

James Thompson, Clerk

South Frontenac is a welcoming and thriving rural community

Township of South Frontenac Staff Report



To: Council

From: Office of the Clerk

Date of Meeting: Tuesday, June 18, 2024

Subject: RC-24-03 (Rahmel) Request to close and purchase an unopened road allowance

Report Number: 2024-105

Summary

The Clerk's Department have received an application requesting to close, sell and transfer an unopened road allowance located between Concession 6 and Concession 7, Storrington/Pittsburgh.

Recommendation

That Council direct staff to proceed with the process of closing, selling and transferring the unopened road allowance between Concession 6 and Concession 7, Storrington/Pittsburgh.

Background

The *Municipal Act, 2001*, allows Council to consider the stopping up, closing and transferring of lands that are surplus to the needs of the municipality.

The Township Notice By-Law (By-law 2016-73) prescribes the manner in which notice is provided for applications requesting to stop up, close and transfer an unopened road allowance.

In the past, Council has generally been amenable to approving the closure of unopened road allowance that do not lead directly from a public road to a body of water or that the Township does not believe that the road allowance would be utilized in the future.

Discussion/Analysis

Staff have received an application requesting the closing of an unopened road allowance lying between Concessions 6 and 7, district of Storrington/Pittsburgh. The benefitting lands are known as 3062 Washburn Road as outlined in the location map, attached to the Report as Exhibit A. The benefitting lands are one (1) acre in size and have been recently re-developed with a single detached dwelling following a fire. There is also a sewage system on the property that services the dwelling. The applicants are seeking to expand the area of the backyard to provide a greater buffer between the single-family dwelling and the sewage system from the rear lot line, a satellite view of the property is attached to the

www.southfrontenac.net

South Frontenac is a welcoming and thriving rural community.

Report as Exhibit B. The unopened road allowance is 12 metres in width and approximately 139 metres in length having an area of 1,689.2 square metres, which will add approximately 0.4 acres to the benefitting parcel.

The westerly portion of road allowance has previously been closed and transferred to the parcel of land municipally addressed as 3598 Battersea Road. This process took place in the 1980s. The portion of unopened road allowance that is subject to this application is a remnant piece between the closed portion and where Washburn Road travels over the parcel to the east of 3062 Washburn Road.

It will be a requirement of the applicants to engage the services of an Ontario Land Surveyor to survey the parcel and determine the area of the parcel. Based on rough measurements from Frontenac Maps, the area of the subject road allowance to be closed and transferred is 1689.2 square metres or 18,180.24 square feet. The lands are characterized as a acreage, bush and therefore the purchase price will be \$0.21 per square foot for a purchase price of \$3,817.85 plus HST, to be confirmed when the surveyor provides the true area of the land.

There is no further development for the land planned. The applicants are currently working towards rebuilding the home that was lost in a fire. There is a sewage disposal system on the lands and the applicants have a building permit for the work being undertaken on the home.

If council is amenable to moving forward with the application to the public meeting stage, the conservation authority and Public Services will be circulated for comment.

Financial Implications

The applicants have paid the application fee and a deposit for legal costs incurred.

The survey costs are to be borne by the applicant.

Relationship to Strategic Plan

- Not applicable to this report.
- This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.
 - Pillars: Choose an item.
 - Action Item (If Applicable): Insert Text

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

Notice will occur in accordance with By-law 2016-73.

Attachments

Exhibit A – Location Map

Exhibit B – Satellite Image

Approvals

Prepared By: Michelle Hannah, Deputy Clerk

Submitted By:

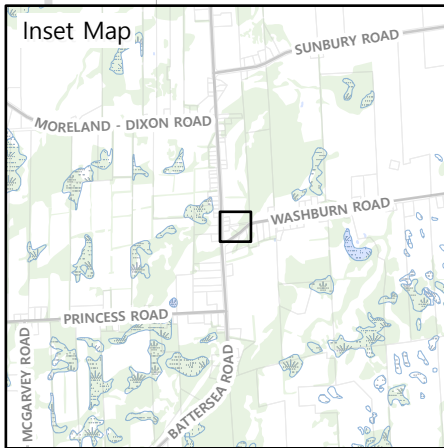


James Thompson, Clerk

Approved By:



Louise Fragnito, Chief Administrative Officer














SOUTH FRONTENAC

**RC-24-03
(RAHMEL)**

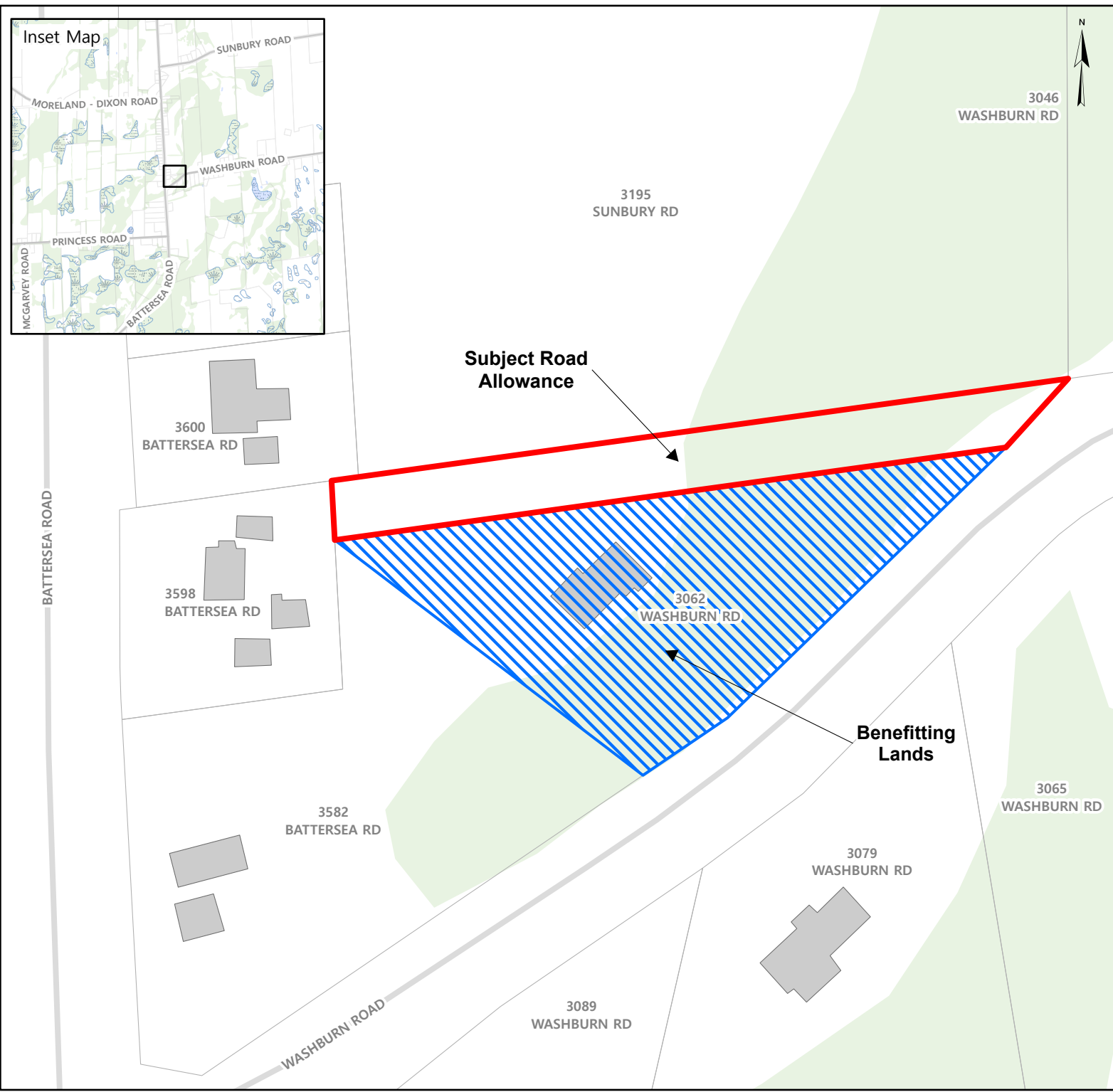
3062 WASHBURN ROAD

Legend

-  Subject Road Allowance
-  Benefitting Lands
-  Provincially Significant Wetland
-  Wetland
-  Wooded Area
-  Lake Trout Lake - At Capacity
-  Lake Trout Lake - Not at Capacity
-  Non-Lake Trout Lake - At Capacity
-  Waterbody
-  Township Boundary
-  Road

Subject Road Allowance

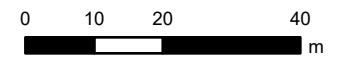
Benefitting Lands



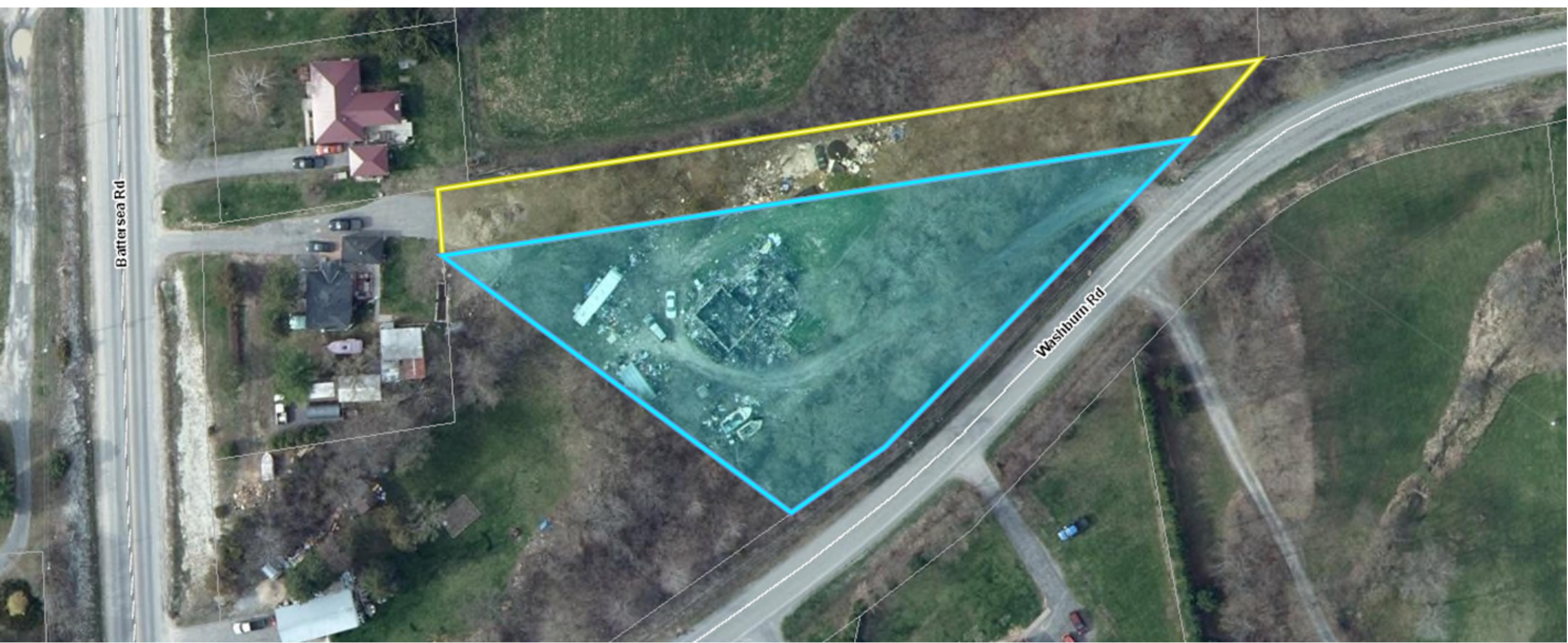
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While the County makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale: 1:1,100



UTM Zone 18 NAD 83



Township of South Frontenac Staff Report



To: Council
From: Director, Corporate Services & Treasurer
Date of Meeting: June 18, 2024
Subject: Community Grants
Report Number: 2024-106

Summary

This report seeks Council approval for one more grant under Intake 1.

Recommendation

That Council approve one Community Grant application for sponsorship funds \$2,500 to Wintergreen Studios.

Background

Township established a Community Grants program to support and encourage community organizations and events that enrich the quality of life within the Township.

Applications are invited through the website and newspaper each year and assessed according to the policy approved by Council.

Discussion/Analysis

Nineteen (19) proposals were approved by Council at its meeting of May 21st, 2024, subject to all terms and conditions of the policy being met and a grant agreement signed, prior to any release of funds.

One additional grant application from Wintergreen Studios is being brought forward for Council approval as it was received prior to the intake I cutoff but was missed in staff's initial assessment.

Applications received, if any, under Intake II will be brought forward to Council after the deadline of July 31, 2024.

Financial Implications

The 2024 budget approved by Council includes \$35,000 for community grants. Unused 2023 funds \$ 30,056 have been carried over, resulting in a total of \$65,056 being available for allocation.

Council approved \$47,573 to 19 applicants.

Funding Stream	# of Applications	\$ Approved
Capital	12	\$32,623
Operating	1	\$2,500
Sponsorship	6	\$12,450
TOTAL	19	\$47,573
Recommended: Sponsorship – Wintergreen Studios	1	\$2,500
TOTAL	20	\$50,073

The additional grant to Wintergreen Studios will increase the total allocated funding to \$50,073, if approved by Council.

Relationship to Strategic Plan

Not applicable to this report.

This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.

- Pillar: People and Partnerships
- 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

CAO

Financial Analyst

Approvals

Submitted By:

Chief Administrative Officer



Arundhati Mohile, CPA CMA,
Director of Corporate Services & Treasurer

Approved By:



Louise Fragnito, CPA CGA

Township of South Frontenac Staff Report



To: Council

From: Director, Corporate Services & Treasurer

Date of Meeting: June 18, 2024

Subject: OMERS Enrolment of VFF

Report Number: 2024-103

Summary

This report recommends an adjustment to the South Frontenac Fire & Rescue (SFFR) compensation for implementation in 2024 to 2026.

Recommendation

That Council approve the amended South Frontenac Fire & Rescue (SFFR) compensation schedule itemized as Table 1 of Report Number 2024-103 to take effect as of June 19th, 2024.

Background

On January 9th, 2024, Council approved a compensation structure for SFFR effective January 1, 2024, according to the recommendations of staff's compensation review

The change in the compensation structure moved all positions to an hourly rate and removed the honorarium paid under the captain and platoon chief positions.

In March 2024, the Ontario Municipal Employees Retirement System (OMERS) issued a bulletin (attached as Exhibit A) that compels municipalities to determine if non full time / volunteer firefighters (VFF) should be deemed employees and to offer them enrolment in the OMERS pension plan.

Discussion/Analysis

In collaboration with the other Frontenac municipalities, staff sought information from OMERS, other municipalities and from our lawyers Cunningham Swan LLP.

The overall conclusion is that VFFs meet the criteria of an employee and are eligible to be offered the opportunity to participate in the OMERS pension plan. The employer will have to match contributions for those who select the option to enrol in the pension plan.

Financial Implications

To maintain equity of wage rates between those who choose to opt into the pension plan and those who do not, staff are proposing an adjustment to the pay structure as follows:

TABLE 1 SFFR AMENDED COMPENSATION SCHEDULE 2024-2026

			2024 Approved Base rate	2024 Adjusted – less OMERS current rate 9%	2024 - OMERS contribution or % in lieu
Position	Description				
Volunteer Platoon Chief	Hourly Rate		31.34	28.75	2.59
	Additional Hours		31.34	28.75	2.59
	On-call Shift Pay		220.84	202.61	18.23
Volunteer Captain	Hourly Rate		26.12	23.96	2.16
	Additional Hours		26.12	23.96	2.16
Volunteer Firefighter	Hourly Rate		20.67	18.96	1.71
	Additional Hours		20.67	18.96	1.71
Probationary Firefighter (12 month preiod following station assignment)	Hourly Rate		20.67	18.96	1.71
	Additional Hours		20.67	18.96	1.71

			2025 Approved Base Rate	2025 Adjusted – less OMERS estimated rate 9%	2025 - OMERS contribution or % in lieu
Position	Description				
Volunteer Platoon Chief	Hourly Rate		31.97	29.33	2.64
	Additional Hours		31.97	29.33	2.64
	On-call Shift Pay		225.24	206.64	18.60
Volunteer Captain	Hourly Rate		26.64	24.44	2.20
	Additional Hours		26.64	24.44	2.20
Volunteer Firefighter	Hourly Rate		21.67	19.88	1.79
	Additional Hours		21.67	19.88	1.79
Probationary Firefighter (12 month preiod following station assignment)	Hourly Rate		21.67	19.88	1.79
	Additional Hours		21.67	19.88	1.79

			2026 Approved Base Rate	2026 Adjusted – less OMERS estimated rate 9%	2026 - OMERS contribution or % in lieu
Position	Description				
Volunteer Platoon Chief	Hourly Rate		32.61	29.92	2.69
	Additional Hours		32.61	29.92	2.69
	On-call Shift Pay		229.64	210.68	18.96
Volunteer Captain	Hourly Rate		27.18	24.94	2.24
	Additional Hours		27.18	24.94	2.24
Volunteer Firefighter	Hourly Rate		22.35	20.50	1.85
	Additional Hours		22.35	20.50	1.85
Probationary Firefighter (12 month period following station assignment)	Hourly Rate		21.67	19.88	1.79
	Additional Hours		21.67	19.88	1.79

This will mitigate the financial impact to the Township of the OMERS legislated requirement while still maintaining the overall Council approved compensation.

Relationship to Strategic Plan

- Not applicable to this report.
- This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.
 - Pillar: Municipal Service Excellence

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

CAO, Manager of HR, Director of Emergency Services/Fire Chief, Treasurers of Frontenac municipalities, M/s Cunningham Swan LLP.

Attachments

Exhibit A – OMERS Bulletin

Approvals

Submitted By:



Arundhati Mohile, CPA, CMA, Director of Corporate Services & Treasurer

Approved By:



Louise Fragnito, CPA CGA, Chief Administrative Officer

Michael McGovern

From: OMERS Employers <employer@digital.omers.com>
Sent: March 26, 2024 4:46 PM
To: Michael McGovern
Subject: Enrolment of non-full-time (NFT) firefighters and paramedics



Employer Bulletin

Enrolment of non-full-time (NFT) firefighters and paramedics

OMERS has recently received a number of inquiries from employers and individuals regarding whether volunteer firefighters or volunteer paramedics should be offered enrolment in the OMERS Plan as non-full-time (NFT) employees.

As you know, effective January 1, 2023, all NFT employees (also referred to as other-than-continuous-full-time or OTCFT employees) are eligible to join the OMERS Plan without meeting any additional eligibility criteria. Our employers have been key to the successful implementation of this Plan change and we want to say thank you for all the work that you have done to help with this success.

This year, we will be running a special project focused on “volunteer” firefighters and paramedics who may be considered NFT employees for OMERS purposes. It is important that we ensure that the OMERS Plan is administered correctly for all individuals who are considered employees for OMERS purposes, including everyone who receives taxable income from an OMERS employer for the work that they perform.

As such, OMERS will be sending your organization’s OMERS Senior Management Official (SMO) an email requiring an attestation regarding whether there are any “volunteer” firefighters or paramedics who should be offered enrolment as part of the NFT Plan change.

Please review the information below carefully and share it within your organization as necessary.

Who is impacted?

Only employees of participating OMERS employers can enrol in the OMERS Plan. This means that an individual who is performing services on a purely volunteer basis without employment income is not eligible to participate. However, in some sectors (particularly the fire sector), a job title including “volunteer” or “on call” may include workers who receive income for the work that they perform.

This income would be considered contributory earnings under the OMERS Plan and these individuals should be offered enrolment. The employer must follow the applicable enrolment rules regardless of the job title (i.e., the continuous full-time or NFT enrolment rules).

The same rules would apply if there are other employees in your organization who have “volunteer” in their title (for example, volunteer paramedics) who receive income for the work they perform.

Why is this special project taking place?

OMERS is responsible for ensuring all eligible employees receive an enrolment opportunity in accordance with the OMERS Plan terms. Typically, OMERS does not get involved in the determination of employment status but does require yearly attestations confirming OMERS administration (including enrolment) is being completed correctly.

OMERS also understands that there has been confusion regarding the eligibility rules for individuals who may have the term “volunteer” in their job title. As a result, a special attestation will be required to ensure that the NFT Plan change is being implemented correctly.



What should employers consider?

As always, it is up to each employer to determine whether an individual is an employee and to report enrolment eligibility accordingly.

Below we have included some questions that are relevant for determining employment status for the purpose of OMERS eligibility. It should be noted that “yes” or “no” answers are not conclusive but can be used as a guide. Please consult us if you have questions about this. If there remains uncertainty about employment status, employers may wish to speak to their legal counsel.

Questions to consider:

- How was the position described and agreed to?
- How is the person paid? Taxable wages (i.e., fixed payments at regular intervals) may signal that a person is an employee.
- How much is the person paid? Is the pay nominal or less than what a regular employee would be provided as minimum wage? Small payments (sometimes referred to as honorariums or stipends) can signal that the individual is not an employee.
- Are Employment Insurance (EI) premiums and Canada Pension Plan (CPP) contributions deducted from payments in accordance with relevant legislation?
- Does the person receive the same benefits and/or WSIB coverage as regular employees? Would the person’s benefit from a work-related injury be based on deemed employment income?
- Does the employer have the power to schedule, discipline or suspend the person?

How will the special project run?

The special project is aimed at ensuring that employees with “volunteer” in their job title who would have received their first opportunity to enrol as part of the NFT Plan change get the opportunity to do so.



After the SMO has completed the required attestation, OMERS will request employee data to assist with sending out enrolment packages if necessary.

If an individual identified through this project first became eligible to join the OMERS Plan between January 1, 2023 and now, they can retroactively enrol as long as they make their election by fall 2024. Employer contributions will be required if an employee chooses to make their contributions, but no interest charges will apply in 2024 for these individuals.

If your organization has other NFT individuals who may be missing an enrolment package, they will not be part of the special project. Ensuring that you comply with the Plan rules and offer NFT employees enrolment in the Plan is important and will protect against incurring costly omission periods. Please contact your Employer Experience representative as soon as possible for assistance with such cases.

We will continue to provide additional details about this project. If you have any questions, please reach out to your dedicated Employer Experience team. Thank you for partnering with us to administer the OMERS Plan.

We're here to help.

Book a meeting with your Employer Experience team:

Log in to [e-access](#) to set up a one-on-one chat with your dedicated team.

Employer Support Line:

Monday to Friday, 8:00 a.m. to 5:00 p.m.

Phone: [+1 416.350.6750](tel:+14163506750)

Toll-free: [+1 833.884.0389](tel:+18338840389)

Please do not reply to this email. Contact employerservices@omers.com

You are receiving this email because you are listed as an OMERS contact for your organization. To update your organization's contact information, please complete [Form 109 – Employer contact information/e-access user](#) and submit it to us via email or e-correspondence.

If there is any discrepancy between the information in this newsletter and the *Ontario Municipal Employees Retirement System Act, 2006* (OMERS Act, 2006) and the OMERS Plan text, the OMERS Act, 2006 and the OMERS Plan text will govern.



EY Tower | 900 - 100 Adelaide St W | Toronto, ON M5H 0E2 | Canada | [OMERS.com](http://omers.com)
T [+1 416.350.6750](tel:+14163506750) [+1 833.884.0389](tel:+18338840389) | F [+1 416.369.9704](tel:+14163699704) [+1 877.369.9704](tel:+18773699704)



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Township of South Frontenac

Staff Report



To: Council

From: Director, Development Services

Date of Meeting: June 18, 2024

Subject: Proposed amendments to the Planning Fees Schedule

Report Number: 2024-111

Summary

This report provides Council with information about proposed amendments to the Planning Fees Schedule.

Recommendation

That Council approve the updated Planning Fees for 2024, attached as “Exhibit A” in principle; and

That Council direct staff to provide notice in order for Council to hold a public meeting on Tuesday, August 13, 2024, in accordance with By-law 2016-73, regarding the proposed amendments to the Planning Fees Schedule.

Discussion/Analysis

The proposed amendments to the Planning Fee Schedule will address matters that arose over the past year as well as changes in provincial legislation. The proposed amendments include the following matters:

1. Multi-residential and Residential site plan fee for waterfront properties
2. Subdivision legal deposit increase
3. Validation of title fee
4. Source Water Protection – Risk Assessment Review
5. Red line revisions to plans of subdivision/condominium
6. Request for Municipal Support Resolution for energy grid programs (FIT) or similar programs

1. Multi-residential and Residential site plan fee for waterfront properties

Provincial legislation removed the ability for municipalities to utilize site plan control for waterfront properties. The Township completed a Planning Fees update in 2023 to reflect this change. The province then reversed this legislative change, and the Township can now re-apply site plan control for waterfront development. Planning fees for multi-

residential development were also previously removed to reflect provincial changes but are being re-instated for residential development of greater than 10 units.

2. Subdivision legal deposit increase

Staff recommend an increase in legal deposits for small subdivision applicants due to the number of billable hours from the Township's solicitor for these types of development applications.

3. Validation of title fee

The Township has received several requests for validation of title and does not have a fee to cover the staff time involved with processing this request.

4. Source Water Protection – Risk Assessment Review

The Township has a small budget dedicated to risk assessment review of development projects when they are located within the source water protection zone of the water treatment plant. Establishing a review fee to be borne by the applicant would assist with cost recovery. The Township currently has a three-year contract with Cambium Inc. to complete risk assessment reviews.

5. Red line revisions to plans of subdivision/condominium

Staff has indicated that a common practice in municipalities across the province is to include a red line revisions fee for plans of subdivision/condominium. It is not uncommon for a land developer to request this type of adjustment to the plan during the approval process. Red line revisions was added to the change of condition section and the fee increased.

6. Request for Municipal Support Resolution for energy grid programs (FIT) or similar programs

Staff anticipate increased requests for Municipal Support Resolutions for energy grid programs (FIT) or similar programs in the future. a planning fee is recommended in order to account for staff time reviewing and commenting on these development proposals.

Financial Implications

Adding new fees to cover activities undertaken by planning staff in response to public/developer demands means a greater proportion of the cost of staff time can be recovered from the user of these services.

Relationship to Strategic Plan

- Not applicable to this report.
- This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.
 - Pillars: Sustainable Long-Term Prosperity
 - Action Item (If Applicable): Operational Efficiency

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

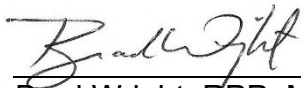
Planning Services

Attachments

Exhibit A – By-law 2024-XX.

Approvals

Submitted By:



Brad Wright, RPP, MCIP, Director of Development Services

Approved By:



Louise Fragnito, CPA CGA, Chief Administrative Officer

By-Law Number 2024-XX**A By-Law to Amend the Planning Fees Schedule**

Whereas section 69.1(1) of the *Planning Act, R.S.O. 1990*, provides that the council of a municipality, by by-law, may establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated costs to the municipality or to a Committee of Adjustment constituted by the council of the municipality in respect of the processing of each type of application provided for in the application;

Whereas the Council of the Corporation of the Township of South Frontenac deems it expedient to ensure that staff time involved in reviewing and processing development applications is properly accounted for in the tariff of fees associated with the processing of planning applications;

Therefore Be It Resolved That the Council of the Corporation of the Township of South Frontenac hereby enacts as follows:

1. That Schedule "A", attached hereto, and by this reference, shall form part of By-law 2024-XX.
2. That all other by-laws establishing fees for the processing of planning applications are hereby repealed.
3. This by-law shall come into force in accordance with section 69.1 of the *Planning Act, R.S.O. 1990*, either upon the date of passage or as otherwise provided by said section 69.1.

Given First and Second Readings: Tuesday, August 13, 2024

Given Third Reading and Passed: Tuesday, August 13, 2024

James Thompson, Clerk

Ron Vandewal, Mayor

Schedule A of By-law 2024-XX

SCHEDULE "A"
TO BY-LAW 2023-XX

PLANNING FEE SCHEDULE

Fee Schedule			
Application Type	Fee	Engineering and Legal Deposit	Proposed New Fee
Pre-consultation fee:			
Minor variances, Consents, Site Plans (pre-consultation fee)	\$150		
Zoning By-law amendments, Official Plan Amendments, Plan of subdivision/condominium (pre-consultation fee)	\$400		
Consent Application:	\$1,347		
Change of conditions - minor	\$320		
Change of conditions – major (requiring recirculation)	\$560		
Zoning By-law Amendment:	\$1,964		
After building without a permit	\$3,700		
Minor Variance Application:	\$1,230		
Applications requiring extra work (4+ variances)	\$1,445		
After building without a permit	\$2,206		
Site Plan Agreement:			
Site Plan – Commercial, industrial, institutional developments less than 4000 square feet + Site Engineering / Legal Deposit	\$2,506	\$2,000	
Site Plan – Commercial, industrial, institutional developments equal to or greater than 4000 square feet + Site Engineering / Legal Deposit	\$3,300	\$2,000	
Site Plan – Multi-residential			\$2,506 + \$2,000 legal deposit
Site Plan – Residential Waterfront			\$1,200
Site Plan – Residential Waterfront (after minor variance)			\$475
Site Plan – Residential Waterfront (after ZBLA)			\$475
Official Plan Amendment	\$2,806		
Plan of subdivision/condominium:			
Draft Plan Application - Plan of subdivision/condominium – less than 20 units	\$2,978	\$3,500	\$5,000 deposit
Draft Plan Application - Plan of subdivision/condominium – more than 20 units	\$3,583	\$5,000	
Change of condition following Draft Plan Approval including red line revisions	\$1,200		\$2,000
Draft Plan Extension	\$1,311		
Final Design Review	\$235		\$775
Removal of 'H' Symbol	\$965		
Road Allowance Closing	\$962	\$3,500	
Licence Agreement	\$373		
Lifting of 0.3m reserve	\$1,223		

Township of South Frontenac By-Law Number 2024-XX

Deeming By-law	\$431		
Part Lot Control By-law	\$982		
Preparation of Condominium agreement	\$1,775		
Preparation of Subdivision agreement	\$1,775		
Preparation of Pre-servicing agreement	\$1,775		
Preparation of Model Home agreement	\$1,775		
Preparation of Development agreement	\$373		
Calculation of MDS	\$275		
Calculation of MDS (recalculation)	\$140		
Zoning:			
Zoning Compliance Review	\$110		
Zoning Compliance Review – Drawing revisions	\$55		
Zoning Compliance Letter	\$123		
Zoning Compliance Letter (within 48 hours)	\$252		
Natural Heritage Review	\$175		
Telecommunications Tower review	\$1,886		
Sign Posting	\$157		
Property Information Search	\$87		
File Search Fee	\$87		
Source Water Protection – Risk Assessment Review			\$225
Source Water Protection - Section 59 Notice that activity is not prohibited and does not need a Risk Management Plan			\$225
Validation of Title			\$700
Request for Municipal Support Resolution in respect to the OPA FIT or similar programs			\$750
15 Kilowatts or less			
Greater than 15 Kilowatts			\$1,500

On January 1st of each subsequent year, unless By-law 2024-XX is amended or revoked, a 2% increase shall apply to all fees in effect, rounded up to the nearest dollar.

Township of South Frontenac Staff Report



To: Council

From: Office of the Chief Administrative Officer

Date of Meeting: April 2, 2024

Subject: Verona Housing grants

Report Number: 2024-113

Summary

This report seeks Council approval for the execution of approved grant applications in relation to the Verona Housing project.

Recommendation

That Council authorize the Clerk and Mayor to sign off on grant agreements for the FCM planning grant and the CMHC seed grant.

Background

As we continue to work through the servicing study phases, staff are also currently taking other steps in to continue to move the project forward such as detailed survey work but also applying to available grants for the project.

Federation of Canadian Municipalities (FCM) Planning grant

FCM provides planning grants of up to \$30,000 to assist in the early stages of the development of affordable housing developments. The grant is intended to fund the development of deliverables for other funding stages within FCM or the Canada Mortgage and Housing Corporation (CMHC) as well as support for contractors such as project managers and design consultants. The contribution breakdown is 80% grant and 20% Township contribution.

CMHC Seed Funding

This grant provides support for the costs related to the early development activities related to predevelopment costs of building a new affordable housing project. This can include items such as conducting environmental site assessments or creating preliminary design concepts.

Discussion/Analysis

FCM Planning Grant

In April 2024, the Township applied for the FCM planning grant with the support of Lindsay Blair from 2B Developments for the full available amount. We have received confirmation that our application was successful for the full available \$30,000 with a total project of \$37,500.

CMHC Seed Grant

In April 2024, the Township applied for the CMHC seed grant with the support of Lindsay Blair from 2B Developments. We have received confirmation that our application was successful in the amount of \$20,900 with no matching required from the Township.

Financial Implications

Any required Township portion will be part of the existing capital project 22-06 which has an existing budget of \$150,000

FCM Planning Grant

This grant puts forward a project cost of \$37,500 with \$30,000 from the FCM grant and the remainder to be funded by the Township.

CMHC Seed Grant

This grant puts forward a project cost and matching grant of \$20,900 with no required Township matching.

Relationship to Strategic Plan

- Not applicable to this report.
- This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.
 - Pillar: People and Partnerships

Climate Considerations

- Not applicable to this report.

Notice/Consultation

Financial Analyst
Lindsay Blair, 2B Developments

Approvals

Approved By:



Louise Fragnito, CPA CGA, Chief Administrative Officer

Township of South Frontenac Staff Report



To: Council

From: Director, Corporate Services & Treasurer

Date of Meeting: June 18, 2024

Subject: Update to By-law 2013-66 regarding Fire Response Cost Recovery

Report Number: 2024-99

Summary

The Report provides background information necessary for Council to give consideration to recommended amendments to [By-law 2013-66](#) regarding Payment for Services in Accordance with Section 391(1) of the *Municipal Act*.

