



Township of South Frontenac  
Lake Ecosystem Advisory Committee  
Meeting Agenda



TIME: 6:00 PM,  
DATE: Thursday, June 22, 2023  
PLACE: Council Chambers.

1. Call to Order
  - a) That the June 22, 2023 Lake Ecosystem Advisory Committee be called to order.
2. Adoption of Agenda
  - a) That the agenda be approved.
3. Confirmation of Minutes
  - a) That the minutes of the October 26, 2022 & March 23, 2023 Committee meeting be approved. 2 - 7
4. Declaration of pecuniary interest and the general nature thereof
5. Delegations
6. Briefings
7. Business
  - a) South Frontenac Official Plan - Lake Ecosystem Advisory Committee Consultation 8 - 362
  - b) Lake Ecosystem Grant Program Update  
[Lake Ecosystem Grant Program - Application Page](#)  
  
Christine Woods, Senior Planner, will provide a verbal update regarding the Lake Ecosystem Grant Program.
8. Motions
9. Notices of Motion
10. Correspondence
11. Questions of Clarity (from the public on outcome of agenda items)
12. Next Meeting:
  - a) The next meeting of the Lake Ecosystem Advisory Committee is scheduled for September 28, 2023 at 6:00 p.m.
13. Adjournment:
  - a) That the June 22, 2023, Lake Ecosystem Advisory Committee be adjourned.

[www.southfrontenac.net](http://www.southfrontenac.net)

Natural, Vibrant and Growing – A Progressive Rural Leader.

Minutes of Lake Ecosystem Advisory Committee

October 26, 2022

Time: 7:00 PM

Location: Virtual Meeting on Zoom

Present: Ellie Prepas, Gerrit Buitenhuis, Gillian Lash, Janet Brown, Jeff Peck, John Sherbino, Kevin Strank, Holly Evans, Michael Payne, Mayor Ron Vandewal

Absent: John Sherbino, Councillor Randy Ruttan, Councillor Alan Revill

Staff Present: Christine Woods, Senior Planner

1. Call to Order

a) The meeting was called to order at 7:05 pm.

2. Declaration of pecuniary interest and the general nature thereof

a) There were no declarations of pecuniary interest.

3. Approval of Minutes

a) Meeting Minutes – April 20, 2022

The minutes of the April 20, 2022 meeting were adopted as presented.

Resolution No. 2022-LEAC-10/26-01

Moved by Jeff Peck

Seconded by Kevin Strank

THAT the minutes of the April 20, 2022 meeting be adopted as presented.

Carried.

5. Business Arising from the Minutes

a) Lake Forum Subcommittee Update – Participation at 2022 Lakes and Trails Festival

Gerrit Buitenhuis provided an update on the July 16<sup>th</sup> Lakes and Trails Festival. Gerrit, John Sherbino and Councillor Revill crewed a booth for the Lake Ecosystem Advisory Committee in conjunction with a booth for the Township. Gerrit suggested that the event was not well attended. Gillian Lash made this observation as well. The booth was attended mostly by others who also had a booth, and by people on vacation. He suggested that the Committee try a different event next time. Ellie Prepas noted that this was the first time the festival had an

expo and that there was much to consider for improvements to next year's festival. She noted that the booths of groups that had received a Lake Ecosystem Grant were well attended.

## 6. New Business

### a) Lake Ecosystem Grants

Christine Woods provided a summary on behalf of the Grant Review Subcommittee of the grant applications that were received this fall, including the project description and requested funding amounts. The members discussed the merits of funding reports where there may not be immediate action taken on any recommendations, and how some of the groups would engage the community with their projects.

Resolution No. 2022-LEAC-10/26-02

Moved by Gerrit Buitenhuis

Seconded by Michael Payne

THAT the Council receive and approve the submitted Lake Ecosystem Grant applications for Dog and Cranberry Lakes Association in the amount of \$10,000, for Inverary Lake Residents Association in the amount of \$4,153.98, for Queen's University Biological Station in the amount of \$6,030, and for the Nature Conservancy of Canada in the amount of \$10,000.

Carried.

### b) Discussion on proposing a budget line item to cover expenses related to a future Lake Association Forum

Christine Woods noted that the Lake Ecosystem Advisory Committee does not have a budget, but that funds will be required for a future Lake Association Forum. Christine requested input from the Committee on this topic. Members suggested that funds would be required for items such as hall rental, refreshments, and handouts. It was suggested that the organizers of Lake Links be asked how much it cost for their in person events. Holly Evans sits on the organizing committee and offered to obtain this information and to share it with Gillian and Christine.

## 7. Information Items

### a) Draft Official Plan Update

Council received a draft official plan in July 2022 and gave staff direction to consult with Indigenous communities and external agencies in the fall. A second draft will

be taken to Council early in 2023 with the intent to consult with the public and committees such as the Lake Ecosystem Advisory Committee in spring 2023.

b) Updated on Lake Links Workshop

Gillian Lash and Christine Woods presented at the October 22<sup>nd</sup> Lake Links workshop about the Lake Ecosystem Advisory Committee (its origins, members, duties and functions, key messages). The other presentations on ecological resilience, control of Eurasian milfoil, and work done at a municipal level and by lake associations to effect change were insightful. Holly Evans noted that the organizing committee's intent with the event was to show that there is hope by providing concrete examples of how people, organizations and municipalities are taking action. She noted that next year's event will be in-person.

c) End of Committee Term

Christine Woods relayed to the Committee that the Council term ends November 14<sup>th</sup>, and with it so do those of the Committee's members. The Office of the Clerk will be putting out a call for Committee members in the next few weeks. Christine will ensure that the current members are notified of the process should they wish to reapply to be on the Committee.

Gillian Lash thanked the members for their work, particularly with developing the grant program.

8. Next Meeting:

- a) To be determined

9. Adjournment:

- a) The meeting was adjourned at 8:03pm

Resolution No. 2022-LEAC-10/26-03

Moved by Ellie Prepas

Seconded by Gerrit Buitenhuis

THAT the meeting be adjourned at 8:03 pm.

Carried.



**Township of South Frontenac  
Lake Ecosystem Advisory Committee  
Meeting Minutes**



**Meeting #1**

**Time:** 6:00 PM

**Location:** Council Chambers & Via Zoom

**Present:** Councillor Steve Pegrum, Councillor Randy Ruttan, Alan Reville, Janet Brown, Justin Connidis (virtually), Joseph Buckley, Terry Mauer, Ellie Prepas, Gerrit Buitenhuis, Holly Evans (virtually).

**Absent:** Tim Upton

**Staff:** Michelle Hannah, Deputy Clerk, James Thompson, Clerk, Christine Woods, Senior Planner

Others Present: Mayor Vandewal

1. Call to Order

The Deputy Clerk called the meeting to order for the purpose of electing a Chair.

2. Election of Officers

a)

The Committee consented to defer the Election of Officers until additional Committee members were present.

The Committee requested that Councillor Ruttan, Chair the meeting until the Committee completes the Election of Officers process.

The Committee conducted the Election of Officers at 6:55 p.m.

b) That the Committee appoint Allan Reville to the position of Chairperson.

Moved by Councillor Ruttan

Seconded by Joseph Buckley

That Alan Reville be appointed as Chair of the Lake Ecosystem Advisory Committee.

Carried

c) That the Committee appoint Randy Ruttan to the position of Vice-Chairperson.

Moved by Councillor Steve Pegrum

Seconded by Alan Reville

That Councillor Ruttan be appointed as Vice-Chair of the Lake Ecosystem Advisory Committee.

Carried

3. Approval of the Agenda

a)

Moved by Gerrit Buitenhuis

Seconded by Janet Brown

That the agenda be approved, as presented.

Carried

4. Confirmation of Minutes

There were none.

5. Disclosure of Pecuniary Interest

There were none.

6. Delegations

There were none.

7. Briefings

There were none.

8. Business

a) Committee Process Summary provided by the Clerk's Department

The Deputy Clerk conducted a PowerPoint presentation regarding Committee Process.

The Clerk advised the Committee that committee members should not advance the business of the Committee outside of Committee/Sub-Committee meetings.

The Clerk also noted that as per the Committee By-law, unless a Committee Member is ill or away from the Township, all members should attend Committee meetings in person.

b) Lake Ecosystem Advisory Committee Orientation provided by the Planning Department.

Christine Woods, Senior Planner spoke to the Committee regarding Committee Orientation.

Christine Woods provided background information regarding the Sub-Committees and Grant Programs.

Ellie Prepas asked if the Committee should also postpone the appointment of sub-committee members until all committee members are present. Christine Woods advised that it would be beneficial if the Committee appointed some members to the sub-committee as the Committee only meets four times per year. She noted that additional Committee members could be appointed to the sub-committees at a future meeting.

In response to an inquiry from Gerrit Buitenhuis, Christine Woods provided additional information regarding the Lake Ecosystem Grant Program and the Community Grant Program. She spoke to the results of the 2022 grant program.

Janet Brown stated that it is her understanding that the Lakes and Trails Festival will not be held in 2023. Mayor Vandewal noted that previously the Lakes and Trails Festival was spearheaded by Ross Sutherland, a former member of Council. He stated that the Township does not have the capacity to organize the event.

Mayor Vandewal suggested that the grant application process should assess whether the lake has been studied in the past.

Joseph Buckley noted the effectiveness of the MNR, Lake Partner Program.

Minutes of Lake Ecosystem Advisory Committee  
March, 23, 2023

Holly Evans, Conservation Authority Representation offered that through her work with the Conservation Authority, she attempts to keep all data with respect to the lakes and their nutrient information. She advised that a good first step would be to review the Lake Reporting Dashboard. She noted that she would reach out to other conservation authority staff for additional information.

Joseph Buckley noted that ongoing sampling is occurring at Fourteen Island Lake and Mink Lake from May through October.

Councillor Ruttan suggested that the Lake Forum could have a focus of gathering and assembling lake data.

Mayor Vandewal added that most lake associations have official and non-official data.

Moved by Joseph Buckley  
Seconded by Alan Revill

That Janet Brown, Ellie Prepas and Justin Connidis be appointed to the Grant Review Program Sub-Committee.

Carried.

Moved by Councillor Pegrum  
Seconded by Janet Brown

That Alan Revill, Gerrit Buitenhuis, Councillor Pegrum and Ellie Prepas be appointed to the Lake Forum Sub-Committee.

Carried.

c) Official Plan Update to Committee

Christine Woods, Senior Planner provided the Committee with information regarding the Official Plan update.

9. Motions

There were none.

10. Notices of Motion

There were none.

11. Correspondence

There was none.

12. Questions of Clarity (from the public on outcome of agenda items)

There were none.

13. Date of Next Meeting

- a) The next meeting of the Lake Ecosystem Advisory Committee is scheduled for June 22, 2023, or at the call of the Chair.

14. Adjournment

- a)

Moved by Councillor Pegrum  
Seconded by Ellie Prepas

That the March 23, 2023 Committee meeting be adjourned at 7:20 p.m.

Carried

# Township of South Frontenac Staff Report

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**To:** Council

**Prepared by:** Development Services Department

**Date of Meeting:** May 30, 2023

**Subject:** **Statutory Public Meeting – Draft Official Plan**

## Summary

Pursuant to Section 17 of the Planning Act, R.S.O. 1990, as amended, a Statutory Public Meeting is being held on May 30<sup>th</sup>, 2023, in person at the Township Council Chambers and virtually on Zoom, to present and seek input on a draft new Official Plan for the Township.

## Recommendation

That Council direct staff to engage the Heritage Committee and Lake Ecosystems Committee for input and comment; and

That Council endorse next steps identified by staff in the Project Overview, Timeline and Milestones Table outlined in the Report and bring back a recommendation report in Fall 2023 to consider the adoption of the Official Plan.

## Background

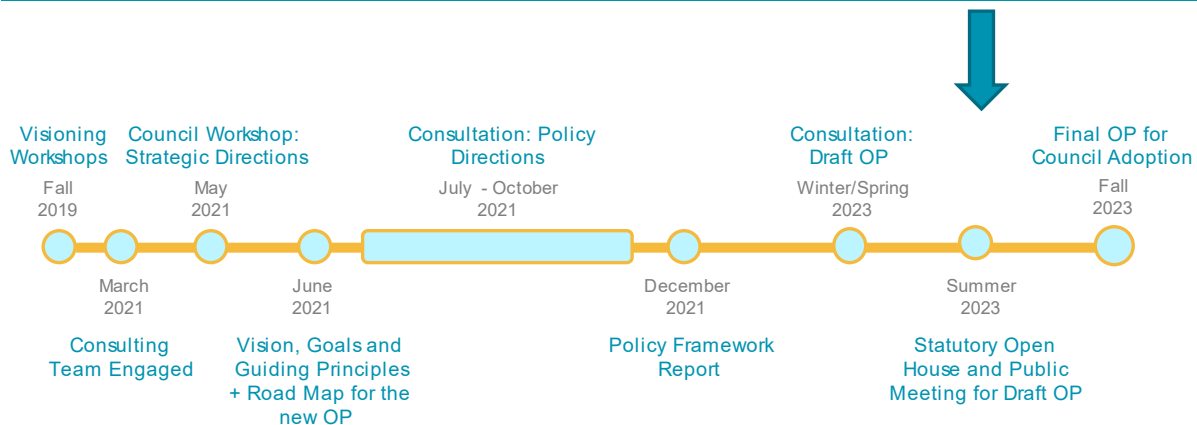
The purpose of the Statutory Public Meeting is to present the new Township of South Frontenac Draft Official Plan to Council and the public. This will include an overview of key policy directions and opportunities for Council and the public to provide input that will be taken into consideration of the final Official Plan.

The Township of South Frontenac Draft Official Plan updates the Township's vision for the future, ensures consistency with the Provincial Policy Statement, 2020 issued under the Planning Act, and the County of Frontenac Official Plan.

The Draft Official Plan is a long-range planning document containing goals, objectives, and policies to guide land use, development, and growth in the Township to 2046. The Draft Official Plan promotes the building of healthy, complete, and sustainable communities which further the growth and economic development of the community, help protect farmland, and protect environmentally sensitive areas across the Township. It incorporates policies and mapping related to topics such as settlement areas, growth management, housing, agriculture, natural heritage, and mineral aggregate resources.

Below is the project overview which provides the overall timeline along with major milestones.

## Project Overview, Timeline and Milestones



### Financial Implications

The preparation of the Official Plan is an already budgeted expense.

### Relationship to Strategic Plans

- Not applicable to this report.
- This initiative is supported by the following priorities of the 2019-2022 Strategic Plan.
  - Priority: 2. Promote and support growth that meets the community's needs while maintaining the integrity of our natural environment.

Action Item: Official Plan supports complete communities and innovative rural development

### 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.

The Official Plan includes draft policies related to sustainability and climate change. It provides a framework for the Township to prepare a climate change action plan.

## Notice/Consultation

The following staff have been consulted in the preparation of this report:

- Christine Woods, Senior Planner
- Dillon Consulting Team – Rory Baksh, Kelly Martel, Megan Reddy
- Joe Gallivan and Sonya Bolton, Frontenac County Planning and Development

## Attachments

Attachment 1 - Public Meeting Notice - May 30 Special Meeting Notice

Attachment 2 - Public Meeting Presentation - South Frontenac OP - May 30, 2023, Statutory Public Meeting – Final

Attachment 3 - Open House Presentation Materials - South Frontenac OP - Spring Open House Panels

Attachment 4 - Second Draft Official Plan - SF Official Plan - Second Draft

Attachment 5 - Maps - SF OP Appendix A Watershed Boundary Map

Attachment 6 - Maps - SF OP Appendix B Algonquin Land Claim

Attachment 7 - Maps - SF OP Appendix C Rideau Canal - National Historic Site and World Heritage Site

Attachment 8 - Maps - SF OP Appendix D Frontenac Arch Biosphere & Public Lands Map

Attachment 9 - Maps - SF OP Appendix E Wooded Areas

Attachment 10 - Maps - SF OP Map A Land Use Plan

Attachment 11 - Maps - SF OP Map B Settlement and Employment Areas

Attachment 12 - Maps - SF OP Map C Natural Heritage System

Attachment 13 - Maps - SF OP Map D Mineral Aggregates and Mining

Attachment 14 - Maps - SF OP Map E Water Resources

Attachment 15 - Maps - SF OP Map F Road Classification including Private Rds

Attachment 16 - Maps - SF OP Map F Road Classification

Attachment 17 - Maps - SF OP Map G Wildfire Hazard Areas

Attachment 18 - Maps - Agricultural Lands - 1 - Battersea-Sunbury-Dog Lake Area

Attachment 19 - Maps - Agricultural Lands - 2 - Bedford - Westport Rd Area

Attachment 20 - Maps - Agricultural Lands - 3 - Hartington - Harrowsmith Area

Attachment 21 - Maps - Agricultural Lands - 4 - Loughborough Lake Area

Attachment 22 - Background Reports - Watson & Associates - Growth Management Study

Attachment 23 - Background Reports - Agricultural Land Review Report

## Approvals

Submitted By:



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Brad Wright  
Director of Development Services

Approved By:



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Louise Fragnito, CPA, CGA  
Chief Administrative Officer



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**SPECIAL MEETING OF SOUTH FRONTENAC COUNCIL  
TO HEAR PUBLIC COMMENTS RELATED TO  
THE NEW SOUTH FRONTENAC OFFICIAL PLAN**

**TAKE NOTICE** that the Township of South Frontenac will hold a Special Meeting of Council to hear comments related to the revisions that have been made in the creation of the new Official Plan of South Frontenac. This meeting is a legislated meeting under Sections 17 and 26 of the *Planning Act, RSO, 1990*.