Recommendation

That By-law 2024-46 being a By-law to amend By-Law 2013-66, be given first and second reading; and

That By-law 2024-46 be given third reading, signed, and sealed.

Background

The Township first entered into an Agency Agreement with Fire Marque Inc. (FMI) on [October 15, 2013](#). Fire Marque is a privately-owned Canadian company, incorporated federally in 2009.

The Fire Marque program is designed to provide cost recovery from insurance companies via the *Additional Coverages* Section, *eligible Fire Department Expenses*, contained in most property insurance policies in Canada. Fire Department Expense coverage is a non-deductible coverage and does not take away from the amount of funds that the policy holder is entitled to receive for their property and contents. Collecting against this clause does not affect the homeowner's existing or future policy or coverage.

Discussion/Analysis

Fire Marque reviews property fire related files sent by the Township Fire Department to determine insurance coverage and applicability for Fire Response costs incurred in those incidents.

If there is no claim, or no insurance coverage or no coverage for Fire Department services, then no action is taken, and no funds are recovered.

If insurance coverage is available, and a claim filed, a recovery up to the maximum for fire coverage will be collected.

As noted earlier in the Report, collecting against this clause does not affect the homeowner's policy or coverage.

Some larger municipalities recover insurance coverage costs directly; however, the Township does not have the expertise or capacity to manage such a program internally.

Amendments to By-law 2013-66 are recommended to improve enforcement mechanisms. The language in the existing bylaw currently provides loopholes for insureds or insurers to try to avoid payment to the Township. One example is insurance company paying the insured rather than the Township, but the Township currently has no mechanism to have the insured transfer the payment to the Township.

Financial Implications

The Fire Department Cost Recovery rates established through the By-law are based on Ministry of Transportation rates for fire service on MTO highways. This is an hourly rate per fire apparatus unit. For reference, the 2024 rate is \$559.86/hour/unit. Other Fire Department expenses applicable to be covered may include specialized firefighting equipment or agents, such as fire suppression foam.

The following chart provides a summary of the claims submitted to Fire Marque by the Township of South Frontenac between 2014 and 2023:

Files Sent for Review	Files Recoverable	Township Portion of Recovery	Files with no claim / no coverage / not claimable	Open Files
293	31	\$82,953	262	6

In consideration for the services provided, for those files where collection occurs, FMI keeps 30% of the proceeds collected from insurance companies and sends 70% to the municipality. There are no annual fees or file review charges.

As there is no guarantee or regularity of the timing or amount of revenue, nor is there a set fee payable to FMI, there are no budget or cost implications to the Township. Despite the uncertainty, all revenue streams are valuable in mitigating the pressure on the tax base.

The Township deposits such funds in the Facilities Reserves for Fire Department purposes.

Relationship to Strategic Plan

- Not applicable to this report.
- This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.
 - Pillars: Municipal Service Excellence

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

Delbert Blakney, Director of Emergency Services / Fire Chief

Chris Carrier, National Accounts Manager, Fire Marque Inc

Attachments

Exhibit A – Proposed Revised By-law

Exhibit B - By-law 2024-46, A By-law to Amend By-Law 2013-66, "A By-Law to Establish Fees or Charges and Requiring Payment For Services In Accordance With Section 391(1) Of The Municipal Act"

Approvals

Submitted By:



Arundhati Mohile, CPA CMA,
Director of Corporate Services & Treasurer
Approved By:



Louise Fragnito, CPA, CGA
Chief Administrative Officer

SOUTH FRONTENAC TOWNSHIP

BY-LAW 2013-66, As Amended

A BY-LAW TO ESTABLISH FEES OR CHARGES AND REQUIRING PAYMENT FOR SERVICES IN ACCORDANCE WITH Section 391(1) OF THE MUNICIPAL ACT.

WHEREAS Section 391 (1) of the Municipal Act, as amended, authorizes the Council of a local municipality to pass by laws imposing fees or charges for services or activities provided or done by or on behalf of it; for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and for the use of its property including property under its control;

AND WHEREAS pursuant to section 398 of the Municipal Act, fees and charges imposed by a municipality on a person constitute a debt of the person to the municipality;

~~**AND WHEREAS** Council has considered the Fire Chiefs recommendations with regard to services provided by Fire Marque.~~

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

1. That Fire Response Fees equal to the current MTO rates plus any additional costs to the Township of South Frontenac shall be paid and collected for the services provided. All fees are per occasion or request.
2. The Township may use Indemnification Technology® to assess applicable insurance coverage for Fire Department Specific Response Fees.
3. Fees imposed pursuant to this By-Law constitute a debt of the Owner to the Township and may be added to the tax roll of the Property related to the Fire Department Specific Response.
4. Where the Township believes and/or Indemnification Technology® indicates Fire Department Specific Response Fees are applicable but the Owner does not have, in part or in full, insurance coverage for fire department charges for the Property, the Township may adjust the Fire Department Specific Response Fees to the extent of insurance coverage upon provision by the Owner of evidence, to the satisfaction of the Township, that no such insurance coverage exists or to demonstrate the limits of such coverage.
5. All other by-laws, resolutions or action of Council that are not consistent with or which are contrary to the provisions of this by-law are hereby repealed.
6. This By-law shall come into force and take effect on November 1, 2013.

Dated at Sydenham this 15th day of October, 2013

Read a first and second time this 15th day of October 2013.

Read a third time and finally passed this 15th day of October 2013.

**The Corporation of the
Township of South Frontenac**

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2024-46**

A BY-LAW TO AMEND BY-LAW 2013-66, “A BY-LAW TO ESTABLISH FEES OR CHARGES AND REQUIRING PAYMENT FOR SERVICES IN ACCORDANCE WITH Section 391(1) OF THE MUNICIPAL ACT”

WHEREAS Council desires to update By-law 2013-66;

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

1. By-law 2013-66, is hereby amended as follows:

That the second ‘WHEREAS Clause’ be deleted in its entirety and replaced with a new “WHEREAS Clause” to read as follows:

“**AND WHEREAS** pursuant to section 398 of the Municipal Act, fees and charges imposed by a municipality on a person constitute a debt of the person to the municipality;”

That a new Clause 2, 3 and 4. be inserted in the By-law to read as follows:

2. “The Township may use Indemnification Technology® to assess applicable insurance coverage for Fire Department Specific Response Fees.
 3. Fees imposed pursuant to this By-Law constitute a debt of the Owner to the Township and may be added to the tax roll of the Property related to the Fire Department Specific Response.
 4. Where the Township believes and/or Indemnification Technology® indicates Fire Department Specific Response Fees are applicable but the Owner does not have, in part or in full, insurance coverage for fire department charges for the Property, the Township may adjust the Fire Department Specific Response Fees to the extent of insurance coverage upon provision by the Owner of evidence, to the satisfaction of the Township, that no such insurance coverage exists or to demonstrate the limits of such coverage.”
2. This By-law will come into force and take effect on the date of its passing.

Given First and Second Readings: June 18, 2024

Given Third Reading signed and sealed June 18, 2024

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

Ron Vandewal, Mayor

James Thompson, Clerk

Township of South Frontenac Staff Report



To: Council
From: Director, Development Services
Date of Meeting: June 18, 2024
Subject: Appointment of Building Inspector
Report Number: 2024-109

Summary

This report recommends the appointment of Shawn Duce as Building Inspector.

Recommendation

That By-law 2024-47 being a By-law to appoint a Building Inspector be approved by Council, be given first and second reading; and

That By-law 2024-47 be given third reading, signed and sealed.

Background

As per the *Building Code Act*, Section 3(2), the Council of each municipality shall appoint a Chief Building Official and such inspectors as are necessary for the administration and enforcement of the *Building Code Act* in the areas in which the municipality has jurisdiction.

Discussion/Analysis

Mr. Shawn Duce was hired by the Township in March 2024 however the By-law to appoint him as building inspector had not yet been brought forward. Staff is recommending that Shawn Duce be appointed as a Building Inspector.

Financial Implications

There are no financial implications.

Relationship to Strategic Plan

- Not applicable to this report.
- This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.
- Pillars: Choose an item.

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South Frontenac is a welcoming and thriving rural community.

- Action Item (If Applicable): Insert Text

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

Chief Building Official

Attachments

Exhibit A – By-law 2024-47

Approvals

Submitted By:



Brad Wright, RPP, MCIP, Director of Development Services

Approved By:



Louise Fragnito, CPA CGA, Chief Administrative Officer

By-Law Number 2024-47**A By-Law to Appoint a Building Inspector**

Whereas Section 3 (1) of the *Building Code Act*, 1992 S.O. 1992 c. 23, as amended, provides that the Council of each municipality is responsible for the enforcement of the *Building Code Act* in the municipality; and,

Whereas Section 3 (2) of the *Building Code Act*, 1992 S.O. 1992 c. 23, as amended, requires that the Council of each municipality shall appoint a Chief Building Official and such inspectors as are necessary for the enforcement of this Act in the areas in which the municipality has jurisdiction;

Therefore Be It Resolved That the Council of the Corporation of the Township of South Frontenac hereby enacts as follows:

1. Shawn Duce hereby appointed as Building Inspector for the Township of South Frontenac effective June 18th, 2024.
2. Shawn Duce is hereby authorized by the Council to carry out the duties of a Building Inspector as set out in the *Building Code Act* effective June 18, 2024.
3. This By-law shall come into force and take effect on June 18, 2024.

Given First and Second Readings: Tuesday, June 18, 2024

Given Third Reading and Passed: Tuesday, June 18, 2024

James Thompson, Clerk

Ron Vandewal, Mayor

Township of South Frontenac Staff Report



To: Council

From: Director, Development Services

Date of Meeting: June 18, 2024

Subject: Zoning By-law Amendment Application PL-ZBA-2024-0036, Marten and Jessica Anders, 3514 Buck Point Lane

Report Number: 2024-108

Summary

This report recommends that Council pass a By-law to change the zone of 3514 Buck Point Lane from Residential (R) to Rural Special Exception 80 (RU-80). The RU-80 zone would establish a list of limited rural land uses that are permitted on the property in addition to the existing residential use.

Recommendation

That By-law 2024-48 being a By-law to amend the zoning on lands known as 3514 Buck Point Lane, Plan 1597 PT BLK A, Plan 13R12673 Part 3, District of Storrington, be given first and second reading; and

That By-law 2024-48 be given third reading, signed and sealed.

Background

The purpose of the application is to change the zoning of the property from Residential (R) to Rural Special Exception 80 (RU-80) to permit a hobby farm comprised of an apiary and ten hens, and a home occupation, in addition to the existing single-detached dwelling use. The effect of the proposed by-law is to allow a limited amount of rural land uses on the property that are desired by the landowner.

The proposed apiary is small in scale comprised of several hives occupying minimal area on the property. A 3.3sqm chicken coop is also proposed to permit a maximum of 10 hens on the property.

The subject property is a 1ha property located on Buck Point which is a peninsula of land that extends into Collins Lake. The perimeter of the peninsula is developed with waterfront residential properties and the subject property is located in the middle of peninsula.

Buck Point was developed through the St. Pierre subdivision. The property was originally part of Block A of the subdivision. Block A was originally an open space block. The designation of the property was ultimately changed from open space to estate residential and the property was also rezoned to estate residential in the Township of Storrington

Official Plan and Zoning By-law. Following this land use change, Block A was then severed into the subject property and the abutting property to the west. The subject property was then developed with the existing single-detached dwelling and detached garage.

The property is bounded by Buck Point Lane to the south and Buckley Lane to the north. The property is level and primarily manicured lawn with some treed areas.

Application and Supporting Documents

The application and supporting documents can be accessed through the Township's CivicWeb Document Center: <https://southfrontenac.civicweb.net/filepro/documents/104323/>

Department and Agency Comments

The application was circulated to Building Services and Public Services who advised they did not have any comments or concerns.

Cataraqui Conservation advised that the property is outside their regulated area therefore they did not have any comments on the application.

Public Comments

Council held a public meeting under the *Planning Act* on May 21, 2024. No oral and/or written comments were received from the public.

One member from Council asked whether this application was being brought forward as a result of by-law enforcement. Staff advised that this application was initiated by the property owner and none of the requested uses are currently on the property.

Discussion/Analysis

The proposed zoning by-law amendment was 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 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. The PPS provides direction on agricultural uses in prime agricultural areas and rural lands. The property is considered to be rural lands therefore permitting the proposed small scale agricultural uses are appropriate.

The County Official Plan establishes a framework for guiding land use changes by protecting and managing the natural environment, as well as directing and influencing growth patterns. The Rural Lands policies of the County OP speak to lands outside settlement areas and recognizes that much of these lands have been utilized as an alternative location for those preferring a rural residential lifestyle. The County OP recognizes that agriculture and farming occur on Rural Lands and permits these uses on Rural Lands.

The Township Official Plan allows agricultural uses such as the requested hobby farm in the Agricultural and Rural designations. The Rural section states that the amount and type of development in the Rural area shall be consistent with maintaining its rural character, natural heritage and cultural landscape.

The subject property is located on the interior of Buck Point and is zoned R. It is bordered by waterfront residential development and another property zoned R. The property is accessed by Buck Point Lane, which runs over a large farm property where different types of livestock are raised.

As the property was part of a past residential subdivision the property is in a Rural Residential area. The Rural Residential policies of the Official Plan are primarily focused on criteria for new development through the land division process. They speak to ensuring that new residential development is appropriately separated from agricultural uses. Conversely, agricultural uses, even those small in scale such as the proposed hobby farm, must be compatible with surrounding residential uses.

Compatibility of agricultural uses with surrounding residential uses is typically done through the calculation of MDS separation distances. Consideration of MDS separation distances would not be required for the proposed hobby farm as MDS does not apply to apiaries and the proposed chicken coop is less than 10sqm in size – MDS does not apply to livestock barns less than 10sqm in area.

The property is 1ha in size. The bee hives and chicken coop are to be located north of the dwelling in an open area on the property and comply with the required setbacks of the proposed RU zone. Despite being in a primarily residential area, the subject property is similar in character to other rural properties and is large enough that there is separation between uses (e.g. lane, neighbours).

Ultimately the limited nature of the proposed hobby farm ensures that there will not be concerns with compatibility. The proposed hobby farm is a permitted use on the property under the Township Official Plan.

Township Zoning By-law No. 2003-75 implements the Official Plan by allowing agricultural uses and hobby farms in the Agricultural and Rural zones. A hobby farm is not listed as a permitted use in any other zone (e.g., Residential). The requested rezoning to a RU zone would permit the requested hobby farm use as well as the requested apiary as part of the hobby farm.

Section 5.41 of the Zoning By-law regulates the number of livestock permitted on smaller properties where a hobby farm is a permitted use (i.e. in the Agricultural and Rural zones). Livestock are not permitted on these properties if they are less than 3 acres in area. There is an exception for backyard chickens - a maximum of ten (10) hens are permitted on these properties if they are between 1 and 3 acres in size. The subject property is 1ha (2.5 acres in size), which is the lot size required to support the request for 10 hens.

The Zoning By-law defines a hobby farm as an agricultural use as defined in Section 3.2 of this By-law which is carried out on a parcel of land which is 9.9 ha (24.2 acres) or less in size.

In the Zoning By-law agricultural use means the use of land, buildings or structures for the purposes of the growing of field crops, flower gardening, truck gardening, berry crops, tree crops, nurseries, aviaries, apiaries, maple syrup production, mushroom cultivation or farms for the grazing, breeding, raising, boarding of livestock or any other similar uses carried on in the field of general agriculture and aquaculture, including the sale of such produce, crops or livestock on the same lot.

For clarity, as an apiary is not defined in the Zoning By-law, a clause is being added to the recommended By-law to enable the sale of produce produced by the hobby farm as the owner foresees that if the apiary is successful, that there would be the opportunity to sell products produced by the apiary, in addition to the opportunity to sell fresh eggs.

The proposed by-law would permit a hobby farm comprised of an apiary and a maximum of 10 hens, as well as the sale of products produced from the hobby farm on the same lot.

The development of the proposed small-scale agricultural use is consistent with the Rural designation of the property and is appropriate for the site as the lot is an appropriate size.

Conclusion

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 lands.

Financial Implications

Not applicable.

Relationship to Strategic Plans

- Not applicable to this report.
- This initiative adheres to the following guiding principle of the 2023-2026 Strategic Plan.
 - Priority: Choose an item.
 - Action Item (If Applicable): Insert Text

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 public meeting under the *Planning Act* on May 21, 2024. Notice of the Statutory Public Meeting was given pursuant to the requirements of the *Planning Act*, 20 days in advance of the Public Meeting.

Attachments

Exhibit A – By-law 2024-48

Approvals

Prepared By: Tom Fehr, Planner

Submitted By:



Brad Wright, RPP, MCIP, Director of Development Services

Approved By:



Lousie Fragnito, CPA, CGA, Chief Administrative Officer

By-Law Number 2024-48**BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO REZONE LANDS FROM RESIDENTIAL (R) TO RURAL SPECIAL EXCEPTION (RU-80) ON LANDS DESCRIBED AS 3514 BUCK POINT LANE, PLAN 1597 PT BLK A, PLAN 13R12673 PART 3, DISTRICT OF STORRINGTON: MARTEN AND JESSICA ANDERS**

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;

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;

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;

And that there be no further notice pursuant to Section 34 (17) of the *Planning Act*;

Therefore be it resolved that the Council of the Corporation of the Township of South Frontenac hereby enacts as follows:

1. **THAT** Schedule "C" to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Residential (R) to Rural Special Exception (RU-80) 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 RU-80 (3514 Buck Point Lane, Plan 1597 PT BLK A, Plan 13R12673 Part 3, District of Storrington) immediately after the last Rural Special Exception section to read as follows:

Notwithstanding any provisions of this by-law to the contrary on lands zoned RU-80 only the following uses shall be permitted.

a single detached dwelling

a hobby farm consisting of an apiary and a maximum of 10 hens

accessory buildings or uses to the above uses

a home occupation, in accordance with the provisions of Section 5.28 of this By-law

For clarity, in the RU-80 zone the sale of produce, crops or livestock produced on a hobby farm shall be permitted on the same lot.

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.

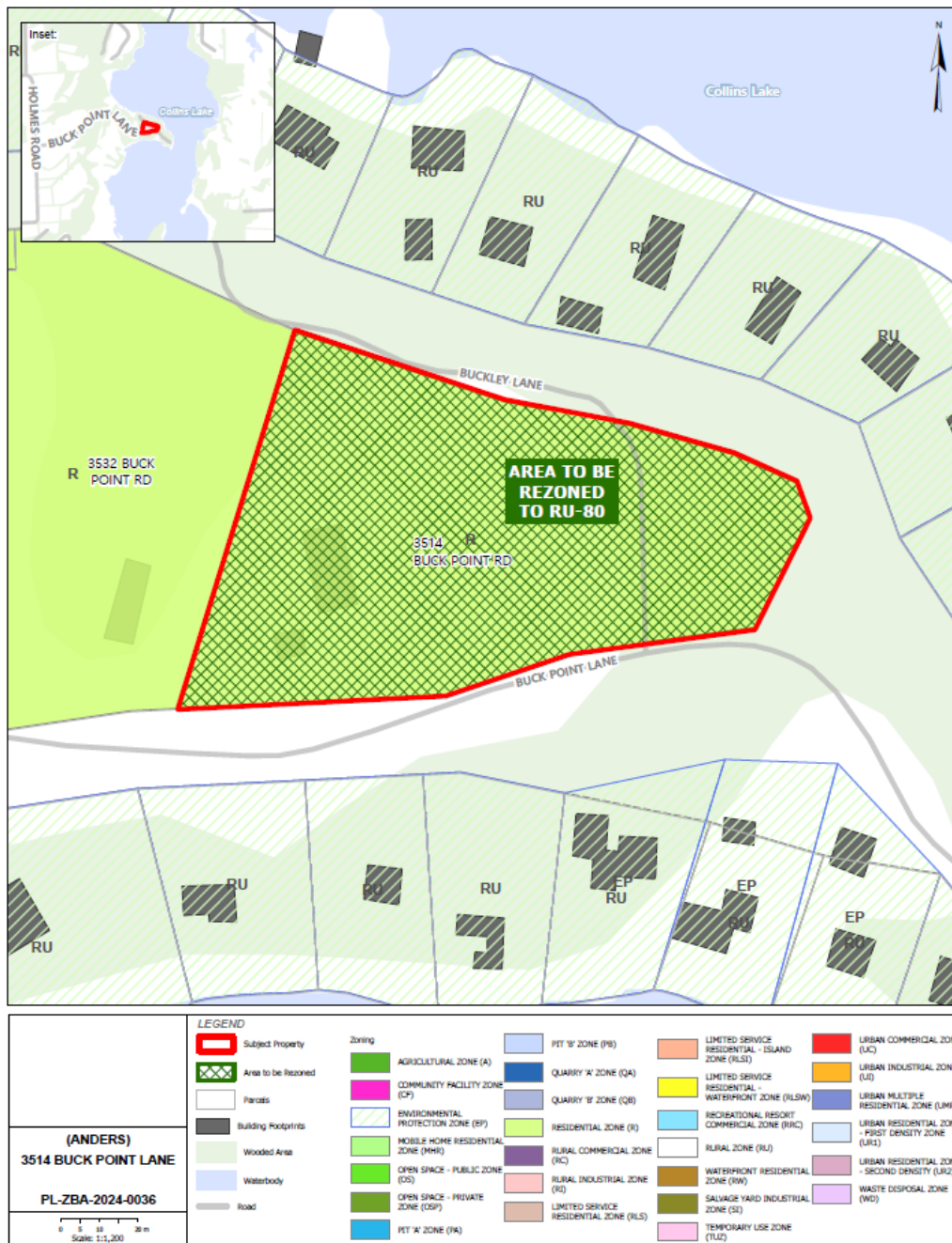
Given First and Second Readings: Tuesday, June 18, 2024

Given Third Reading and Passed: Tuesday, June 18, 2024

James Thompson, Clerk

Ron Vandewal, Mayor

Schedule 1 of By-law 2024-48



By-Law Number 2024-49

A Township-initiated By-Law to amend By-law 2003-75, as amended, to effect a number of changes related to additional dwelling units, a holding symbol on a private property to address archaeology matters, administrative errors, and penalties for contravening the zoning by-law

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 deems it expedient to amend By-law No. 2003-75 as amended, to undertake general amendments to amend additional dwelling unit provisions, add a holding symbol to a private property to address archaeological matters, add provisions related to administrative errors, and to add provisions related to penalties for contravening the By-law; 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; and

Whereas there be no further notice pursuant to Section 34 (17) of the *Planning Act*;

Therefore be it resolved that the Council of the Corporation of the Township of South Frontenac hereby enacts as follows:

1. That Section 4 – Administration, subsection 4.4 Inspection of Land or Buildings is amended by deleting the text “Chief Building Official” and replacing this text with “Director of Development Services” so that it reads as follows:

4.4 Inspection of Land or Buildings

Where the Director of Development Services has reason to believe that any person has used land or used a building or structure contrary to this By-law, he/she, or an employee of the Township authorized by him/her, may at any reasonable hour, enter and inspect the land, building or structure.
2. That Section 4 – Administration, subsection 4.5 Violations and Penalties is amended by deleting the text of the subsection and replacing it with the following text:
 - 4.5.1 Every person who contravenes any of the provisions of this by-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable:
 - a. on a first conviction, to a fine of not more than \$25,000.00; and
 - b. on a subsequent conviction, to a fine of not more than \$10,000.00 for each day or

part thereof upon which the contravention has continued after the day on which the person was first convicted.

4.5.2 Where the person convicted of a breach of any of the provisions of this by-law is a corporation, the penalty that may be imposed is:

- a. on a first conviction, a fine of not more than \$50,000.00; and
- b. on a subsequent conviction a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted, and not as set out in subsection 4.5.1.

4.5.3 Where a conviction of a breach of any of the provisions of this by-law has been entered, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

3. That Section 4 – Administration is further amended by adding the following new subsection and text:

4.8 Technical Revisions

Revisions may be made to this By-law without the need for a Zoning By-law amendment in the following cases:

4.8.1 Correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision.

4.8.2 Adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends, or title blocks.

4.8.3 Changes to formatting, appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers, and headers, which do not form a part of this By-law and are editorially inserted for convenience of reference only.

4.8.4 For the purpose of preparing a Zoning By-law consolidation of amendments.

4. That Schedule “I” to Zoning By-law Number 2003-75 as amended, is hereby amended by applying the holding overlay to all lands outside the Sydenham Water Service Area as shown on Schedule “1”.

5. That Section 5 – General Provisions, Subsection 5.4 Holding Overlays and Zones, is hereby further amended by:

- a. Deleting subsection 5.4.2.
- b. Adding a new Section 5.4.3 as follows:

5.4.3 Where the symbol “H” appears on a zoning map as a prefix to any Zone symbol, the lands have been placed in a ‘Holding Zone’ and Holding Zone provisions as set out in Section 33 of this By-Law apply.

6. That a new Section 33 Holding (-H) Zones be added to the By-law as follows:

SECTION 33 – HOLDING ZONES (-H)

33.1 Where the symbol “H” appears on a zoning map as a prefix to any Zone symbol, the lands have been placed in a ‘Holding Zone’ pursuant to Section 36 of the *Planning Act*. County may pass a By-Law pursuant to Section 36 of the *Planning Act* to remove the Holding (H) Symbol, thereby placing the lands in the Zone indicated by the Zone symbol.

33.2 PERMITTED USES

A lot that is subject to a Holding Symbol (-H) may only be developed for the following purposes until such time as the Holding Symbol is removed:

- Uses that legally existed on the date of the passing of this By-law
- A model home in accordance with Section 5.48

33.3 SPECIAL PROVISIONS

{reserved}

7. That Schedule “B” to Zoning By-law Number 2003-75 as amended, is hereby amended by adding a “1” to the holding symbol (-H) on the RU zone on the lands shown on Schedule “2”.

8. That the text from By-law 2023-53 be added to Section 33 as follows:

Holding Symbol H1

The Holding Symbol -H1 applying to lands zoned Rural (RU) may be removed to permit development only after an Environmental Impact Assessment and Archaeological Assessment are prepared to the satisfaction of the Township.

9. That Schedule “E” to Zoning By-law Number 2003-75 as amended, is hereby amended by adding a holding symbol (-H2) on the UR1 zone on the lands shown on Schedule “3”.

10. That the following holding symbol provision be added to Section 33:

Holding Symbol H2

Prior to the removal or partial removal of the Holding Symbol and the issuance of a building permit for any building or structure on lands zoned Urban Residential – First Density – Holding Symbol (UR1-H2), the following condition must be satisfied. For greater certainty, where a building permit has been issued for a building or structure, the Holding Symbol still applies to the lot such that this condition must be satisfied, and the Holding Symbol removed or partially removed, prior to the issuance of a building permit for any building or structure. The condition that must be satisfied is:

A. an archaeological assessment of the area to be disturbed shall be completed by a licensed archaeologist in compliance with the 2011 Standards and Guidelines for Consultant Archeologists, and a report entered into the Ontario Public Register of Archaeological Reports with a recommendation of one of the following:

- i. No archaeological site of cultural heritage value or interest has been identified and no further archeological assessment is required for all or that part of the property; or
- ii. Any identified archeological site is of no further cultural heritage value or interest and no further archaeological assessment is required for all or part of the property; or
- iii. Any identified archaeological site of further cultural heritage value or interest is conserved and protected in a manner as detailed in the archaeological assessment.

11. This By-law shall come into force in accordance with Section 34 and Section 36 of the *Planning Act*, 1990, as amended, either upon the date of passage or as otherwise provided by said Section 34 and Section 36.

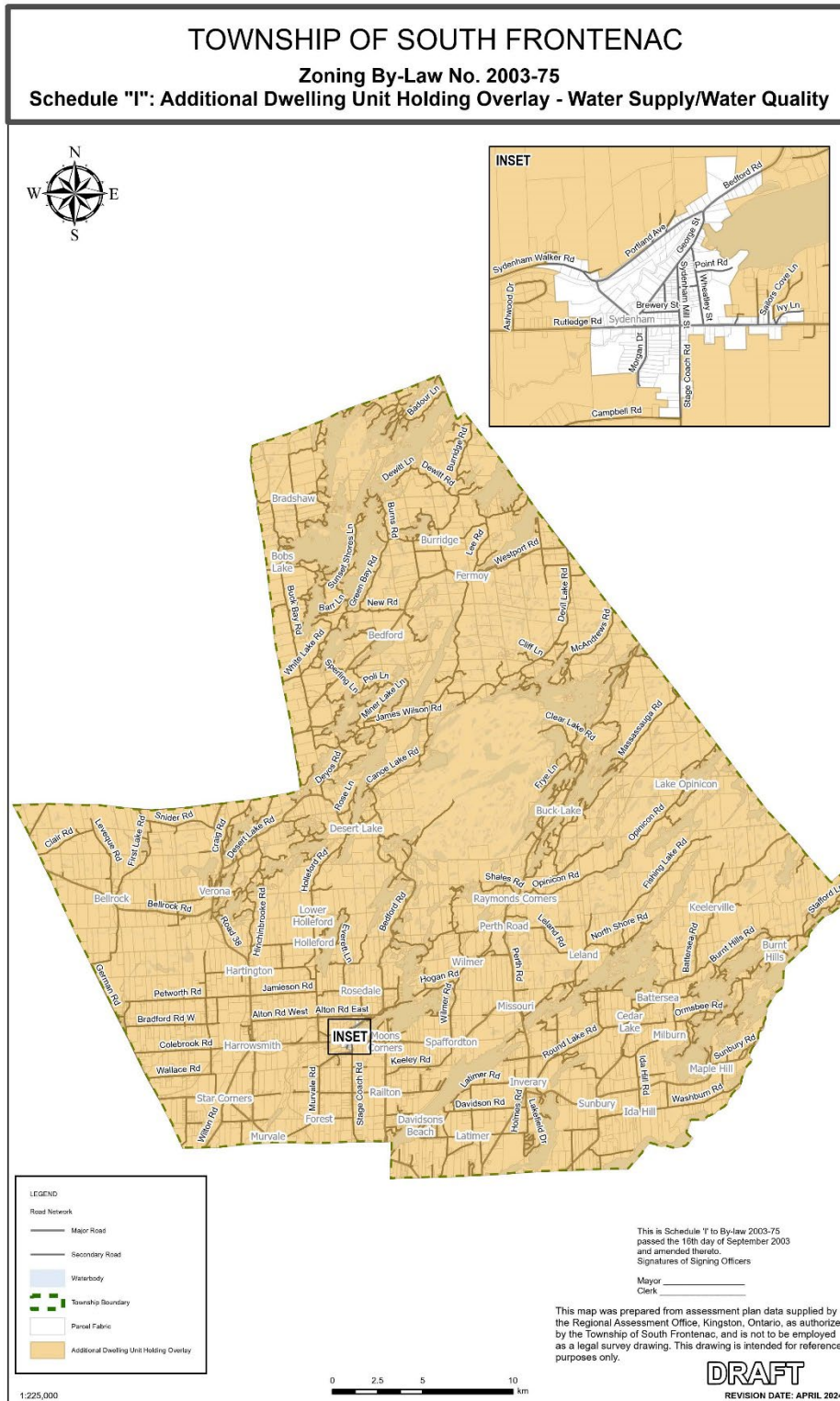
Given First and Second Readings: Tuesday, June 18, 2024

Given Third Reading and Passed: Tuesday, June 18, 2024

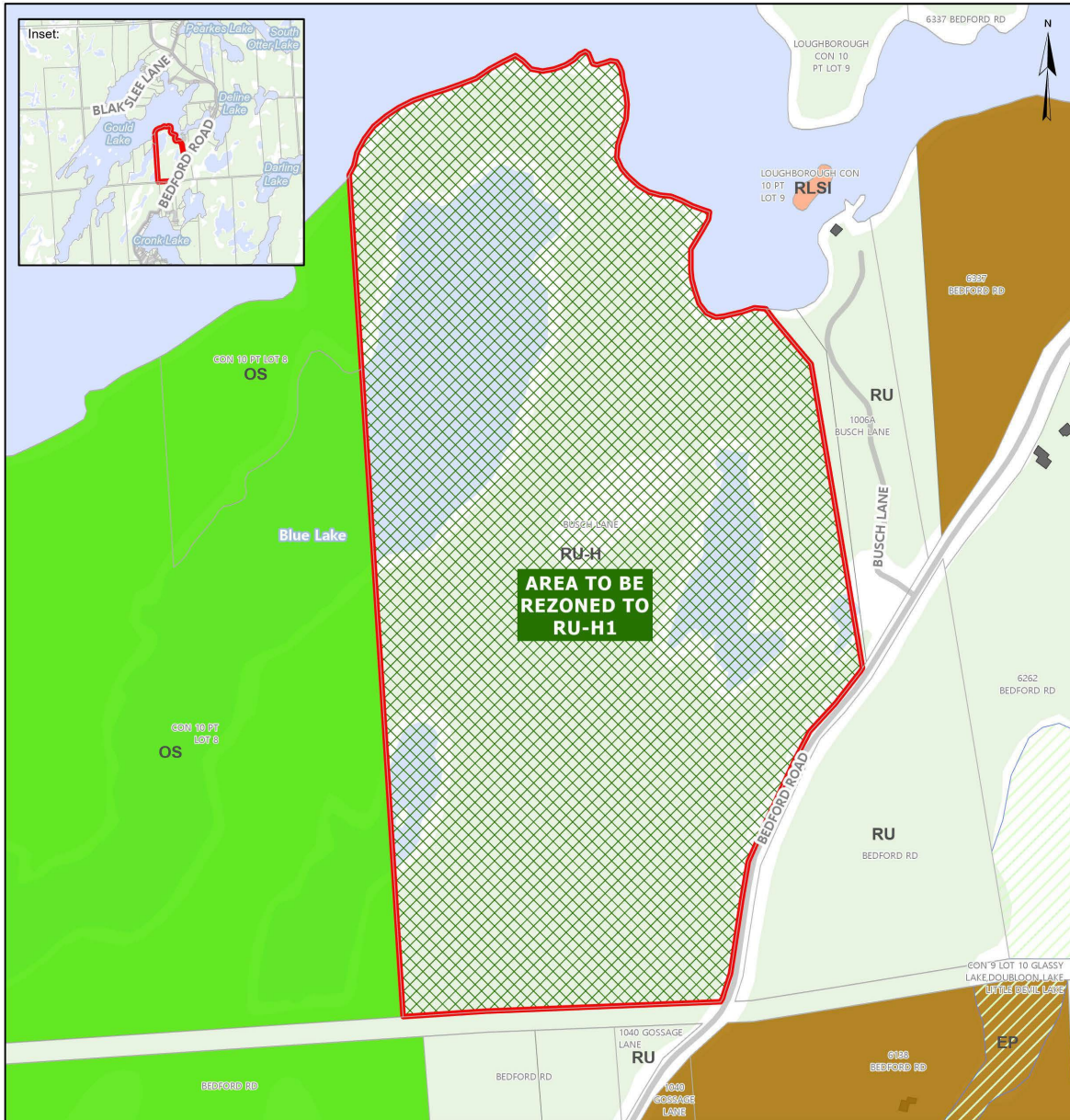
James Thompson, Clerk

Ron Vandewal, Mayor

Schedule 1 of By-law 2024-X49



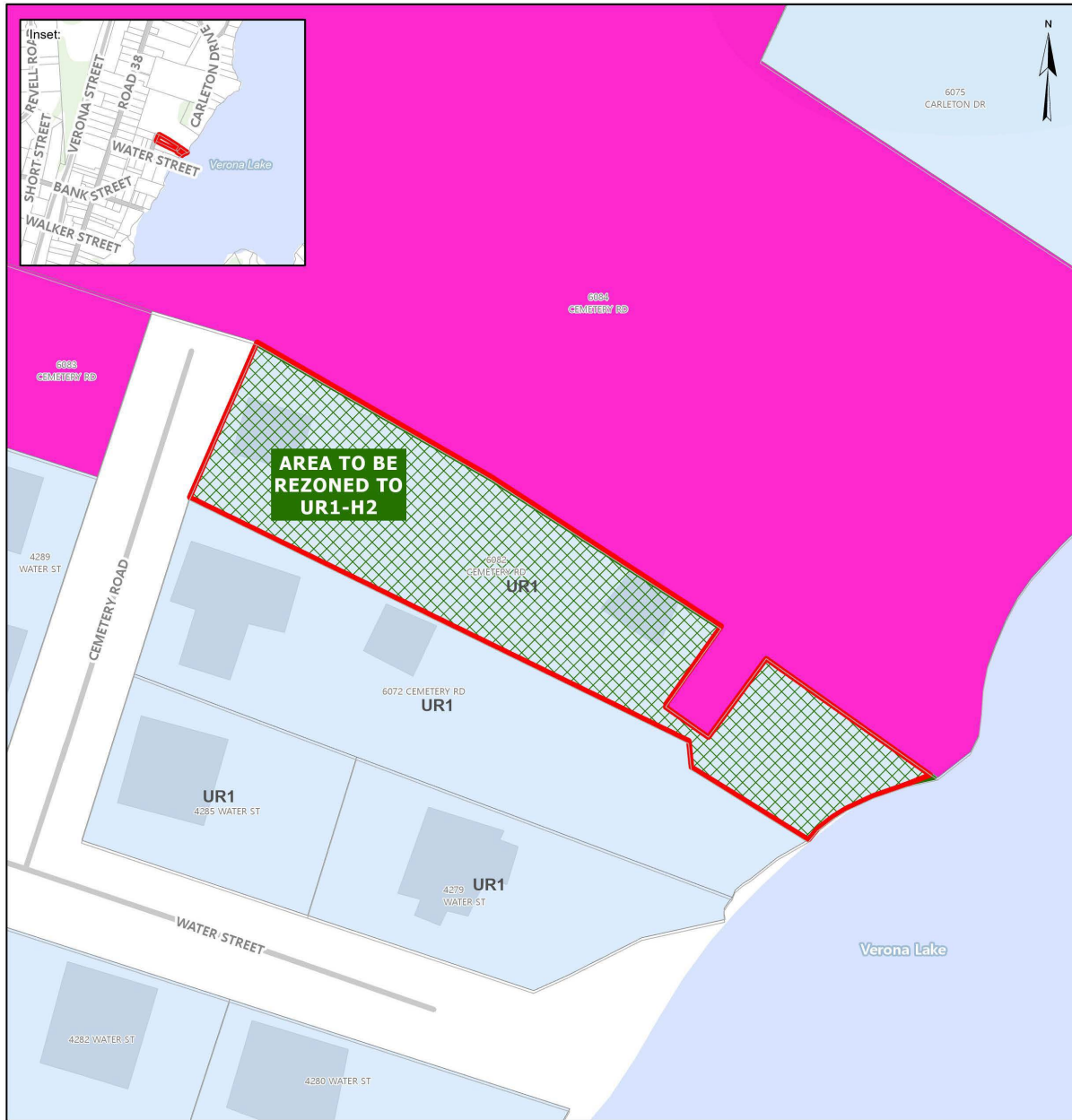
Schedule 2 of By-law 2024-49



<p>SOUTH FRONTENAC</p> <p>BUSCH LANE</p> <p>PL-ZBA-2024-0028</p> <p>0 37.5 75 150 m Scale: 1:5,000</p>	<p>LEGEND</p> <p> Subject Property</p> <p> Area to be Rezoned</p> <p> Township Boundaries</p> <p> Building Footprints</p> <p> Wooded Area</p> <p> Waterbody</p> <p> Road</p>		<p>Zoning</p> <p> AGRICULTURAL ZONE (A)</p> <p> COMMUNITY FACILITY ZONE (CF)</p> <p> ENVIRONMENTAL PROTECTION ZONE (EP)</p> <p> MOBILE HOME RESIDENTIAL ZONE (MHR)</p> <p> OPEN SPACE - PUBLIC ZONE (OS)</p> <p> OPEN SPACE - PRIVATE ZONE (OSP)</p> <p> PIT 'A' ZONE (PA)</p> <p> PIT 'B' ZONE (PB)</p> <p> QUARRY 'A' ZONE (QA)</p> <p> QUARRY 'B' ZONE (QB)</p> <p> RESIDENTIAL ZONE (R)</p> <p> RURAL COMMERCIAL ZONE (RC)</p> <p> RURAL INDUSTRIAL ZONE (RI)</p> <p> LIMITED SERVICE RESIDENTIAL ZONE (RLS)</p>		<p> LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI)</p> <p> LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW)</p> <p> RECREATIONAL RESORT COMMERCIAL ZONE (RRC)</p> <p> RURAL ZONE (RU)</p> <p> WATERFRONT RESIDENTIAL ZONE (RW)</p> <p> SALVAGE YARD INDUSTRIAL ZONE (SI)</p> <p> TEMPORARY USE ZONE (TUZ)</p> <p> URBAN COMMERCIAL ZONE (UC)</p> <p> URBAN INDUSTRIAL ZONE (UI)</p> <p> URBAN MULTIPLE RESIDENTIAL ZONE (UMR)</p> <p> URBAN RESIDENTIAL ZONE - FIRST DENSITY ZONE (UR1)</p> <p> URBAN RESIDENTIAL ZONE - SECOND DENSITY (UR2)</p> <p> WASTE DISPOSAL ZONE (WD)</p> <p> Parcels</p>	
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Schedule 3 of By-law 2024-49



<p>SOUTH FRONTENAC</p> <p>6082 CEMETERY ROAD</p> <p>PL-ZBA-2024-0028</p> <p>Scale: 1:600</p>	<p>LEGEND</p>	
	<p> Subject Property</p> <p> Area to be Rezoned</p> <p> Township Boundaries</p> <p> Building Footprints</p> <p> Wooded Area</p> <p> Waterbody</p> <p> Road</p>	<p>Zoning</p> <p> AGRICULTURAL ZONE (A)</p> <p> COMMUNITY FACILITY ZONE (CF)</p> <p> ENVIRONMENTAL PROTECTION ZONE (EP)</p> <p> MOBILE HOME RESIDENTIAL ZONE (MHR)</p> <p> OPEN SPACE - PUBLIC ZONE (OS)</p> <p> OPEN SPACE - PRIVATE ZONE (OSP)</p> <p> PIT 'A' ZONE (PA)</p> <p> PIT 'B' ZONE (PB)</p> <p> QUARRY 'A' ZONE (QA)</p> <p> QUARRY 'B' ZONE (QB)</p> <p> RESIDENTIAL ZONE (R)</p> <p> RURAL COMMERCIAL ZONE (RC)</p> <p> RURAL INDUSTRIAL ZONE (RI)</p> <p> LIMITED SERVICE RESIDENTIAL ZONE (RLS)</p>

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Township of South Frontenac Staff Report



To: Council

From: Office of the Chief Administrative Officer

Date of Meeting: Tuesday, June 18, 2024

Subject: Purchase of Land reporting

Report Number: 2024-112

Summary

This report provides information on a property purchased from authorization to negotiate received by Council during Committee of the Whole "Closed Meetings".

Recommendation

This Report is for information purposes only.

Background

During the first quarter of 2024, the CAO received in closed session the authorization from Council to negotiate the tentative purchase of property. This report provides information of the finalized transaction in 2024 from this authorization.

Discussion/Analysis

The following property transaction was finalized in April 2024 from authorization received from Council in closed session for the CAO to negotiate a property acquisition.

Date	Sale/Purchase	Property Location	Amount	Funding
June 4, 2024	Purchase	Vacant Land, Road 38	\$346,664	Working Funds

Financial Implications

Funding for the purchase of the Road 38 property was funded from the Working Funds Reserve.

Relationship to Strategic Plan

- Not applicable to this report.
- This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.

-
- Pillars: Choose an item.
 - Action Item (If Applicable): Insert Text

Climate Considerations

Not applicable to this report.

Approvals

Approved By:



Louise Fragnito, CPA CGA, Chief Administrative Officer



Growth Analysis Study, 2021 to 2051

Township of South Frontenac

Final Report

June 7, 2024

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

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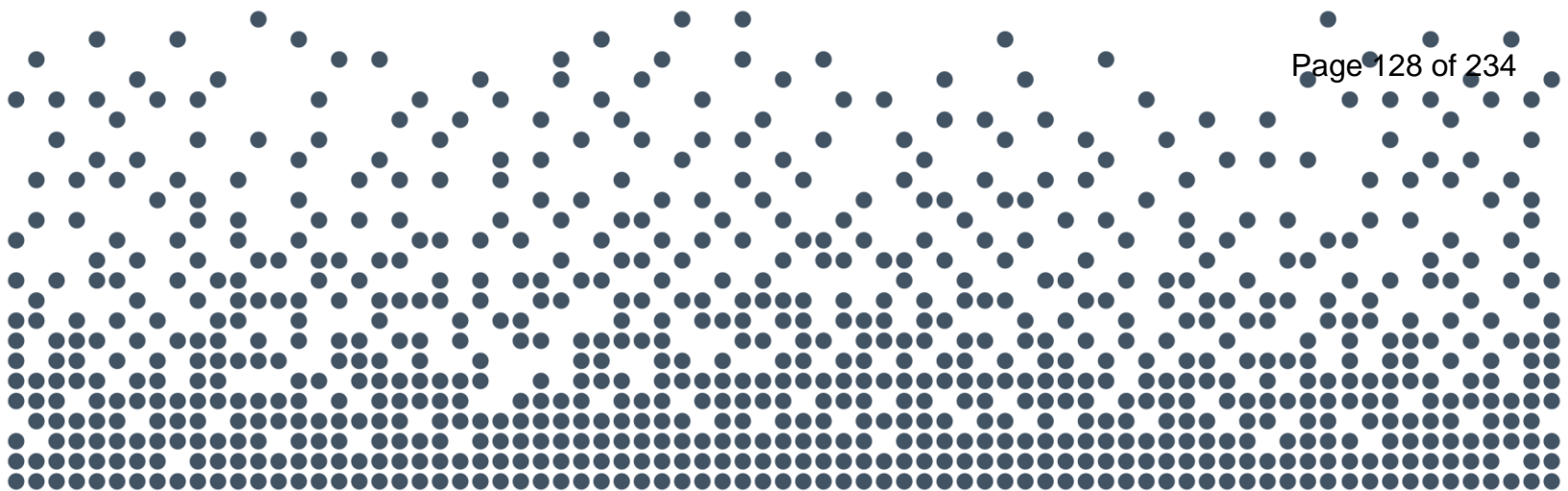


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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
G.D.P.	Gross domestic product
G.G.H.	Golden Greater Horseshoe
G.T.H.A.	Greater Toronto and Hamilton Area
I.M.F.	International Monetary Fund
M.O.F.	Ministry of Finance
M.Z.O.	Minister's Zoning Order
N.F.P.O.W.	No Fixed Place of Work
P.P.U.	Persons Per Unit
P.P.S.	Provincial Planning Statement
U.S.	United States



Executive Summary



Executive Summary

Introduction

Watson & Associates Economists Ltd. (Watson) was retained by the Township of South Frontenac in the spring of 2024 to undertake a Development Charges Background Study & By-Law and Growth Analysis Study. The growth forecast prepared through the Growth Analysis Study will form the basis for the D.C. growth forecast. Key components of the assignment include:

- A brief discussion of regional and local growth drivers within Frontenac County and the Township of South Frontenac;
- A long-term employment forecast by major sector to 2051; and
- Forecast growth trends in population and housing by structure type (i.e. singles/semi-detached, townhouses and apartments) including trends related to seasonal population and housing on a Township-wide basis to 2051.

Approach

Ultimately, future population and housing growth within the Township of South Frontenac will be determined in large measure by the competitiveness of the export-based economy within the County, the City of Kingston, as well as the remaining surrounding regional economic area. In assessing the Township's long-term population growth potential, it is important to recognize that there is a direct link between provincial/regional economic growth trends and forecast regional net migration potential across the Township, County, and surrounding commuter-shed. This represents a fundamental starting point in addressing the forecast population growth potential of the Township of South Frontenac.

It is also important to recognize the weight that the seasonal segment of the population has on future housing demand, infrastructure needs, economic development and municipal services. Forecast seasonal housing demand has been largely based on an assessment of the key market areas which are anticipated to drive the demand for seasonal housing (i.e. the City of Kingston, Greater Golden Horseshoe (G.G.H.), Ottawa Region and other major market areas).



Macro and Regional Growth Drivers and Regional Economic Trends

For the Frontenac County Census Division, which includes the Township of South Frontenac, outward population growth pressure has been most heavily felt from other urban centres within the G.G.H., Kingston-Pembroke Economic Region (largely the City of Kingston), and the Ottawa Economic Region. These Economic Regions and the G.G.H. also represent the key sources of seasonal housing demand across the Township.

The proximity of South Frontenac to the Kingston area employment market represents a key driver of permanent population growth and housing demand. In 2021, 4,400 South Frontenac residents worked within the City of Kingston, representing 73% of the Township's labour force. Comparatively, 930 South Frontenac residents both lived and worked within the Township, which represents only 16% of the Township's labour force. The broader population growth potential for the Township is directly tied to sustained employment growth opportunities within the City of Kingston. The Township's strategic location to Kingston will continue to drive housing and population development in South Frontenac, as individuals seek competitively priced, ground-oriented housing within reasonable commuting distance to the City of Kingston. Quality of life factors largely attributed to "rural living" offered in South Frontenac are also anticipated to drive net migration from a broad range of demographic groups, including first-time home buyers, families, empty nesters and seniors.

Township of South Frontenac Permanent and Seasonal Population and Housing Forecast, 2021 to 2051

Watson & Associates has recently conducted a growth forecast for the City of Kingston and the Kingston C.M.A. Three long-term growth scenarios were created for the Kingston C.M.A. (i.e. the "high," "medium" and "low" case). Population growth for South Frontenac is forecast within the context of the "medium scenario" for the Kingston C.M.A.

The previously conducted growth forecast for the Township of South Frontenac projected a 2046 population of 23,800 people. This updated Growth Forecast Update estimates a 2046 population of 25,600, representing an additional population increase of 1,800. Under the current forecast, the population in South Frontenac is anticipated to



steadily increase from 20,700 in 2021 to 26,700 by 2051, representing a population increase of 0.9% annually over the 30-year period.

Over the forecast period, the Township's population base is anticipated to steadily age. Most notably, the percentage of the population in the 75+ age group (older seniors) is forecast to triple over the forecast period, increasing from 7% in 2021 to 21% in 2051. The aging of the population and declining population growth resulting from natural increase (i.e., births less deaths) is anticipated to place downward pressure on the rate of population and labour force growth within the Township. Similar to the Province as a whole, the Township will increasingly become more reliant on net migration as a source of population growth as a result of these demographic conditions. Moving forward, it will be important that the Township continue to plan for this aging population so that it can be well-positioned to accommodate a growing elderly population. Providing a wide range of housing options (including senior housing) will be an important component of retaining this segment of the population to 2051.

Between 2016 and 2021, Census data implies there was a significant number of housing conversions from seasonal to permanent occupancy. This level of conversions is not captured in the Municipal Property Assessment Corporation (MPAC) data for the Township over the same period. Based on this, as well as the permit activity during this period, it is estimated that some of the permanent population and housing growth reported by the Census between 2016 and 2021 was due to individuals mistakenly completing their Census surveys stating that their primary place of residence was within the Township during the Provincial COVID-19 lockdown. Accordingly, this analysis assumes that by 2026, a component of these dwellings will be captured as seasonal again.

Between 2021 and 2051, the Township is forecast to increase by approximately 100 permanent households annually, compared to approximately 80 net occupied units observed between 2006 and 2021. Over the 2021 to 2051 forecast period, net occupied housing growth is forecast to be comprised of 86% low-density (singles and semi-detached), 6% medium-density (townhouses) and 8% high-density (secondary units, apartments, and stacked townhouses) units. In comparison to historical trends, a slight increase in the share of medium and high-density housing forms is anticipated, largely driven by the aging of the population, potential opportunities in primary settlement areas



for communal serving, and continued affordability challenges for single- and semi-detached dwellings.

Seasonal residents account for a significant component of the Township's total population base, accounting for approximately one-third of the total base population as of 2021 (26% of the total 2021 housing base). When considering the forecast, the following trends can be observed:

- After 2026, net demand for seasonal housing development in South Frontenac is anticipated to average approximately 11 new units per year;
- Between 2026 and 2051 it is assumed that approximately five seasonal-to-permanent conversions will occur annually, which contributes to the forecast occupied dwelling growth in the Township;
- Permanent + seasonal dwellings are forecast to increase from 10,700 total units in 2021 to 14,300 by 2051, representing an annual increase of nearly 120 units annually; and
- Township-wide permanent and seasonal population is forecast to increase from approximately 30,300 in 2021 to 38,000 by 2051, representing an increase of approximately 7,700 people over the 30-year period.^[1]

Township of South Frontenac Employment Forecast, 2021 to 2051

Three long-term employment growth forecast scenarios for the Kingston C.M.A. (i.e. “high,” “base” and “low” growth scenarios) were recently prepared by Watson & Associates. Similar to the population forecast, the “Medium Scenario” is the most likely long-term growth scenario for the Kingston C.M.A. for this study. Accordingly, the long-term employment potential for Frontenac County and the Township of South Frontenac has been considered within this broader regional context. Under the Medium Scenario, the Kingston C.M.A. employment base is forecast to grow at an average annual rate of 1.6% per year or approximately 1,600 jobs annually.

The Township's employment base is forecast to increase by approximately 700 jobs between 2024 and 2051, increasing from 2,800 to 3,500. This represents an average annual growth rate of 0.9% over the 30-year forecast period. The employment activity rate (ratio of jobs to population) is forecast to remain stable over the forecast period,

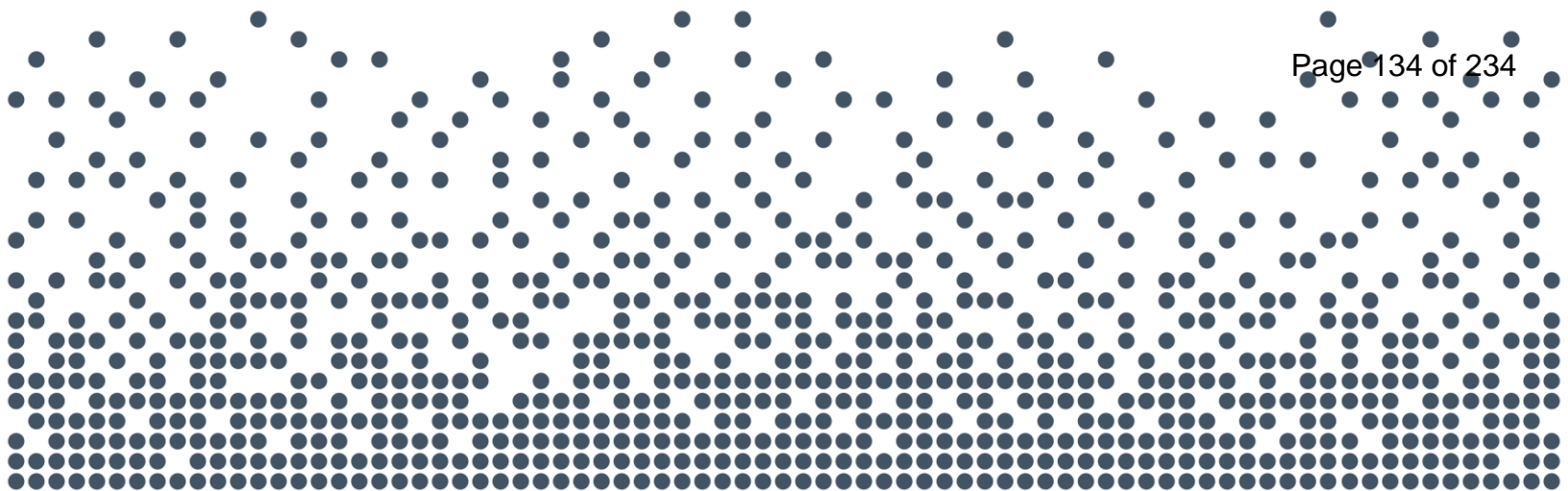
^[1] Excluding the net Census undercount of 2.5%. See Appendix A for details.



representing a similar ratio of long-term employment growth relative to permanent population growth. Employment growth related to work at home and no fixed place of work (N.F.P.O.W.), i.e. off-site employment categories, is forecast to account for 30% of job growth in South Frontenac. On-site employment in institutional, commercial and industrial sectors is forecast to account for 70% of employment growth between 2024 and 2051.

Conclusions

Housing growth in the Township is forecast to remain above the levels experienced between 2006 and 2021, with the rate of housing growth gradually declining in the latter half of the 30-year forecast period due to the aging of the population and labour force. Under the current Growth Forecast Update, the Township of South Frontenac is forecast to increase by 5,500 permanent residents, 3,100 permanent occupied households, and 700 jobs over the forecast period. In addition to this permanent growth, the seasonal segment of the population will continue to place demands on municipal services and infrastructure, particularly during peak summer months. Achieving this growth will require increasing levels of net migration to offset the aging of the population and the decline in natural increase (births less deaths) associated with an older population. Accommodating this level of development activity will require the Township to proactively plan for short- and long-term growth opportunities. This will require the Township to ensure that there are land opportunities to accommodate employment and residential uses. The utilization of communal services will be a key consideration in the Township's ability to provide a wide range of housing types over the next three decades.



Report



Chapter 1

Introduction



1. Introduction

1.1 Terms of Reference

Watson & Associates Economists Ltd. (Watson) was retained by the Township of South Frontenac in the spring of 2024 to undertake a Development Charges Background Study & By-Law and Growth Analysis Study. The growth forecast prepared through the Growth Analysis Study will form the basis for the D.C. growth forecast.

The primary purpose of the Growth Analysis Study is to ensure that recent changes to the policy framework at the provincial level, through amendments to the *Planning Act*, Bill 185 and the proposed Provincial Planning Statement (P.P.S.), 2024, are considered when establishing growth management principles and identifying opportunities and options for accommodating growth within the planning horizon. Further to this, with a continually changing growth context in both Ontario and South Frontenac since the COVID-19 pandemic, a reassessment of the Township's long-term growth potential is required. Accordingly, key components of the assignment include:

- A brief discussion of regional and local growth drivers within Frontenac County and the Township of South Frontenac;
- A long-term employment forecast by major sector to 2051; and
- Forecast growth trends in population and housing by structure type (i.e. singles/semi-detached, townhouses and apartments) including trends related to seasonal population and housing on a Township-wide basis to 2051.

The results of the analysis provided herein are intended to assist in decision-making specifically related to land-use planning and growth management, economic development, infrastructure planning/phasing, and financial planning matters for the Township.

It is important to note that Frontenac County undertook a review of its long-term population, housing and employment growth projections, which was completed in January 2020, hereafter referred to as the 2020 Frontenac County Growth Analysis Study.^[2] From this County-wide work, Watson completed a Growth Analysis Study for

^[2] Population, Housing and Employment Projections Study. County of Frontenac. Final Report. January 20, 2020. Watson & Associates Economists Ltd.



the Township in November 2020, which provided a growth forecast from 2016 to 2046. The following report re-examines the Township-wide growth estimates established in these documents and provides an updated population, housing, and employment growth forecast to 2051.

1.2 Background

Situated within Eastern Ontario, approximately 25 km northwest of the City of Kingston, the Township of South Frontenac is home to a diverse growing population, housing, and employment base. As of 2021, the Township is home to approximately 20,200 people and 2,600 jobs.^[3] Since the onset of the pandemic in March 2020, COVID-19 has accelerated housing demands and seasonal-to-permanent conversions within the Township of South Frontenac, led by increased opportunities for remote work combined with growing regional employment growth opportunities within the Township of South Frontenac commuter shed, most notably within the City of Kingston. Added to this, the Township's price-competitive housing market for ground-oriented dwellings (relative to larger urban centres within eastern Ontario) has been increasingly attractive to families and empty-nesters.

It is recognized, however, that the longer-term population and employment growth potential for the Township will be heavily dependent on the sustained economic growth potential of the broader economic region and the province as a whole. As such, it is important not to overstate the near-term impacts of COVID-19 on long-term housing demand in South Frontenac, particularly as it relates to the conversion of seasonal dwellings to permanent occupancy (discussed further in subsection 4.3.1.). Given the evolving economic, socio-economic and demographic factors influencing population trends within the Township, there is a need to reassess the long-term population, housing, and employment potential for the Township of South Frontenac.

^[3] Population excluding the Census undercount. Jobs are an estimate by Watson & Associates as the 2021 Census results for employment are unreliable due to Census enumeration occurring during a Provincial lockdown.



1.3 Provincial Planning Policy Context

This study was prepared under the purview of the Provincial Policy Statement (P.P.S.), 2020. On April 7, 2023, the Province of Ontario released a new P.P.S. in concert with introducing Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*. Bill 97 proposes amendments to seven provincial statutes, including the *Planning Act*. The proposed P.P.S., 2023 was intended to simplify and integrate existing provincial policies established in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the Growth Plan) and the P.P.S., 2020, while providing municipalities and the Province with greater flexibility to deliver on housing objectives. A key focus of the proposed P.P.S., 2023 was that it recognized that the approach for achieving housing and employment outcomes will vary by municipality and, as such, moved away from a prescriptive guideline approach to growth analysis and urban land needs assessments.

On April 10, 2024, the Province subsequently released a revised P.P.S.^[4] The proposed P.P.S., 2024 was released in coordination with Bill 185, *Cutting Red Tape to Build More Homes Act*, for a 30-day comment period. The following summarizes some highlights of the proposed P.P.S., 2024 for the Township of South Frontenac:

- Compared to the P.P.S., 2020, the proposed P.P.S., 2024 provides a more flexible horizon for planning for growth by providing a planning horizon with a minimum of 20 years and a maximum of 30 years. Similar to the proposed P.P.S., 2023, “planning for infrastructure, public service facilities, strategic growth areas and Employment Areas may extend beyond this time horizon.”^[5]
- The proposed P.P.S., 2024 notes that “planning authorities shall base population and employment growth forecasts on Ministry of Finance (M.O.F.) 25-year projections and may modify projections, as appropriate.” It is our interpretation that municipalities are not required to utilize the M.O.F. forecasts and that they are not meant to replace long-term forecasting by municipalities. It is important to note that the M.O.F. population forecasts are provided at the Census division level only, which typically represents upper-tier municipalities, including separated municipalities and large urban single-tier municipalities. The M.O.F. does not provide forecasts at the area municipal level. Furthermore, the most

^[4] <https://ero.ontario.ca/notice/019-8462>.

^[5] Proposed P.P.S., 2024, policy 2.1.3, p. 6.



recent Summer 2023 M.O.F. forecast provides growth estimates to the year 2046.

- The proposed P.P.S., 2024 identifies that development within rural areas needs to be assessed within the rural context in terms of the scale of servicing and character.^[6]
- No further direction is provided with respect to development within existing or new Rural Employment Areas. Under subsection 2.2.9.5 of the Growth Plan, the Province provided a framework for Rural Employment Area expansions. The framework identified that expansion of Employment Areas outside settlement areas on rural lands that were designated for employment uses may only be permitted if necessary to support the immediate needs of existing businesses and if compatible with the surrounding uses.^[7] The proposed P.P.S., 2024 does not carry forward this policy.

^[6] Proposed P.P.S., 2024, policy 2.5.2, p. 10.

^[7] A Place to Grow, Growth Plan for the Greater Golden Horseshoe, Office Consolidation, policy 2.2.9.5, p. 28.



Chapter 2

Approach



2. Approach

2.1 What Drives Population Growth?

Ultimately, future population and housing growth within the Township of South Frontenac will be determined in large measure by the competitiveness of the export-based economy within the County, the City of Kingston, as well as the remaining surrounding regional economic area. In assessing the Township's long-term population growth potential, it is important to recognize that there is a direct link between provincial/regional economic growth trends and forecast regional net migration potential across the Township, County, and surrounding commuter-shed. This represents a fundamental starting point in addressing the forecast population growth potential of the Township of South Frontenac.

Economic growth in the regional export-based economy generates wealth and economic opportunities which, in turn, stimulates community-based or population-related employment sectors, including retail trade, accommodation and food, and other service sectors. As such, economic growth represents a key driver of net migration and, ultimately, the growth of the working-age population and their dependents (i.e., children, spouses not in the labour force, and others). In contrast, the population growth of the Township's 65+ population will be largely driven by the aging of the Township's existing population and, to a lesser extent, the attractiveness of the County to new seniors from elsewhere in southern Ontario.

In developing the Township of South Frontenac's population and housing projections prepared herein, the following key economic trends, growth drivers, and disruptors have been briefly addressed:

- National, provincial, and region-wide economic trends that are anticipated to influence development and economic competitiveness within the local and regional employment market;
- The influence of forecast population changes within the Township of South Frontenac, associated with:
 - Local employment opportunities within the County and the surrounding commuter-shed);



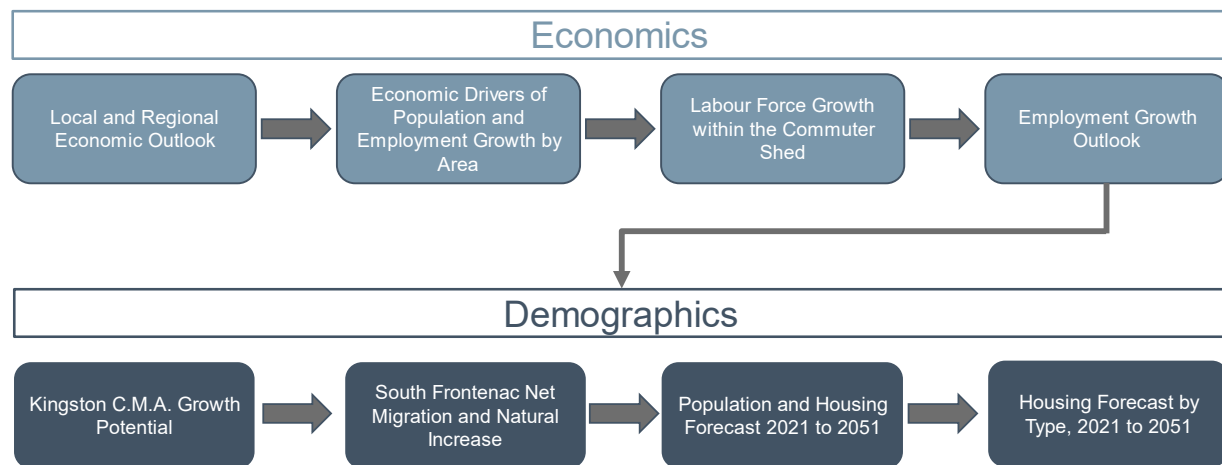
- Demographic and labour-force impacts associated with an aging population; and
- Forecast housing market demand geared to empty nesters and retirees (i.e., 55+ group).

This broader analysis has been used to assess local long-term trends and potential within the Township of South Frontenac related to the following:

- Labour force growth;
- Net migration;
- Population change by age;
- Future permanent housing needs and forecast trends in household occupancy; and
- Housing demand by structure type.

Figure 2-1 provides a schematic overview of the permanent population and housing growth projection approach discussed above.

Figure 2-1
Approach to Long-Term Permanent Population and Housing Growth Projection



This population and housing growth forecast update is critical in answering the following questions regarding long-term demographic and housing growth trends within the Township and surrounding area:



- What is the long-term economic and population growth potential for the Township of South Frontenac within the broader economic region (i.e., commuter-shed)?
- What share of forecast population growth within the broader regional market area (Kingston C.M.A.) and the County should be assumed for the Township of South Frontenac? How is this share expected to change over time?
- What are the key economic drivers and disruptors of future population and housing growth within the Township of South Frontenac?
- How will evolving demographic/economic trends (e.g., population age structure, housing affordability) and planning policy impact future population growth rates and market demand for housing by type?
- What will future housing development look like in the Township of South Frontenac? What forms will new housing take in terms of structural type and housing occupancy? Who will be the target demographic groups?