**SPECIAL MEETING OF COUNCIL** will be held:

Tuesday, May 30<sup>th</sup>, 2023 at 7 p.m.

In person in the Council Chambers of the South Frontenac Township Office,  
4432 George Street, Sydenham

Or virtually by registering at: <https://us06web.zoom.us>

The purpose of the Statutory Public Meeting is to allow Municipal Council and the Planning Department of South Frontenac to hear and consider comments from the public related to the proposed Official Plan policies.

**ANY PERSON** may attend the Statutory Meeting and make written or verbal representation in support of, or in opposition to, all or parts of the proposed Official Plan policies. Council will consider these comments prior to adoption of the new Official Plan.

This meeting is the culmination of extensive public consultation undertaken throughout the Official Plan Update which has included open houses, workshops, and direct communication between community members and Planning Staff. Additional information on the Official Plan is available on the South Frontenac Website at [www.southfrontenac.net](http://www.southfrontenac.net).

Dated at the Township of South Frontenac this 9<sup>th</sup> day of May, 2023.

# Draft New Official Plan

Township of South Frontenac

May 30<sup>th</sup>, 2023  
Statutory Public Meeting





- Forum for gathering feedback from the public, an important aspect of planning.
- Conducted in accordance with the Planning Act.
- Changes apply to the entirety of the Township.
- County of Frontenac is the approval authority.



Statutory requirements for open houses and public meeting notification have been met by providing appropriate notice to:

- Notification list (those who have requested notice through [officialplan@southfrontenac.net](mailto:officialplan@southfrontenac.net) or at previous consultation events)
- Prescribed bodies (as required under Ontario regulations, includes municipalities, agencies, stakeholders, utilities, etc.)
- Indigenous communities
- Local newspaper
- Social media
- March 2023 tax bill insert
- Website



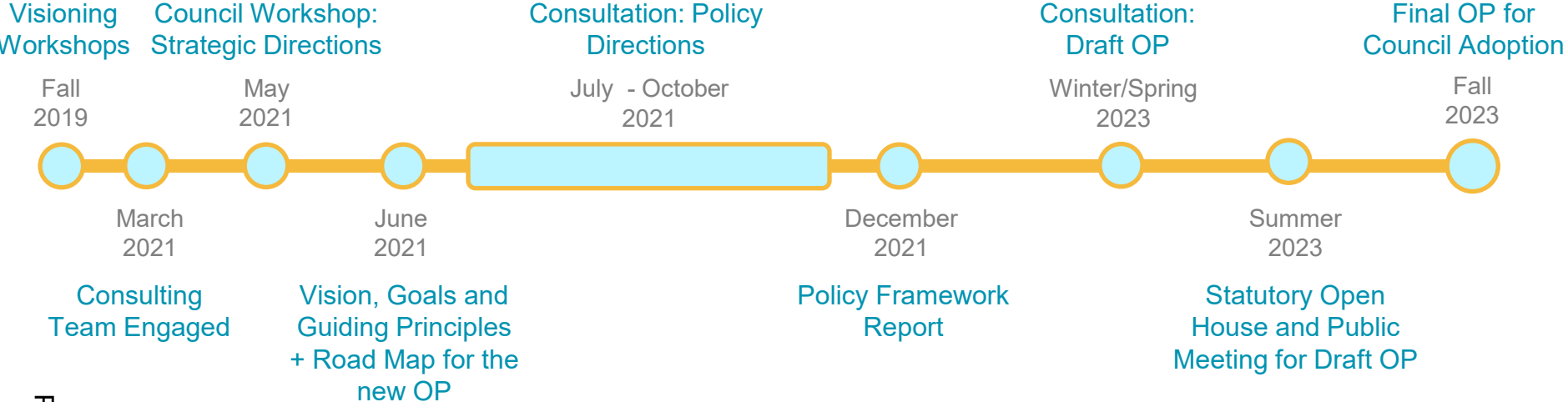
- Since 2019, several engagement events including visioning workshops, online surveys, and in person and virtual open houses
- Latest open houses took place April 25<sup>th</sup> in Verona and May 23<sup>rd</sup> in Sunbury.
- Any materials received via email or through delegation will be considered and responded to by staff.
- Oral or written comment submissions will appear on agendas and minutes of reports and as public record of the proceedings in compliance with the Municipal Freedom of Information and Protection of Privacy Act.
- Comments received since Fall 2022 to June 30, 2023, will be considered in final recommendation report.

# Background



- An Official Plan is a legal statutory planning document required by the Province that describes the Township's land-use strategy.
- An Official Plan provides policy direction to make good long-term land use planning decisions for the community.
- Policies are developed to ensure that decision making by Council is consistent, fair, and transparent.

# Project Overview, Timeline and Milestones



## **Planning Act**

- Several updates including Bill 108, Bill 109, Bill 23, and Bill 97

## **Provincial direction on Affordable Housing and More Housing Options**

- Bill 140, Bill 108, Bill 23

## **Provincial direction on Climate Change**

- Bill 68 and Bill 139 have identified climate change as a matter of provincial interest

## **Provincial Policy Statement (PPS)**

- Since the current Official Plan was adopted in 2003, the Provincial Policy Statement has been updated three (3) times (2005, 2014, and 2020)

## **Frontenac County Official Plan**

- Updated in 2016, provides direction on affordable housing, seniors housing, group homes, source water protection, Frontenac Arch Biosphere, Rideau Canal, transportation, municipal services, communal servicing, etc.

## **Clean Water Act (2006)**

- Source water protection policies have been established across the province since 2016 to provide a level of protection to municipal drinking water sources

# Draft Policies – Key Themes

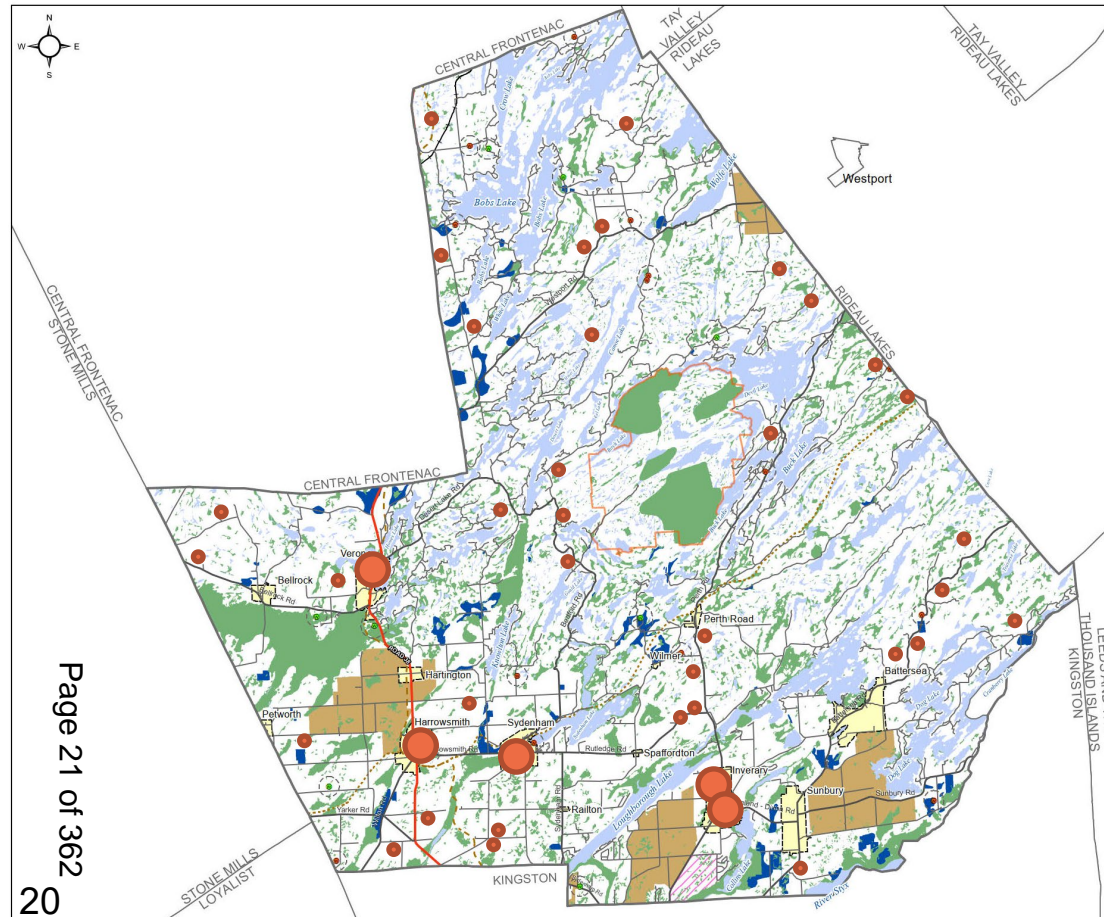


- Growth Management
- Employment Areas
- Agriculture
- Waterfront Areas

The most-discussed topics of feedback were the following:

- Settlement Areas
- Lot severances
- Mineral Aggregate Resource Areas
- Waterfront development
- Waterfront protection
- Rideau Canal

# Growth Management



- South Frontenac will see an **increase of 5,440 residents** across 30 years (average of approximately 181 new residents each year).
- Our approach is 50/50:
  - 50% of growth is expected in the rural area
  - 50% of growth is being directed to Primary and Secondary Settlement Areas
- Unlimited severances will not be allowed by Frontenac County, so subdivisions, condominiums, and clustered development in Settlement Areas will be used to meet growth targets.

# Growth Management



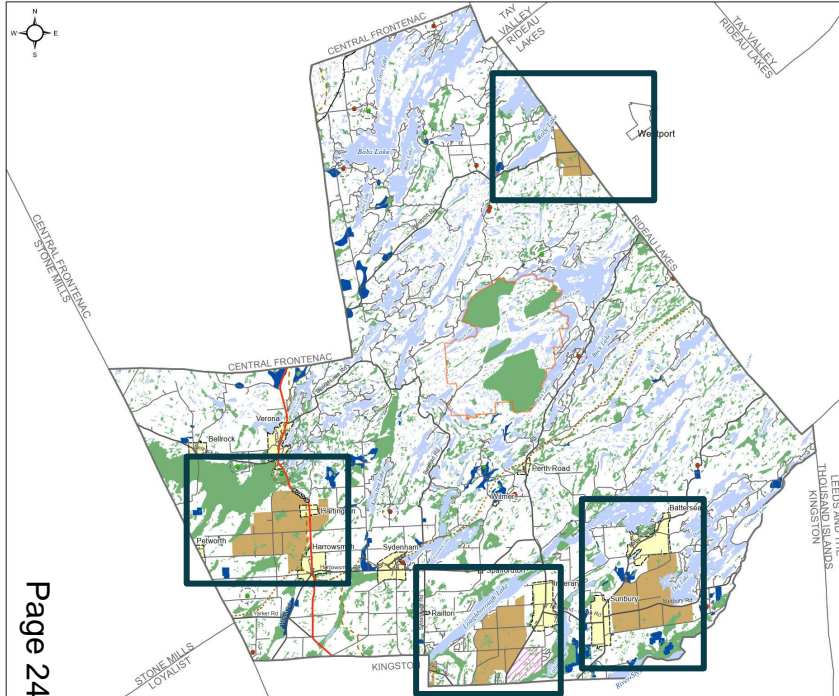
- The severance clock will not be restarted for the Rural area, but the cut-off date will move from 2000 to 2003.
- The Township is working with the County to create a Municipal Servicing Corporation so that we can promote communal servicing as a way of allowing smaller lot sizes and encouraging more housing options beyond single-detached homes.
- Communal servicing provides shared services (such as water and sewage services) to multiple lots, allowing for smaller lots sizes without the need to accommodate private wells and tanks.
- Communal servicing is supported by the County and by the Province, where feasible (PPS 1.6.6.3).

# Employment Areas



- Employment Areas have been identified as areas where the Township can support servicing and traffic to clustered light industrial uses.
- Having employment lands pre-designated makes it faster and easier for new businesses to come to South Frontenac and for existing businesses to expand.
- This differs from the existing OP by introducing a twenty-year supply of employment lands in the Township, based on projections prepared by Watson & Associates.
- The Township will only permit the conversion of lands within Employment Areas to non-employment uses in accordance with the requirements set out in the Provincial Policy Statement 2020.

# Agriculture



**SOUTH FRONTENAC**

**MAP A:  
Land Use Plan**

**Legend**

**Land Use Designation**

- Environmental Protection
- Agricultural
- Mineral Aggregate
- Rural
- Site Specific Policy
- Settlement Area
- Waste Disposal Facility Influence (500m)
- Waste Disposal Facility - Open
- Waste Disposal Facility - Closed

**Boundaries**

- South Frontenac Boundary
- Municipal Boundary
- Frontenac Provincial Park
- Waterbody

**Transportation**

- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Catawaqui Trail
- K & P Trail

0 1 2 4 6 8 10 12 km

Coordinate System: NAD 1983 UTM Zone 18N

1:175,000      **DRAFT**

Produced by the County of Frontenac under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2009.

While the Township 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.

- Policies for consents in agricultural areas are limited to surplus dwelling severances, farm splits and agricultural commercial-industrial.
- Support value added agricultural production within prime agricultural areas.
- The boundaries of the prime agricultural land have been delineated to an identifiable boundary such as a lot line, roadway or watercourse.
- These policies protect the Township's valuable productive lands from encroaching development due to Minimum Distance Separation formulae.

# Waterfront Areas



- The New OP contains policies guiding development in waterfront areas.
- Policies include protection of waterfront access, natural shorelines, water quality, and restrict backlot development.
- The New OP includes policies that give Council the option of developing and implementing Community Planning Permit System (CPPS) to regulate waterfront development.
- These policies expand upon the existing OP's goal of protecting waterfront areas' unique physical, aesthetic, natural and environmental character.

# Recent Legislative Changes



## **Bill 23, *The More Homes Built Faster Act (2022)***

This Bill seeks to increase the supply of housing across Ontario by making changes to the land use planning framework.

### Key Changes:

- 10 units or more exempt from site plan control
- Architectural and landscape design exempt from site plan control
- No public meetings for plans of subdivision
- No ability to appeal consents and minor variances
- Changes in collection of development charges



## **Bill 97, *Helping Home Buyers, Protecting Tenants Act (2023)***

### Key Changes:

- The current PPS (2020) does not allow the creation of new residential lots in prime agricultural areas. The Township identifies prime agricultural areas through designations and zoning.
- Bill 97 allows the creation of up to 3 new residential parcels from an existing agricultural parcel if certain criteria are met.
- Employment Lands - the revised policies would prohibit residential, commercial, retail and office uses not associated with the primary employment use from being located within employment areas. This reduces flexibility for rural municipalities.

- 1. Staff to consider comments received from stakeholders and the public during the consultation period.**
- 2. Staff to engage the Heritage Committee and Lake Ecosystems Committee for input and comment.**
- 3. Consider provincial legislative changes – Bill 23 and Bill 97.**
- 4. Revise the draft Official Plan, as appropriate.**
- 5. Bring a final draft to Council in Fall, 2023.**

# THE NEW OFFICIAL PLAN COMMUNITY OPEN HOUSE

## Township of South Frontenac

Tuesday, April 25th, 2023

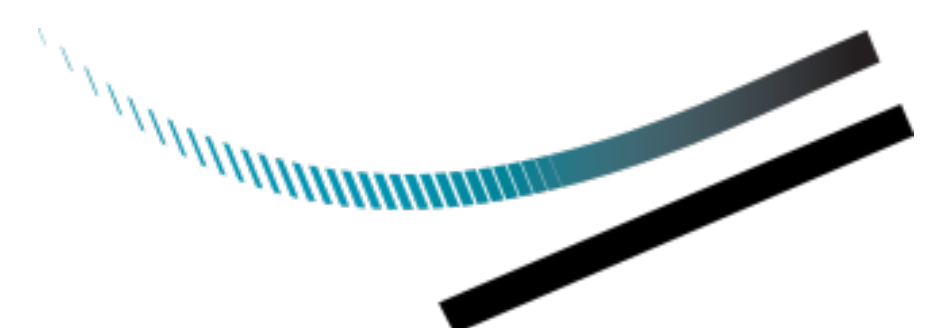
7:00 – 9:00 PM EST

Verona Lions Hall

4504 Sand Road, Verona



**SOUTH  
FRONTENAC**



**DILLON  
CONSULTING**

# THE NEW OFFICIAL PLAN COMMUNITY OPEN HOUSE

## Township of South Frontenac

Tuesday, May 23rd, 2023

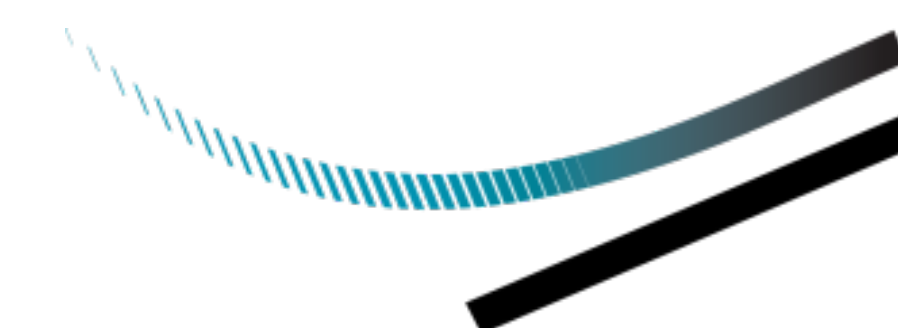
7:00 – 9:00 PM EST

Storrington Centre

3910 Battersea Road, Sunbury



**SOUTH  
FRONTENAC**



**DILLON  
CONSULTING**



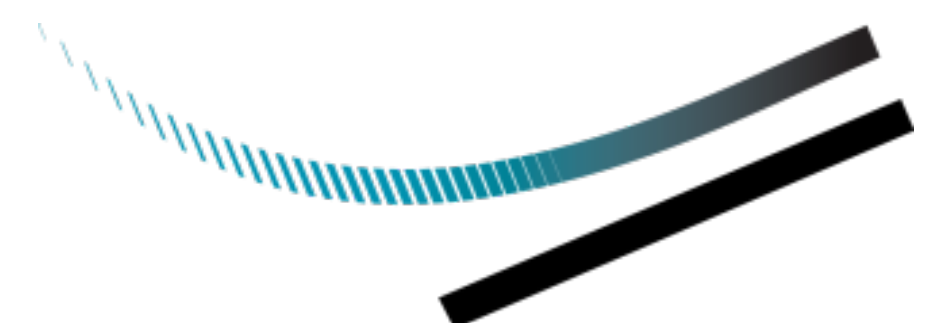
# TONIGHT'S AGENDA

- 7:00 PM** Welcome and Sign-In
- 7:20 PM** Presentation
- 7:50 PM** Q&A
- 8:00 PM** Open House / Information Tour
- 9:00 PM** End of the Session