2.2 Long-term Population and Household Forecast Approach

The Township-wide population forecast, prepared herein, is based upon the cohort-survival methodology. This provincially accepted approach assesses the annual population by age and sex, taking into consideration age-specific death rates and age-specific fertility rates for the female population in the appropriate years (to generate new births). To this total, an estimated rate of net migration is added (in-migration to the Township less out-migration, by age group).

For comparative purposes, the most recent (Summer 2023) Ministry of Finance (M.O.F.) population projections for the Frontenac Census Division and the Township of South Frontenac Growth Analysis Study (November 2020) have been examined.^[8] Recent Statistics Canada 2021 Census permanent and seasonal population estimates for the Township of South Frontenac are also examined. Historical and forecast population trends are also considered at the regional and provincial levels relative to the Township of South Frontenac in accordance with historical Census data and approved municipal, regional and provincial forecasts. This analysis provides further insight into the

^[8] MOF population projections for the Frontenac Census Division include Frontenac County and the City of Kingston.



Township's potential share of population growth relative to the broader regional market area.

Building on the above analysis, a recommended long-term permanent population and housing projection for the Township of South Frontenac has been prepared. This forecast provides details concerning population growth by age, sex, net migration, births, and deaths from 2021 to 2051, summarized in five-year increments (refer to Appendix A and B).

Forecast trends in population age structure provide important insights concerning future housing needs based on forecast trends in average household occupancy. Accordingly, Township-wide total housing growth has been generated from the population forecast by major age groups using a headship rate forecast.

A headship rate is defined as the ratio of primary household maintainers, or heads of households, by major population age group (i.e., cohort).^[9] An understanding of historical headship rate trends is important because this information provides insights into household formation trends associated with population growth by age. While major fluctuations in headship rates are not common over time, the ratio of household maintainers per capita varies by population age group. For example, a municipality with a higher percentage of seniors will typically have a higher household maintainer ratio per capita (i.e., headship rate) compared to a municipality with a younger population. This is because households occupied by seniors typically have fewer children than households occupied by adults under 65 years of age. Forecast trends in population age structure and housing occupancy are further discussed in Chapter 4.

A key assumption regarding the housing forecast relates to projected trends in average household occupancy or persons per unit (P.P.U.). As the Township's population continues to age over the 2021 to 2051 forecast period, average housing occupancy levels for the Township of South Frontenac are forecast to continue to steadily decline as the ratio of household maintainer per household increases (see Appendix A).

Forecast trends in households by type (i.e., singles/semi-detached, townhouses, and apartments) have been developed based on the following supply and demand factors:

^[9] It is noted that each household is represented by one household maintainer.



Demand

- Recent trends in historical housing activity by structure based on Census data and building permit activity/housing completions;
- Provincial and regional economic conditions influencing housing trends in the Township of South Frontenac and the broader commuter-shed;
- The conversion of dwelling occupancy from seasonal to permanent; and
- Consideration of the Township's appeal to families, empty nesters, and seniors.

Supply

- Potential housing unit supply by structure type in the development approvals process;
- Opportunities for communal servicing; and
- Vacant land available for development within settlement areas.

2.2.1 Seasonal Growth Pressures

Forecast market demand for seasonal housing has also been analyzed. Seasonal dwelling counts were derived from MPAC data between 2016 and 2024. Net seasonal dwelling growth, as well as the conversion of seasonal dwellings to permanent occupancy, has been assessed utilizing MPAC data and compared with the results of the Census. Notably, there is a misalignment between these datasets, which would suggest that there was some misreporting in the 2021 Census, resulting in overstated levels of permanent population and housing growth (explored further in subsection 4.3.1.).

It is important to recognize the weight that the seasonal segment of the population has on future housing demand, infrastructure needs, economic development and municipal services. Forecast seasonal housing demand has been largely based on an assessment of the key market areas which are anticipated to drive the demand for seasonal housing (i.e. the City of Kingston, Greater Golden Horseshoe (G.G.H.), Ottawa Region and other major market areas).



Chapter 3

Macro and Regional Growth Drivers and Regional Economic Trends



3. Macro and Regional Growth Drivers and Regional Economic Trends

This chapter summarizes the global, national, provincial, and regional economic trends that are anticipated to continue to influence the population and employment growth outlook for the Township of South Frontenac over the next three decades.

3.1 Global Economic Outlook

In its latest World Economic Outlook, the International Monetary Fund (I.M.F.) is forecasting global economic growth to increase slightly from 2.9% in 2023 to 3.1% in 2024 and 3.2% in 2025. For advanced economies, economic growth of 1.6% in 2023 exceeded the I.M.F.'s forecast of 1.5% from its previous October 2023 projections. Looking forward, the outlook has slightly improved from I.M.F.'s October 2023 projections, with forecast growth of 1.5% in 2024 and 1.8% in 2025. Global headline inflation is anticipated to fall from 6.8 % estimated as of 2023 to 5.8% in 2024 and 4.4% in 2025.

Growth prospects for emerging markets and developing economies are much more varied, but overall have strengthened slightly from the I.M.F.'s October 2023 outlook, and are noticeably stronger relative to advanced economics with economic growth projections of 4.1% in 2023 and 4.2% in 2024.^[10]

Within the United States (U.S.), real gross domestic product (G.D.P.) grew by a relatively moderate 1.9% in 2022 and by 2.5% in 2023. G.D.P. is forecast to continue to grow by about 2.1% in 2024 before decreasing to 1.7% in 2025. This outlook is based on assumptions of an anticipated decline in interest rates, declining inflation, a related softening in labour markets, and pass-through effects from earlier declines in relative energy prices.

[10] International Monetary Fund, World Economic Outlook, Moderating Inflation and Steady Growth Open Path to Soft Landing, January 2024.



3.2 Evolving Macro-Economic Trends Associated with COVID-19

Since being declared a pandemic by the World Health Organization on March 12, 2020, the economic impacts of COVID-19 on global economic output have been significant. Economic sectors such as travel and tourism, accommodation and food, manufacturing, and energy were hit particularly hard by COVID-19 social distancing measures. On the other hand, many employment sectors, particularly knowledge-based sectors, that have been more adaptable to the current remote work environment and evolving hybrid work-from-home/work-at-office environment have been less negatively impacted, and in many cases have prospered. Furthermore, required modifications to social behaviour (i.e., physical distancing) and increased work-at-home requirements resulting from government-induced containment measures have resulted in significant ongoing economic disruption, largely related to changes to the nature of work (refer to subsection 3.2.1., herein). Lastly, escalating tensions and constraints to international trade, as well as increased geopolitical unrest, increasingly point to potential vulnerabilities of globalization and logistical challenges associated with global supply chains which were severely disrupted during the height of the pandemic.

Following a sharp national economic contraction in 2020, in response to COVID-19 policy measures, federal economic support and fiscal stimulus, and vaccine rollouts, the Canadian economy experienced a sharp economic recovery in 2021 and 2022. Notwithstanding this recovery, there are growing macro-economic headwinds of which to be aware, that are influencing the economy at national, provincial, and regional levels. Most notably, persistently high global and national inflation levels have required an aggressive response by central banks to tighten monetary conditions through sharp increases in interest rates and quantitative tightening.^[11] It is noted that as of April 2024, Canada's inflation rate was at 2.7%, which is down from its recent peak of 8.1% in June 2022.^[12] Current measures by central banks are anticipated to continue to cool economic output and consumer demand; however, ongoing trade disruptions, geopolitical conflict, and tight labour conditions continue to aggravate global supply

[11] Quantitative tightening is a process whereby a central bank reduces the supply of money circulating in the economy by selling its accumulated assets, mainly bonds.

[12] Statistics Canada, The Daily, Consumer Price Index: March 2024, May 21, 2024.



shortages of goods and services. In turn, this somewhat limits the ability of tighter monetary conditions to ease rising inflationary pressures.

Rising public-sector debt due to pandemic response measures and increasing household debt loads resulting from sharp housing price appreciation in many areas of Canada, most notably the country's largest urban centres, is also a concern. Recently, the national housing market has started to show cooling signs concerning sales and price appreciation; however, recent trends in the housing market vary by region across Canada. Higher mortgage rates, rising borrowing costs, increasing fuel costs and upward pressures on rents are further exacerbating challenges associated with declining housing affordability through increases in monthly household carrying costs. These impacts, combined with the broader inflationary concerns outlined above, are increasingly likely to result in potential near-term setbacks in the path to economic recovery for Ontario and Canada. Despite these consequences of COVID-19 and the near-term economic headwinds discussed herein, the long-term economic and housing outlook for the Township as well as the surrounding region remains positive, as this area continues to be attractive to international investment and newcomers alike. Similarly, the long-term economic outlook for the Province of Ontario also remains positive.

3.2.1 COVID-19 and the Changing Nature of Work

In addition to its broader impacts on the economy, COVID-19 is also accelerating changes in work and commerce as a result of technological disruptions that were already taking place before the pandemic. Businesses are increasingly required to rethink the way they conduct business with an increased emphasis on remote work enabled by technologies such as virtual private networks, virtual meetings, cloud technology, and other remote work collaboration tools. These disruptive forces continue to broadly impact the nature of employment by place of work and sector, and have a direct influence on commercial, institutional, and industrial real estate space needs.

As of 2023, it is estimated that approximately 34% of the Township of South Frontenac's workforce is working from home on a full-time basis, which is slightly higher



than the 32% reported in the 2016 Census.^[13] This estimate excludes hybrid workers, who are captured as residents with a usual place of work.

In addition to work-at-home employment, there are workers within the Township who have no fixed place of work (N.F.P.O.W.).^[14] The percentage of workers within the Township who reported N.F.P.O.W. is estimated at approximately 13% in 2023, which is consistent with the share reported in the 2016 Census.

It is anticipated that the percentage of people who work from home on a full-time and part-time basis, as well as those who do not have a fixed place of work, will remain relatively high for the Township over the long term, driven by continued growth in knowledge-based employment sectors and continued technological advancement.

3.3 Provincial Economic Outlook within the Broader Canadian and Global Context

3.3.1 National and Provincial Gross Domestic Product Trends and Near-Term Forecast

Similar to the broader Canadian economy, the economic base of Ontario, as measured by G.D.P. output, has shifted from goods-producing sectors (i.e., manufacturing and primary resources) to services-producing sectors over the past several decades. This shift has largely been driven by G.D.P. declines in the manufacturing sector which were accelerated as a result of the 2008/2009 global economic downturn. It is noted, however, that these G.D.P. declines in the manufacturing sector have started to show signs of stabilization over the past few years, both before the pandemic and through the more recent economic recovery.

^[13]2023 estimate by Watson & Associates Economists Ltd., 2023. It is important to note that the 2021 Census enumeration occurred during the COVID-19 pandemic, when many employees across Canada were required to work remotely, making it likely that this number is higher than the actual work at home number.

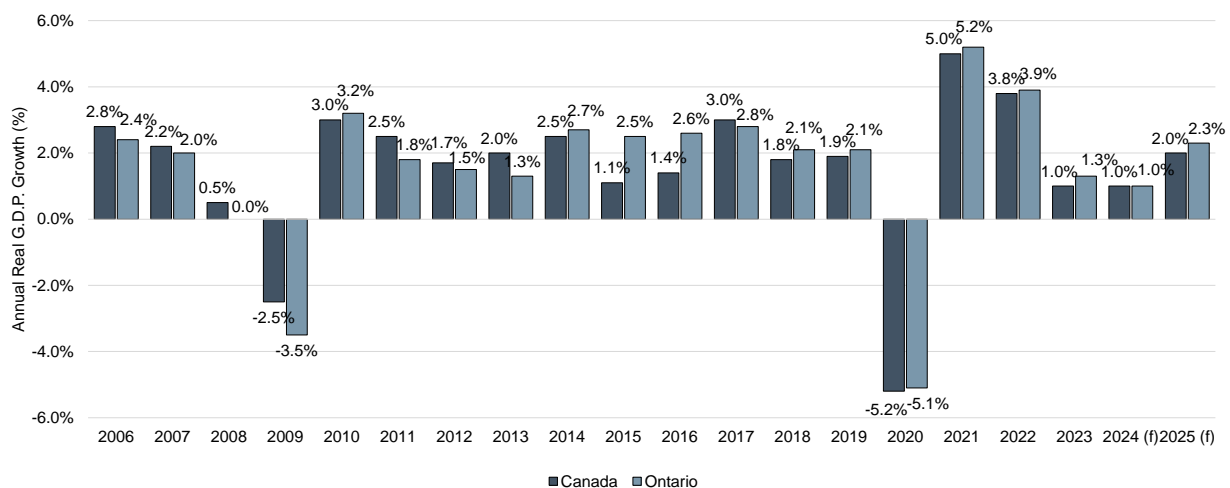
^[14] Statistics Canada defines N.F.P.O.W. employees as “persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.”



Over the past decade, the Ontario export-based economy experienced a rebound in economic activity following the 2008/2009 downturn; however, this recovery was relatively slow to materialize with levels sharply rebounding by 2014, as illustrated in Figure 3-1. This economic rebound has been partially driven by a gradual recovery in the manufacturing sector, fueled by a lower-valued Canadian dollar combined with the gradual strengthening of the U.S. economy.^[15] Provincial G.D.P. growth eased in 2019 to 2.1%, largely as a result of a tightening labour market and slowing global economic growth.^[16]

As illustrated in Figure 3-1, the Ontario economy contracted by 5.1% in 2020, before rebounding by 5.2% in 2021 and contracting to 3.9% in 2022. Throughout 2023, the G.D.P. growth in the Ontario economy continued to contract to 1.3%, while the overall Canadian economy grew by 1%. BMO Capital Markets has forecast that G.D.P. growth will decline to 1% in Ontario as well as for Canada in 2024. For 2025, the G.D.P. growth is forecast to rebound to 2.3% for Ontario and 2% for all of Canada.

Figure 3-1
Province of Ontario and Canada
Annual Real G.D.P. Growth, Historical (2006 to 2023) and Forecast (2024 to 2025)



Note: 2024 and 2025 are forecast by BMO Capital Markets Economics.

Source: Derived from BMO Capital Markets Economics, Provincial Economic Outlook, March 8, 2024, by Watson & Associates Economists Ltd.

[15] Valued at approximately \$0.73 U.S. as of November 17, 2023.

[16] Provincial Economic Outlook, BMO Capital Markets, November 10, 2023.



3.3.1 Canadian Immigration Targets

In November 2023, the Canadian federal government released its Immigration Levels Plan for the next three years. Canada has continued to raise its immigration targets and aims to welcome 485,000 new permanent residents in 2024, 500,000 in 2025, and 500,000 in 2026. The federal government will also be stabilizing targets for permanent residents at 500,000 per year after 2026 to allow for successful integration and sustainable growth. Immigration accounts for almost 100% of Canada's labour force growth and nearly 80% of its population growth. With 960,000 currently unfilled positions across all sectors and an estimated worker-to-retiree ratio of only 3:1 by 2030, Canada has a strong economic need for increased immigration.^{[17] [18]}

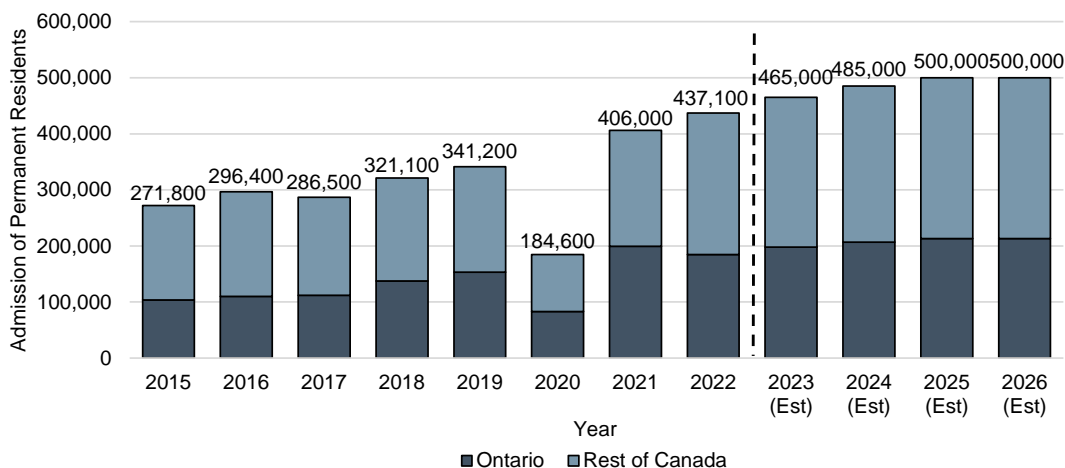
Figure 3-2 shows annual admissions to Canada and Ontario since 2015. In 2020, national and provincial immigration levels sharply declined due to COVID-19. Immigration in 2021 rebounded strongly, resulting in 405,000 permanent residents admitted to Canada in 2021, roughly half of which were accommodated in the Province of Ontario that year. Based on 2022 data and looking forward through 2023 and beyond, immigration levels to Canada and Ontario are anticipated to remain strong, exceeding pre-pandemic averages between 2015 and 2019.

[17] <https://www.canada.ca/en/immigration-refugees-citizenship/news/notices/supplementary-immigration-levels-2024-2026.html>

[18] <https://www.canada.ca/en/immigration-refugees-citizenship/news/2022/02/infographic-immigration-and-canadas-economic-recovery.html>



Figure 3-2
Admission of Permanent Residents in Ontario and Canada
Historical (2015 to 2022) and Forecast (2023 to 2026)



Source: 2015 to 2022 derived from IRCC December 31, 2022 data. 2023 to 2026 federal targets from Government of Canada's Immigration Levels Plan for 2023-2025 and 2024 to 2026, and Ontario target estimated based on historical share of about 45% of the Canadian Permanent Residents Admissions from 2018 to 2022, by Watson & Associates Economists Ltd.

3.4 Outward Population and Employment Growth Pressure

Figure 3-3 summarizes migration flows into the Frontenac County Census Division between the 2015 to 2020 period.^[19] For the Frontenac County Census Division, which includes the Township of South Frontenac, this outward population growth pressure has been most heavily felt from other urban centres within the G.G.H., Kingston-Pembroke Economic Region (largely the City of Kingston), and the Ottawa Economic Region.^{[20] [21]}

^[19] The Frontenac County Census Division includes Frontenac County and the City of Kingston.

^[20] Migration flow data from Statistics Canada does not provide migration patterns within Census Divisions, so the amount of migration to the Township directly from the City of Kingston is not available. It is assumed, however, that the City accounts for a sizeable share of migration to the Township.

^[21] The Ottawa Economic Region consists of five Census Divisions including, Ottawa, Lanark, Prescott Russell, Leeds and Grenville, and Stormont, Dundas and Glengarry. The Kingston-Pembroke Economic Region consists of Kingston metropolitan area and the counties of Frontenac, Hastings, Lennox and Addington, Prince Edward, and Renfrew.



These Economic Regions and the G.G.H. also represent the key sources of seasonal housing demand across the Township.

Figure 3-3
Historical Migration Flows into Frontenac County Census Division, 2015 to 2020

Place of Origin	Share of Migration
G.T.H.A.	20%
G.G.H. Outer-Ring	9%
G.G.H. Total	28%
Ottawa Economic Region	20%
Kingston-Pembroke Economic Region	25%
Eastern Ontario Total	45%
Remaining Ontario	6%
Ontario Total	79%
Outside Ontario	21%
Total	100%

Source: Statistics Canada Components of Population Growth data and custom order Intraprovincial migration data. Figure by Watson & Associates Economists Ltd., 2024.

It is anticipated that a large share of residents migrating to South Frontenac will be working-age residents/families and empty nesters, given economic growth opportunities across a range of export- and service-based sectors in the nearby community of Kingston. In turn, population growth within the Township can continue to drive growth in population-related employment sectors including retail, personal services, business services, and health and social services. In addition to this, the Township of South-Frontenac has historically seen a large share of seasonal residences. As the nearby regional populations reach retirement age over the forecast period, there will be increased demand for seasonal residents of South Frontenac to occupy these residences full-time.

3.5 Regional Economic Opportunities

Prospective economic and population growth in Frontenac County and the Kingston C.M.A. is largely tied to the economic outlook of Ontario and beyond. Strong provincial economic growth positively influences the number of potential migrants attracted to the broader economic region of Frontenac County and the Kingston C.M.A.



As previously discussed, population and employment growth within South Frontenac are closely tied to the City of Kingston. The proximity of South Frontenac to the Kingston area employment market represents a key driver of permanent population growth and housing demand. In 2021, 4,400 South Frontenac residents worked within the City of Kingston, representing 73% of the Township's labour force.^[22] Comparatively, 930 South Frontenac residents both lived and worked within the Township, which represents only 16% of the Township's labour force. Accordingly, the broader population growth potential for the Township is directly tied to sustained employment growth opportunities within the City of Kingston. The Township's strategic location to Kingston will continue to drive housing and population development in South Frontenac, as individuals seek competitively priced, ground-oriented housing within reasonable commuting distance to the City of Kingston. Quality of life factors largely attributed to "rural living" offered in South Frontenac are also anticipated to drive net migration from a broad range of demographic groups, including first-time home buyers, families, empty nesters and seniors.

3.5.1 Labour Force Trends, 2001 to 2023

Figure 3-4 illustrates the total labour force and unemployment rate trends for the Kingston C.M.A. alongside the unemployment rate in Ontario.^[23] Labour force data represents the number of residents who live in the Kingston C.M.A. and are part of the labour force, regardless of where they work. This includes residents who live and work in the C.M.A., those who work from home, and those who commute outside the C.M.A. for work. Key observations regarding regional labour force trends over the past two decades include the following:

- From 2001 to 2020, the employed labour force within the region steadily increased at an annual rate of approximately 1.1%. Over this period, unemployment rates steadily declined from approximately 6.4% in 2001 to 5.3% in 2019.
- The Labour force in the C.M.A. was suppressed in 2020 and 2021 as a result of the COVID-19 pandemic but has since rebounded to a peak in June of 2023.

^[22] Statistics Canada Commuting Flow Table 98-10-0459-01.

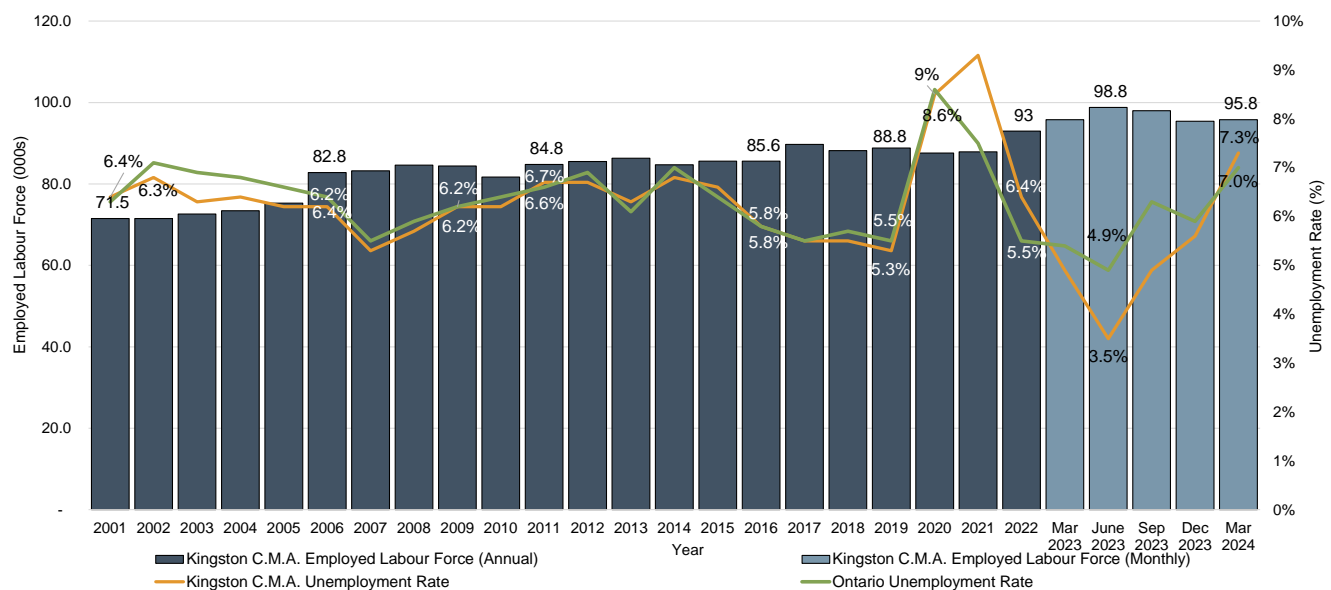
^[23] Based on the levels of geography for which the data on labour force and employment rate trends is maintained, C.M.A. level data is the closest regional data available for the Township.



Since June 2023, however, the employed labour force within the C.M.A. has been declining with unemployment rates quickly climbing from 3.5% to 7.3%.

- To ensure that economic growth is not constrained by future labour shortages, a continued effort will be required by the municipalities within the Kingston C.M.A. (working with their public- and private-sector partners) to explore ways to attract and accommodate new skilled and unskilled working residents within a broader range of ownership and rental housing options.

Figure 3-4
Kingston C.M.A.
Employed Labour Force and Unemployment Rate Trends, 2006 to 2023



Note: Statistics Canada Labour Force Survey and Census labour force statistics may differ.

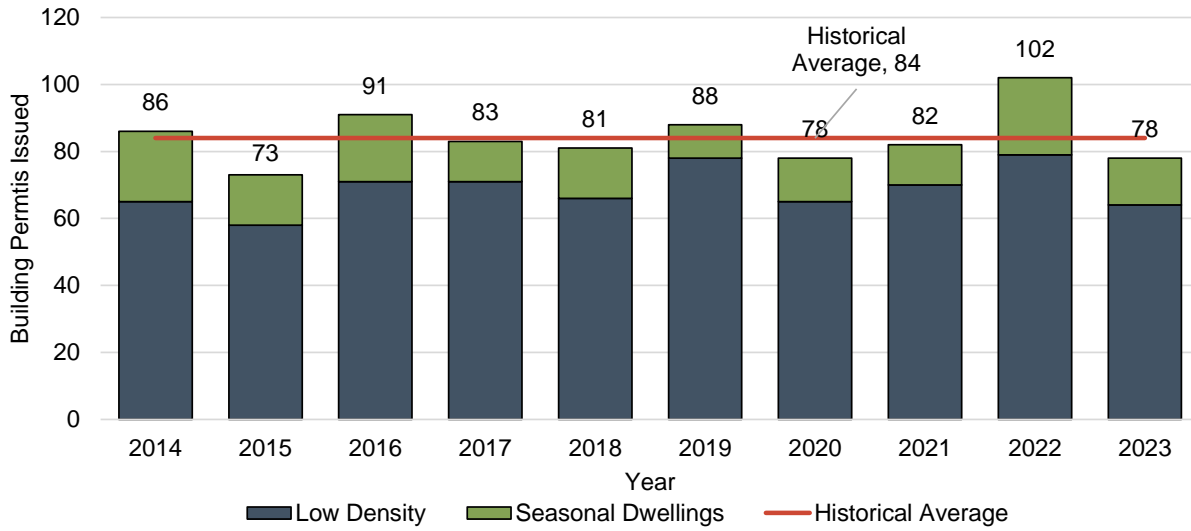
Source: Statistics Canada Data Tables 14-10-0096-01, 14-10-0385-01, 14-10-0378-01, 14-10-0327-01, and 14-10-0017-01. By Watson & Associates Economists Ltd., 2024.

3.6 Recent Residential Growth Trends

As seen below in Figure 3-5, the Township of South Frontenac has observed an average of 84 combined permanent and seasonal permits annually during the most recent decade. As shown, the permits issued for permanent dwellings have been within the low-density housing category. With the potential introduction of communal servicing over the forecast period, it would be anticipated that there will be greater opportunities for other housing types within the Township, such as townhouses. In addition to this permanent component of housing activity, there have been seasonal cottages consistently issued over the past decade.



Figure 3-4
Township of South Frontenac
Historical Residential Building Permit Data, 2014 to 2023



Source: Building permit data from Township of South Frontenac. Figure by Watson & Associates Economists Ltd., 2024.



Chapter 4

Township of South Frontenac Population, Housing and Employment Forecast, 2021 to 2051



4. Township of South Frontenac Population, Housing and Employment Forecast, 2021 to 2051

The following chapter provides a summary of the key findings related to the forecast long-term population and housing (both permanent and seasonal) growth potential in South Frontenac to the year 2051. Furthermore, an employment forecast by major sector has been conducted for the Township to 2051. Consideration has also been given to the drivers and disruptors of future population change in the Township as well as the broader growth potential of the Kingston C.M.A, which includes South Frontenac.

4.1 Kingston C.M.A. Population Forecast, 2021 to 2051

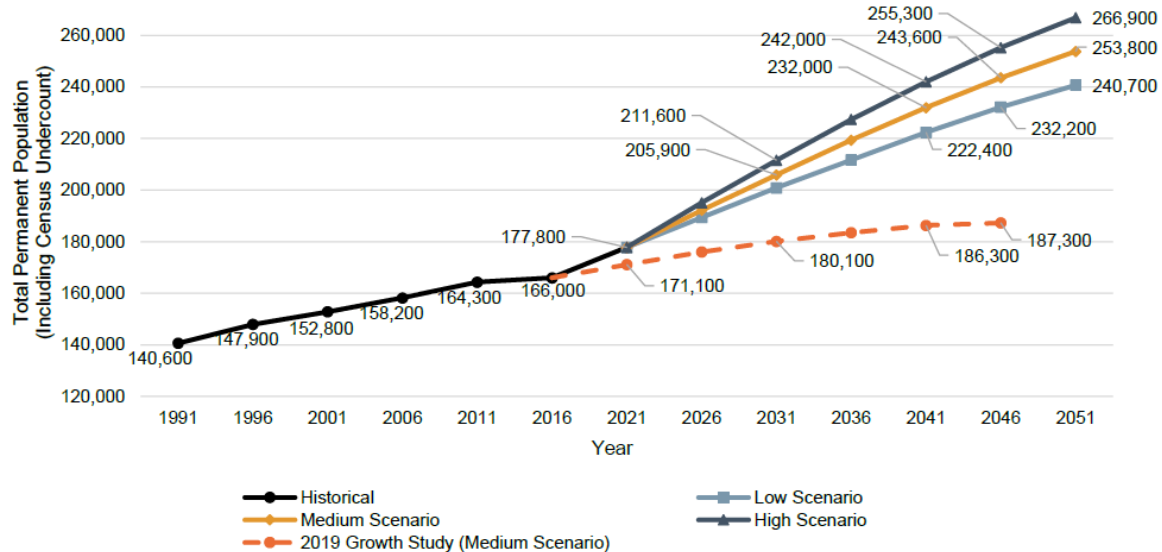
Watson & Associates has recently conducted a growth forecast for the City of Kingston and the Kingston C.M.A.^[24] Figure 4-1 graphically compares the three long-term population growth forecast scenarios Watson created for the Kingston C.M.A. (i.e. the “high,” “medium” and “low” case), in addition to the previously conducted 2019 population forecast for comparison. Population growth for South Frontenac is forecast within the context of the “Medium Scenario” for the Kingston C.M.A. Recent population trends for the Kingston C.M.A., suggest that this Medium Scenario is realistic for South Frontenac, as post-2021 housing completions have remained strong and population growth has been increasing at a faster rate than the previous five-year period. It is noted that the annual forecasts produced for the Frontenac County Census Division by the Ministry of Finance (M.O.F.) have seen significant increases over the past several years.^[25] Under the Medium Scenario, the Kingston C.M.A. population base is forecast to grow at an annual rate of 1.2% from 2021 to 2051 or approximately 2,500 persons annually.

^[24] City of Kingston Staff Report to Council, Population, Housing and Employment Growth Forecast Update to 2051, Report Number 24-016, December 5, 2023. Exhibit A attachment dated November 23, 2023, prepared by Watson & Associates Economists Ltd.

^[25] The 2019 M.O.F. forecast projected a 2021 to 2046 incremental population increase of 30,700 for the Frontenac County Census Division. By its 2023 release, this incremental outlook had increased to 46,000 people, representing a comparative increase of 50%.



Figure 4-1
Kingston C.M.A.
Long-term Forecast Population Scenarios, 2021 to 2051



Kingston C.M.A Population Growth					
	2021 Total	2051 Total	2021 to 2051 Growth	Annual Growth	Annual Growth Rate
High Scenario	177,800	266,900	89,100	2,970	1.4%
Medium Scenario		253,800	76,000	2,533	1.2%
Low Scenario		240,700	62,900	2,097	1.0%

Source: 2021 data from Statistics Canada Demography Division (Catalogue no. 91C005). Estimate to 2051 by Watson & Associates Ltd.,
Note: Net population undercount estimated at approximately 4.4%. Forecast population figure has been rounded.

4.2 Township of South Frontenac Population and Housing Forecast, 2021 to 2051

4.2.1 Township of South Frontenac Permanent Population Forecast, 2021 to 2051

Figure 4-2 summarizes the long-term permanent population growth forecast for the Township of South Frontenac from 2021 to 2051 in five-year increments (see Appendix A for more details). Historical population trends between 2001 and 2021 are also provided for additional context. The previously conducted Township of South Frontenac population forecast is provided for comparative purposes. The following observations and key findings are provided:

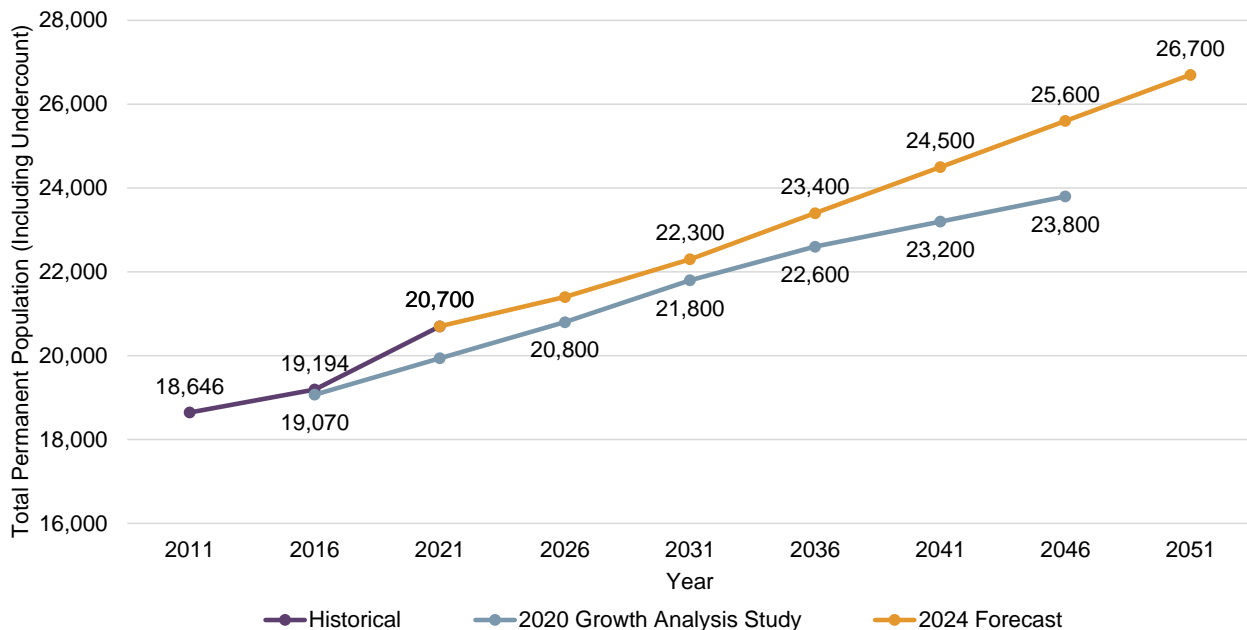


- As previously noted, the short- to long-term growth potential for the Township considers the increasing growth outlook being observed for the broader commuter-shed in the Kingston C.M.A.
- The previously conducted growth forecast for the Township of South Frontenac projected a 2046 permanent population of 23,800 people. This updated Growth Forecast Update estimates a 2046 permanent population of 25,600, representing a population increase of 1,800.
- Under the current forecast, the permanent population in South Frontenac is anticipated to steadily increase from 20,700 in 2021 to 26,700 by 2051, representing a population increase of 0.9% annually over the 30-year period.^[26] The rate of permanent population growth in the latter half of the forecast period is anticipated to slow, due to the aging of the Township's population and labour force base. As the Township's population continues to age, population growth associated with natural increase (births less deaths) is forecast to become increasingly negative.
- Relative to historical population trends over the past 15 years (0.7%), the Township's permanent population is forecast to increase at a moderately faster rate between 2021 and 2051, driven by relatively higher levels of forecast net immigration. As a result, this is anticipated to generate increased annual demand for new housing over the long-term planning horizon.

^[26] Includes a Census undercount estimated at approximately 2.5%. The net Census undercount represents the net number of persons missed during Census enumeration.



Figure 4-2
Township of South Frontenac
Permanent Population Forecast, 2021 to 2051



Source: Historical 2006 to 2021 from Statistics Canada Census. Growth Analysis Study for the Township of South Frontenac conducted by Watson & Associates, November 2020.. Forecast from County of Frontenac Population, Housing and Employment Projections Study.

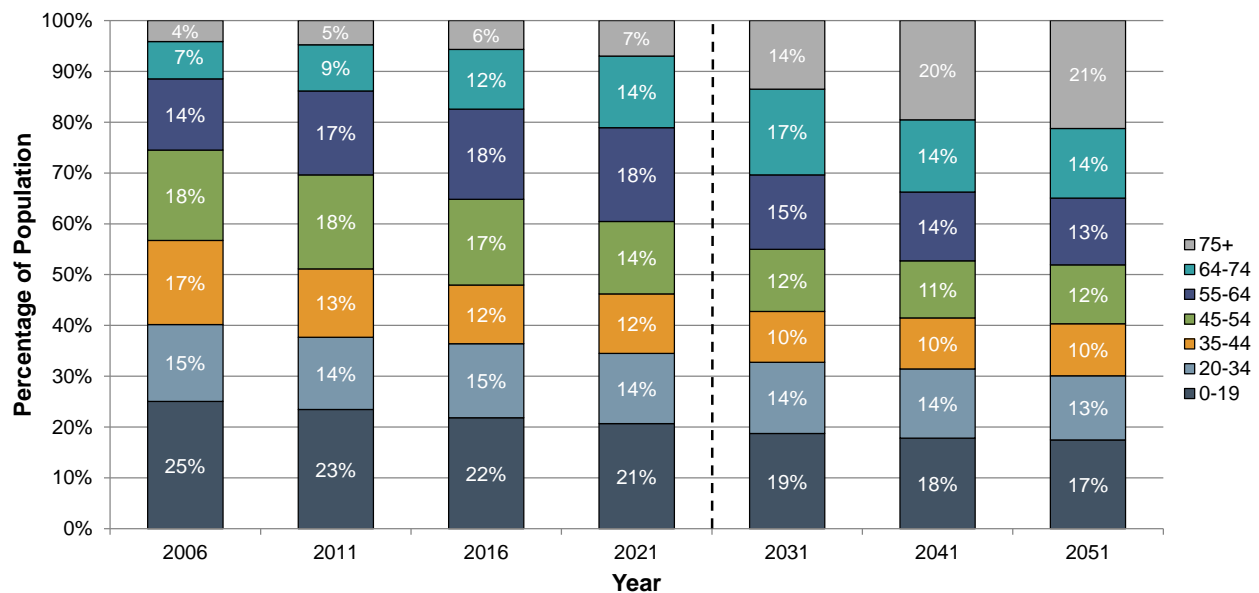
4.2.2 The Township of South Frontenac Age Structure Forecast, 2021 to 2051

Figure 4-3 summarizes the permanent population forecast by major age group over the 2021 to 2051 period for the Township of South Frontenac. Over the forecast period, the Township's population base is anticipated to steadily age. Most notably, the percentage of the permanent population in the 75+ age group (older seniors) is forecast to triple over the forecast period, increasing from 7% in 2021 to 21% in 2051. The aging of the population and declining population growth resulting from natural increase (i.e., births less deaths) is anticipated to place downward pressure on the rate of population and labour force growth within the Township. Similar to the Province as a whole, the Township will increasingly become more reliant on net migration as a source of population growth as a result of these demographic conditions. Moving forward, it will be important that the Township continue to plan for this aging population so that it can be well-positioned to accommodate a growing elderly population. Providing a wide range of



housing options (including senior housing) will be an important component of retaining this segment of the population to 2051.

Figure 4-3
Township of South Frontenac
Population by Age Forecast, 2021 to 2051



Note: Population includes net Census undercount estimated at approximately 2.5%.
Source: Population forecast by age derived from 2001 to 2021 Statistics Canada Census by Watson & Associates Economists Ltd., 2022. 2021 to 2051 population forecast by age prepared by Watson & Associates Economists Ltd., 2024.

4.2.3 Components of the Township of South Frontenac Population Growth, 2021 to 2051

Figure 4-4 summarizes permanent population growth in the Township by component, including net migration and natural increase (births less deaths). Looking forward, net migration is anticipated to represent the largest component of forecast population growth in the Township, similar to most other Ontario municipalities. As previously discussed, this is a result of diminishing population growth from natural increase due to the aging of the population. Net migration by type can be broken into three broad categories:

- **International Net Migration** – represents international immigration less emigrants, plus net non-permanent residents. Historically, and in the future,



international net migration is not anticipated to represent a significant source of population growth for the Township;^[27]

- **Inter-provincial Net Migration** – comprises in-migration less out-migration from other Canadian provinces/territories. Historically, this type of migration has been a minor source of migration loss for the Frontenac County Census Division; and
- **Intra-provincial Net Migration** – includes in-migration less out-migration from elsewhere within the Province of Ontario. This has been a significant source of net migration over the past decade for the Census Division and the Township.

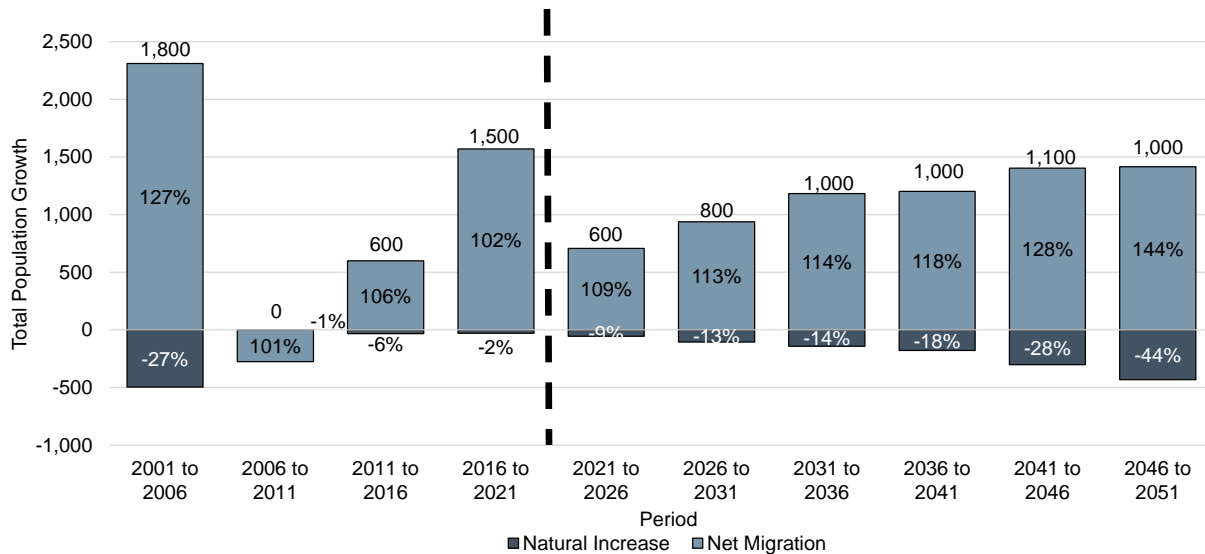
Key observations with respect to the components of population growth in the Township of South Frontenac include the following:

- Between 2011 and 2021, most of the net migration to the Township was from the 0-19 and 35-74 age group. Over the next 30 years, this trend is anticipated to continue.
- Over the past five years (2016 to 2021), the Township of South Frontenac accommodated approximately 300 new migrants per year. Nearly all net migration to the Township of South Frontenac has been through intra-provincial migration. It is unclear how much of this net migration has been incorrectly captured by the Census due to the misreporting of the primary place of residence during a Provincial COVID-19 lockdown (discussed further in the next subsection).
- Average forecast net migration levels are forecast to remain higher over the forecast period than what has been historically observed over the past 15 years. As population growth from natural increase (births less deaths) remains negative throughout the forecast period, net migration is forecast to represent an increasingly important component of population growth in the Township.
- Local housing opportunities targeted to a broadening range of demographic groups (i.e., first-time homebuyers, families, empty nesters, and seniors) and the Township's attractiveness as a place to live and retire, represent the key drivers of potential net migration to the Township in the future.

^[27] International migration is a minor driver of growth for the Frontenac Census Division but it is estimated that the City of Kingston is the destination for most of this migration from outside of Canada, and has not had a sizeable impact on the Township.



Figure 4-4
Township of South Frontenac
Forecast Population Growth Associated with Net Migration
and Natural Increase, 2021 to 2051



Source: Historical data derived from Statistics Canada data. Forecast by Watson & Associates Economists Ltd., 2024.

4.3 Township of South Frontenac Permanent Housing Forecast, 2021 to 2051

4.3.1 Township of South Frontenac Housing Occupancy Conversions

Across the Township, steady new construction of second homes is anticipated over the long term, largely driven by demand from the G.G.H. and Ottawa Region residents. Within a portion of these homes, it is anticipated that there would be conversions of existing waterfront second homes into permanent residents, which has the effect of offsetting seasonal population and housing growth.

To date, this trend has been largely driven by older adults who are planning to retire to “the cottage life” in South Frontenac on a full-time basis. This seasonal housing conversion trend began to take hold over a decade ago as an increasing share of Baby Boomers started approaching retirement and accelerated during the COVID-19 pandemic “lockdowns” during 2020 and 2021. As previously noted, the pandemic also accelerated the changes to the nature of work, allowing for greater opportunities for remote or hybrid work patterns. In turn, this has provided increasing opportunities for



both working-age adults and retirees to consider the cottage as a more viable option for a permanent home. It is important to note, however, that is likely many of these reported changes in Census occupancy between 2016 and 2021 were potentially incorrectly reported due to Census enumeration occurring during a COVID-19 lockdown.

Between 2016 and 2021, the Census reported an increase of approximately 820 occupied dwellings and 530 total dwellings, which implies there was a significant number of housing conversions from seasonal to permanent occupancy. This level of conversions is not captured in the Municipal Property Assessment Corporation (MPAC) data for the Township over the same period. Based on this, as well as the permit activity during this period, it is estimated that some of the permanent population and housing growth reported by the Census between 2016 and 2021 was due to individuals incorrectly completing their Census surveys stating that their primary place of residence was within the Township during the Provincial COVID-19 lockdown. Accordingly, this analysis assumes that by 2026, a component of these dwellings will be captured as seasonal again. Based on the above-mentioned consideration regarding permanent-to-seasonal conversions between 2021 and 2026, it is assumed that the net occupied dwelling growth within the Township will appear suppressed, despite similar levels of building permit activity.

Looking forward, over the next several decades it is anticipated that demand for second-home conversions to permanent occupancy will steadily cool. A portion of permanent residents living in former second homes throughout South Frontenac will likely transition back to a more urban lifestyle over time, as proximity/access to health care, community services and amenities becomes increasingly critical as they age. Furthermore, as the Province's Baby Boom population continues to get older, these individuals are less likely, for the reasons noted above, to choose to retire to the cottage in the coming decades.

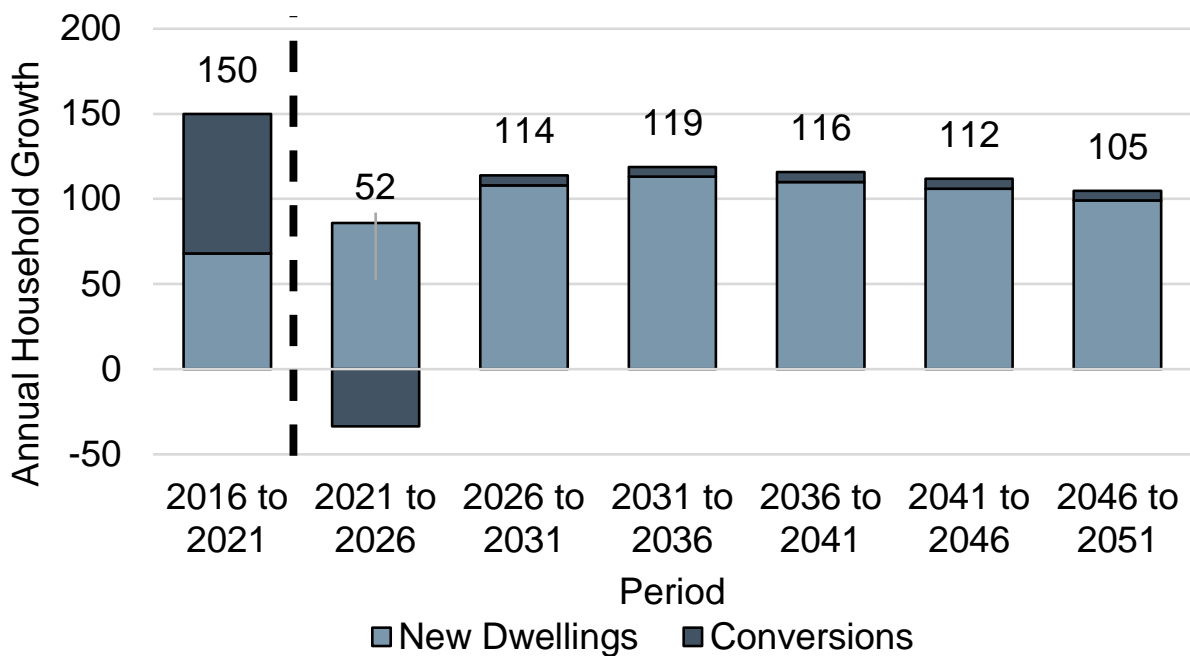
While demand for seasonal conversions is anticipated from other demographic groups, including Generation X and Millennials, the concentration of second-home owners associated with these generations is not as high relative to the Baby Boomers, resulting in reduced demand for second-home conversions to permanent occupancy. Lastly, there is a finite number of waterfront homes available for conversion over the long term. These demographic trends, combined with the finite supply of existing waterfront homes



and future vacant waterfront lots, are anticipated to result in a slowing in the annual number of second-home conversions over the 30-year planning horizon.

Figure 4-5 summarizes anticipated trends in total permanent housing associated with new permanent housing construction and net seasonal conversions to permanent occupancy between 2021 to 2051 (for historical context, estimated seasonal housing conversions between 2016 and 2021 are also provided). As shown, between 2016 and 2021 approximately 150 additional dwellings were occupied annually in the Township – just over half of these are estimated to be seasonal-to-permanent conversions. Between 2016 and 2021, it is estimated that many of the misreported conversions observed between 2016 and 2021 would be reported as seasonal again. As such, it is forecast that approximately 35 units per year will convert back to seasonal between 2021 and 2026. Despite this conversion consideration, new dwelling construction over this period is forecast to exceed levels observed between 2016 and 2021. After 2026, conversions are expected to form a smaller component of the housing growth forecast for the reasons noted above.

Figure 4-5
Township of South Frontenac
Historical and Forecast Seasonal-to-Permanent Conversions, 2016 to 2051



Source: Historical conversions estimated by Watson. Forecast by Watson & Associates Economists Ltd., 2024.



4.3.2 Township of South Frontenac Permanent Housing Forecast, 2021 to 2051

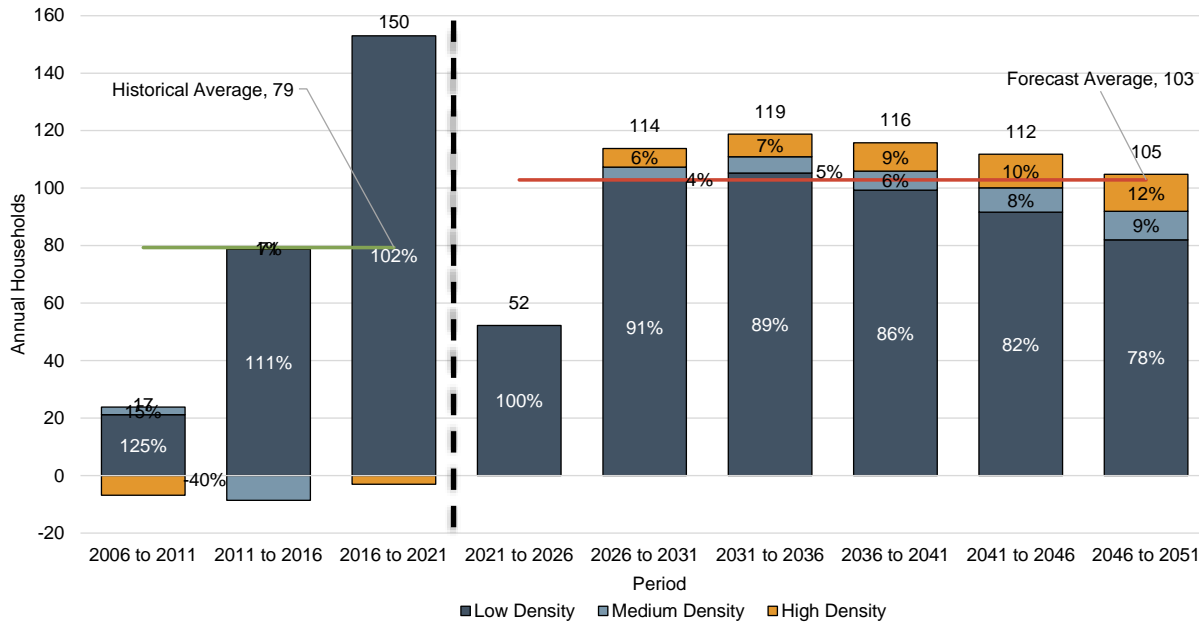
Figure 4-6 summarizes the Township's household forecast from 2021 to 2051 in five-year growth increments by structure type. Housing trends between 2001 and 2021 are also provided for historical context. The housing forecast represents the number of occupied dwellings forecast in the Township, which includes occupied units generated through seasonal-to-permanent conversions. Key observations include:

- As noted in the previous subsection, the total occupied dwelling between 2016 and 2021 is likely overstated due to Census reporting issues. Accordingly, the anticipated reversal of some of these units between 2021 and 2026 gives the appearance that net occupied dwelling growth is suppressed, despite similar levels of building activity.
- Between 2021 and 2051, the Township is forecast to increase by approximately 100 permanent households annually, compared to approximately 80 net occupied units observed between 2006 and 2021.^[28]
- Over the 2021 to 2051 forecast period, net occupied housing growth is forecast to be comprised of 86% low-density (singles and semi-detached), 6% medium-density (townhouses) and 8% high-density (secondary units, apartments, and stacked townhouses) units. In comparison to historical trends, a slight increase in the share of medium- and high-density housing forms is anticipated, largely driven by the aging of the population, potential opportunities in primary settlement areas for communal serving, and continued affordability challenges for single- and semi-detached dwellings.

^[28] This historical occupied dwelling growth between 2016 and 2021 is potentially inflated due to misreported seasonal-to-permanent dwelling conversions.



Figure 4-6
Township of South Frontenac
Five-Year Incremental Housing Growth Forecast, 2021 to 2051



Source: Historical Data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

4.4 Township of South Frontenac Seasonal Population and Housing Forecast, 2021 to 2051

Seasonal residents account for a significant component of the Township’s total population base, accounting for approximately one-third of the total base population as of 2021 (26% of the total 2021 housing base). It is important to recognize the population growth potential related to seasonal residents, as these residents place demands on municipal services and infrastructure, particularly during peak summer months. Over the forecast period, the conversion of dwellings with seasonal occupancy to permanent occupancy will also place further upward pressure on the Township’s permanent population growth rate. This trend has occurred historically in the Township and is anticipated to continue, albeit at a slower rate than historically observed, largely given the Township’s attractiveness as a retirement destination.

Figure 4-7 summarizes the Township’s permanent and seasonal housing forecast (including converted dwellings from seasonal to permanent occupancy) over the 2021 to 2051 planning horizon in comparison to historical trends from 2006 to 2021. Further



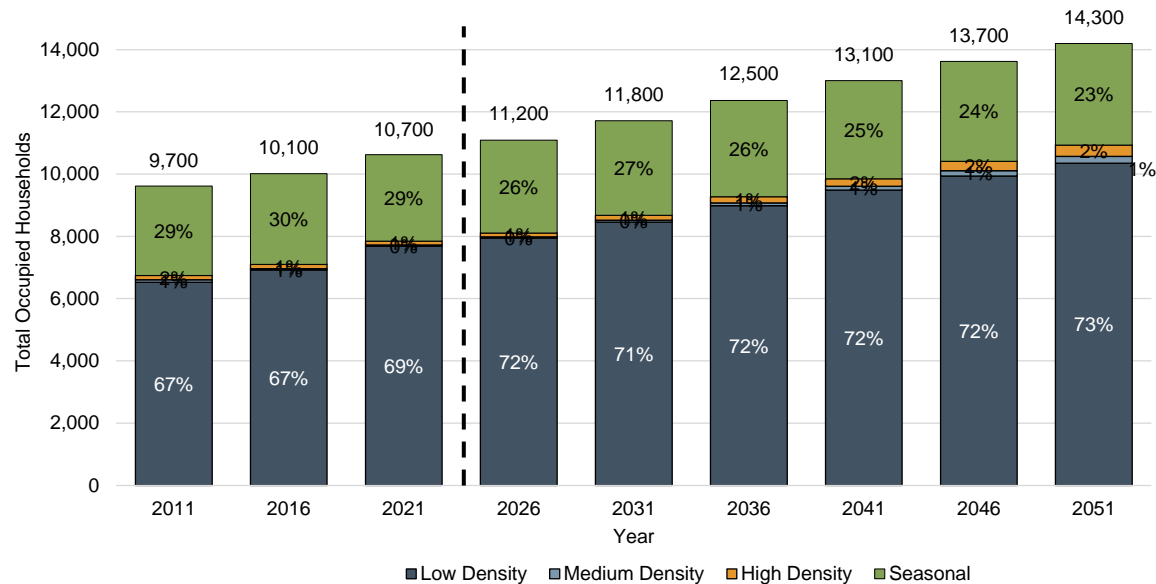
details regarding seasonal population and housing growth in the Township of South Frontenac can be found in Appendix A. The following trends can be observed:

- After 2026, net demand for seasonal housing development in South Frontenac is anticipated to average approximately 11 new units per year. Demand between 2021 and 2026 would appear inflated due to the conversions forecast within this period, as noted in the previous subsections;
- Between 2026 and 2051 it is assumed that approximately five seasonal-to-permanent conversions will occur annually, which contributes to the forecast occupied dwelling growth in the Township.
- Permanent + seasonal dwellings are forecast to increase from 10,700 total units in 2021 to 14,300 by 2051, representing an annual increase of nearly 120 units annually; and
- Township-wide permanent and seasonal population is forecast to increase from approximately 30,300 in 2021 to 38,000 by 2051, representing an increase of approximately 7,700 people over the 30-year period.^[29]

^[29] Excluding the net Census undercount of 2.5%. See Appendix A for details.



Figure 4-7
Township of South Frontenac
Permanent + Seasonal Housing Growth, 2021 to 2051



Source: Historical data derived from Statistics Canada Census and MPAC. Forecast by Watson & Associates Economists Ltd., 2024.

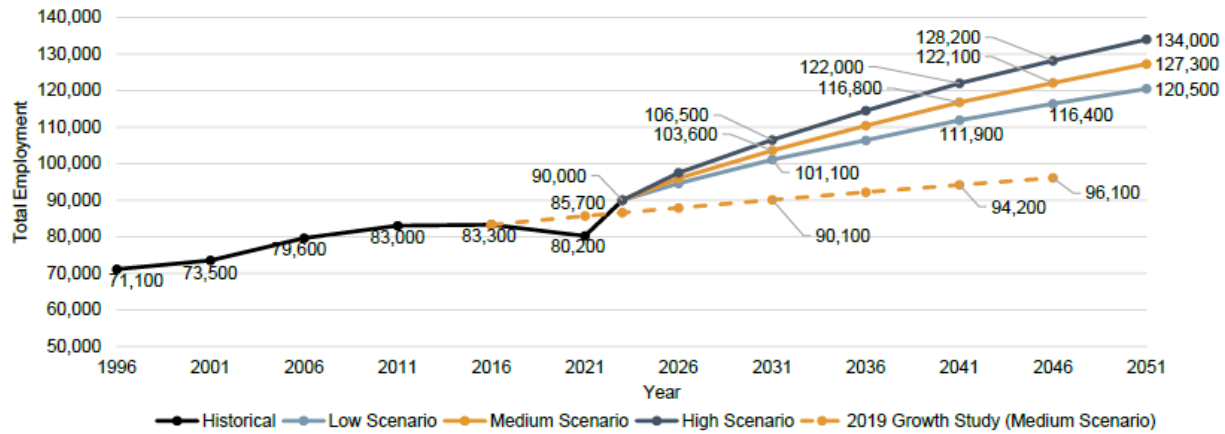
4.5 Kingston C.M.A. Employment Forecast, 2021 to 2051

Figure 4-8 graphically compares three long-term employment growth forecast scenarios for the Kingston C.M.A. (i.e. “high,” “base” and “low” growth scenarios) recently prepared by Watson & Associates.^[30] Similar to the population forecast, the “Medium Scenario” is the most likely long-term growth scenario for the Kingston C.M.A. for this study. Accordingly, the long-term employment potential for Frontenac County and the Township of South Frontenac has been considered within this broader regional context. Under the Medium Scenario, the Kingston C.M.A. employment base is forecast to grow at an average annual rate of 1.6% per year or approximately 1,600 jobs annually.

^[30] City of Kingston Staff Report to Council, Population, Housing and Employment Growth Forecast Update to 2051, Report Number 24-016, December 5, 2023. Exhibit A attachment dated November 23, 2023, prepared by Watson & Associates Economists Ltd.



Figure 4-8
Kingston C.M.A.
Long-term Forecast Employment Scenarios, 2021 to 2051



Kingston C.M.A Total Employment Growth					
	2021 Total	2051 Total	2021 to 2051 Growth	Annual Growth	Annual Growth Rate
High Scenario	80,200	134,000	53,800	1,793	1.7%
Medium Scenario		127,300	47,100	1,570	1.6%
Low Scenario		120,500	40,300	1,343	1.4%

Source: Figure by Watson & Associates Ltd., 2024.

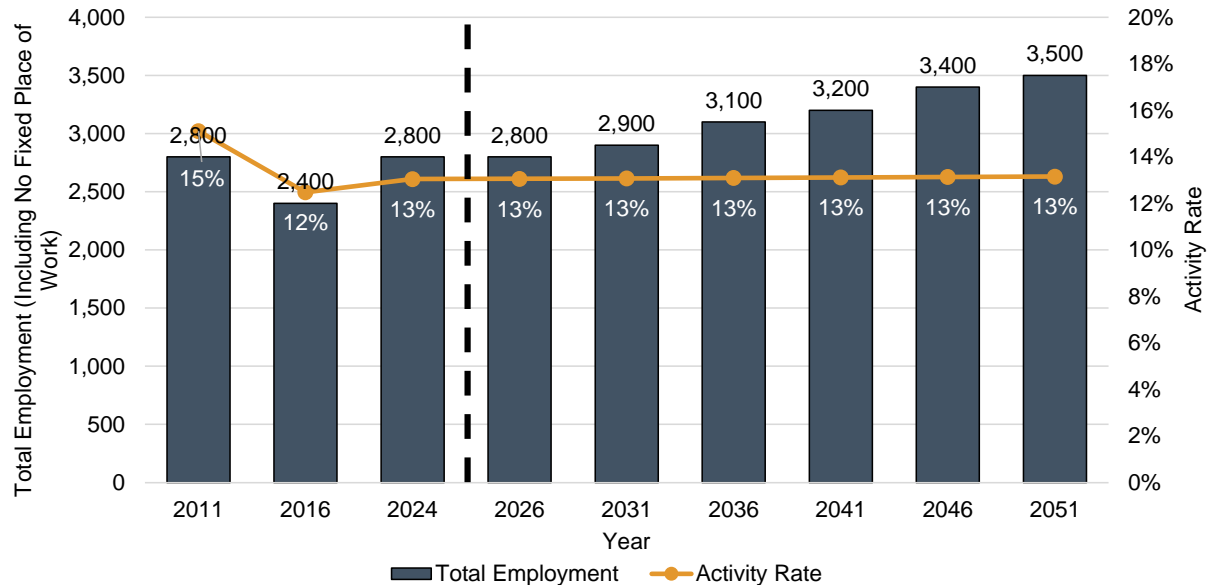
Note: Total employment reflects the total number of jobs within the Kingston C.M.A, including employment by usual place of work, work at home, and no fixed place of work (N.F.P.O.W.). Figures have been rounded.

4.6 Township of South Frontenac Employment Forecast, 2024 to 2051

The following subsection provides an assessment of long-term employment potential by major sector for South Frontenac, within the context of the Medium Scenario for the Kingston C.M.A. to the year 2051. As summarized in Figure 4-9, the Township’s employment base is forecast to increase by approximately 700 jobs between 2024 and 2051, increasing from 2,800 to 3,500 (further details regarding the employment forecast by major sector in 5-year increments can be found in Appendix C). This represents an average annual growth rate of 0.9% over the 30-year forecast period. The employment activity rate (ratio of jobs to population) is forecast to remain stable over the forecast period, representing a similar ratio of long-term employment growth relative to permanent population growth.



Figure 4-9
Township of South Frontenac
Employment Forecast, 2024 to 2051



Source: Historical data from Statistics Canada Census. Forecast by Watson & Associates Economists Ltd., 2024.

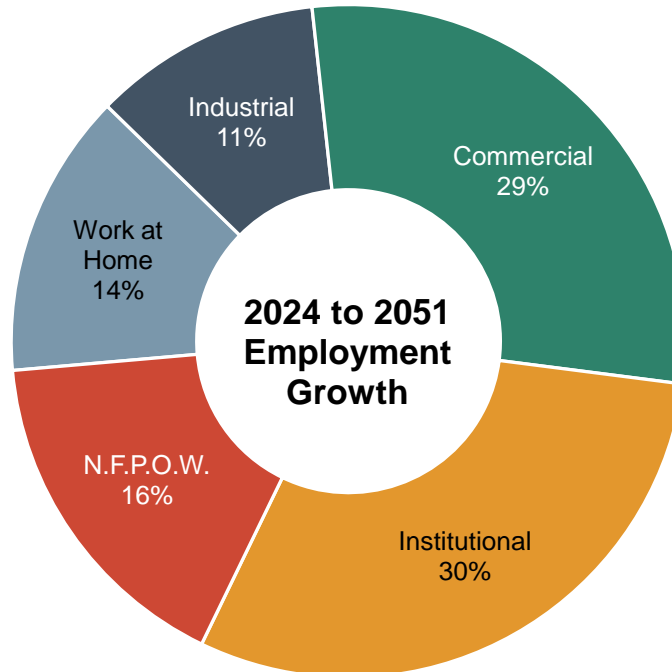
4.6.1 Township of South Frontenac Forecast Employment Growth by Major Sector, 2024 to 2051

Employment growth within South Frontenac is expected across a range of categories/sectors driven by the continued development of the regional and local economic base and steady local population growth. Figure 4-10 summarizes the 2024 to 2051 employment forecast by major employment sector for the Township.