If you would like to contact us after the session, please email us at [\*\*officialplan@southfrontenac.net\*\*](mailto:officialplan@southfrontenac.net)



**SOUTH  
FRONTENAC**



**DILLON  
CONSULTING**

# Project Process and Purpose of Open House

## Official Plan Timeline

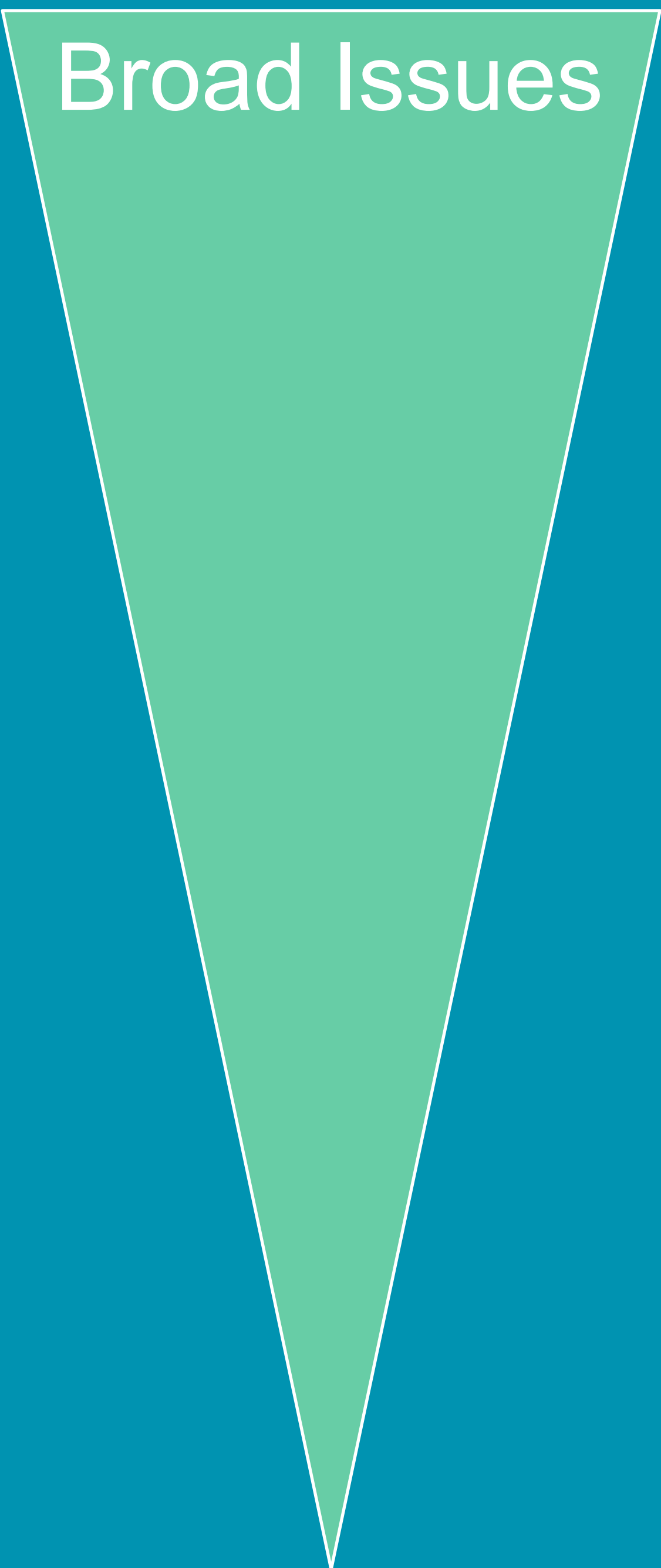


**An Official Plan is...**  
 a policy document that sets the long term vision for a municipality's growth and development.

**Purpose of Open House**  
 We need your input on the draft policies and mapping for the New Official Plan. Your input will guide growth in the Township of South Frontenac.  
 We invite you to review the panels. If you have any comments or questions, please speak to a Project Team member.



# Purpose and Background



Planning Act  
amended legislation & regulations

Provincial Policy Statement (PPS)  
updated in 2020

Frontenac County Official Plan  
updated in 2016

South Frontenac Official Plan  
approved in 2003

Zoning By-law

Land Division

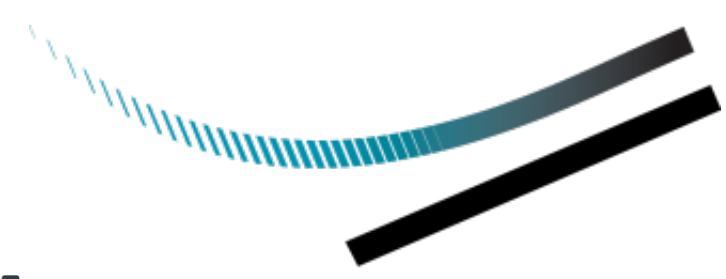
Site Plan Control

Minor Variances

- Our 2003 OP does not fully conform to the PPS and County OP.
- A New OP is required for conformity with these guiding documents.
- The New OP aligns the Township with provincial and county goals, such as growth allocation.

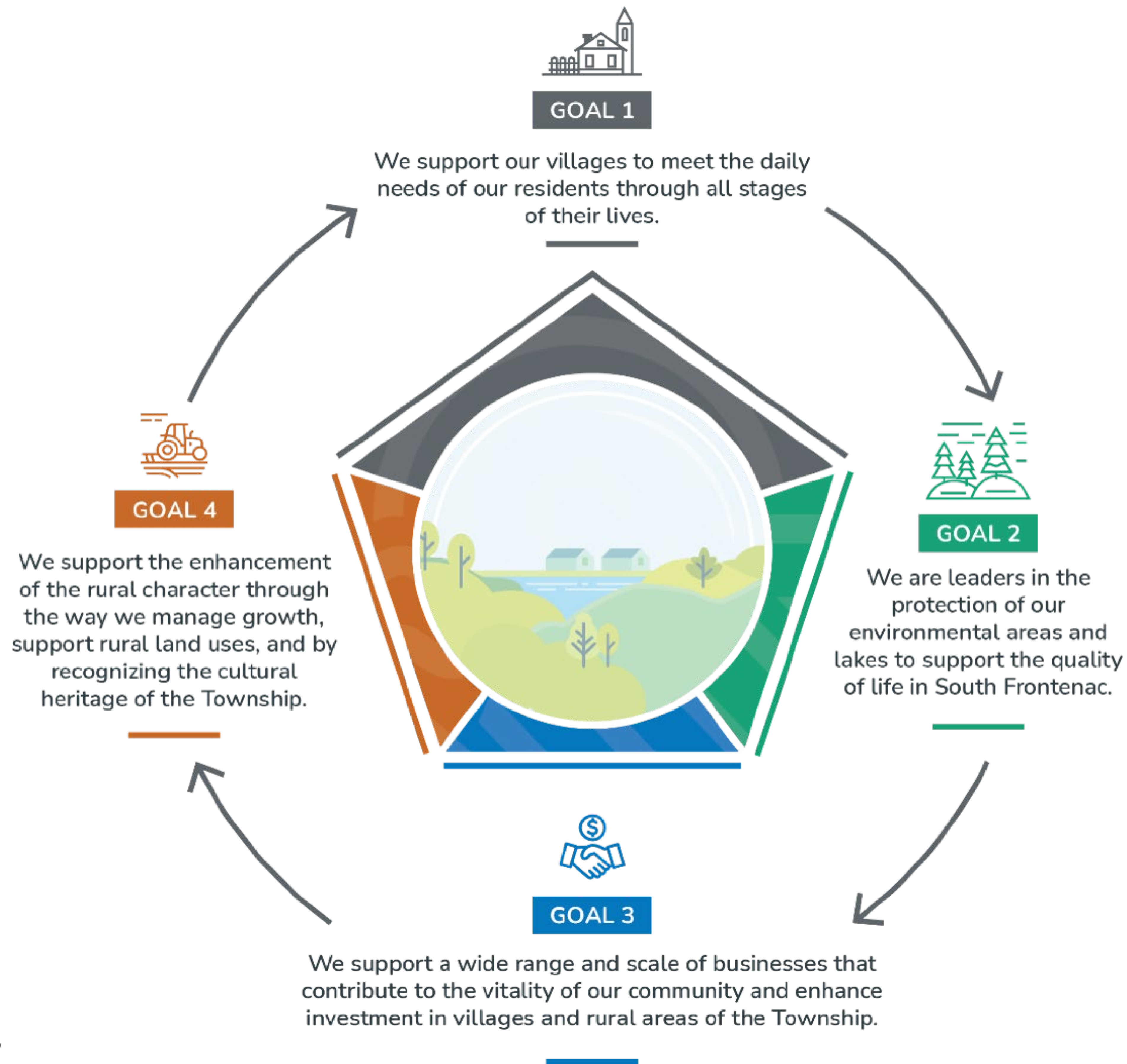


**SOUTH FRONTENAC**



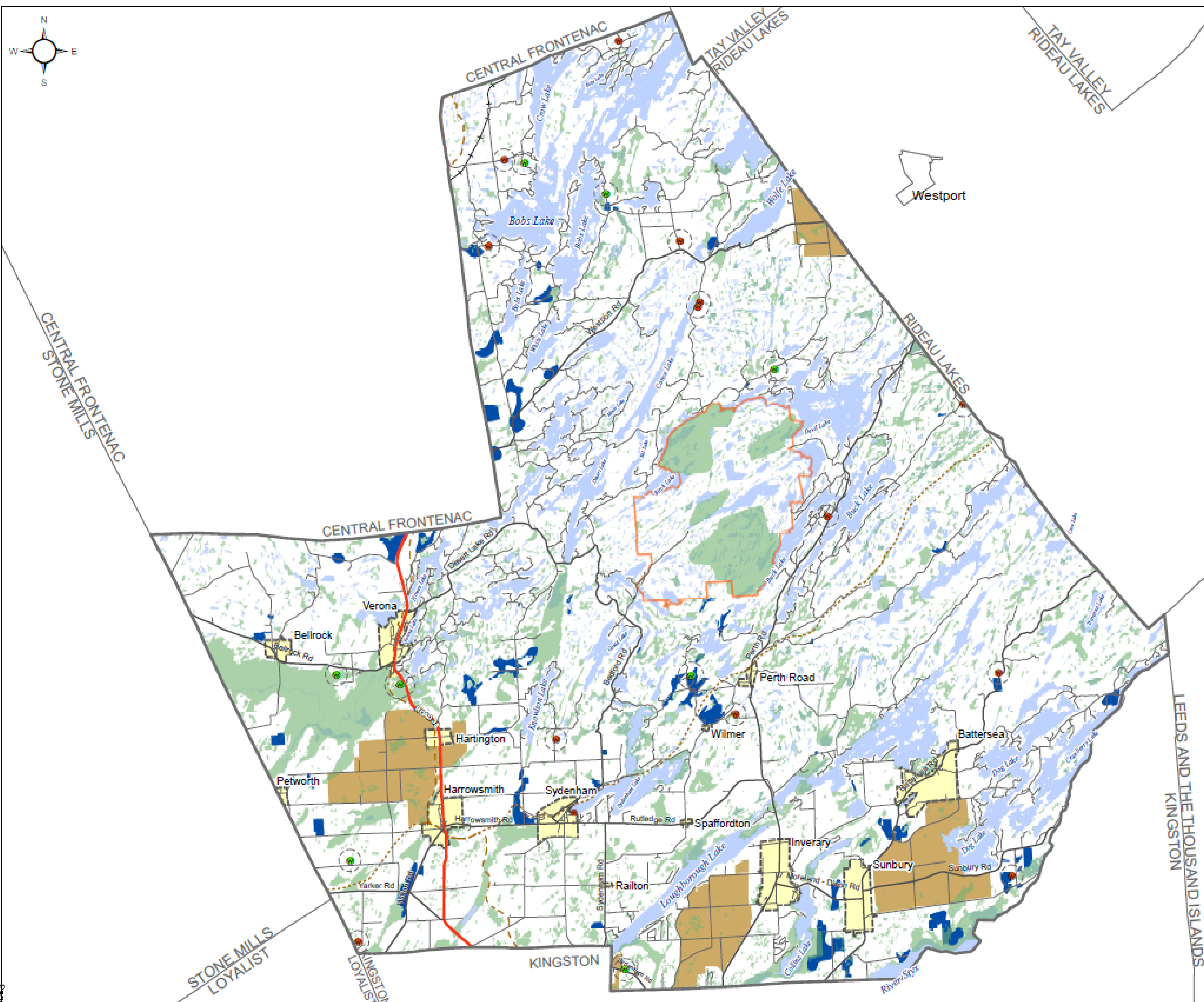
**DILLON CONSULTING**


# What is an Official Plan?



- An Official Plan is a guiding document that establishes a long term vision and goals for the municipality.
- An Official Plan contains policies that direct land use, growth, natural and cultural heritage, mineral aggregates and resources, source water protection, infrastructure, consultation, and natural hazards.
- An Official Plan is a living document that is updated and amended to meet the changing needs of a community.

# Map A – Land Use Plan






## SOUTH FRONTENAC

### MAP A: Land Use Plan

#### Legend

<b>Land Use Designation</b>	
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Environmental Protection</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #D2B48C; border: 1px solid black; margin-right: 5px;"></span> Agricultural</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> Mineral Aggregate</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFFFF; border: 1px solid black; margin-right: 5px;"></span> Rural</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> Settlement Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> Waste Disposal Facility Influence (500m)</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border-radius: 50%; border: 1px solid black; margin-right: 5px;"></span> Waste Disposal Facility - Open</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FF4500; border-radius: 50%; border: 1px solid black; margin-right: 5px;"></span> Waste Disposal Facility - Closed</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FF0000; border-radius: 50%; border: 1px solid black; margin-right: 5px;"></span> Closed Landfill - Special Policy - Section 7.7.3</li> </ul>
<b>Boundaries</b>	
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid black; margin-right: 5px;"></span> South Frontenac Boundary</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Municipal Boundary</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed orange; margin-right: 5px;"></span> Frontenac Provincial Park</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Waterbody</li> </ul>	<b>Transportation</b> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid red; margin-right: 5px;"></span> Highway (Controlled Access)</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Major Road (Arterial &amp; Collector)</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Secondary Road (Local &amp; Private)</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Railway</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px dashed orange; margin-right: 5px;"></span> Cataragui Trail</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px dashed blue; margin-right: 5px;"></span> K &amp; P Trail</li> </ul>



0 1 2 4 6 8 10 12 km

Coordinate System: NAD 1983 UTM Zone 18N

1:175,000	Revision <b>DRAFT</b>
	2023-04-06

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- Identified new and expanded agricultural areas to provide opportunities to support local food and promote sustainability of farm businesses.
- Identified Primary and Secondary Settlement Areas and Historic Hamlets.

# Map B – Settlement and Employment Areas



## MAP B: Settlement and Employment Areas

### Legend

- Settlement Area
- Employment Area
- Waste Site - Open
- Waste Site - Closed
- Influence (500m)
- Lot Fabric
- Highway
- Major Road
- Secondary Road
- K & P Trail
- Cataraqui Trail
- Waterbody

Revision

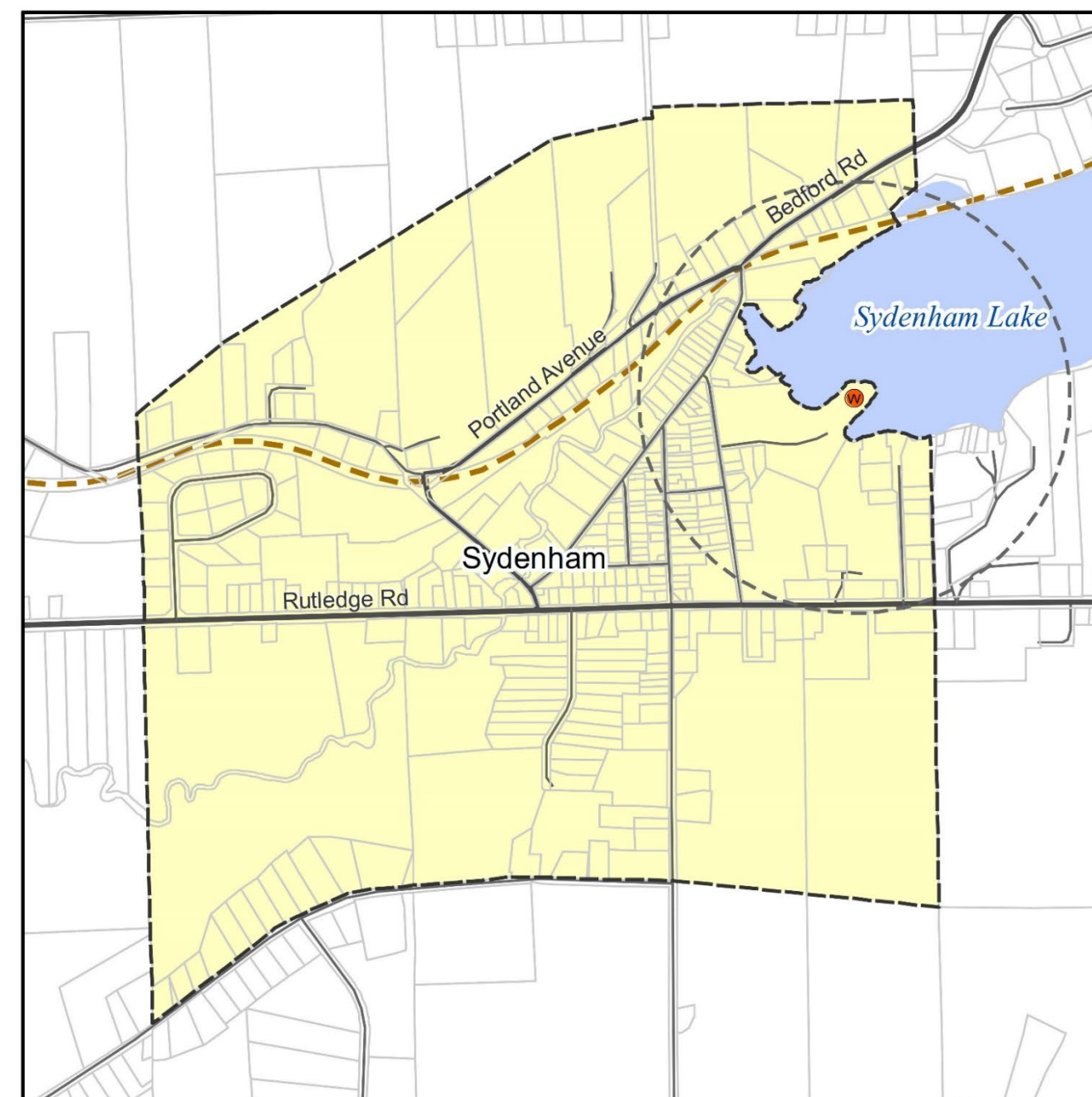
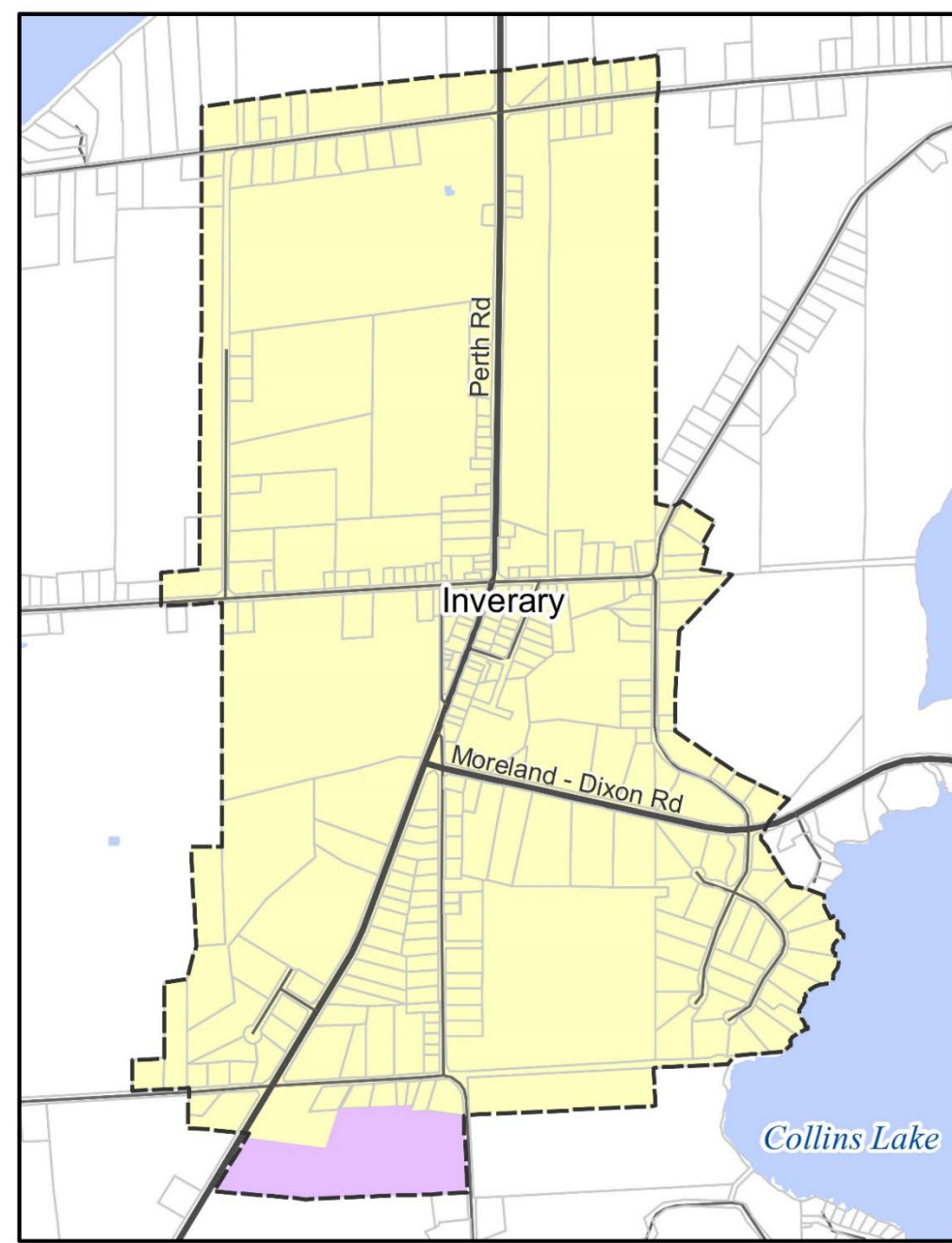
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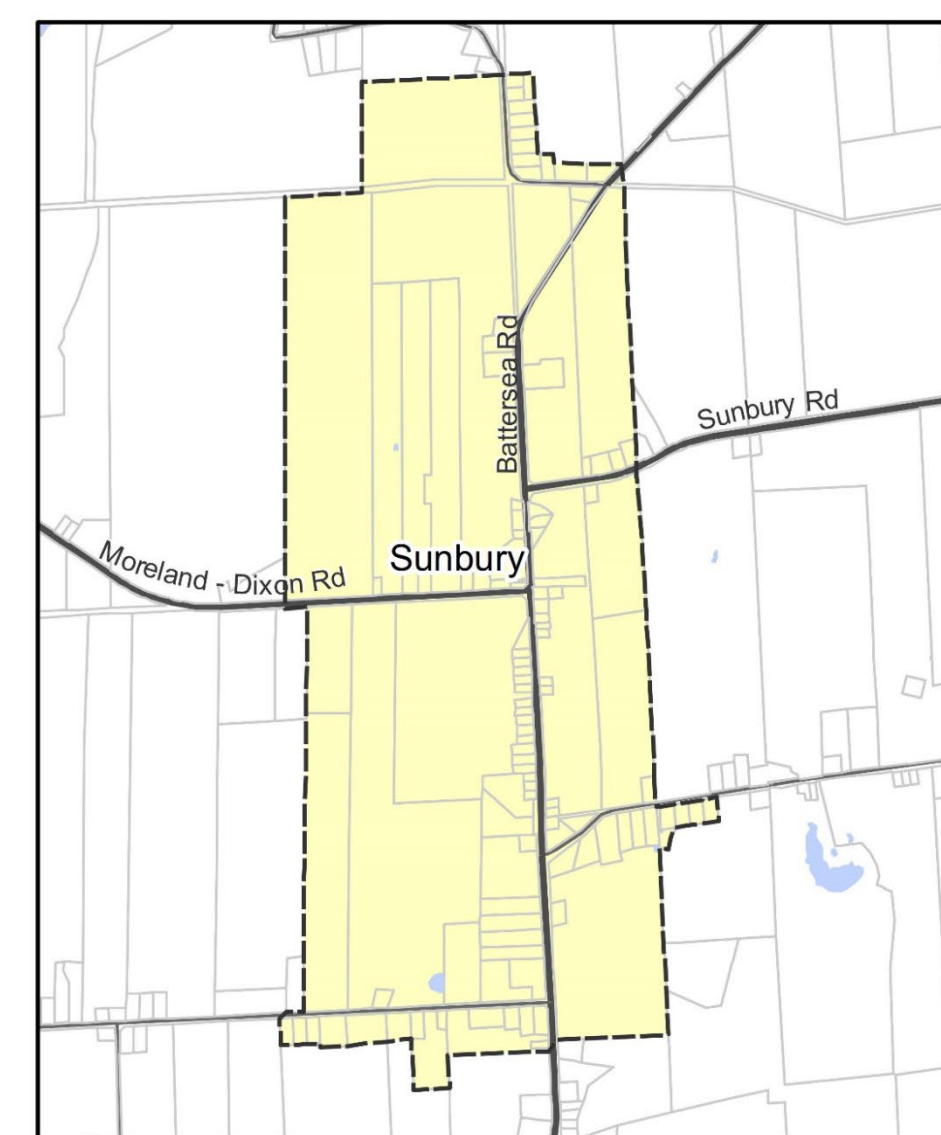
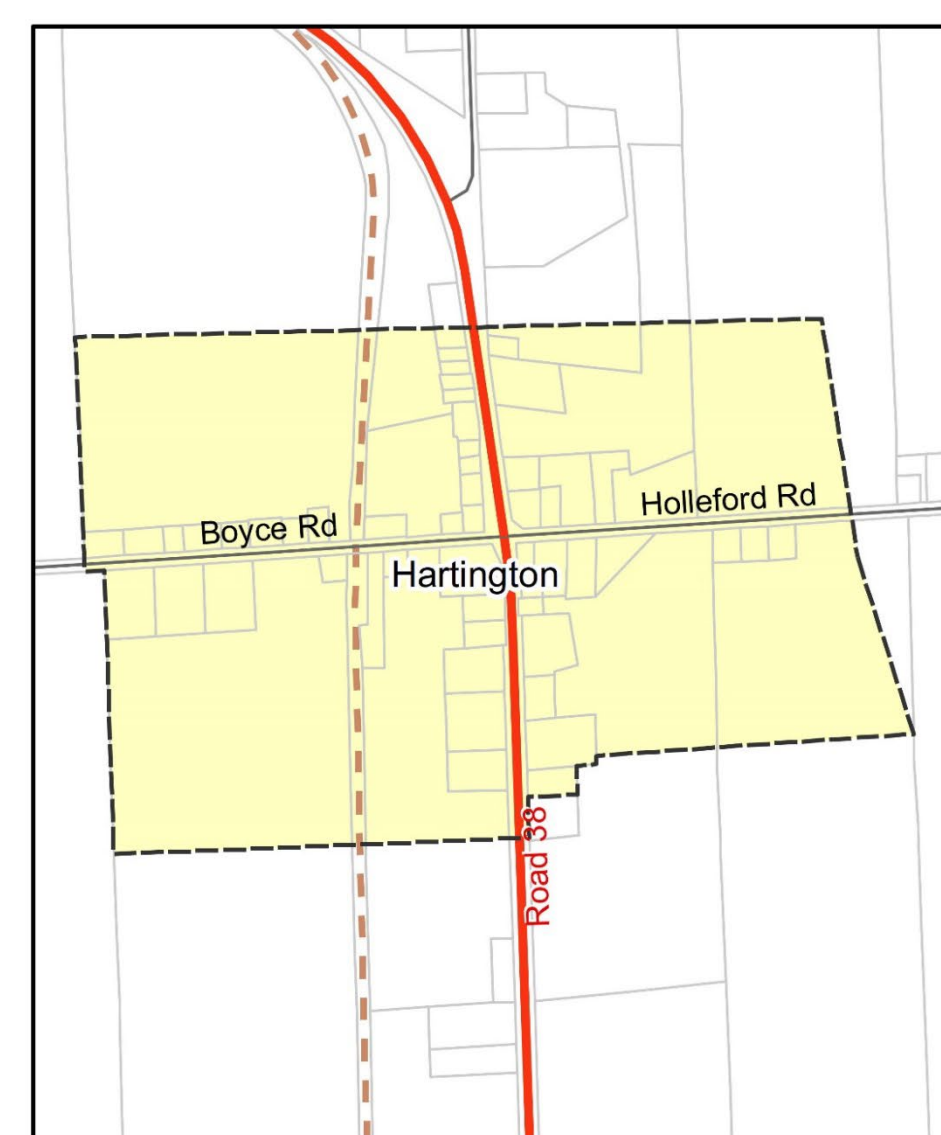
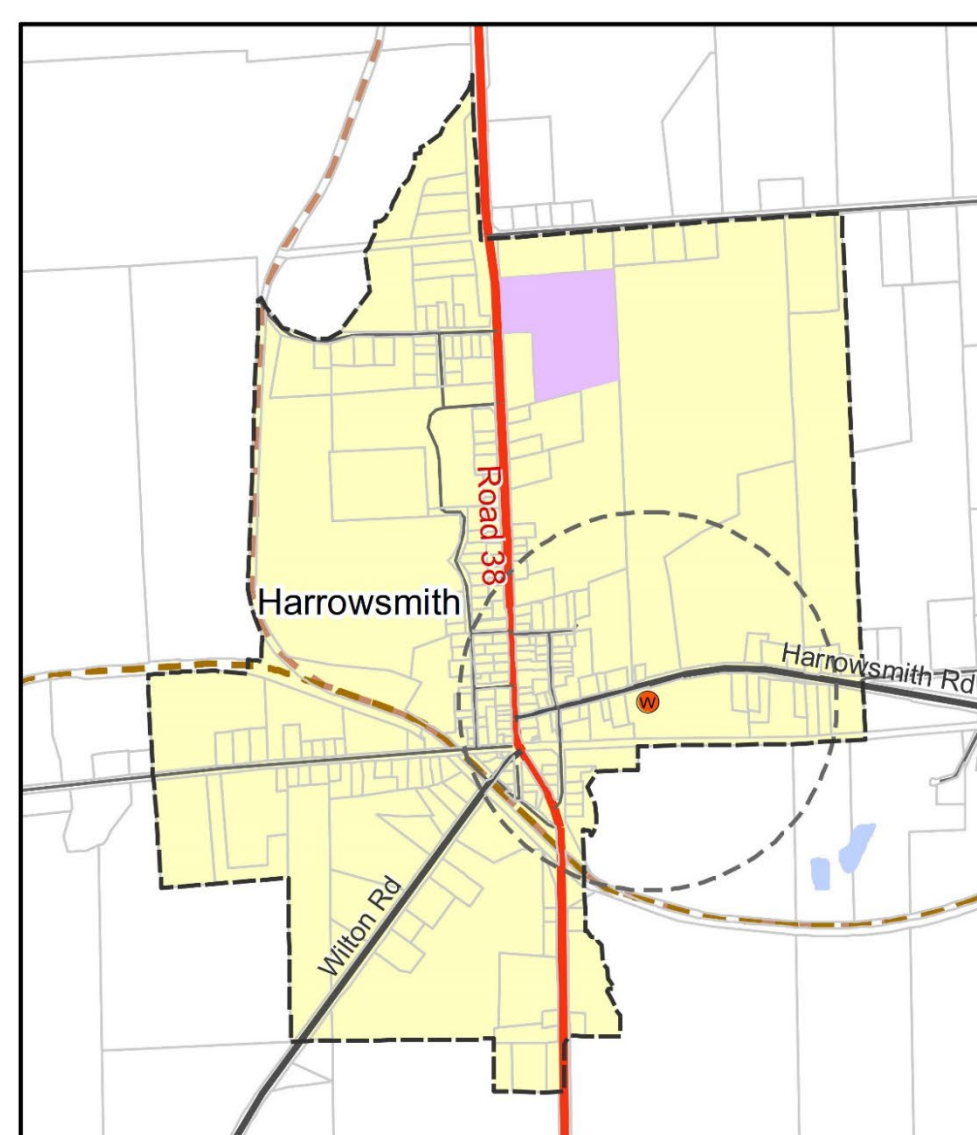
While the Township makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

- Primary Settlement Areas, Secondary Settlement Areas, and Historic Hamlets, with unique permitted uses and servicing options for each type.
- Targets are established for each Settlement Area's growth; growth targets support County's population and employment projections.
- 20-year supply of employment lands will allow establishment of new businesses in the Township and allow existing businesses to grow.
- New OP supports clustering of light industrial uses to capitalize on infrastructure investments (internet access, road networks).
- Township will only permit the conversion of lands within Employment Areas to non-employment uses, in accordance with requirements set out in the 2020 PPS.