Employment growth related to work at home and no fixed place of work (N.F.P.O.W.), i.e. off-site employment categories, are forecast to account for 30% of job growth in South Frontenac. On-site employment in institutional, commercial and industrial sectors is forecast to account for 70% of employment growth between 2024 and 2051.



Figure 4-10
Township of South Frontenac
Share of Employment Growth by Sector, 2024 to 2051



Source: Forecast by Watson & Associates Economists Ltd., 2024.

4.7 Observations

It is recognized that future population and employment growth within South Frontenac is strongly correlated with the growth outlook and competitiveness of the economy within the surrounding commuter shed – which is largely represented by the City of Kingston. Given the Township’s proximity to this growth centre, South Frontenac is forecast to experience outward growth pressure over the next several decades partially due to the Township’s relatively price-competitive housing market and quality of life. It is noted, however, that declining housing affordability and a range of broader economic headwinds, including tightening monetary policy (i.e., rising interest rates and quantitative tightening), persistently high inflation rates, and rising household debt, are anticipated to moderate housing demand (particularly ownership housing) in the near-term relative to recent historical trends over the past two to three years.



It is important to recognize that while the Township's population base is growing, it is also getting older. Between 2021 and 2051, the 75+ age group (older seniors) is forecast to represent the fastest-growing population age group and is forecast to triple as a share within 30 years. With an aging population, the Township will be increasingly reliant on net migration as a source of population as opposed to natural increase (i.e. births less deaths).

To ensure that economic growth is not constrained by future labour shortages, an effort will be required by the Township (as well as the municipalities in the surrounding market area) to continue to explore ways to attract and accommodate new skilled and unskilled working residents with a diverse range of housing options. Attraction efforts must also be linked to housing accommodation (both ownership and rental), infrastructure, municipal services, and amenities, as well as quality of life attributes that appeal to the younger mobile population, while not detracting from the Township's attractiveness to the older population segments.



Chapter 5

Conclusions



5. Conclusions

Population and housing growth pressures within the Township of South Frontenac have been increasing over the past decade. The most recent Census period (2016 to 2021) has demonstrated significantly higher levels of permanent occupied dwelling growth. As noted earlier in this report, due to Census enumeration occurring during a Provincial lockdown, it is possible that seasonal residents of South Frontenac reported the Township as their primary residence during the COVID-19 pandemic. It is anticipated that between 2021 and 2026, some of this previously reported permanent growth will be again categorized as seasonal. With that being said, the growth outlook for South Frontenac is still forecast to be strong over the forecast horizon. Housing growth in the Township is forecast to remain above the levels experienced between 2006 and 2021, with the rate of housing growth gradually declining in the latter half of the 30-year forecast period due to the aging of the population and labour force.

Under the current Growth Forecast Update, the Township of South Frontenac is forecast to increase by 5,500 permanent residents, 3,100 permanent occupied households, and 700 jobs over the forecast period.^[31] In addition to this permanent growth, the seasonal segment of the population will continue to place demands on municipal services and infrastructure, particularly during peak summer months. Achieving this growth will require increasing levels of net migration to offset the aging of the population and the decline in natural increase (births less deaths) associated with an older population. Accommodating this level of development activity will require the Township to proactively plan for short- and long-term growth opportunities. This will require the Township to ensure that there are land opportunities to accommodate employment and residential uses. The utilization of communal services will be a key consideration in the Township's ability to provide a wide range of housing types over the next three decades.

^[31] Population and housing calculated over a 30-year period from 2021 to 2051, where employment is calculated over a 27-year period from 2024 to 2051.

Appendices



Appendix A

Township of South Frontenac Population and Housing Forecast in 5-Year Increments, 2021 to 2051



Appendix A: Township of South Frontenac Population and Housing Forecast in 5-Year Increments, 2021 to 2051

Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount						Housing Units											Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)
		Permanent Population ¹	Institutional Population	Permanent Population Excluding Institutional ¹	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Conversions	Singles & Semi Detached Family With Conversions	Multiples ²	Apartments ³	Other	Total Households	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households			
Historical	Mid 2011	18,646	18,113	28	18,085	10,465	28,578	6,526		6,526	83	136	57	6,802	6,802	2,875	9,677	0	2.66	2.95
	Mid 2016	19,194	18,646	61	18,585	10,610	29,256	6,920		6,920	40	140	90	7,190	7,190	2,915	10,105	0	2.59	2.90
	Mid 2021	20,699	20,188	48	20,140	10,100	30,288	7,685		7,685	40	125	85	7,935	7,935	2,775	10,710	0	2.54	2.83
Forecast	Mid 2024	21,180	20,663	49	20,614	10,756	31,419	7,898	-180	7,718	40	125	85	8,148	7,968	2,955	10,923	45	2.54	2.83
	Mid-2026	21,360	20,839	49	20,789	10,840	31,679	8,114	12	7,946	40	125	85	8,364	8,196	2,978	11,174	45	2.49	2.79
	Mid-2031	22,262	21,719	51	21,668	11,047	32,766	8,600	41	8,461	62	157	85	8,904	8,765	3,035	11,800	47	2.44	2.74
	Mid-2036	23,371	22,801	54	22,747	11,262	34,063	9,097	70	8,987	90	197	85	9,469	9,359	3,094	12,453	49	2.41	2.71
	Mid-2041	24,460	23,863	56	23,807	11,473	35,336	9,565	99	9,484	123	246	85	10,019	9,938	3,152	13,090	51	2.38	2.68
	Mid-2046	25,627	25,002	59	24,944	11,677	36,679	9,994	128	9,942	165	305	85	10,549	10,497	3,208	13,705	53	2.37	2.67
	Mid-2051	26,675	26,025	61	25,964	11,866	37,891	10,375	157	10,352	215	369	85	11,044	11,021	3,260	14,281	55	2.36	2.65
Incremental	Mid 2006 - Mid 2011	-117	-114	28	18,085	145	31	106	0	106	13	-34	-63	22	22	40	62	0		
	Mid 2011 - Mid 2016	549	533	33	500	145	678	394	0	394	-43	4	33	388	388	40	428	0		
	Mid 2016 - Mid 2021	1,505	1,542	-13	1,555	-510	1,032	765	0	765	0	-15	-5	745	745	-140	605	0		
	Mid 2021 - Mid 2024	481	475	1	474	656	1,131	213	-180	33	0	0	0	213	33	180	213	45		
	Mid 2024 - Mid-2026	180	176	0	175	84	260	216	12	228	0	0	0	216	228	23	251	0		
	Mid 2024 - Mid-2031	1,083	1,056	2	1,054	291	1,347	702	41	743	22	32	0	756	797	80	877	2		
	Mid 2024 - Mid-2036	2,191	2,138	5	2,133	506	2,644	1,199	70	1,269	50	72	0	1,321	1,391	139	1,530	4		
	Mid 2024 - Mid-2041	3,280	3,200	7	3,193	717	3,917	1,667	99	1,766	83	121	0	1,871	1,970	197	2,167	6		
	Mid 2024 - Mid-2046	4,448	4,339	10	4,330	921	5,260	2,096	128	2,224	125	180	0	2,401	2,529	253	2,782	8		
Mid 2024 - Mid-2051	5,496	5,362	12	5,350	1,110	6,472	2,477	157	2,634	175	244	0	2,896	3,053	305	3,358	10			

Source: Watson & Associates Economists Ltd., 2024.

¹ Census undercount estimated at approximately 2.5%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Appendix B

Township of South Frontenac Permanent Population Age Structure Forecast, 2021 to 2051



Appendix B: Township of South Frontenac Permanent Population Age Structure Forecast, 2021 to 2051

Population (Including Census undercount) ¹

Cohort	2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
0-19	4,723	4,361	4,178	4,277	4,190	4,170	4,260	4,360	4,580	4,660
20-34	2,847	2,639	2,787	2,858	2,900	3,120	3,290	3,330	3,320	3,370
35-44	3,122	2,499	2,216	2,430	2,450	2,230	2,220	2,460	2,690	2,730
45-54	3,354	3,435	3,232	2,948	2,560	2,720	2,880	2,740	2,780	3,100
55-64	2,645	3,072	3,396	3,817	3,700	3,260	3,080	3,320	3,530	3,500
65-74	1,383	1,684	2,252	2,919	3,380	3,750	3,780	3,470	3,400	3,660
75+	779	888	1,084	1,450	2,180	3,010	3,860	4,780	5,330	5,660
Total	18,850	18,580	19,140	20,700	21,360	22,260	23,370	24,460	25,630	26,680

Percentage of Population

Cohort	2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
0-19	25%	23%	22%	21%	20%	19%	18%	18%	18%	17.5%
20-34	15%	14%	15%	14%	14%	14%	14%	14%	13%	12.6%
35-44	17%	13%	12%	12%	11%	10%	9%	10%	10%	10.2%
45-54	18%	18%	17%	14%	12%	12%	12%	11%	11%	11.6%
55-64	14%	17%	18%	18%	17%	15%	13%	14%	14%	13.1%
64-74	7%	9%	12%	14%	16%	17%	16%	14%	13%	13.7%
75+	4%	5%	6%	7%	10%	14%	17%	20%	21%	21%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100.0%

Source: 2001 to 2021 derived from Statistics Canada. 2021 to 2051 Forecast by Watson & Associates Economists Ltd., 2024.

¹ Forecast net population undercount estimated at approximately 2.5%

Note: Figures may not add precisely due to rounding.



Appendix C

Township of South Frontenac Employment Forecast by Major Sector in 5-Year Increments, 2021 to 2051



Appendix C: Township of South Frontenac Employment Forecast by Major Sector in 5-Year Increments, 2021 to 2051

Period	Population Including Undercount	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home)
Mid 2011	18,579	0.006	0.043	0.014	0.040	0.040	0.142	0.009	0.151	105	805	255	735	745	2,645	163	2,808	1,840
Mid 2016	19,145	0.002	0.040	0.011	0.027	0.027	0.108	0.016	0.125	40	775	218	523	520	2,076	313	2,389	1,301
Mid 2024	21,180	0.002	0.045	0.012	0.028	0.028	0.114	0.0165	0.130	40	946	246	583	598	2,413	350	2,763	1,467
Mid 2026	21,360	0.002	0.044	0.012	0.028	0.028	0.114	0.0166	0.131	40	946	250	591	607	2,434	355	2,789	1,488
Mid 2031	22,262	0.002	0.043	0.012	0.028	0.029	0.114	0.0169	0.131	40	963	264	625	644	2,536	375	2,911	1,573
Mid 2036	23,371	0.002	0.042	0.012	0.028	0.029	0.114	0.0171	0.131	40	988	281	665	688	2,662	399	3,061	1,674
Mid 2041	24,460	0.002	0.041	0.012	0.029	0.030	0.114	0.0173	0.131	40	1,010	298	705	732	2,785	423	3,208	1,775
Mid 2046	25,627	0.002	0.040	0.012	0.029	0.030	0.114	0.0175	0.131	40	1,033	317	749	779	2,918	449	3,367	1,885
Mid 2051	26,675	0.001	0.039	0.013	0.030	0.031	0.114	0.0177	0.132	40	1,048	334	790	824	3,036	473	3,509	1,988
Incremental Growth																		
Mid 2011 - Mid 2016	566	-0.0036	-0.0028	-0.0023	-0.0122	-0.0129	-0.0339	0.0076	-0.0263	-65	-30	-37	-212	-225	-569	150	-419	-539
Mid 2024 - Mid 2026	180	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0	0	4	8	9	21	5	26	21
Mid 2024 - Mid 2031	1,083	0.000	-0.001	0.000	0.001	0.001	0.000	0.000	0.000	0	17	18	42	46	123	25	148	106
Mid 2024 - Mid 2036	2,191	0.000	-0.002	0.000	0.001	0.001	0.000	0.001	0.001	0	42	35	82	90	249	49	298	207
Mid 2024 - Mid 2041	3,280	0.000	-0.003	0.001	0.001	0.002	0.000	0.001	0.001	0	64	52	122	134	372	73	445	308
Mid 2024 - Mid 2046	4,448	0.000	-0.004	0.001	0.002	0.002	0.000	0.001	0.001	0	87	71	166	181	505	99	604	418
Mid 2024 - Mid 2051	5,496	0.000	-0.005	0.001	0.002	0.003	0.000	0.001	0.001	0	102	88	207	226	623	123	746	521

Source: Watson & Associates Economists Ltd., 2024.

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Township of South Frontenac Staff Report



To: Council

From: Director, Development Services

Date of Meeting: Tuesday, June 18, 2024

Subject: Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*

Report Number: 2024-110

Summary

This report provides information to Council on impacts of Bill 185 and potential changes to the Provincial Policy Statement (2020) to the Township.

Recommendation

This Report is for information purposes only.

Background

Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024* received Royal Assent on June 6, 2024. The bill proposes significant reforms to Ontario's *Planning Act*, the *Municipal Act*, and the *Development Charges Act*, which will bring additional changes to Ontario's planning and land development regime.

The province also recently released a new draft Provincial Planning Statement (PPS) 2024 for review and comment via the Environmental Registry of Ontario (ERO). The province released a draft PPS in 2023 and now has provided a revised PPS 2024 version. This latest version is similar to the 2023 draft PPS but does contain some changes that are outlined in this report.

Discussion/Analysis

Planning Act

The main changes to the *Planning Act* described below include:

1. Removal of the authority of municipalities to make pre-application consultation a requirement for planning applications.
2. The province is removing the previous requirement that municipalities provide refunds for planning applications if decisions were not provided before the expiry of a statutory deadline.
3. The new legislation significantly limits the ability for the public or others to appeal a planning decision. This will likely result in municipalities spending less time and

money at the Ontario Land Tribunal in instances where a third-party appeal may have been lodged under the current planning regime.

4. Bill 185 grants the Minister increased powers to authorize regulations establishing requirements and standards with respect to any additional residential units.
5. Bill 185 requires municipalities to place lapsing provisions on site plan agreements and draft plans of subdivision which have received approval but have not been issued a building permit.

1. Pre-application Consultation

New additions to the *Planning Act* will remove the authority of municipalities to make pre-application consultation a requirement for planning applications. Instead, this process will be considered to be voluntary on the part of applicants. Applicants have also been granted more freedom regarding their ability to launch appeals for incomplete applications. Under the current legislation, applicants have 30 days to appeal a planning authority's determination of an incomplete application. Bill 185 removes this deadline entirely, allowing an applicant to appeal a determination of incompleteness at any time after a pre-application consultation meeting has occurred or an application fee has been paid. Despite these changes, there have been no changes to the requirements for a complete application.

Municipalities will no longer have the authority to require pre-consultation for planning applications. Further, if an applicant has agreed to undergo the pre-consultation process, they may at any time appeal to the OLT regarding the sufficiency of the information provided or reasonableness of the requests by the municipality. Staff are not supportive of this proposed change as pre-consultation offers the Township the best opportunity to shape a development proposal beyond the minimum requirements set forth in provincial and local policy. Although no longer legislated, the pre-application consultation will continue to be a recommended practice to applicants by the Township.

2. Fee Refund Requirements

Bill 109 previously required that municipalities provide refunds for designated planning applications if decisions were not provided before the expiry of a statutory deadline. Bill 185 removes these fee refund requirements. Refund requirements will remain in place only for Zoning By-Law amendments and site plan applications deemed complete after July 1st, 2023, and before the date that Bill 185 comes into effect (June 6, 2024). Any applications deemed complete after the date Bill 185 comes into effect would not be subject to any refund requirements.

3. Appeal Rights

Bill 185 will extend the limitations of appeal rights to municipally approved Official Plans, Official Plan amendments, Zoning By-Laws, and Zoning By-Law amendments. As a result, only the applicant, the municipality, the Minister, or "specified persons" who made written or oral submissions prior to the approval of the item in question will have the right to appeal the decision. Between second and third reading of Bill 185, the province has added the right of a property owner impacted by the adoption of an Official Plan or Zoning By-Law the right of appeal, provided they submit comment before the plan is adopted or the by-law passed by the municipality.

The proposed changes significantly limit the ability for the public or others to appeal a planning decision, unless the proposed appellant falls under the defined list of a “specified person”. These provisions are like the changes made to plans of subdivision, wherein the “specified persons” are generally only utility providers or public authorities, including municipalities. Proponents will still have the ability to appeal a decision (i.e., a refusal, non-decision, or conditions on an approval). This proposed change applies retroactively to any existing third party appeal where no hearing date has been scheduled as of April 10, 2024.

This change will be significant to the public, municipalities, and developers. The proposed changes should result in municipalities spending less time and money at the OLT in instances where a third-party appeal may have been lodged under the current planning regime. However, once members of the public become aware of these changes, they may place additional social pressure on councils to refuse applications, knowing that no further public appeal rights exist.

4. Additional Residential Units (ARUs)

Bill 185 proposes that the Minister will be granted increased powers to authorize regulations establishing requirements and standards with respect to any additional residential units in a detached house, semi-detached house or rowhouse, a residential unit in a building or structure ancillary to such a house, a parcel of land where such residential units are located or a building or structure within which such residential units are located. Bill 185 will widen the Minister’s ability to regulate any ARU in a home or a building adjacent to one.

5. Lapsing Approval Provisions on Draft Plans of Subdivision and Site Plan Agreements

Bill 185 requires municipalities to place lapsing provisions on site plan agreements and draft plans of subdivision which have received approval but have not been issued a building permit. Further, any draft plan of subdivision approved before or on March 27th, 1995 which has not been acted upon will lapse 3 years after Bill 185 comes into effect.

Development Charges Act:

The changes to the *Development Charges Act* include:

1. Capital Cost Inclusions
2. Expiry of Frozen Development Charges
3. Repeal of Mandatory Phase in

1. Capital Costs Inclusions

Amendments made in Bill 23 have been reversed, allowing municipalities to include the costs of a wider variety of studies in their development charges rates, including the cost of master plans for servicing as well as development charges background studies.

2. Expiry of Frozen Development Charges

Currently, development charges are frozen for an applicant as of the date a complete application is submitted for either a Zoning By-Law amendment or site plan approval, whichever one occurs later. This freeze maintains the development costs at the price they

were the day of the application submission as long as a building permit is acquired within two years after the application receives approval. This policy will be amended to require the permit to be acquired within 18 months for the freeze to remain in effect.

3. Repeal of Mandatory Phase in

Bill 23 required the phase-in of charges imposed on a DC bylaw over a five-year term. DC bylaws passed after January 1, 2022 were required to phase-in the calculated charges as follows:

Year 1 of Bylaw – 80% of the charges could be imposed

Year 2 of Bylaw – 85% of the charges could be imposed

Year 3 of Bylaw – 90% of the charges could be imposed

Year 4 of Bylaw – 95% of the charges could be imposed

Year 5 to 10 of Bylaw – 100% of the charges could be imposed

Bill 185 removes the mandatory phase-in of the charges.

Municipal Act

The changes to the *Municipal Act* include:

1. Municipal Authority over Water and Wastewater Allocation
2. Municipal Bonusing and Provincial Interests

1. New Municipal Authority over Water and Wastewater Allocation

Currently, the *Planning Act* provides the most explicit direction in providing for a water and wastewater allocation system and applies this authority specific to draft plans of subdivision. Bill 185 repeals these provisions of the *Planning Act* and add new provisions under the *Municipal Act* respecting water and wastewater allocation. The proposal would give explicit authority to municipalities in creating a policy for water and servicing capacity, which may include the tracking of water supply and servicing capacity for approved developments, as well as establishing criteria for the allocation to future development applications. While this direction is focused on communities with municipal water and wastewater services, it may assist the Township in the future when completing water studies for development supported by communal servicing.

2. Municipal Bonusing and Provincial Interests

Amendments to the *Municipal Act* allow the Province to make regulations authorizing municipalities to grant assistance to a specified manufacturing, industrial or commercial enterprises if the Province considers it necessary or desirable in the provincial interests to attract investment in Ontario. Currently, municipal grant assistance to these specified enterprises is regulated under Section 28 of the *Planning Act* which requires a Community Improvement Plan to be in effect. Staff will await the posting of the regulation to determine the rules for providing grants.

New draft of the Provincial Policy Statement

The latest version builds on the consultation completed in 2023 for the Provincial Planning Statement. Township staff have highlighted two components that may be of interest for Council.

1. Removal of permissions to allow for up to three residential lots to be severed from agricultural properties.
2. New criteria for the expansion of settlement areas.

1. Removal of permissions to allow for up to three residential lots to be severed from agricultural properties.

Within the draft 2023 PPS, one of the most significant changes was to allow for three residential lots to be severed from Agricultural properties, with no ability for municipalities to be more restrictive than the provincial policies. The draft 2024 PPS has removed those residential lot creation policies. This draft PPS would also allow for ARUs to be permitted on-farms and appears to permit ARUs to be severed as surplus farm dwelling severances.

2. New criteria for the expansion of settlement areas.

The draft 2023 PPS removed the requirement of a comprehensive review to be undertaken for the purpose of settlement area expansion. This has carried into the 2024 PPS with stronger language on requirements in considering such requirements.

Financial Implications

Staff will continue to monitor the Provincial Planning Statement review and will keep Council up to date on the status and impact. An update to the PPS could trigger future updates to the County and Township Official Plans and the Township's Zoning By-law.

Relationship to Strategic Plan

- Not applicable to this report.
- This initiative adheres to the following strategic pillars and directions of the 2023-2026 Strategic Plan.
 - Pillars: Choose an item.

Climate Considerations

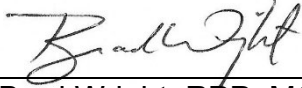
- Not applicable to this report.

Notice/Consultation

Planning Services

Approvals

Submitted By:



Brad Wright, RPP, MCIP, Director of Development Services

Approved By:



Louise Fragnito, CPA CGA, Chief Administrative Officer

Memorandum

To: Watershed Municipalities
From: Sommer Casgrain-Robertson, General Manager
Date: May 31, 2024
RE: **2023 Annual Report**

Dear Member Municipalities,

The Rideau Valley Conservation Authority is pleased to present our 2023 Annual Report. This report highlights programs and services that we deliver on behalf of the province, our municipalities, and the community to protect people and property from natural hazards and protect natural resources that provide clean water, support development and protect against climate change, flooding, drought and erosion.

2023 Annual Report highlights include:

Supporting Sustainable Development

- Commented on 1,952 planning applications on behalf of municipalities
- Processed 319 Section 28 permit applications, with 99% of permits issued within the provincial timeline
- Processed 944 septic permit applications, with most permits issued in half the provincial timeline

Protecting and Restoring the Watershed

- Planted another 214,030 trees bringing our total to 7.4 million
- Naturalized 1,710 metres of shorelines, bringing our total to 41 kms
- Funded another 211 rural clean water projects, allocating \$642,935 in grants to farmers and rural landowners
- Reinspected 651 lakefront septic systems to ensure they are functioning
- Completed Phase 2 of the Motts Mills Wetland Restoration Project

Providing Access to Nature

- Welcomed 307,500 visitors to our 11 conservation areas
- Completed the construction of two fully accessible pedestrian bridges
- Provided outdoor education to 7,889 students from 107 schools

**Proudly working in partnership
with our 18 watershed municipalities**

Athens, Augusta, Beckwith, Central Frontenac, Clarence-Rockland,
Drummond/North Elmsley, Elizabethtown-Kitley, Merrickville-Wolford, Montague,
North Dundas, North Grenville, Ottawa, Perth, Rideau Lakes, Smiths Falls, South Frontenac, Tay Valley, Westport

Understanding the Watershed

- Monitored 26 sites for water levels and flow
- Issued 13 flood messages and two low water messages
- Completed phase 1 of a new flood forecasting and warning model
- Approved a 6-year workplan to complete additional natural hazard mapping
- Monitored 39 lakes and 119 stream sites for water quality
- Monitored 44 sites and completed 361 stream surveys to assess aquatic habitat
- Completed a comprehensive *Watershed Conditions Report* assessing the state of forests, wetlands, shorelines, surface water, ground water, aquatic habitat, natural hazards and hydrological function across the watershed.

We hope our Annual Report demonstrates that 2023 was a busy and fulfilling year that saw the completion of many important priorities. I would like to thank our outstanding staff for their hard work and dedication, but also our municipalities, funders, community volunteers and project partners, without whom our work would not be possible!

If you would like paper copies of our annual report or if you would like more detailed information about any of our projects or programs, please contact Marissa Grondin at marissa.grondin@rvca.ca.

We are also available to present this report to Council to highlight work in your municipality, discuss municipal priorities, hear feedback and answer questions. If you are interested in a presentation, please contact Marissa to arrange a date.

Thank you again for your ongoing support and valued partnership and we look forward to continuing to work with you in 2024!

Sincerely,



Sommer Casgrain-Robertson
General Manager / Secretary-Treasurer

Attached: RVCA 2023 Annual Report

A large purple circle with a white border and a thin gold inner ring. Inside the circle, the year '2023' is written in large white font, and 'ANNUAL REPORT' is written in yellow font below it. The background of the entire page is a photograph of a lake with reeds and a cloudy sky, with a bokeh effect of light circles overlaid.

2023

ANNUAL REPORT



Message from the Chair & General Manager

IN MANY WAYS, 2023 was the Year of the Bridge. Staff completed construction of two accessible pedestrian bridges at two of our most popular conservation areas – an achievement that will benefit the community for decades to come.

But we also built many figurative bridges. We worked closely with our municipal partners on new agreements to formalize our stewardship and monitoring programs across the watershed. Science staff also finalized our much-awaited, once-in-a-decade Watershed Conditions Report to bridge the gap between data collection and scientific analysis toward a better understanding of the health of our watershed. This will pave the way for a new Watershed Management Strategy in 2024.

So much of our work is ultimately about building bridges: connecting with our valued partners, expanding our knowledge of the watershed and ensuring our services remain relevant, valuable and accessible to everyone who calls the Rideau valley home. To this end, in 2023 engineering staff began data collection for new flood mapping on several upper watershed lakes and initiated the development of a new hydrologic model of the watershed; outdoor education staff expanded forest school to new age groups at Foley Mountain and Baxter conservation areas; and conservation lands staff worked with local landowners and our Foundation to complete three land donations that will protect 199 hectares of conservation land in perpetuity.

Stewardship staff bridged the gap between best management practices and private landowners, working with them to add and restore critical green infrastructure on their properties through tree planting, shoreline naturalization and clean water projects. The forestry team even celebrated the 7 millionth tree planted since 1984!

Our Planning and Regulations department continued to serve clients by reviewing planning files and processing Section 28 and septic applications to ensure development proceeds safely and sustainably across the watershed. They also did so efficiently, issuing 99% of permits within provincial timelines.

It is clear through these many accomplishments how dedicated RVCA staff remain to conservation, customer service and collaboration; whether building accessible spans over Baxter's wetland or building bridges through relationships, research and restoration. We are also grateful to the many partners who make our work possible, whose funding, volunteer hours and support contribute to a sustainable future and a thriving Rideau watershed.

Kristin Strackerjan
RVCA Board Chair

Sommer Casgrain-Robertson
General Manager/Secretary-Treasurer



THE RVCA is one of 36 conservation authorities in Ontario working to manage local watersheds to protect people and property from natural hazards and conserve critical natural resources.

Since 1966, the RVCA has worked closely with its member municipalities, provincial and federal governments, local landowners, farmers, businesses and community groups to protect communities from natural hazards, guide sustainable development, improve water quality and connect people with nature. The RVCA looks to build resilient communities in the face of climate change and population growth by promoting an integrated watershed approach — one that balances human, environmental and economic needs. Our success is based on partnerships that accomplish local initiatives at the watershed scale.

OUR VISION: A thriving watershed with clean abundant water, natural shorelines, rich forests and wetlands, diverse habitat and sustainable land use that is valued and protected by all.

OUR MISSION: To understand, manage, protect, restore and enhance the Rideau watershed through science, stewardship, education, policy and leadership.

2023 Board of Directors

- Kristin Strackerjan (Chair) North Grenville
- Anne Robinson (Vice Chair) Ottawa
- Vacant* Athens
- Adrian Wynands. Augusta
- Brian Dowdall Beckwith
- Susan Irwin Central Frontenac
- Vacant* Clarence-Rockland
- Steve Fournier. Drummond/North Elmsley
- Vacant* Elizabethtown-Kitley
- Anne Barr Merrickville-Wolford
- Morgan Kenny Montague
- Gerry Boyce/*Vacant* North Dundas
- Theresa Kavanagh Ottawa
- Wilson Lo Ottawa
- Pieter Leenhouts/Riley Brockington Ottawa
- Shawn Menard/David Brown Ottawa
- Gary Waterfield Perth
- Jeff Banks Rideau Lakes
- Shawn Pankow Smiths Falls
- Charlene Godfrey. South Frontenac
- Angela Pierman Tay Valley
- Barry Card Westport
- Mel Foster Agricultural Rep

We acknowledge that the Rideau Valley watershed is located on the traditional unceded territory of the Algonquin Anishinaabeg people as well as the traditional territory of the Anishnabek, Huron-Wendat, Haudenosaunee and Oneida peoples. The RVCA pays respect to all Indigenous peoples in the watershed and acknowledges that they are the traditional guardians of this land and water. RVCA is working to deepen its understanding of local Indigenous peoples, cultures and knowledge and to find meaningful ways to collaborate and support reconciliation.



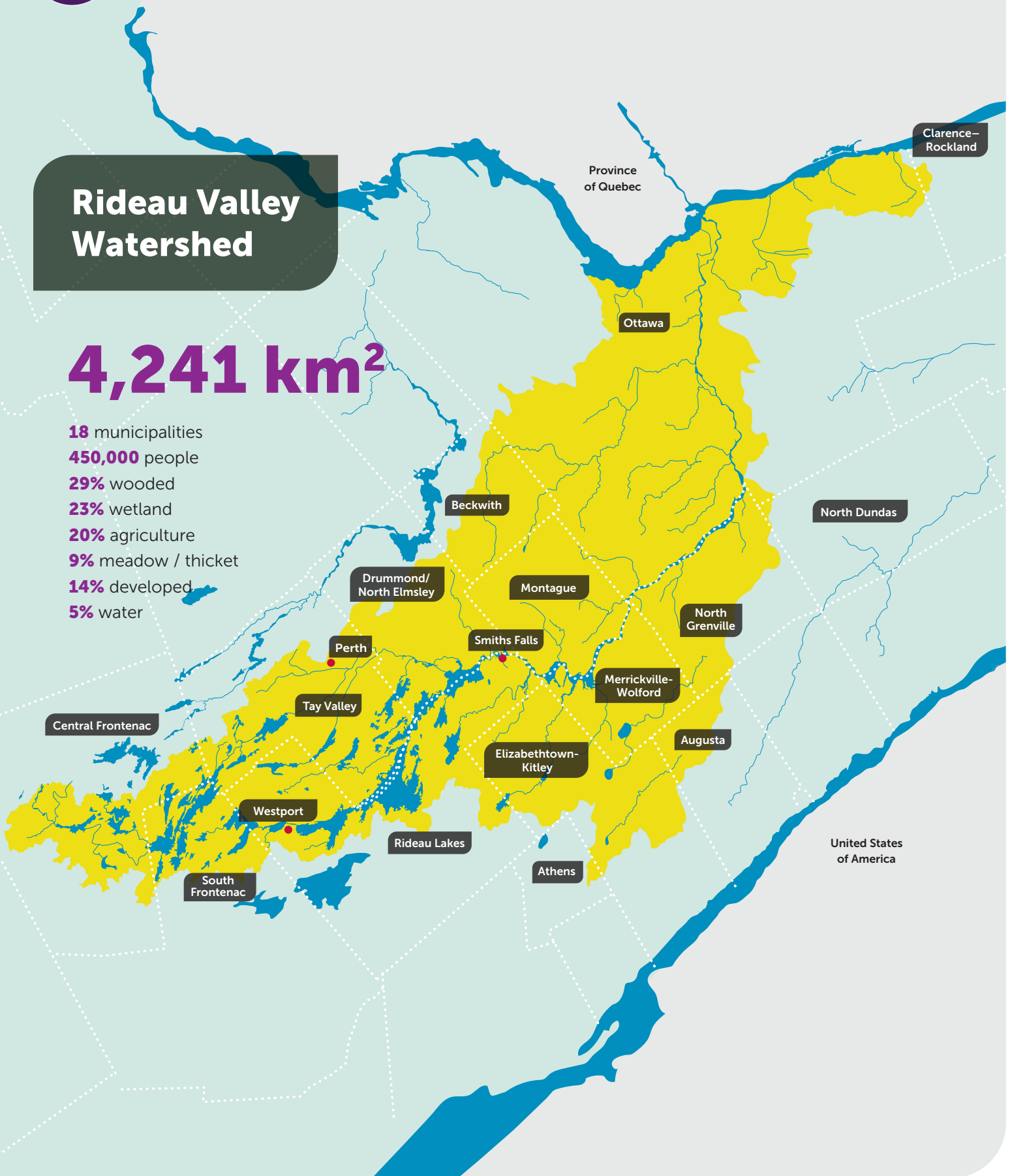


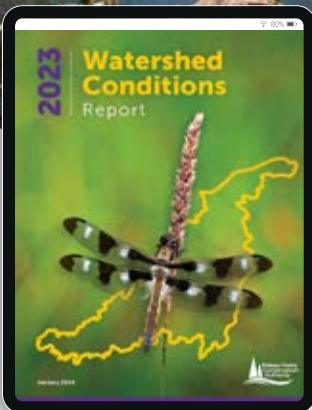
The Rideau Valley Watershed

Rideau Valley Watershed

4,241 km²

- 18 municipalities
- 450,000 people
- 29% wooded
- 23% wetland
- 20% agriculture
- 9% meadow / thicket
- 14% developed
- 5% water





Conditions Report dives deep into data

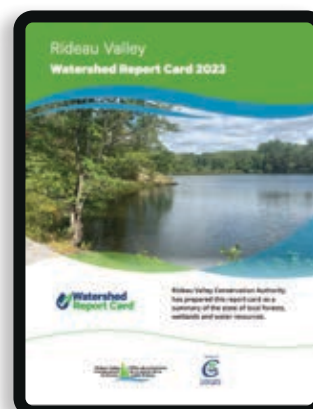
Completion of our comprehensive *Watershed Conditions Report* was a major 2023 accomplishment, the

culmination of several years of hard work on the part of science, engineering, GIS and communications staff. The 193-page report is the first of its kind for the RVCA, compiling decades of monitoring data into one report to assess trends regarding surface and ground water quality, aquatic ecosystem health, hydrological function, natural hazard risks and the status of critical green infrastructure such as wetlands, forests and natural shorelines.