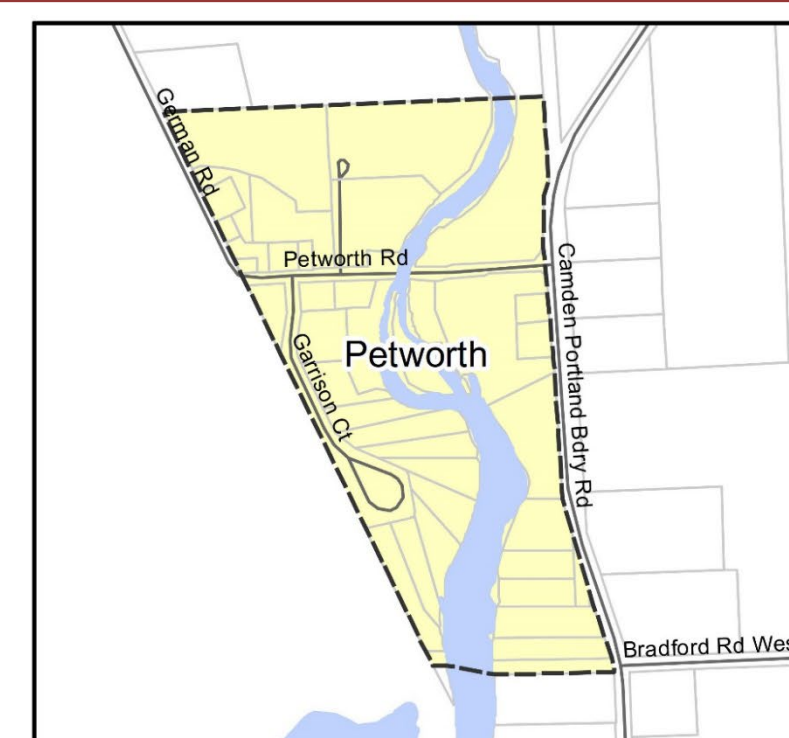
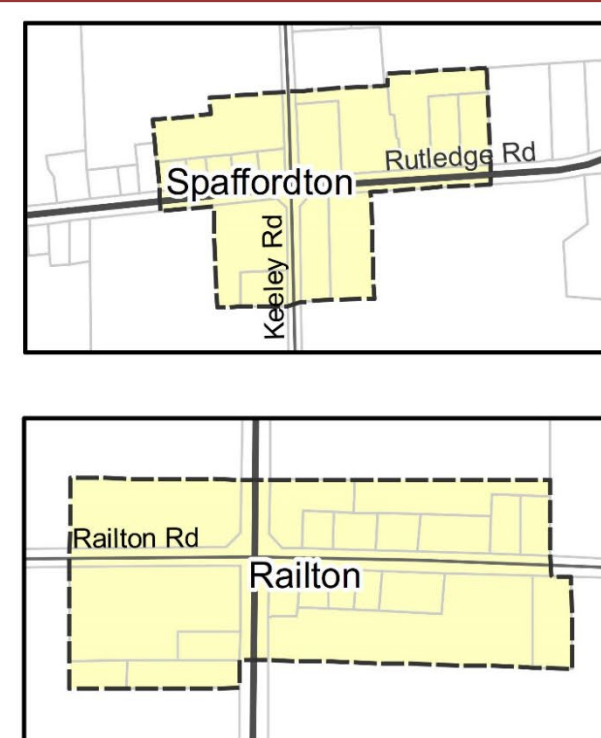
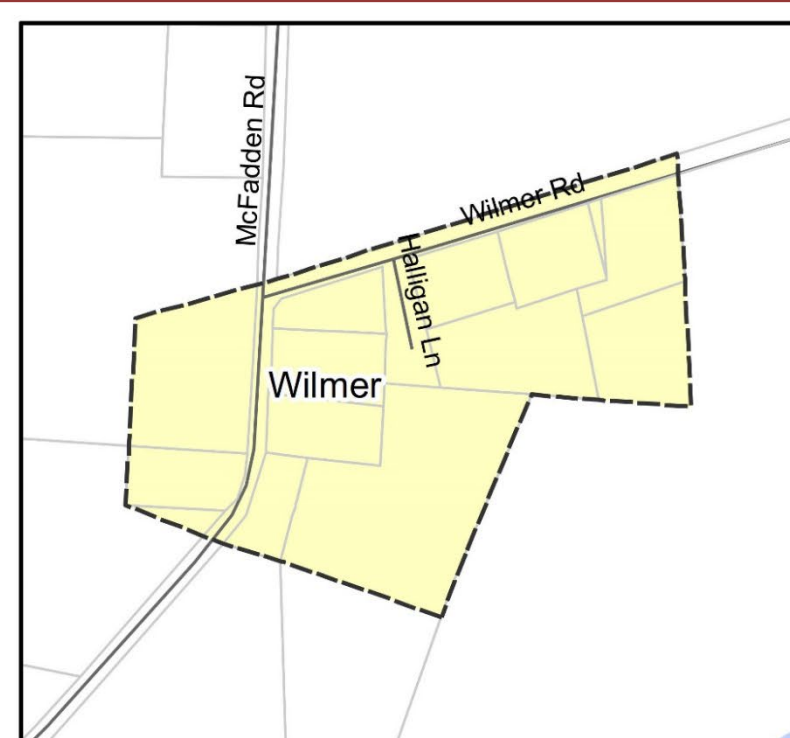
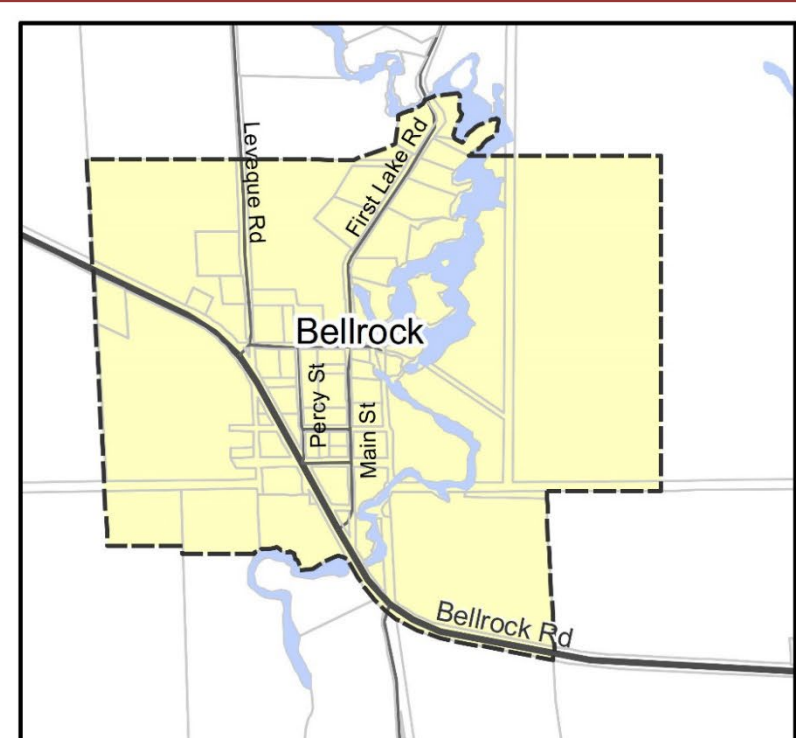
Primary



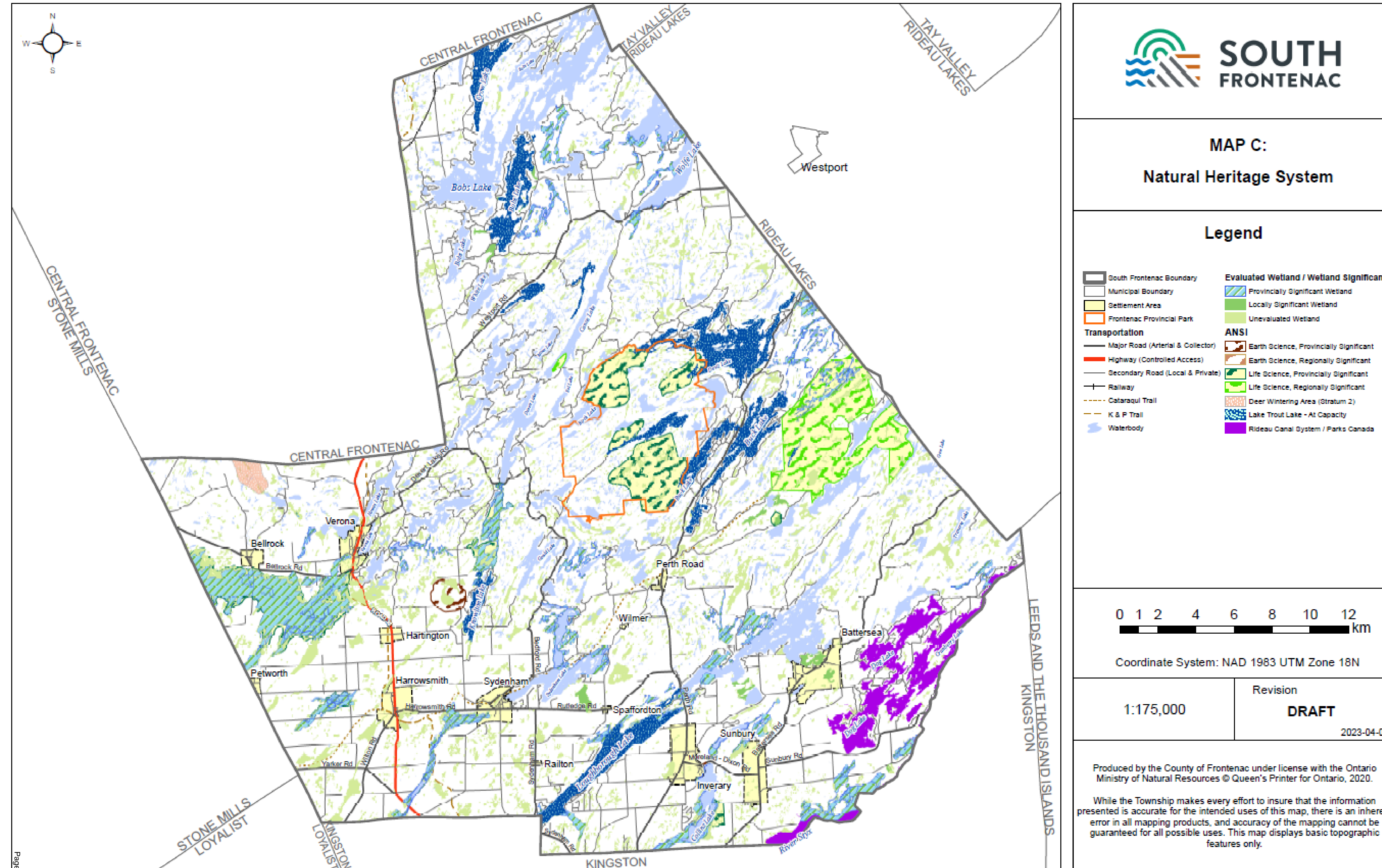
Secondary



Historic Hamlets

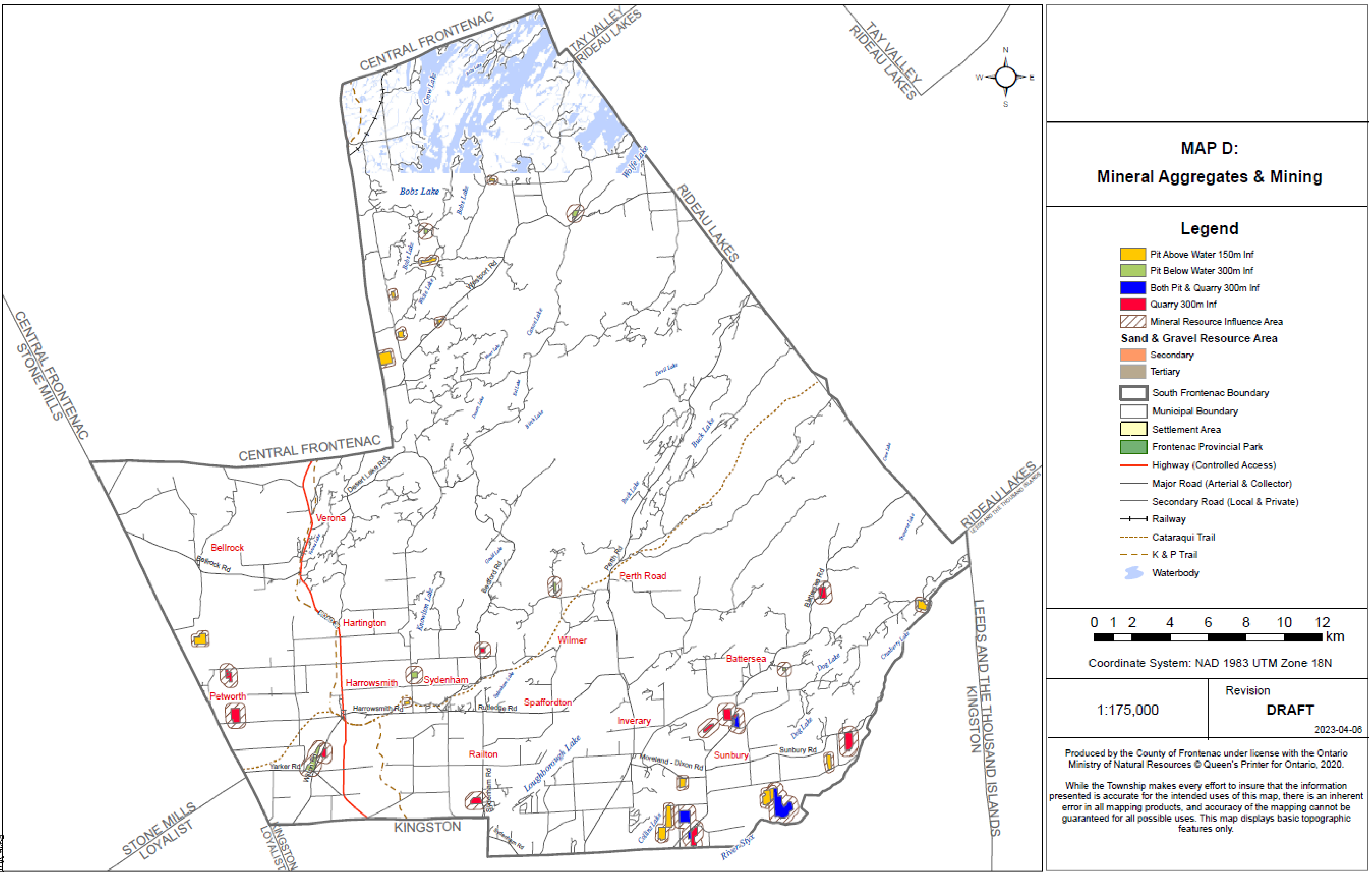


# Map C – Natural Heritage System



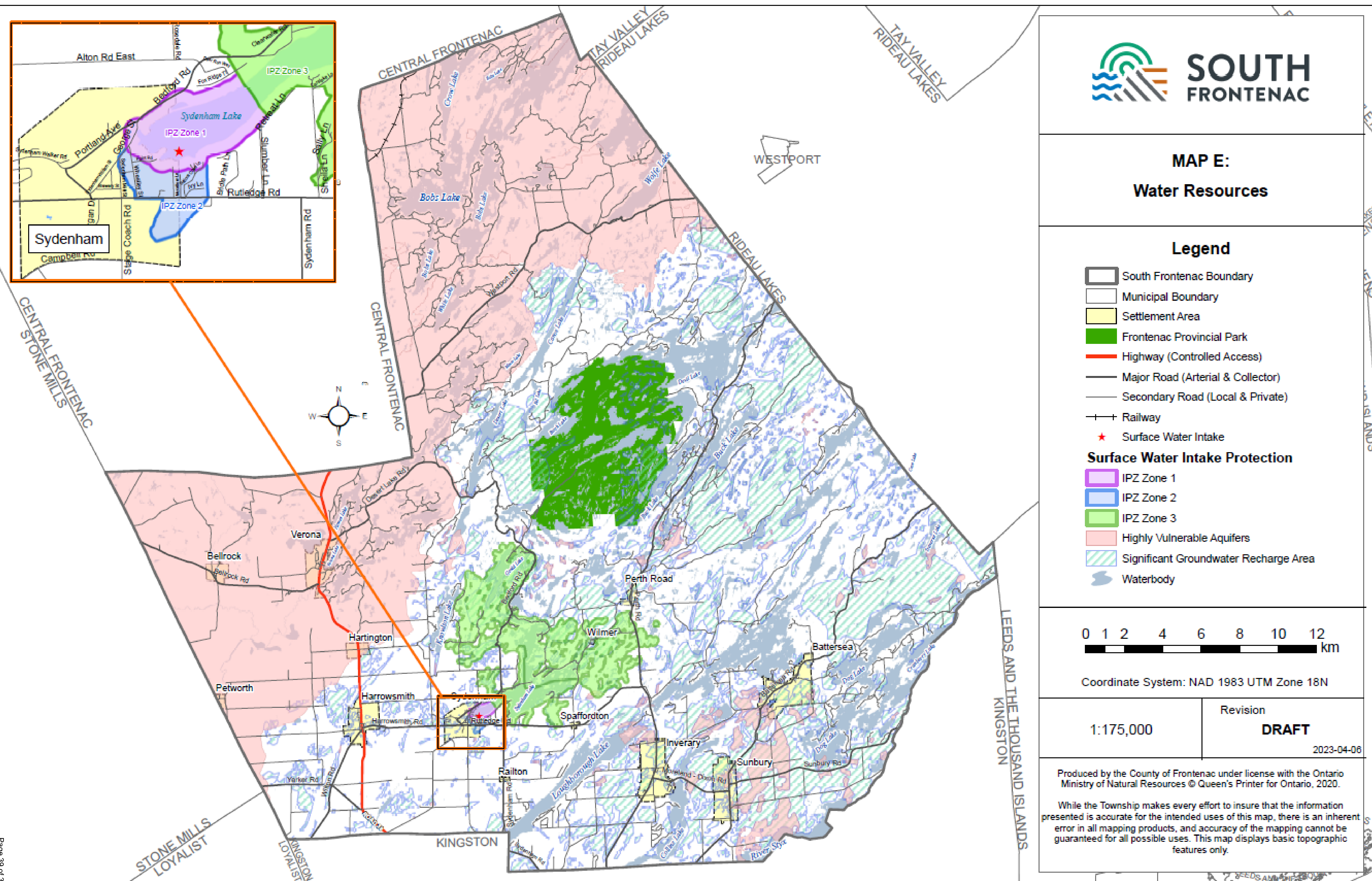
- Maintain strong policies for protecting the natural environment and for avoiding natural and human-made hazards.
- New policies added to protect more natural features and areas for the long term.
- EP policies for wetlands, fish habitat, and At-Capacity Lake Trout Lakes.
- Recognize that Township is within the Frontenac Arch Biosphere Reserve.
- Updates will be made after the County-wide Natural Heritage Study is complete.

# Map D – Mineral Aggregates & Mining



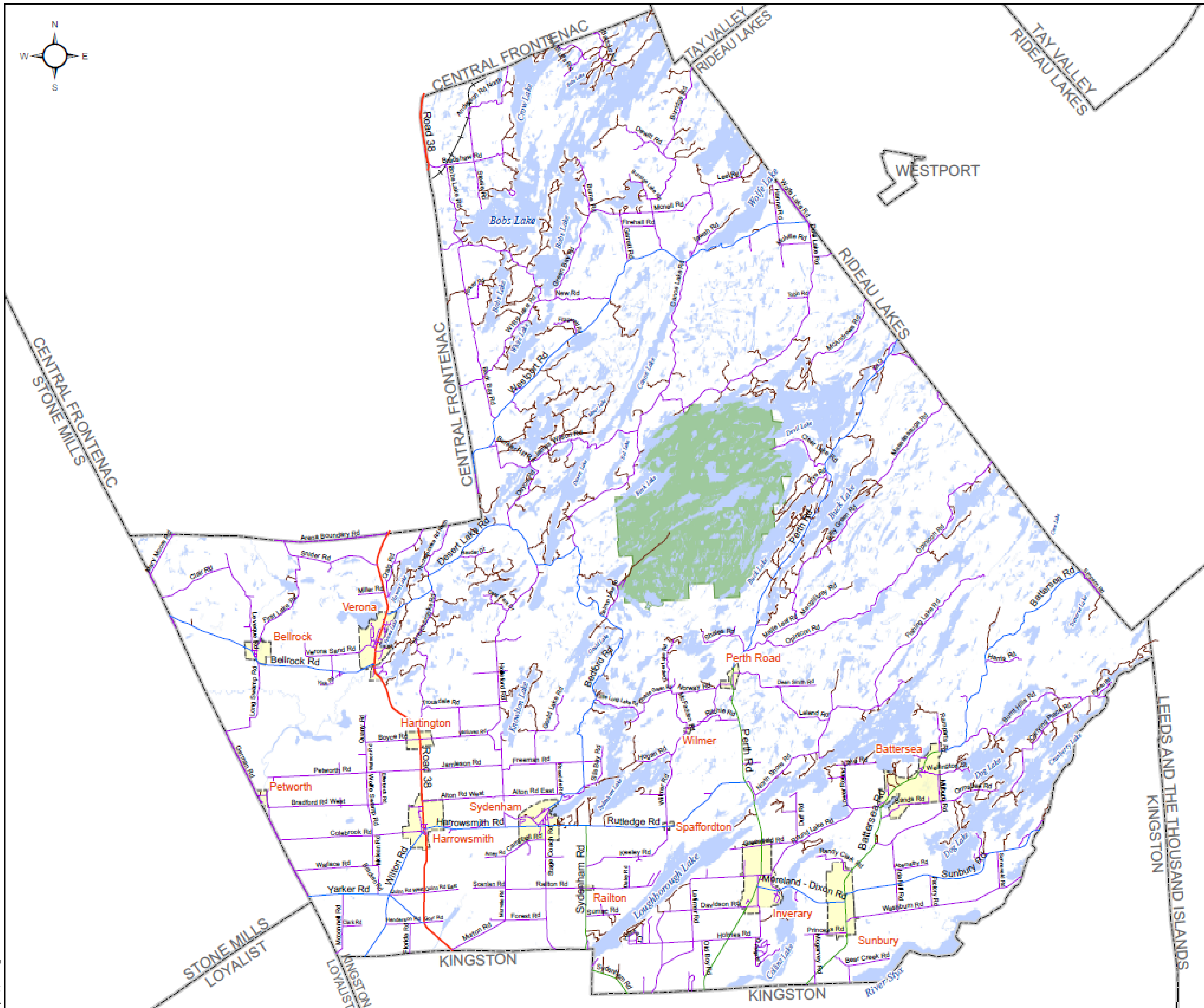
- Mineral aggregates play an important role in local economy (commercial resource extraction uses).
- Identified sand and gravel resource areas and existing pits and quarries.
- The New OP contains policies to protect these resources from incompatible development.

# Map E – Source Water Protection



- Identify lands that drain to Sydenham Lake, which is Sydenham's source of drinking water, and restrict land uses in this area that can threaten the quality of the drinking water.
- Promote development that will protect the groundwater that people and businesses rely on across the Township.

# Map F – Road Classification



**MAP F:**  
Road Classification

**Legend**

**Road Classification**

- Arterial Roads (Controlled Access)
- Arterial Roads
- Collector Roads
- Local Roads
- Private Roads
- + + Railway
- Municipal Boundary
- Settlement Area
- Frontenac Provincial Park
- Waterbody



Coordinate System: NAD 1983 UTM Zone 18N

1:175,000

Revision

**DRAFT**

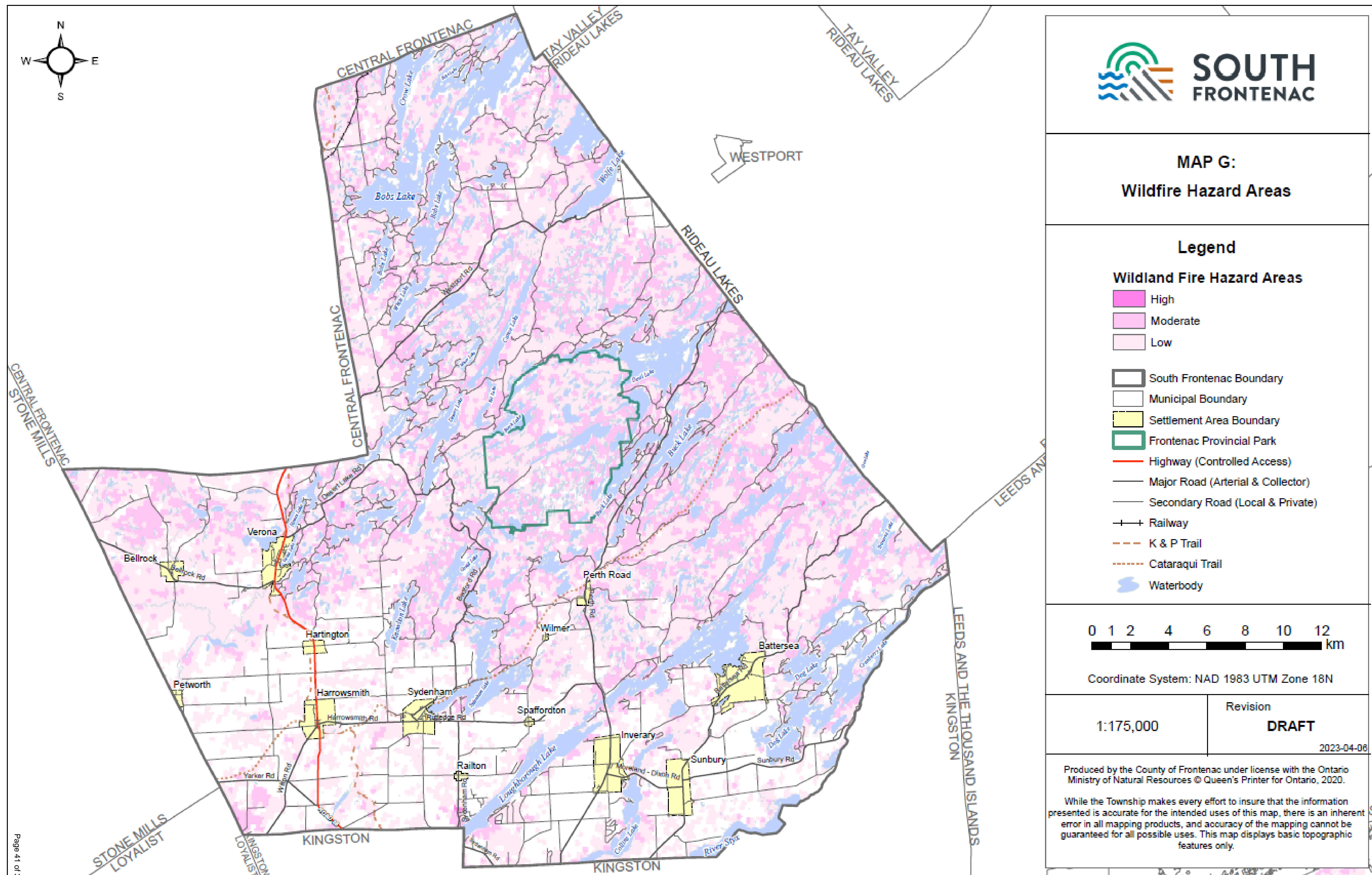
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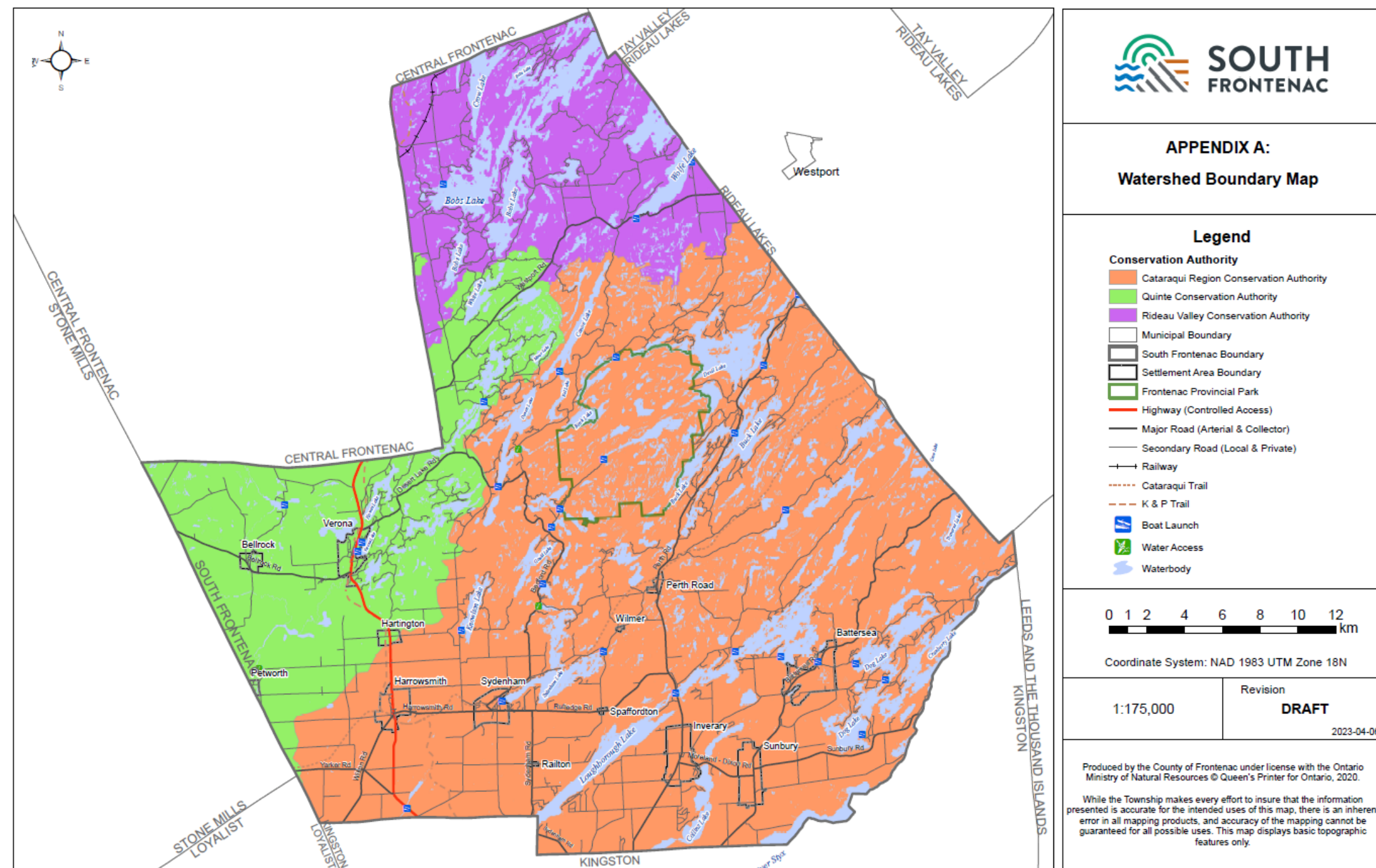
- Roads are classified based on their functions, from connecting communities to accessing local neighbourhoods.
- Policies guide access, allowances, and responsibilities for roads.
- Policies for private roads (lanes) and situations in which the Township may assume a private road.

# Map G – Wildfire Hazard Areas

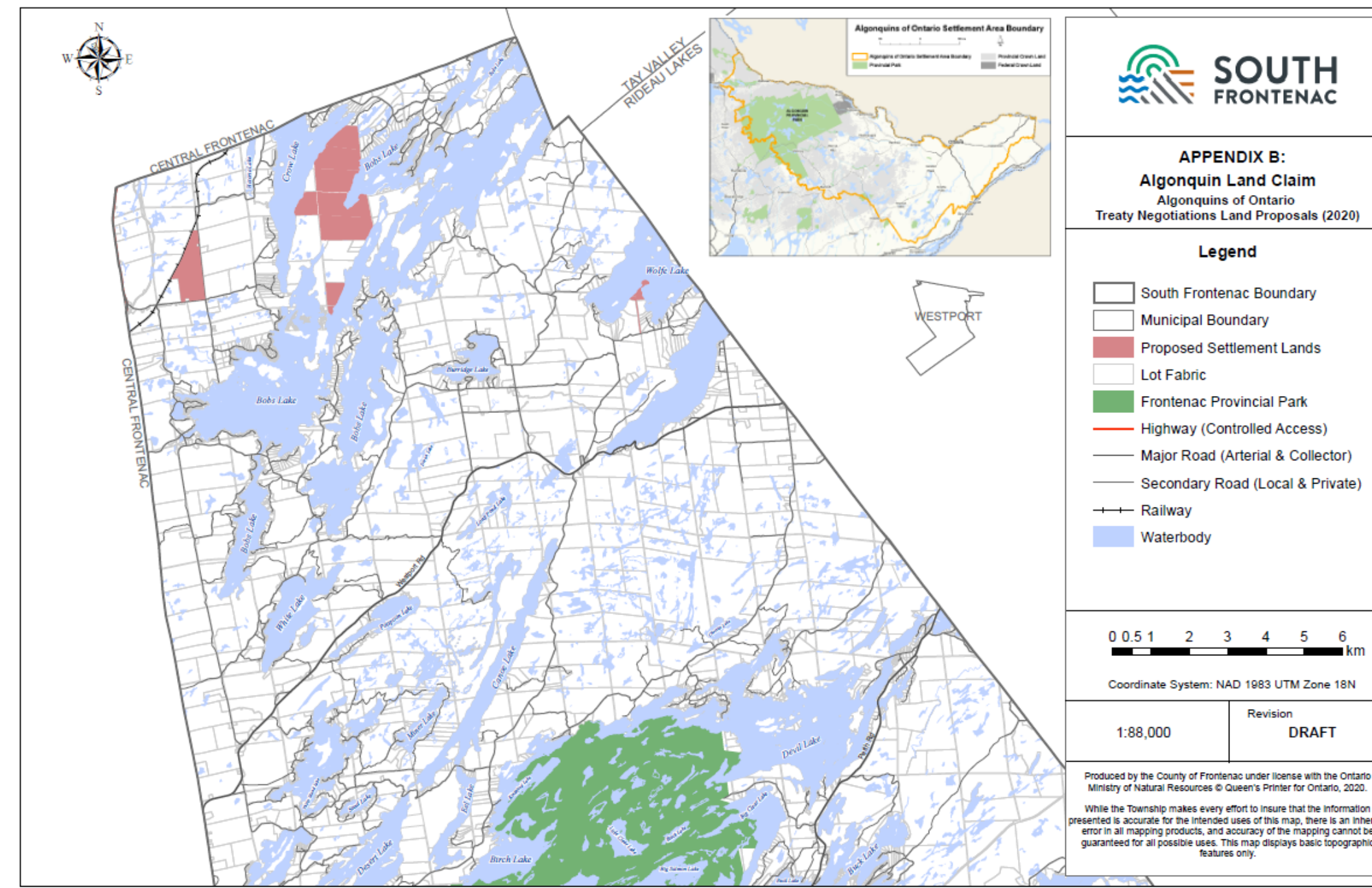


- Wildfire hazard areas identified in Township.
- Policies added for avoiding wildfire hazard areas, and mitigating risk in these areas.