The analysis found several concerning trends, including a continuing steep decline in large woodland patches, increasing chloride levels in our urban streams, and large shifts in surface water flow patterns linked to increased development and loss of wetlands. The report also identified knowledge gaps in some parts

of the watershed regarding natural hazard risks such as flooding, erosion and landslides, as well as gaps in groundwater quality monitoring in rural communities where private wells are the most common source of drinking water.

The next step is to complete a Watershed Management Strategy in 2024 that will serve as an action plan to address issues and areas of concern as well as knowledge gaps in the coming years.



Report Card offers watershed checkup

RVCA also completed a *Watershed Report Card* as part of Conservation Ontario's Watershed Checkup program, offering a snapshot of surface water quality, groundwater quality and forest conditions in the Rideau Valley.



RVCA and RVCF Board members participate in an outdoor education demonstration during the board tour at Foley Mountain Conservation Area.

CORPORATE SERVICES supports the entire conservation authority, enabling it to perform its functions and deliver programs in an efficient and cost-effective manner. The department is responsible for strategic planning, budgeting, financial reporting, business improvement, human resources, communications, IT, GIS, member services, fundraising and administration.



RVCA celebrated Foley Mountain Conservation Area's 50th anniversary with a community event that brought municipal partners, provincial representatives and Foley Mountain supporters together. Left to right: RVCA general manager Sommer Casgrain-Robertson, Augusta Township Deputy Mayor Adrian Wynands, Rideau Lakes Mayor Arie Hoogenboom, Leeds-Grenville-Thousand Islands and Rideau Lakes MPP Steve Clark, Westport Mayor Robin Jones and RVCA Board Chair Kristin Strackerjan.

\$11.8M

budget for 2023

68

staff plus 19
summer students

19

Board Members

- **2** training and orientation sessions held for new and returning Board members as well as training on Section 28 hearings for executive committee members
- **18** MOUs signed with member municipalities to continue providing stewardship and monitoring programs across the watershed (Category 3 Agreements)
- Hosted annual watershed tour for board members and municipalities at Foley Mountain Conservation Area, where staff showcased RVCA's programs and services
- Approved new Fleet Emissions Reduction Guideline
- Initiated new modernized accessible website
- Expanded online payment to outdoor education programs and conservation area rentals
- Updated Purchasing Policy, Administrative Bylaw and Section 28 Hearing procedures

Foley Mountain Site Supervisor Rebecca Whitman and RVCA Board Chair Kristin Strackerjan cut the cake at Foley's 50th anniversary celebration in June.





PLANNING AND REGULATIONS staff bring watershed science, provincial policies and individual municipal needs together to help build safe, sustainable communities. The RVCA provides planning advice to municipalities and is the approval authority for development affecting natural hazards like flooding, erosion, steep slopes, unstable soils and wetlands, as well as watercourses. Staff also approve the construction, enlargement or alteration of septic systems and provide septic re-inspection services to several municipalities.



Planning Reviews

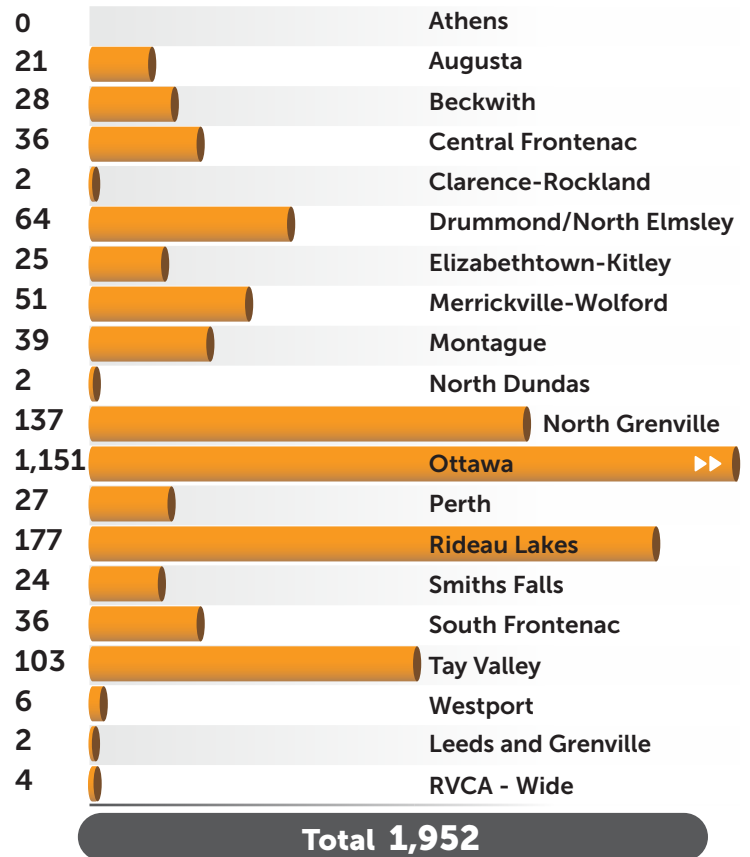
- **132** Pre-consultation Meetings
- **402** Severances
- **326** Minor Variances
- **100** Site Plan Control
- **120** Zoning By-law Amendments
- **16** Official Plan Amendments
- **3** Official Plans
- **16** Subdivision Reviews
- **10** Condominium Applications
- **1** *Aggregate Resource Act* review
- **4** Part Lot Control
- **4** Lifting of 30 cm Reserve
- **4** *Environmental Assessment Act* Reviews
- **1** Lifting of Holding By-law
- **1** Application for Absolute Title
- **1** Disposal of Municipal-Owned Land
- **5** Validation of Title

Partnership Highlight:

- Worked closely with municipalities to implement *Ontario Regulation 596/22*, which now requires municipalities to review planning applications for natural heritage. RVCA had been commenting on natural heritage (in addition to natural hazards and drinking water source protection) at the request of municipalities to help them fulfill their obligations under the *Provincial Policy Statement*

1,952
planning reviews

Planning Activities by Municipality, 2023



Source Water Protection Approvals

- Reviewed development applications to ensure they meet *Source Protection Plan* policies
- Visited **22** local businesses who handle and store certain chemicals in vulnerable areas around municipal drinking water systems to provide spill response kits and assess their storage and handling practices
- Administered a Fuel Oil Tank Replacement Rebate Program in certain areas on behalf of the City of Ottawa



Section 28 Services

- **629** Property Inquiries
- **110** Clearance Letters
- **319** Applications
 - **93%** Approved
 - **5%** On Hold
 - **1** Hearing
- **67** Complaints/Occurrences
 - **16** Violations
 - **2** Charges laid under *Conservation Authorities Act*

Partnership Highlight:

- Presented to the Ottawa Real Estate Board about waterfront properties in February

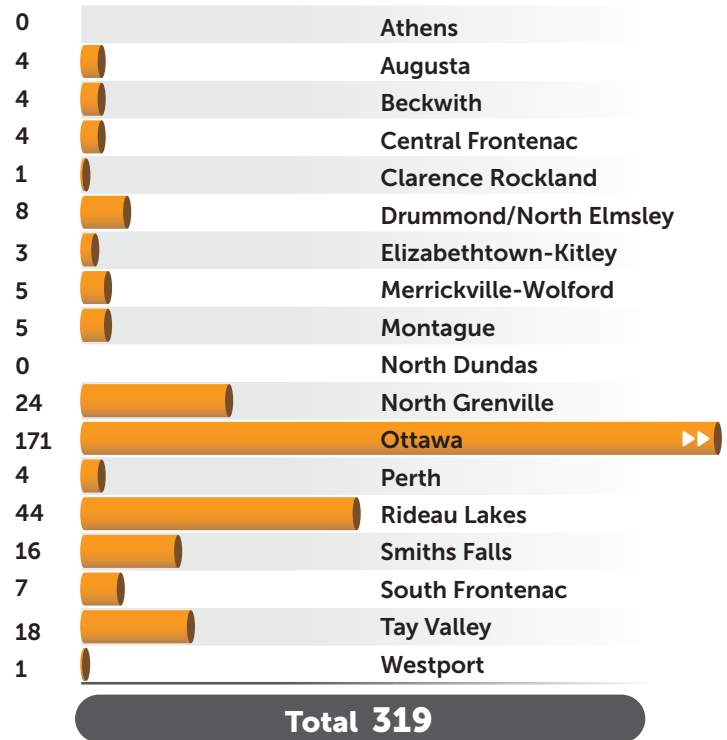
319

permit applications

93%

of applications approved

Section 28 Applications by Municipality, 2023



RVCA issued 99% of Section 28 permits within provincial timelines:

Permits Issued Within Provincial Timelines	
Major Permits (90 days)	Minor Permits (30 days)
29	267

Permits Issued Outside Provincial Timelines	
Major Permits (90 days)	Minor Permits (30 days)
0	2



Septic System Services

- **218** file search requests
- **806** applications for new or replacement septic systems
- **138** applications for septic renovations or alterations
- **27** complaints
- **651** septic re-inspections

Partnership Highlights:

- Hosted annual septic installers meeting with **30** attendees at MVCA headquarters
- Taught **6** preparation courses for people wanting to become a licensed septic installer or inspector, welcoming **122** participants
- Presented to the Big Rideau Lake Association, Lower Beverly Lake Association AGM, Black Lake AGM and the Ottawa Real Estate Board about septic system care and maintenance/inspections

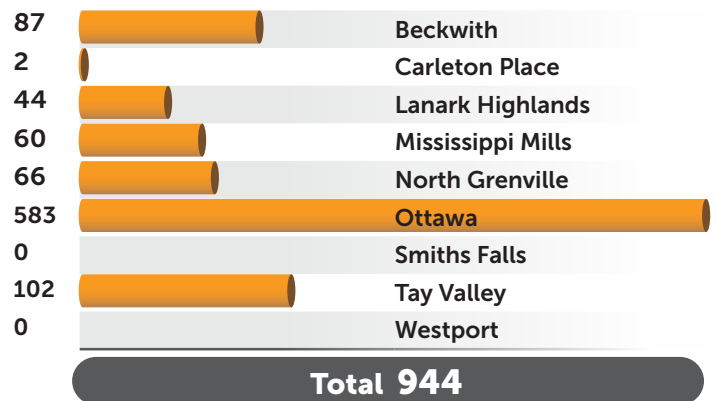
944

permit applications

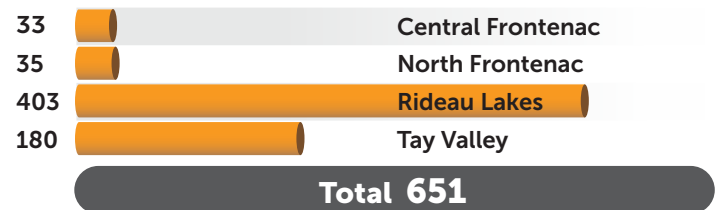
651

re-inspections completed

Septic Applications by Municipality, 2023




Septic Re-Inspections by Municipality, 2023



RVCA issues most septic permits within half the time prescribed by the *Ontario Building Code*:

Building Code Requirement	Building Code Timeline	RVCA Timeline
New Sewage System Permit	10 days	5 days
Clay Seal Inspection	5 days	48 hours
Scarification Inspection	5 days	48 hours
Installation Inspection	5 days	48 hours
Final Grading Inspection	5 days	48 hours





CONSERVATION LANDS staff manage more than 3,400 hectares of conservation land for the strategic protection of natural hazards, critical natural resources and vulnerable habitats. They also maintain 11 developed conservation areas offering public trails, beaches, boat launches and a range of popular outdoor education programs. Conservation areas provide affordable recreation, education and tourism opportunities to watershed residents and communities.



Land Management

- **2,355** hectares of conservation land owned across the watershed
- **1,209** additional hectares managed by RVCA (Foundation and partner properties)
- **3** new land donations totalling 199 hectares (1 RVCA property and 2 RVCF properties)
 - **146** hectares near Motts Mills
 - **26** hectares on Big Rideau Lake
 - **27** hectares on the Tay River
- **55** Species at Risk projects maintained at six conservation areas in support of bobolink, butternut and barn swallows, in partnership with the RVCF
- **2** Managed Forest Tax Incentive Plans completed for recently acquired properties
- **2** Conservation Land Tax Incentive Plans approved following species at risk monitoring (property taxes now waived for those properties)
- Underplanted hemlock stands with red spruce to prepare for the Woolly Hemlock Adelgid (aphid-like insect killing hemlock trees)
- Thinned red pine and spruce stands at Mill Pond Conservation Area to improve forest health and reduce the risk of damage from weather events

Conservation Areas

- **11** public conservation areas maintained for public enjoyment
- **307,500** visitors in 2023 (up from 200,000 annually pre-pandemic)
- **42** kilometres of trails, **3** beaches, **4** boat launches and **6** picnic shelters maintained
- Shoreline stabilized at Chapman Mills Conservation Area around the water access point
- Installed permanent Storybook Trail at Foley Mountain Conservation Area
- Completed construction on two replacement pedestrian bridges:
 - Prefabricated accessible bridge at Chapman Mills Conservation Area
 - Accessible pedestrian boardwalk with learning platforms over the marsh at Baxter Conservation Area
- Started construction on accessible bathrooms and facility upgrades at Baxter's interpretive centre

Partnership Highlights:

- Chapman Mills received **\$150,000** and Baxter received **\$280,000** in funding from the Federal Government's Canada Community Revitalization Fund to replace the pedestrian bridges
- Nature for All Committee continued to guide and support ongoing accessibility improvements at Baxter Conservation Area, including working with the Foundation to secure external funding
- Installed **3** boat launches for municipal and provincial partners

307,500

conservation area visitors



Outdoor Education

Baxter Conservation Area:

- **4,432** students from **66** schools across five school boards (plus two private schools and one university) and numerous community groups participated in Baxter's in-person outdoor education programs
- **168** students attended weekly in-person Forest School in winter, spring and fall
- **144** children participated in Summer Day Camp
- Expanded Forest School's age range to include a day for kids aged 10 to 13

Foley Mountain Conservation Area:

- **3,457** students participated in in-person outdoor education programs, including Forest School sessions in winter, spring and fall. This is an increase of about 20% over 2019 and about 29% over 2022.
- **41** schools from across three school boards came for field trips
- **92** children participated in Summer Day Camps, a 37% increase over 2019 numbers
- Added a new Family Forest School category for kids ages 2 to 5 and their caregivers

Partnership Highlights:

- BOGS, North Face and Starbucks provided bus subsidies to help offset travel costs for school kids
- Township of Rideau Lakes once again sponsored a free monthly forest school drop-in program at Foley Mountain
- Foley hosted **6** student teachers for their practicum placement

Facilities and Rentals

- **1,343** people enjoyed rental facilities at Foley Mountain Conservation Area (Interpretive Centre, Silversides, Group Campsite)
- **3,289** people enjoyed rental facilities at Baxter Conservation Area (group camping areas, picnic shelter, Interpretive Centre, River Cabin)
- **1,500** students plus parents and supporters were welcomed to Baxter for the Ottawa Carleton District School Board Cross Country Meet
- Continued to host two tiny cabins owned by Cabinscape at Mica Mines Conservation Area

8,125

students participated in outdoor education programs



11
Conservation
Areas



STEWARDSHIP staff work with landowners, farmers, lake associations, businesses, government agencies and the public to undertake on-the-ground projects that improve the health and resilience of the watershed. Programs such as tree planting, shoreline restoration, clean water incentives, wetland enhancement and habitat creation help reduce flooding, erosion and droughts, protect water quality and reduce the impacts of climate change and development.



Butternut Recovery

- **3,312** free butternut seedlings distributed to landowners to help replace dead and dying butternut trees in Eastern Ontario
- Continued effort to locate and assess healthy trees in Eastern Ontario
- Tracked the survival and health of planted butternut seedlings and completed survival site visits with landowners who had planted seedlings

Partnership Highlights:

- Worked with the Canadian Wildlife Service to manage the butternut population in the Mississippi Lake National Wildlife Area. This includes releasing **21** natural seedlings on site, planting **37** new Butternut seedlings and under crown release.
- Continued partnership with Ontario Nature to search for the endangered American Ginseng on landowner properties involved in the Butternut Recovery Program





Tree Planting

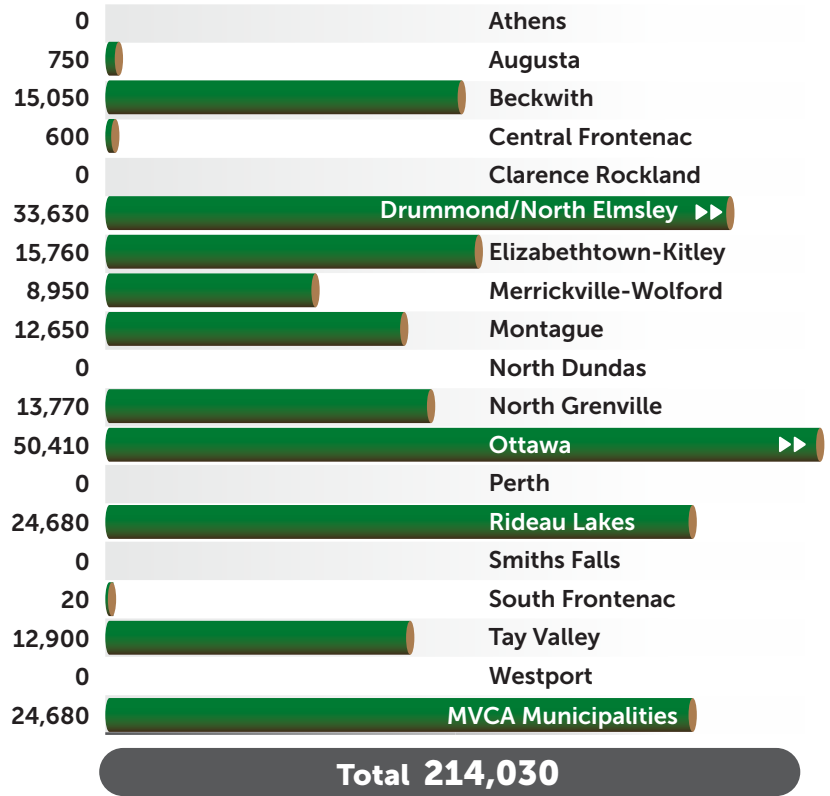
Also delivered on behalf of MVCA

- **214,030** trees planted in the Rideau and Mississippi watersheds
 - Almost **100** hectares of new forest
 - **132** landowner participants
 - **50,410** trees planted in Ottawa through the City's Green Acres program
 - Largest project was **14,680** trees planted in Rideau Lakes
 - **16,000** trees planted by landowners through over-the-counter sales

Partnership Highlights:

- More than **\$484,000** in external funding secured to subsidize tree planting costs
- Provided Lanark County with **12,000** trees for their annual free tree give-away
- Partnered with the Invasive Species Centre to start monitoring Hemlock Woolly Adelgid on our conservation lands

Tree Planting by Municipality, 2023

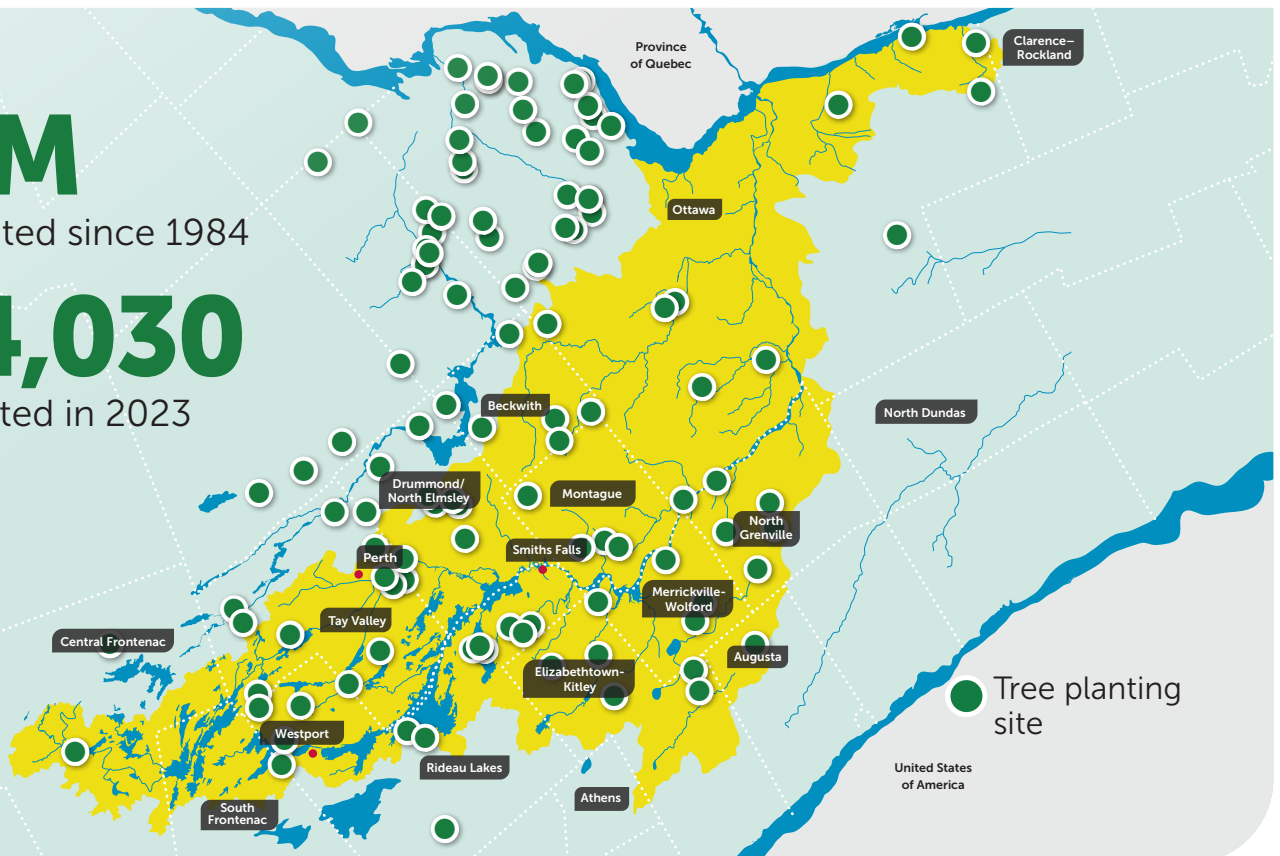


7.4M

trees planted since 1984

214,030

trees planted in 2023





Left: RVCA General Manager Sommer Casgrain-Robertson, Ottawa Mayor Mark Sutcliffe, Elizabethtown-Kitley Mayor Brant Burrow and RVCA Board Chair Kristin Strackerjan plant a ceremonial tree in Richmond to mark 7 million trees planted since 1984.



Above: RVCA Board member and Barrhaven East Councillor Wilson Lo plants a tree during the Richmond event.

Left: Forests Ontario's Eastern Ontario field advisor Jim Hendry and RVCA Forestry Manager Ian Cochrane plant trees in Richmond during the 7 million tree celebration.



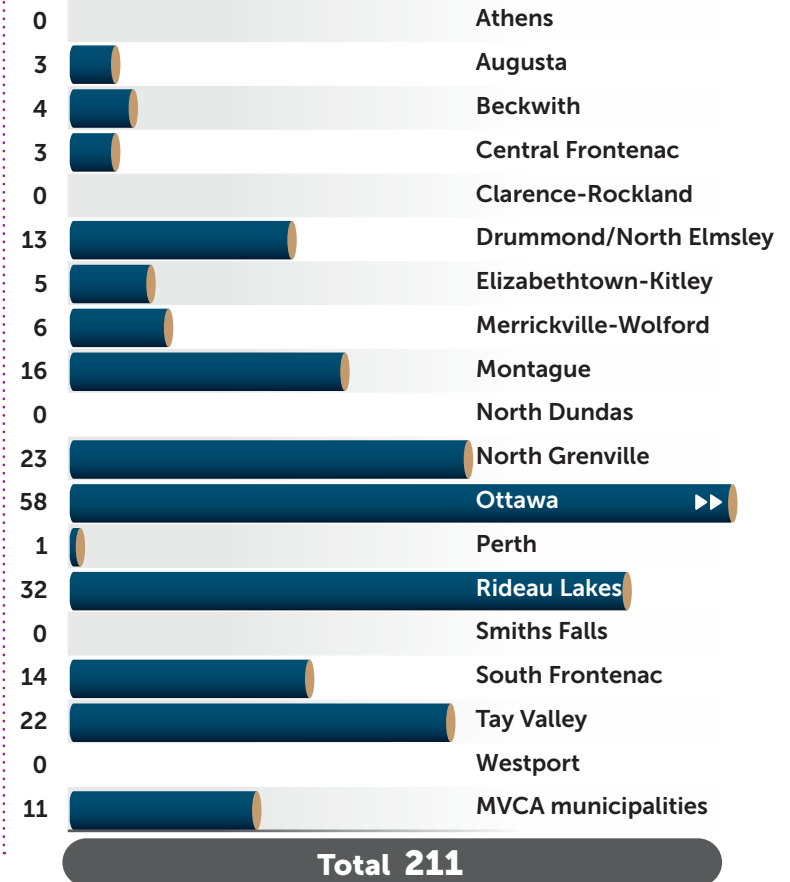
Rural Clean Water

- **136** projects approved through the Rideau Valley Rural Clean Water Program, allocating **\$287,062** in grants with landowner contributions totaling **\$1,148,055**
- **57** projects approved through the Ottawa Rural Clean Water Program, allocating **\$268,355** in grants with landowner contributions totaling **\$578,777**
- **18** projects completed through ALUS Lanark
 - Distributing **\$87,518** in grants towards projects valued at **\$98,185**
 - **39.86** acres of new environmental services through wetlands, tree planting, buffers and delayed haying

Partnership Highlights:

- Worked with Mississippi Valley Conservation Authority to deliver ALUS Lanark, which was initiated by the County of Lanark and Climate Network Lanark
- Shared a booth with Mississippi Valley Conservation Authority and South Nation Conservation at the Ottawa Valley Farm Show in March

Clean Water Projects by Municipality, 2023

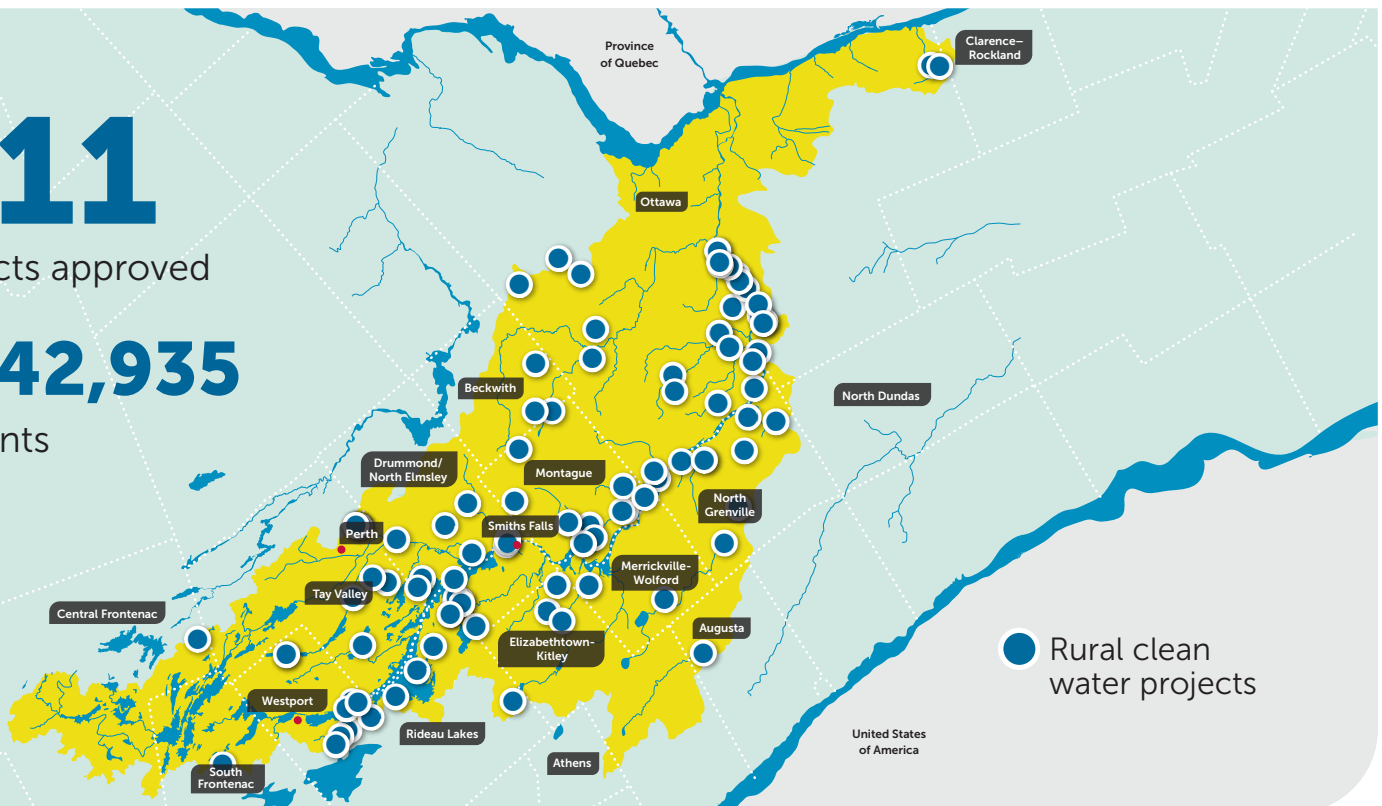


211

projects approved

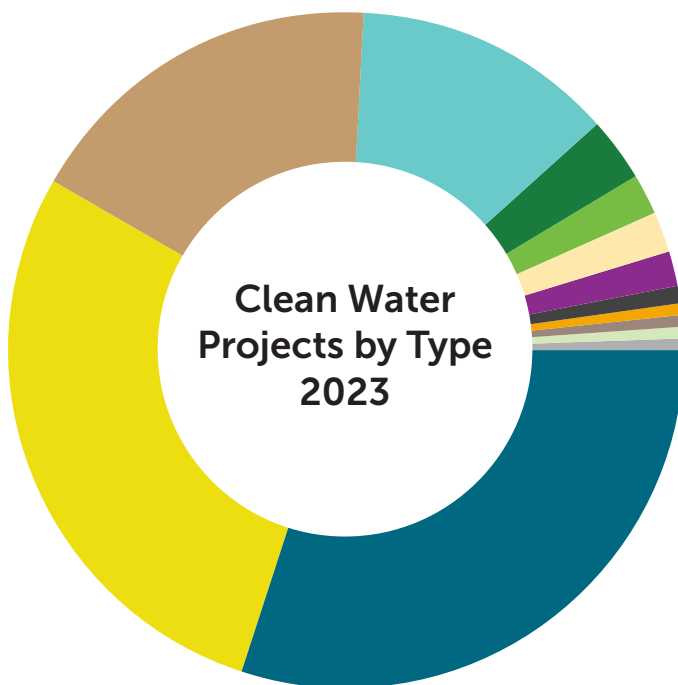
\$642,935

in grants





Lanark-Frontenac-Kingston MPP John Jordan addresses ALUS Lanark partners and supporters at the program's official launch at Milkhouse Farm & Dairy in Montague.