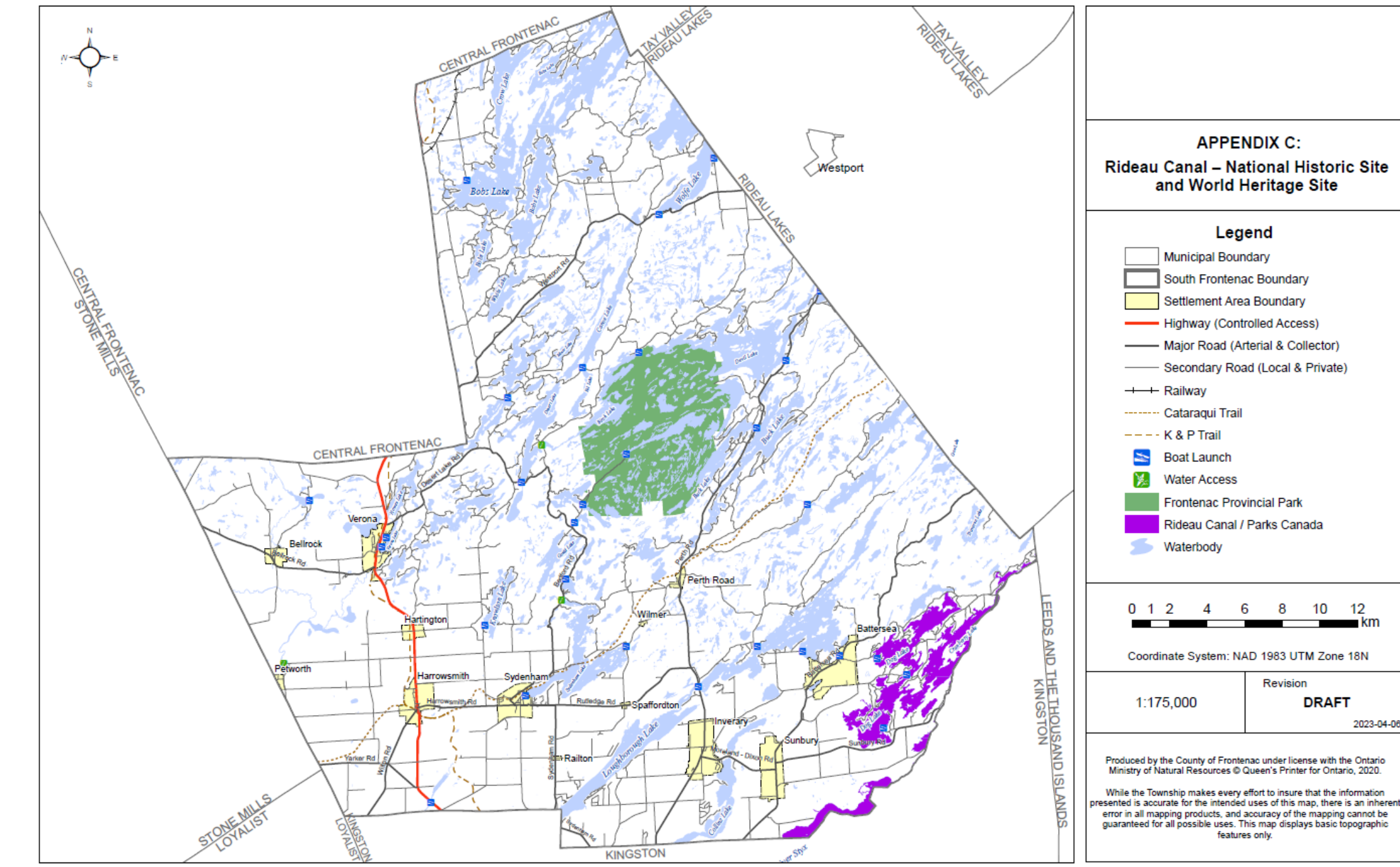
# Appendices – Provide Helpful Additional Information



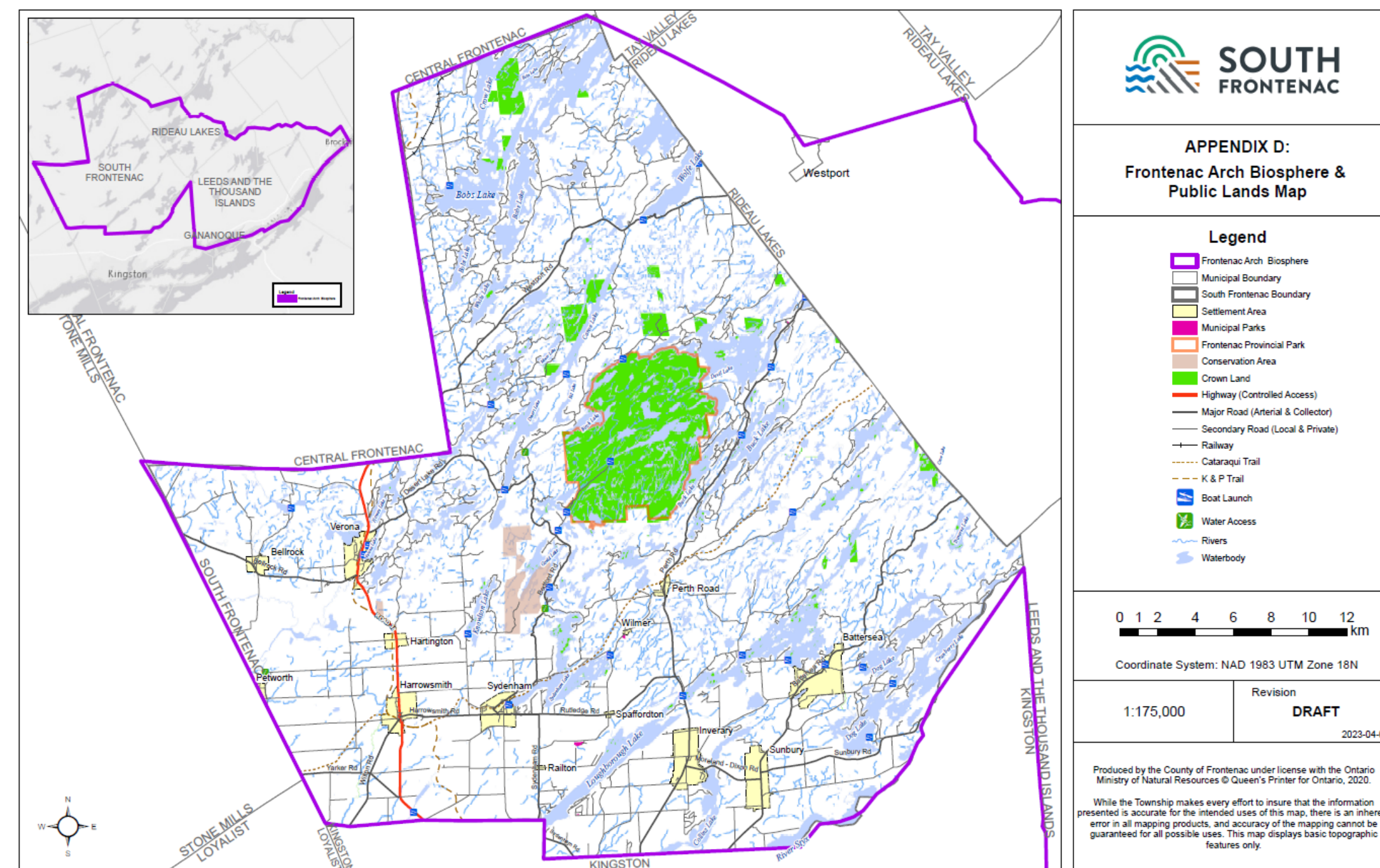
**Appendix A:  
Watershed Boundary Map**



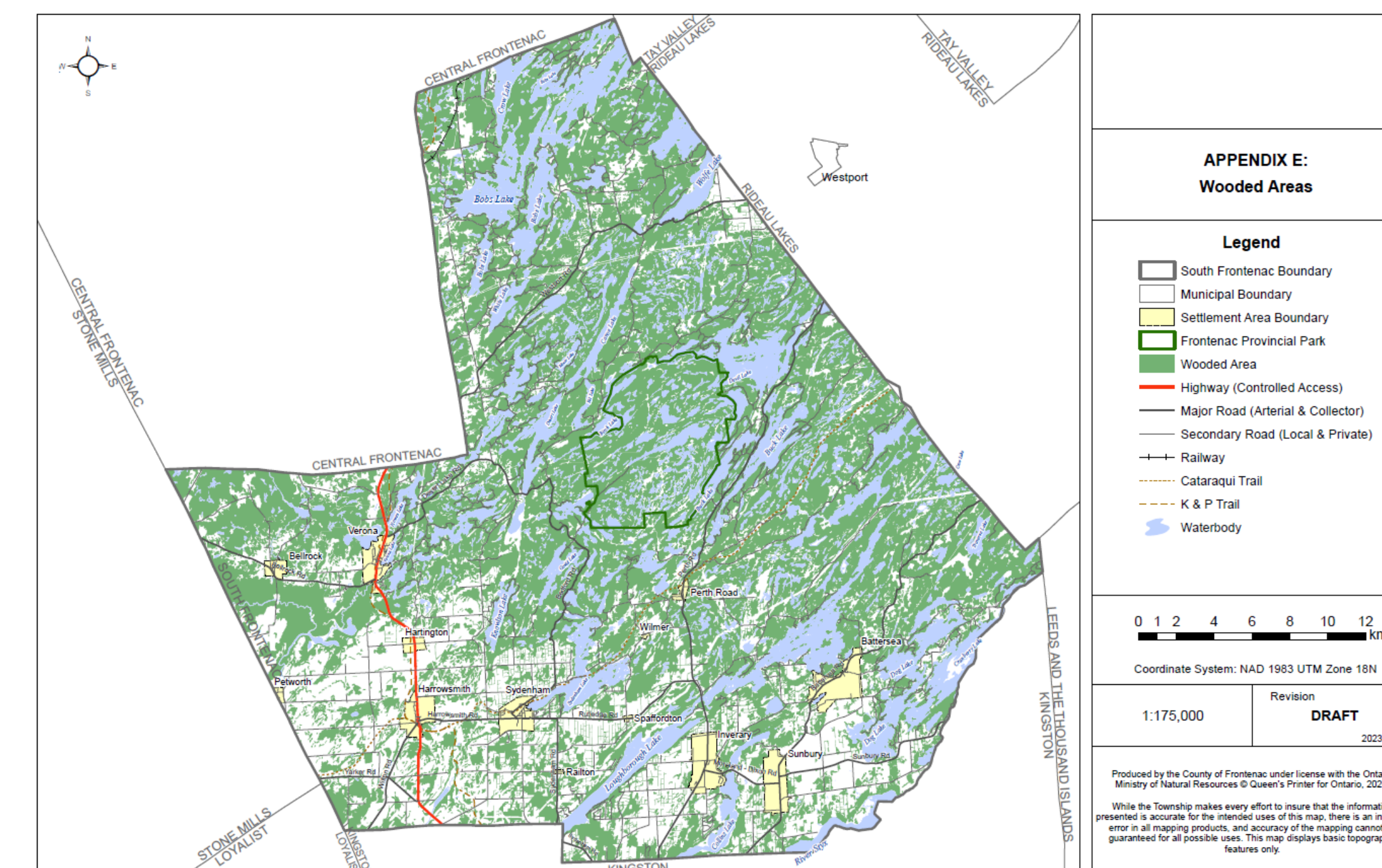
**Appendix B:  
Algonquin Land Claim**



**Appendix C:  
Rideau Canal – National Historic  
Site and World Heritage Site**



**Appendix D:  
Frontenac Arch Biosphere & Public Lands Map**



**Appendix E:  
Wooded Areas**



# Township of South Frontenac Official Plan

*Our Community Our Vision Our Official Plan*

Adopted by South Frontenac Township Council on <DATE>

Approved by the County of Frontenac on <DATE>

Draft 1 sent for Indigenous Communities and External Agency Review  
September 15<sup>th</sup>, 2022

**Draft 2 – Incorporating Indigenous Communities & External Agency  
Review Comments  
January 2023**



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# **1 Shaping the Future of South Frontenac**

## 1.1 Land Acknowledgement

The Township of South Frontenac acknowledges that it sits on the traditional unceded territory of the Algonquin, Anishinaabe, and Haudenosaunee peoples, and its lands are entirely within the boundaries of this territory. In acknowledging this traditional territory, we recognize its long history. We recognize that planning has been happening on these lands by Indigenous peoples, long before its settlement by Europeans. This recognition must also be clearly and overtly connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our community and work with other communities to create meaningful planning processes amongst Indigenous communities and our municipality.

## 1.2 The Purpose of the Official Plan

The Township of South Frontenac (the Township) is a community that is natural, vibrant and growing – a progressive rural leader. Located in eastern Ontario just north of Kingston and Lake Ontario, in 2021, the Township is home to over 20,000 residents and is preparing to become home to more as we continue to grow. With over 75 lakes and plenty of natural areas to explore, the Township is pleased to support an outdoor lifestyle that encourages residents and visitors alike to enjoy all that the Township has to offer.

The Township's Official Plan (the Plan) is prepared in accordance with the *Planning Act*, R.S.O. 1990, c. P. 13. (*Planning Act*), which provides municipalities with a set of requirements to follow when preparing an Official Plan.

Under the *Provincial Planning Act*, the Plan must be updated every five years, or every 10 years after the approval of a new Plan. The prior Official Plan for the Township was approved in 2003. Between 2003 and the adoption of this Plan, there were several updates to the *Planning Act* and the Provincial Policy Statement, as well as implementation of a new County of Frontenac Official Plan. The Township is required to have an Official Plan that is in conformity with these documents. As such, in 2020, the Township began the process to develop a new Official Plan to direct growth and *development* in the Township for the next generation and beyond.

The Plan has been written to be consistent with the policies in the 2020 Provincial Policy Statement (PPS) such as efficient use of land, provision of housing, and environmental

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protection. The OP was also written to be in conformity with the upper-tier County of Frontenac Official Plan. It incorporates policies from the applicable Source Water Protection plans that helps protect drinking water from overuse and pollution. As the legislative and planning policy framework is updated over time, the Official Plan will be amended to remain consistent with the legislative and planning policy in Ontario and Frontenac County as they are updated over time. The Official Plan will also be reviewed and may be updated from time to time to ensure it stays current with the evolving needs of the South Frontenac community.

This Plan is a living document that provides policy guidance to and a land use vision for the Township as it grows and develops. It establishes the policies for *development* and conservation, such as, where *development* may occur and to what scale, guidelines for how our natural lands should be preserved, what activities may be supported on them, and the measures to protect our rich agricultural areas. The Plan was developed based on several rounds of public feedback and includes the voices of the Township's residents. This Official Plan is an expression of the Township's Vision for the future *development* of the community.

## 1.3 How to Read this Plan

This Official Plan is built around a shared vision for the future of the Township that speaks to several themes. These themes are addressed in each section in this Plan. These sections are:

- **Section 1:** Shaping the Future of South Frontenac;
- **Section 2:** Growth and Prosperity;
- **Section 3:** General Development Policies;
- **Section 4:** How We Will Use the Land;
- **Section 5:** Our Natural Environment;
- **Section 6:** Our Cultural Heritage; and,
- **Section 7:** Infrastructure and Services.

The Plan then details the tools that the Township will use to support good planning decisions and provides definitions of specific terminology used within the document. These sections are:

- **Section 8:** How We Will Engage and Consult;
- **Section 9:** Implementation Policies; and,
- **Section 10:** Interpretation and Definitions.

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Within the Plan are three types of graphics: firstly, maps that identify the Land Use Designations within the Township; secondly, figures that explain how to interpret certain policies; and, thirdly, appendices that provide background mapping and additional context when using the Plan. These components are:

- **Maps:**
  - **Map A** – Land Use Plan (A1-4 – Land Use Plan shown by District)
  - **Map B** – Settlement Areas
  - **Map C** – Natural Heritage System
  - **Map D** – Mineral Aggregates & Mining
  - **Map E** – Source Protection
  - **Map F** – Road Classification
  - **Map G** – Wildfire Hazard Areas
- **Figures:**
  - **Figure 1** – Guidelines for Measuring Narrow Waterbodies
- **Appendices:**
  - **Appendix A** – Watershed Boundary Map
  - **Appendix B** – Algonquin Land Claim
  - **Appendix C** – Rideau Canal National Historic Site and World Heritage Site
  - **Appendix D** – Frontenac Arch Biosphere & Public Lands Map
  - **Appendix E** – Wooded Areas
  - **Appendix F** – Private Lane Construction Standards

The components of the Plan that will be used to guide decision-making (i.e., the “official parts” of the Plan) are Sections 1 to 10, **Maps A to G**, and **Figure 1**. Maps and figures are officially part of the Plan and are used to assist with interpretation of the policies of this Plan. If there are any discrepancies between a policy and a figure, then the policy shall prevail. The appendices are not officially part of the Plan and are provided for reference purposes only.

The following are the recommended steps to read and interpret this Plan when undertaking changes to a property or a new *development*:

- **Step 1:** Identify the land use designation(s) applicable to the property on **Map A** as applicable;
- **Step 2:** Read the relevant policy for general *development* in Section 3 of the Plan;
- **Step 3:** Read the relevant policy for the land use designation(s) in Section 4 of the Plan;
- **Step 4:** Identify if any other considerations on **Maps B to G** are applicable to the property, and read the policies in Sections 5 and/or 6 related to those elements from the maps;

# Draft 2 – Incorporating Indigenous Communities & External Agency Review Comments January 2023

- **Step 5:** Check all other sections of this Plan for policies that may be relevant to the property or proposed *development*; and,
- **Step 6:** Check the appendices for any additional technical details that may be relevant to the property or proposed *development*.