- Buffers and Land Retirement
- Erosion Control
- Forest Management Plans
- Septic and Well Projects
- Wetland Restoration
- Livestock Fencing
- Manure Storage
- Runoff Management
- Nutrient Management Plans
- Education
- Cover Crops
- Precision Farming
- Fuel Storage



Shoreline Naturalization

- **9,394** trees and shrubs planted on 67 properties
- **1,719** metres of shoreline naturalized
- **377** native pollinator-friendly perennials distributed to landowners through over-the-counter sales

Partnership Highlights:

- **2,135** trees and shrubs distributed to lake residents through over-the-counter plant sales through Upper Rideau Lake Association and Otty Lake Association
- **1,070** native trees, shrubs and wildflowers planted with community volunteers along a 350-metre stretch of Tay River shoreline in Last Duel Park in partnership with the Town of Perth, which secured funding from Environment and Climate Change Canada's Nature Smart Climate Solutions Fund

9,394

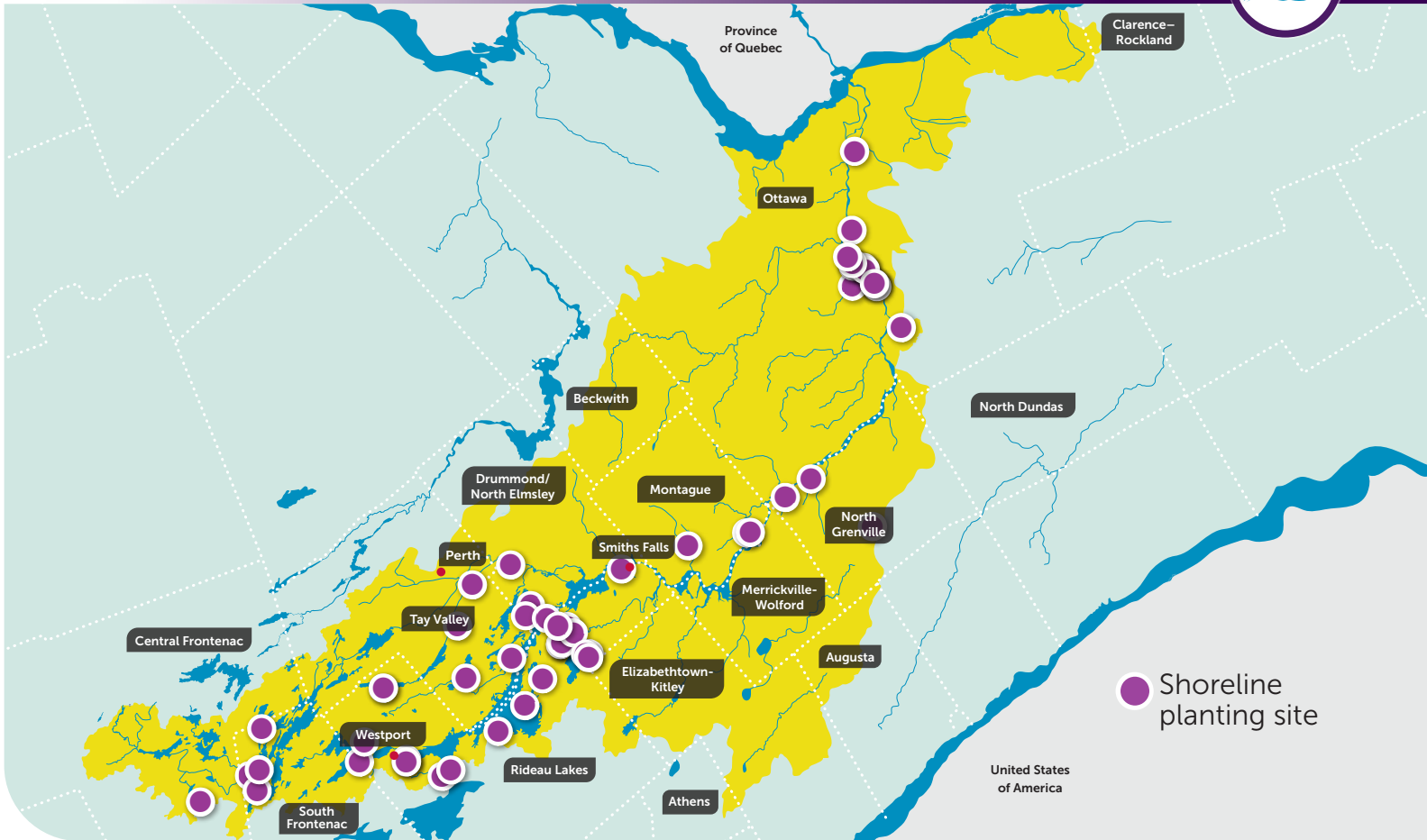
trees and shrubs planted

1,719_m

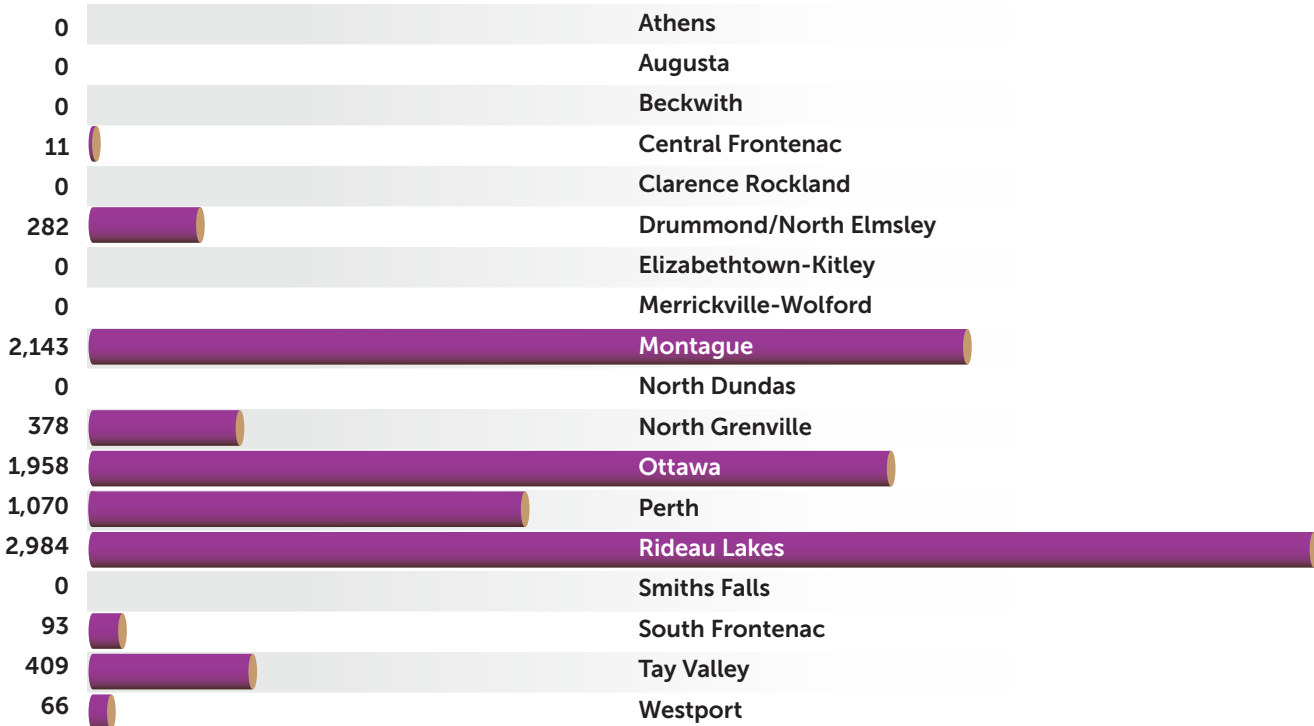
of shoreline naturalized



The Town of Perth, RVCA staff and community volunteers help naturalize a stretch of Tay River shoreline in Last Duel Park.



Shoreline Plantings by Municipality, 2023



Total 9,394



SCIENCE AND ENGINEERING staff monitor watershed conditions to understand and manage natural hazard risks to people and property, and to protect water quality and natural resources. Data about water levels and hydrology, land cover and elevation, surface and ground water and aquatic environments is critical to guide decisions about land and water to keep people and development safe from hazards and protect the many benefits of a healthy watershed.





Flood Forecasting & Warning

- **13** flood messages issued for the Rideau River
- **8** flood messages issued for the Ottawa River
- **2** low water messages issued
- **26** sites monitored for water levels and flow
- **7** Parks Canada water level gauges monitored by staff through public info-net site
- **24** sites monitored for precipitation, including 11 new RVCA Weather Stations installed in 2021
- **6** sites monitored for snowpack

Partnership Highlights:

- Hosted annual flood forecasting and warning meeting in February for all municipalities and partner agencies
- Presented at the Provincial Flood Forecasting and Warning Workshop in September
- Completed Phase One of a new flood forecasting and warning model for the Rideau River with funding from the City of Ottawa

Natural Hazard Mapping

- **6**-year workplan approved to complete natural hazard mapping on the following watercourses to fill gaps in existing mapping:
 - Brassils Creek, Graham Creek, Greens Creek, Sawmill Creek, Stillwater Creek and Faulkner Drain in the City of Ottawa
 - Bobs Lake, Otty Lake, Lower Rideau Lake and Big Rideau Lake in the upper watershed
- Continued work on hazard mapping for Middle Rideau River, Wolf/Sand Lake and Stevens Creek

Partnership Highlight:

- Finalized a new 5-year funding agreement with the City of Ottawa to prioritize floodplain and erosion hazard mapping within the City as well as additional products on Cardinal Creek
- Received federal funding to collect data to support future flood hazard mapping on watercourses prioritized in the workplan

Source Water Protection

- Welcomed two new Source Protection Committee members
- Advancement of major updates to the both the *Technical Assessment Reports* and *Source Protection Plan*

Partnership Highlight:

- Partnered with the Eastern Ontario conservation authorities to jointly host a 5-part webinar series called Drinking Water Wise to promote Best Practices for Source Water Protection. **557** audience members attended virtually





Surface Water Quality Monitoring

- **119** sites sampled for the Baseline monitoring and Provincial Water Quality Monitoring Program, which monitors the water chemistry of major rivers and tributaries
- **39** lakes sampled from May to October
- **51** water quality parameters monitored annually

Partnership Highlights:

- **29** landowners provided access to lakes and streams through their properties to enable sampling, and **10** waterfront landowners provided on-water transportation for staff as part of the Watershed Watch (lake) monitoring program (**80** volunteer hours)
- Continued to partner with the Township of Rideau Lakes, Big Rideau Lake Association and Cataraqui Conservation on the Sustainable Drainage Project:
 - Installed a second rain garden and seven catch basin filters in the village of Portland
 - Produced a series of fact sheets focused on property-level low-impact development options (i.e. rain barrels, rain gardens)
 - Held a rain barrel sale in Portland
 - Hosted an information session attended by **115** municipal and conservation authority staff on new stormwater management opportunities through reuse and recharge
- Presented on water quality / invasive species to the Upper Rideau Lake Association, Black Lake Property Owner Association AGM, Long Lake (East) AGM, Long Lake (West) AGM and Pike Lake AGM
- Presented at the Lake Networking Group Meetings (May and October)

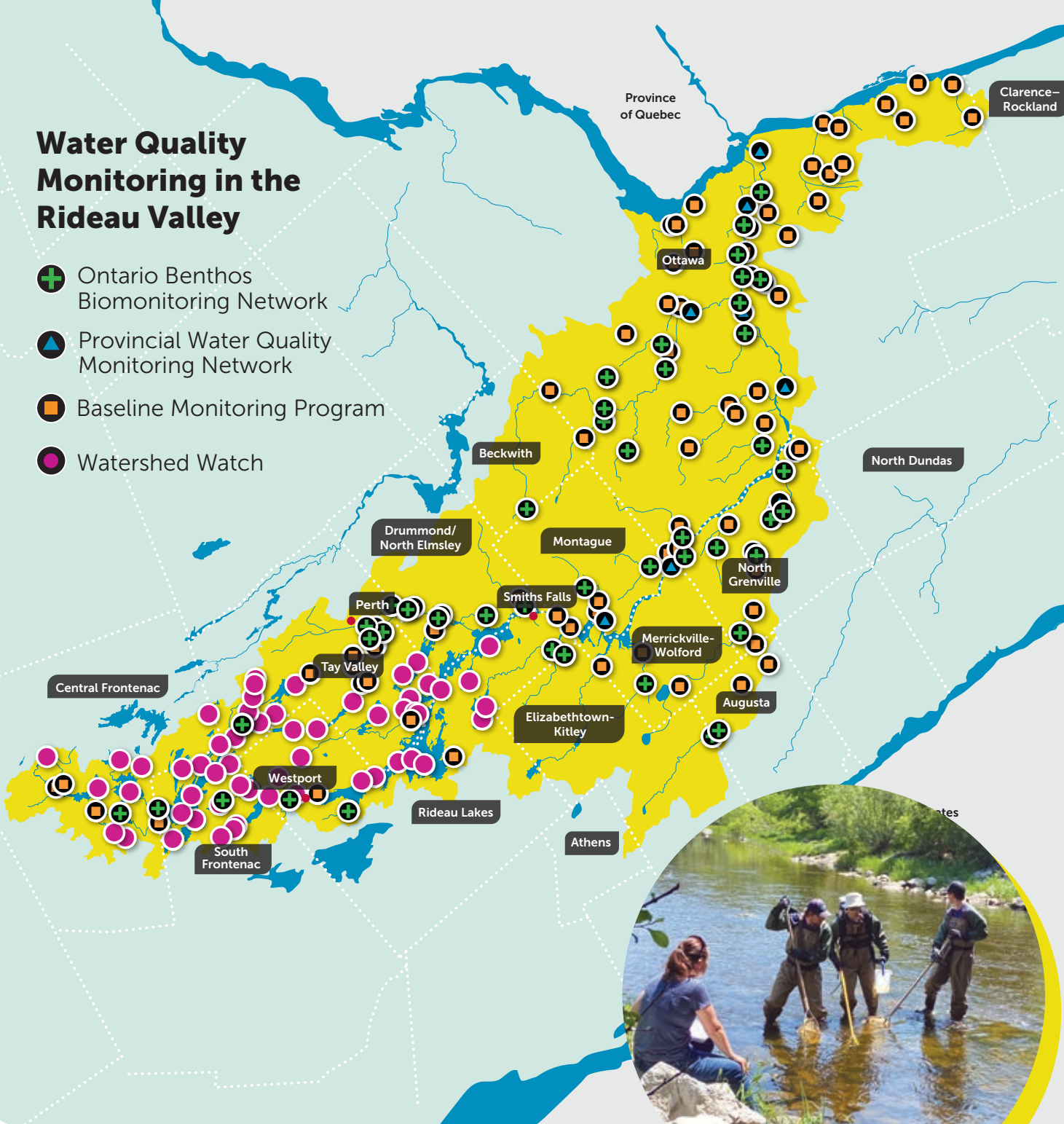
51

water quality parameters
monitored annually



Water Quality Monitoring in the Rideau Valley

- Ontario Benthos Biomonitoring Network
- Provincial Water Quality Monitoring Network
- Baseline Monitoring Program
- Watershed Watch





Aquatic Habitat Monitoring

- **44** sites sampled across the watershed in spring and fall for the Ontario Benthic Biomonitoring Network (OBBN)
- City Stream Watch Program monitored four creeks in the City of Ottawa: Bilberry Creek, Mosquito Creek, Mud Creek (Manotick) and Stillwater Creek
- **361** stream survey sections completed
- **16** temperature loggers installed
- **107** headwater drainage features surveyed
- **23** fish sampling sites monitored
- Catchment level watershed conditions were classified across the watershed by aquatic score, benthic community score, fish community score and thermal classification

Partnership Highlights:

- **268** community volunteers contributed a total of **811** hours towards stream monitoring, **12** stream cleanups and **15** invasive species removals on the Jock River (in Richmond), Graham Creek, Sawmill Creek, Mud Creek, Bilberry Creek, Rideau River, Tay River, Barrhaven Creek and Stillwater Creek

- Hosted an invasive species identification workshop in July with **30** participants
- Hosted an interactive booth with benthic invertebrates at the following community events: North Grenville Sustainability Fair, Sandy Hill Ecofair, Ecofest Westport, Tay Watershed Discovery Day and Ottawa Ward 22 Open House
- Presented at the Annual Lake Links Workshop in October on fish habitat restoration
- Partnered with Parks Canada to help remove Water Chestnut along the Rideau River (Black Rapids Lock station) and the Tay River (Port Elmsley)
- **82** Landowners provided access to streams through their properties to enable surveying for the City Stream Watch program.
- Partnered with the Alta Vista Community Association to help cleanup and rehabilitate Sawmill Creek



Wetland Restoration

- Phase Two of the Motts Mills Wetland Restoration Project was completed, creating additional open water ponds with connecting channels to support increased biodiversity within the provincially significant wetland. This work was completed in partnership with the Mott's Mills Steering Committee
- Post-effectiveness monitoring was undertaken at the Stillwater Wetland Creation Project (Year 3) and Jebbs Creek Wetland Embayment (Year 5)



Partners and supporters gathered at the Ottawa-Carleton Wildlife Centre in May to celebrate ongoing efforts to restore the Stillwater Wetland in Nepean back to a functioning part of the local hydrological system. Left to right, RVCA General Manager Sommer Casgrain-Robertson, Bay Ward Councillor and RVCA Board member Theresa Kavanagh, RVCA Aquatic Biologist Jennifer Lamoureux and RVCA Board Chair Kristin Strackerjan celebrate Lamoureux's recognition for her role in restoring the wetland.



Workers clear open channels and ponds in Hutton Marsh as part of the Motts Mills Wetland Restoration Project in February.



Financing Conservation

Science & Engineering Services	\$2,911,493
Planning Advisory and Regulatory Services	\$2,457,920
Corporate Services	\$1,817,028
Stewardship Services	\$1,661,038
Conservation Land Management Services	\$1,565,852
Investment in Capital Assets	\$1,677,113
Transfer to Reserves	\$ 793,256
Repayment of Capital Lease	\$202,704



Municipal Levy	\$6,719,748
Program Revenue	\$4,406,595
Foundation	\$844,824
Special Levies	\$716,736
Provincial Funding	\$398,501



2023

ANNUAL REPORT



Open fields at the newly acquired ParMc property will provide space for species at risk habitat projects and other stewardship efforts.



The new bridge at Baxter Conservation Area.

Letter from the Chair

Dear Friends,

Thank you for an incredible year.

Looking back at 2023, I'm amazed at the impact of our work. In many ways, it was the culmination of many years of work as we moved forward with several significant campaigns, including the installation of a new accessible pedestrian bridge at Chapman Mills Conservation Area and the construction of our accessible bridge and education platforms at Baxter Conservation Area.

We also continued our important work as a land trust, welcoming more than 130 acres of forest, wetlands and shoreline in new donated lands through the Foundation and continuing to protect another 7,350 acres of conservation land through the Steve Simmering Conservation Land Endowment Fund.

Our generous donors and supporters make it all possible; this and our many other conservation projects including tree planting, shoreline restoration, invasive species removal and outdoor education.

The RVCF is delighted to be the vital bridge between ideas and actions, bringing together individuals, partners and businesses to achieve our shared goals through funding, in-kind support and volunteer hours. Together we channel our efforts towards the protection of the Rideau's natural environment – ensuring a sustainable future for generations to come.

As we reflect on the past year, I am filled with immense gratitude for your unwavering support and commitment to our shared mission – thank you.

Yours in conservation,

Andrew Harkness,
RVCF Chair

RVCF Board of Directors

- Andrew Harkness, Chair
- Tom Scott, Vice Chair
- Jason W. M. Kelly, Past Chair
- John Batson
- Allison Gibbons
- Gary Howard
- Mark Mortimer
- Jake Rice
- R.E. (Bob) Smith
- Kathy Thomas

Support Team

Diane Downey,
RVCF Executive Director
Kathy Dallaire,
Secretary- Treasurer

2023 Highlights

- Renewed accreditation from Imagine Canada's Standards Program. Earning the Imagine Canada Accreditation Trustmark verifies RVCF's excellence in governance and non-profit management.
- Constructed Baxter Conservation Area's accessible boardwalk bridge and education platforms thanks to funding from Canada's Community Revitalization Fund, City of Ottawa Rural Community Building Grant, RVCA support and many generous donors.
- Installed the Chapman Mills Conservation Area accessible pedestrian bridge thanks to funding from Canada's Community Revitalization Fund and private donors.
- Retrofitted Baxter's Interpretive Centre washrooms to include accessibility features thanks to funding from the Government of Canada (Employment and Social Development Canada).
- Honoured Year 3 of our partnership with Modern Niagara, which will provide \$300,000 over five years to help acquire and protect vulnerable land.
- Celebrated two land donations to ensure the long-term protection of two small islands and 133 acres of green infrastructure including shorelines, wetlands, forests and meadows.
- Secured funds from Ontario Land Trust Alliance and the Government of Ontario to support the acquisition of conservation land.
- Protected more than 7,350 acres of conservation land throughout the Rideau watershed.
- Invested \$152,000 into the Steve Simmering Conservation Land Endowment Fund to support perpetual care of conservation lands.
- Raised \$128,100 in support of Phase 2 of the Hutton Marsh Restoration Project, thanks to a dedicated group of local stakeholders and funders including Ducks Unlimited Canada, Leeds Grenville Stewardship Council, Ontario Federation of Anglers and Hunters Zone F, the United Counties of Leeds and Grenville (UCLG), Wildlife Habitat Canada, Ontario Land Trust Alliance and the Rideau Valley Conservation Authority.

RVCF has raised

\$8.3M

for conservation since 1994.



The new bridge at Chapman Mills Conservation Area.



Several Carbon Neutral and Tree Planting partners joined RVCF board members, RVCA staff and many volunteers to celebrate the 7 millionth tree planted across the watershed in May.

2023 Highlights (continued)

- Planted 30,000 trees with support from One Tree Planted.
- Continued partnership with Hulse, Playfair and McGarry to plant 1,500 trees seedlings annually.
- Planted 652 memorial and special occasion trees in tribute of loved ones.
- Welcomed returning Carbon Neutral individuals, businesses and events including Capital Pyro, LIVE 88.5, Elephant Print, Greek Fest Ottawa, McCooeye Wealth Management – Mandeville Private Client Inc., Somersault Events and Velofix Ottawa.
- Celebrated the official opening of the Foley Mountain Story Trail made possible thanks to the Lawson Foundation, Westport Lions Club, Friends of Foley Mountain and the RVCF.
- Received funding from TD Friend of the Environment to install a permanent Story Trail Adventure at Baxter Conservation Area.
- Supported the Nature for All Committee in its fundraising efforts for accessibility projects at Baxter Conservation Area.
- Raised funds to eliminate bus and registration fees for priority schools attending outdoor education programs at Foley and Baxter Conservation Areas. Special thanks to supporters of the Don Maciver Memorial Fund for their continued commitment.
- Helped families in need participate in Forest School programming at Baxter and Foley Mountain Conservation Areas.
- Welcomed support for stream protection and invasive species removal from Ferguslea Property Inc.
- Enjoyed the confidence of several land development companies who use the Foundation's Species at Risk Compensation Program services to compensate for the unavoidable loss of butternut or barn swallow, bobolink and meadowlark habitat during their business activities. We are currently managing 55 projects.

Thank you for your continued trust in the RVCF. We appreciate you supporting programs and projects that protect our beautiful watershed – for today and the future.



Left to right: Friends of Foley Mountain president Rob Struthers, Foundation board member Mark Mortimer, Foley Mountain Conservation Area Site Supervisor Rebecca Whitman, Foundation board member Allison Gibbons and Lawson Foundation’s Tim and Nancy Gardiner celebrate the opening of a new permanent Storybook Trail at Foley Mountain.

Donor Milestones

We recognize the following donors who have reached new cumulative giving milestones in 2023:

- Patrons (\$100,000+)**
 Modern Niagara, K.A. McClure & R.D. Partridge, Ontario Land Trust Alliance, Thomas Cavanagh Construction Limited
- Sponsors (\$25,000 to \$99,999)**
 One Tree Planted
- Benefactors (\$5,000 to \$24,999)**
 Norman Lepointe, Gillian Shaw
- Supporters (\$1,000 to \$4,999)**
 Benjamin Doyle, Elephant Print, Bruce Fanjoy, Fidus, Maureen Gabe, Alain & Maureen Gauthier, HR Ottawa, LP, Melissa Kruyne, Ottawa Greek Fest, Tarandeep Sehgal
- Friends (\$500 to \$999)**
 AlphaPlus Centre, Amazon YOW, John Kenneth Barr, Hilton, Peter Ide, Maria Yousaf

For a complete list of our valued donors, visit our digital donor board at rvcf.ca/supporters or in person at 3889 Rideau Valley Drive in Manotick.

In 2023, the RVCF was generously supported by



230

individuals and families



10

corporate partners



7

not-for-profits



5

government partners



2

in-kind donors



10

volunteer directors

Rideau Valley Conservation Foundation
 Box 988
 3889 Rideau Valley Drive
 Manotick, ON K4M 1A8
 613-692-3571 ext. 1126
 info@rvcf.ca www.rvcf.ca

The RVCF is proudly accredited under Imagine Canada’s Standards Program having demonstrated excellence in board governance, financial accountability and transparency, ethical fundraising, staff management and volunteer involvement. RVCF is also a proud and practicing member of both the Ontario and Canada Land Trust Alliances.





Rideau Valley
Conservation
Authority

Rideau Valley Conservation Authority


Box 599, 3889 Rideau Valley Drive

Manotick, ON K4M 1A5

613-692-3571 or 1-800-267-3504

www.rvca.ca

 [RideauValleyConservationAuthority](https://www.facebook.com/RideauValleyConservationAuthority)

 [RideauValleyCA](https://twitter.com/RideauValleyCA)

 [rideauvalleyca](https://www.instagram.com/rideauvalleyca)

 [@RideauValleyCA](https://www.youtube.com/@RideauValleyCA)



3889 Rideau Valley Drive
 PO Box 599, Manotick ON K4M 1A5
 T 613-692-3571 | 1-800-267-3504
 F 613-692-0831 | www.rvca.ca

June 6, 2024

Sent to: Municipal Mayors, CAOs, Clerks and Development Review Staff

Re: **Public Consultation: Draft Development Policies and Wetland Mapping to Comply with Ontario Regulation 41/24**

Dear Member Municipalities,

Conservation Authorities are required to regulate development within natural hazard areas like floodplains and unstable slopes as well as wetlands, shorelines and watercourses. Since 2006, the Rideau Valley Conservation Authority has implemented development policies under Section 28 of the *Conservation Authorities Act*, through *Ontario Regulation 174/06*.

On April 1, 2024, the Government of Ontario replaced individual Conservation Authority regulations with *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits*. The goal of the new regulation is to streamline approvals and establish a standardized approach.

In response to these legislative changes, the Rideau Valley Conservation Authority (RVCA), South Nation Conservation and Raisin Region Conservation Authority have worked together to update their existing development policies, procedures and wetland mapping that will guide development under the [Conservation Authorities Act](#) and [Ontario Regulation 41/24](#).

A public consultation period is now underway to review these updates and provide input on draft policies and wetland mapping. Meetings can be scheduled with Conservation Authority staff or people may attend one of the following open houses (drop in format between 3:00 pm and 8:00 pm).

June 20 – Perth Perth Civitan Hall 6787 Lanark County Road	June 25 – Cumberland * R.J. Kennedy Arena (Hall) 1115 Dunning Road	June 26 – Manotick * RVCA Main Office 3889 Rideau Valley Drive
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* Joint open house with South Nation Conservation

Meetings are also underway with local agricultural organizations and a municipal consultation session is being held tomorrow (June 7) at the Perth Civitan Hall to provide additional opportunities for stakeholder input. Comments are requested by July 10, 2024.

**Proudly working in partnership
 with our 18 watershed municipalities**

Athens, Augusta, Beckwith, Central Frontenac, Clarence-Rockland,
 Drummond/North Elmsley, Elizabethtown-Kitley, Merrickville-Wolford, Montague,
 North Dundas, North Grenville, Ottawa, Perth, Rideau Lakes, Smiths Falls, South Frontenac, Tay Valley, Westport

Ontario Regulation 41/24

Under the new regulation, property owners are still required to apply for a permit from the conservation authority to undertake development activities in regulated areas, however the following key changes have taken effect:

- Certain low risk development activities were exempt from requiring a permit.
- The criteria for a conservation authority to issue a permit changed and no longer considers impacts on pollution or the conservation of land.
- The regulated area around wetlands was reduced from 120 m to 30 m, but the regulation applies to all wetlands as defined in the regulation.

Updated Development Policies

The RVCA has now updated its development policies to comply with the new regulation and has also made them more user-friendly for staff, municipalities and applicants. The updated policies also reflect feedback received from a multi-stakeholder policy working group that was set up by the RVCA in 2021 which included representatives from the municipal, agricultural, development and aggregate sectors.

Attached is a summary of substantive changes that were made to the policies including policies that have been added, modified or removed. You are encouraged to review the full draft policy document online at www.rvca.ca/regulations-planning.

Updated Wetland Mapping

The RVCA also updated its regulatory wetland mapping to comply with the new regulation. The mapping now reflects all wetlands as defined in the new regulation and reflects the reduced 30 metre regulated buffer (previously, RVCA was regulating provincially significant wetlands and wetlands identified in municipal Official Plans or zoning, plus a 120 m buffer).

Attached is a summary of the policies that apply to wetlands. However, you should refer to the full policy document referenced above. You can also review draft wetland mapping online which shows changes to regulated boundaries at <https://gis.rvca.ca/RegulatedWetlands/>

Wetland mapping is produced using elevation and land cover data, however, should an area be found to be incorrect, staff are available to do site visits and can correct wetland boundaries where needed to ensure no land is unnecessarily regulated.

Should you have any questions, please contact myself or any of our planning and regulations staff at info@rvca.ca or 1-800-267-3504.

Sincerely



Sommer Casgrain-Robertson
General Manager / Secretary-Treasurer

Cc. RVCA Board of Directors

Attached: - Summary of Substantive Changes to Development Policies
- Summary of Wetland Policies

Summary of Substantive Changes to RVCA's Development Policies

Topic	Existing Policies	New Policies	Effect
Watercourse Setbacks	Requires 30 metres from any watercourse	Removed	Policies are focused on natural hazard mandate.
Pollution and Conservation of Land	Required pollution and/or conservation of land to be considered as part of permit review.	Removed	Pollution and conservation of land were removed from the Act.
Ecological Function	Was a policy consideration.	Removed	Policies are focused on natural hazard mandate.
Additions to Existing Dwellings	Allows 20% up to 20m ² , or 50% up to 50m ² subject to site and design criteria.	Allows 20m ² or 50m ² based on safe access availability.	Simplifies standard, slightly more permissive particularly for existing small dwellings.
Roofline Overhangs	Allows 10% overhang, typically only allowed for eavestroughs and doorway awnings.	Allows up to cumulative total of 20m ² .	Will allow for small unenclosed covered decks or carports.
Safe Access	Allows maximum 0.3 m depth.	Allows safe access based on depth and velocity.	More permissive. Expected to provide more flexibility within the upper watershed.
Placement of Fill	Allowed for minor placement of fill and balanced cut and fill	Limits minor placement of fill to 15 m ³ . Refines balanced cut and fill policies by establishing technical guidelines. Expands fill placement to support private sewage systems and floodproofing	Policies generally more permissive, improves clarity related to current implementation.
Meander Belts	No previous policies	New Erosion Hazard Policies for Meander Belts for Unconfined Valley Systems.	Modernizes policies to include natural hazard type included in Act
Shoreline Protection	Policies were specific to riverfront shorelines	Policies expanded to clarify current implementation, specifically related to beaches, hardscaping. Language expanded to include lake shorelines.	Policies generally the same with how permits have been conducted

Sensitive Marine Clay	No previous policies	Added policies to require hazard to be assessed.	Policies generally promote protecting hazard, will be subject to technical guidance under development.
Bedrock Hazards	No previous policies	Added policies related to bedrock hazards, specifically karst formations	Modernizes policies to include natural hazard type included in Act
Watercourse interference	Was based primarily on hydrotechnical analysis	Policies expanded to include agricultural enclosures and design requirements for crossings, channelization, realignment, dredging	Slightly more permissive, and provides additional clarity on activity specific requirements
Boat Houses, Boat Ports and Docks	Not permitted on river systems	Allows boat houses with restrictions to limit potential risks.	More permissive, aligns with municipal and federal partners.
Swimming Pools	All pools directed 30 meters back from watercourses Limited location in floodplains	Above ground pools shall be restricted from floodplains and erosion hazards. In-ground pools allowed subject to appropriate design. Setbacks removed.	Policies generally more permissive and focuses on natural hazard.
Wetlands	Only provincially significant wetlands and those in municipal Official Plans / zoning regulated Allowed development between 30 and 120 metres, further limited within 30 meters.	All mapped wetlands regulated as defined in regulation. Allows for a residential dwelling on existing vacant lots of record in area not currently regulated for wetland hazards and where there is no alternative location.	More permissive with reduction of 120 m to 30 m around wetlands More restrictive now that all mapped wetlands must be regulated

Summary of Draft RVCA Wetland Policies

Below is a summary of how development activities that would change or interfere in any way with a wetland would be regulated, so long as they do not negatively affect the function and characteristics of the wetland (e.g. no ditching, tile drainage, berms):

- Agricultural activities
 - Existing activities are allowed to continue
 - New activities are not allowed in the wetland, but are allowed within 30 metres of a wetland
- Existing residential dwelling units
 - Replacement of the dwelling unit is allowed
 - Minor additions to a maximum of 50 m² are allowed
 - Maintenance or replacement of a septic system is allowed
 - Maximum of one accessory structure no greater than 50 m² is allowed
- Infrastructure
 - Maintenance of an existing private road or driveway is allowed
 - Maintenance of an existing public road is allowed
 - Construction or realignment of utilities is allowed
- Passive or Low Intensity Uses
 - Wetland conservation and restoration activities and projects are allowed
 - Flood and erosion control works are allowed
 - Passive or low intensity outdoor recreation and education, including trail systems is allowed
 - Selective tree harvesting is allowed
- Marine Facilities
 - Commercial marinas are not allowed in the wetland, but allowed within 30 m of a wetland
 - Small private docks are allowed
- Existing Vacant Lots of Record
 - One dwelling unit may be allowed on vacant lots of record that existed prior to April 1, 2024 if the property is not in a currently regulated wetland or regulated by any other hazard (e.g. floodplain, unstable slopes).
 - No development is allowed on vacant lots of record that are already subject to RVCA's wetland policies (formerly provincially significant wetlands)

By-Law Number 2024-50**A By-Law to Confirm generally all actions and proceedings of the Council meeting of the corporation of the Township of South Frontenac on June 18, 2024**

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;

Therefore, be it resolved that the Council of the 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 June 18, 2024, 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 June 18, 2024, 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 June 18, 2024, 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.

Given First and Second Readings: Tuesday, June 18, 2024

Given Third Reading and Passed: Tuesday, June 18, 2024

James Thompson, Clerk

Ron Vandewal, Mayor