This Plan must be interpreted in its entirety and the relevant policies, maps, and figures applied to each situation. All of the relevant policies, maps, and figures are to be cross-referenced with each other whether this cross-referencing is stated in the Plan or not. Efforts have been made to differentiate between policy statements versus land use policy direction, with the former providing overall guidance and the latter being applicable to all applications for *development*. Further policies to assist with interpreting this Plan are in Section 10.1.

All terms shown in italicized font have Definitions that are found in Section 10.2, except for the names of legislation that are also shown in italics.

## 1.4 What We Value: Our Vision, Goals, and Guiding Principles

South Frontenac is an amalgamation of communities whose common goals brought them together for mutual co-operation on January 1, 1998. Collectively, Council, Township staff, and members of these communities developed a set of values on which this Plan is built. These values inform the Plan's Vision, Goals, and Guiding Principles. Together, these serve as a reminder of what the Township strives to become and how we plan to progress towards a future that serves existing and future residents.

## **1.4.1 Vision for the Official Plan**

The vision for the South Frontenac Official Plan was developed through extensive consultation and is intended to guide the land use policies and decision making processes set out in this Plan. The vision statement is set out below:

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

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## 1.4.2 Guiding Principles

The following five guiding principles have been established to ensure the *development* and implementation of the Plan is inclusive, equitable, and accessible to the public:

### Guiding Principle 1

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

### Guiding Principle 2

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

### Guiding Principle 3

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

### Guiding Principle 4

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

### Guiding Principle 5

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

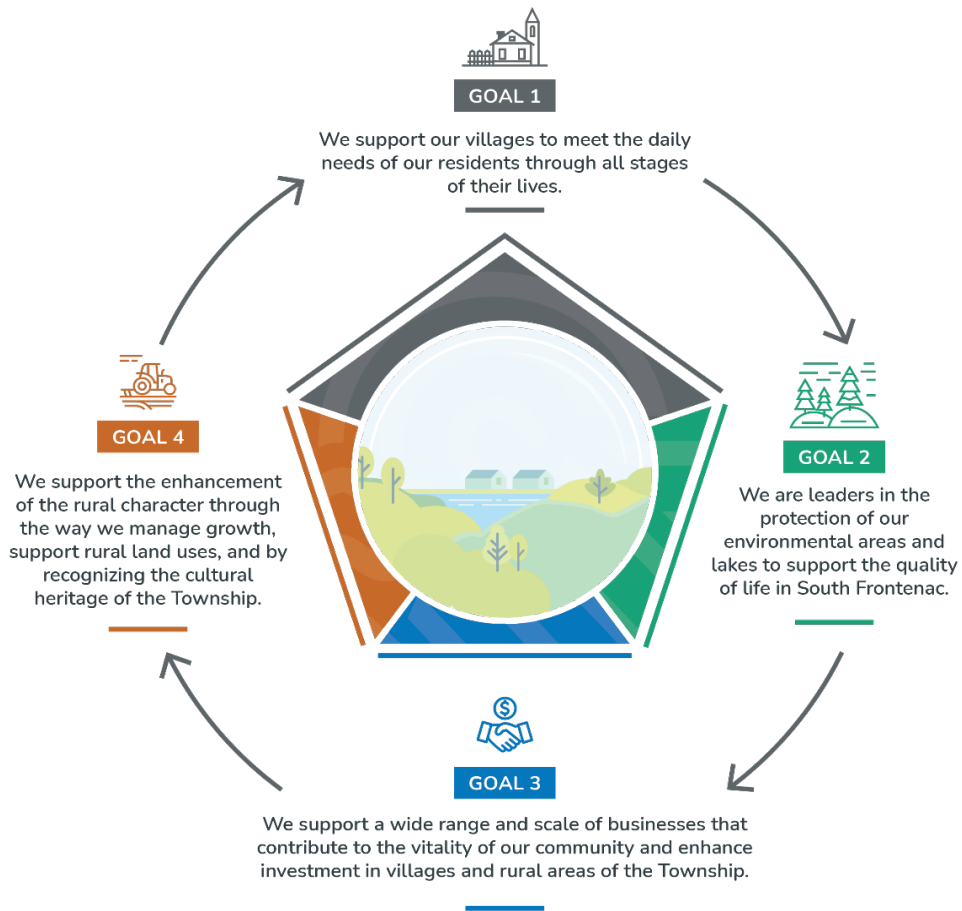
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## 1.4.3 Goals for the Official Plan

The vision for the Official Plan is supported by the goals established by Council at the onset of the *development* of the Plan. Together, the vision and goals of the Official Plan will work to ensure that the Township is environmentally and economically vibrant, supportive of residents of all ages, and preserves the rural character of the Township. The four goals for the Official Plan are as follows:

- **Goal 1:** We support our villages to meet the daily needs of our residents through all stages of their lives;
- **Goal 2:** We are leaders in the protection of our environmental areas and lakes to support the quality of life in South Frontenac;
- **Goal 3:** We support a wide range and scale of businesses that contribute to the vitality of our community and enhance investment in villages and *rural areas* of the Township; and,
- **Goal 4:** We support the enhancement of the rural character through the way we manage growth, support rural land uses, and by recognizing the cultural heritage of the Township.

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## **1.5 Building Relationships with Indigenous Communities**

South Frontenac is committed to continue fostering a strong partnership with Aboriginal Rights Holders to better reflect their values and knowledge of the South Frontenac landscape as a means to guide and inform its planning and *development*, which includes the use and disposition of unceded land (lands formerly known as crown land that was held by the federal or provincial government) within the Township.

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## 1.5.1 Historical Background

South Frontenac Township sits within the traditional territories of the Algonquin, Anishinaabe, and Huron Wendat Peoples and is closely connected by waterways to the territory of the Mohawks of the Bay of Quinte. These shared lands provided the required sustenance for survival and were where these nations would hunt, fish, live and gather for many centuries before the arrival of Europeans. While these nations are very different in customary ways, they were often able to come together on a nation-to-nation relationship based on mutual trust and respect to steward these lands and maintain healthy ecosystems for generations to come.

While South Frontenac Township recognizes the Algonquin, Anishinaabe, Huron Wendat, and Haudenosaunee nations as sovereign nations that play a key role in land-use decisions that impact their Aboriginal Rights and interests, we also recognize the importance of building relationships with neighboring First Nations in order to move towards a more sustainable and equitable future. Our future includes a strong relationship, where we work together to protect our environmental areas, waters and lakes, and where neighboring nations are able to be self-determined within their traditional territory.

With this in mind, South Frontenac Township aimed to consult with surrounding First Nations communities and Métis Nation of Ontario to include their planning perspectives with the Official Plan update. Our approach was to learn first-hand, the rights, interests, challenges and opportunities of First Nations and Metis communities, while also formulating an understanding of how they wish to experience these within their traditional territories. Our outreach included: Algonquin's of Ontario, Mohawks of the Bay of Quinte, Alderville First Nation, and Metis Nation of Ontario. We believe that early engagement is key in providing Indigenous communities with the opportunity to share their history, values, planning perspectives, and rights and interests in their traditional territory. This approach has enabled South Frontenac Township to gain a better understanding of the impacts that *development* decisions have on Aboriginal rights and interests, and the commitment required to better work together for a sustainable future.

## 1.5.2 Rights and Interests

This plan acknowledges that Aboriginal and treaty rights are recognized and affirmed in Section 35(1) of the *Constitution Act* 1982 and are also the foundation to the United Nations Declaration on the Rights Indigenous Peoples (UNDRIP), which the Federal and Provincial government is still working to implement. South Frontenac Township understands that respecting Aboriginal and Treaty rights are a way of living together and to support the right to self-determination and Free, Prior and Informed Consent (FPIC) in section 32.2 of UNDRIP.

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As such, this Plan will respond to our role in the Truth and Reconciliation Calls to Action and will seek opportunities to support the health, wellness, self-determination and safety of Indigenous Peoples in matters that affect Aboriginal rights and interests within the boundaries of South Frontenac Township. The Township will engage with Aboriginal Rights holders with regard to land use planning affecting any of the following matters within the land claim area (see [Section 8.2](#) and [Appendix B](#)):

- Protection of water quality and utilization of lakes and rivers;
- Any *development* that would have an impact on navigable waterways and their waterbeds;
- Any archaeological studies and/or environmental impact study related to proposed *development* where areas of Algonquin interest have been identified; and/or,
- Indigenous women and girls' safety and protection.

This Plan will further seek to support the following in regards to relationship building with Aboriginal and Treaty Rights holders:

- Economic reconciliation by engaging on opportunities that may be of interest to First Nation communities;
- Capacity building and participation in land use decision making processes; and,
- Indigenous connection to the land.

## 1.5.2.1 Algonquin Rights and Interests

This Plan recognizes that lands within the boundaries of the Township lie within the historic Algonquin Territory that is part of the Treaty Negotiations with the Federal and Provincial governments. An Agreement-in-Principle (AIP) was signed by the Federal and Provincial governments and the Algonquin Nation in October, 2016. As such, this Plan will respond to direction from the Federal and Provincial governments and the Algonquins towards the implementation of the AIP. The Township will seek opportunities for mutually beneficial engagement with the Algonquins on matters that affect Aboriginal history and culture.

The Algonquins of Ontario have been consulted as part of the preparation of other local Official Plans within Frontenac County. The Algonquins of Ontario shared the following comments with other Townships in Frontenac County for inclusion in the local Official Plan:

- **Partnership Approach:** The Algonquins of Ontario support the Township's intent to develop a partnership approach with First Nations and Indigenous Communities including the use of Crown land within the Township;

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- **Stewardship:** The Algonquins of Ontario support the Township efforts to preserve and provide for wise stewardship of plants, animals, and ecological systems;
- **Economic Development:** The Algonquins of Ontario support the intention of the Township to coordinate economic *development* planning and projects with First Nation Communities and will participate fully in the *development* of protocols for consultation on these matters;
- **Forestry:** The Algonquins of Ontario recognize the importance of the forest resources in the Township and share the intent to support forest stewardship techniques;
- **Waterfront:** The Algonquins of Ontario agree that any new *development* must be considered in the light of its impact on the environmental quality of any lake or river, and support a cautious approach to *development* in order;
- **Water:** Water in all its forms is considered by the Algonquins to be the lifeblood of Mother Earth;
- **Natural Features:** The Algonquins of Ontario support the provisions of this Plan with regard to the protection of *wetlands*, *wildlife habitat*, *fish habitat*, and endangered and *threatened species*; and,
- **Trails:** The Algonquins of Ontario support the *development* of a recreational trail system throughout the Township.

## 1.5.2.2 Mohawks of the Bay of Quinte Rights and Interests

The Mohawks of the Bay of Quinte (Tyendinaga Mohawk Territory) maintain an allied relationship to the British Crown. As part of their role in the American Revolution, the Mohawks of the Bay of Quinte negotiated treaty 3.5 of the Simcoe Deed for 92 700 acres on the Bay of Quinte. These lands were chosen because it is the birth place of Peacemaker and has *significant* meaning to the Mohawks. Today, less than 19 000 acres remain for the future growth and *development* of the Mohawks of the Bay of Quinte.

This Plan recognizes the shared water tributaries within the boundaries of the Township extend into the Bay of Quinte and into Lake Ontario that are the traditional territory of the Mohawks of the Bay of Quinte (Tyendinaga Mohawk Territory). The Township shall commit to maintaining clean water practices so as to not impact the Bay of Quinte and Lake Ontario.

The Mohawks of the Bay of Quinte have been consulted in preparation of this Official Plan and have directed the Township to utilize pre-approved policy language in surrounding Official Plans. Additionally, the Mohawks of the Bay of Quinte provided the following for inclusion:

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- **Protection of Aboriginal and Treaty Rights, environment, culture and future generations:** The Mohawks of the Bay of Quinte recognize that land use planning and *development* decisions that happen upstream can have an impact on environment, culture and hunting, fishing and gathering rights that take place downstream;
- **Health of the environment:** The Mohawks of the Bay of Quinte support the Township in promoting the health of wildlife, aquatic life, plant life, and water quality and quantity;
- **Safety of Indigenous Peoples:** The Mohawks of the Bay of Quinte recognize that there is a need to increase *development* in the area in order to accommodate growth but require the safety of Indigenous Peoples as it pertains to Missing and Murdered Indigenous Women and LGBTQ2S community remain a priority;
- **Archeology:** The Mohawks of the Bay of Quinte support the attempt of the Township to build strong policies and better capacity to better support participation in archeological processes; and,
- **Early Notification:** The Mohawks of the Bay of Quinte support the approach of the Township to provide early notification of engagement and consultation on matters that may impact their Aboriginal and Treaty rights.

## 1.5.3 Relationship Building and Accommodation Needs

The Township acknowledges that we are part of a larger *watershed* and that there are implications from projects that may impact water resources, fisheries, natural heritage lands and way of life downstream. Therefore, the Township shall continue to commit to ongoing relationship building efforts and develop approaches to accommodate the needs of First Nations communities to better facilitate meaningful participation and reinforce the interconnected relationships from a values-based perspective. The Township will focus efforts and resources in collaboration with First Nations communities that will support the following:

### Communication

The Township understands that communication is key to building any relationship and is committed to working together with First Nations communities to formulate new ways of bringing governing bodies together to better navigate interest areas, involvement in projects and decision-making. The *development* of a two-way communication process is required to build respectful and understanding relationships.

### Partnership

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The Township will encourage a council-to-council relationship to better chart a path forward that is based on mutual trust and respect. The Township will seek to restructure current committees and processes to better accommodate Indigenous planning perspectives and decision-making processes as they relate to the land.

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## Education and Awareness

The Township will continue to build staff and governance capacity and knowledge of Indigenous rights and issues as it pertains to land use planning approaches and how they are reflected in policy practices.

## Indigenous Capacity Building

The Township acknowledges the challenges that First Nations communities face with limited capacity and resources. As such, the Township is committed to supporting First Nations communities to better participate in archeological and environmental monitoring activities, consultation processes, and partnership involvement.

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## 2 Growth and Prosperity

The purpose of the Growth and Prosperity section is to establish policies that will guide the *development* of the Township to ensure complete communities are achieved through the orderly *development* throughout the Township.

Within this section, policies address how new *development* will be directed, how the Township supports new *housing options*, employment lands and their location, the establishment of recreational areas, and ways to service the Township.

## 2.1 How We Will Grow

Section 2.1 “How we will Grow” establishes general policies to guide where future *development* will occur within the Township and includes guidance for the expansion and *development* of the Township’s *infrastructure* needs in a way that is environmentally and economically sustainable. Consideration of servicing options beyond private on-site *sewage and water services*, such as communal servicing (i.e., water and sewage systems), provides an opportunity for the Township to grow to support population targets.

In terms of land use structure, the Township consists of *Rural Lands*, Agricultural Lands, *Employment Areas*, *Settlement Areas* and Areas of Environmental Protection. The land use structure is identified on **Map A**, with **Maps A1 to A4** providing more detailed District-level mapping. **Map B** delineates the Settlement Area boundaries and identifies designated *Employment Areas*. *Settlement areas* are distinguished in policy on the basis of their intended level of growth throughout the lifecycle of this Plan and expressed in terms of a hierarchy consisting of Primary, Secondary and Tertiary *Settlement Areas*.

The Township’s overall planned growth and planning horizon is as follows:

- 2.1.1 The Township has planned to accommodate an increase in population of 19,100 in 2016 to a population of 23,800 people in 2046. The Township will also accommodate an increase of 1,100 jobs to a total number of 4,400 jobs by the year 2046. A substantial percentage of jobs will be home based businesses, including home industries and home occupations. On-site employment in institutional, commercial, and industrial sectors is expected to account for 44% of employment growth between 2016 to 2046.

More information on forecasted population and employment changes can be found in the Growth Analysis Study, 2016 to 2046.

The following policies apply to managing growth in South Frontenac:

- 2.1.2 A majority of the new growth in the Township will be directed to existing *Settlement Areas* where it can be supported by appropriate servicing, in particular where communal servicing could support compact *development* and complete communities.
- 2.1.3 Primary *Settlement Areas* shall be the focus areas for growth within the Township. Primary *Settlement Areas* are forecast to accommodate approximately 50% of the Township’s employment growth and 30% of the Township’s permanent and seasonal population growth for the 2016 to 2046 period. As part of the background technical

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- analysis to inform the *development* of the Official Plan, the Settlement Area boundary of Inverary has been expanded to incorporate designated employment lands to meet the Township's forecasted need, which is delineated on **Map B**.
- 2.1.4 Secondary *Settlement Areas* are forecast to accommodate approximately 24% of the Township's employment growth and 21% of the Township's permanent and seasonal population growth for the 2016 to 2046 period. As part of the background technical analysis to inform the *development* of the Official Plan, it was determined that lands within the secondary Settlement Area of Harrowsmith be designated to meet the Township's forecasted employment need. Employment lands are also designated in Inverary. These employment lands are delineated on **Map B**.
- 2.1.5 Tertiary *Settlement Areas* are forecast to accommodate approximately 5% of the Township's employment growth and 4% of the Township's permanent and seasonal population growth for the 2016 to 2046 period.
- 2.1.6 The Township will only allow an expansion and/ or adjustment of a Settlement Area boundary in accordance with the applicable policies of the PPS and the provisions of the *Planning Act*.
- 2.1.7 Before expanding a Settlement Area boundary or establishing a new Settlement Area, the Township shall undertake a *comprehensive review* including, growth, settlement, and servicing analysis that may include the following evaluations as necessary:
- a) A land need assessment, including an assessment of *intensification* and *redevelopment* opportunities within the currently designated lands and the capacity of commercial and employment lands to service the anticipated population and economic growth;
  - b) An assessment of servicing alternatives, capacities and allocations, and the associated financial feasibilities;
  - c) A hydrogeological analysis to determine the quantity and quality of groundwater, the potential impact of future *development* on the groundwater, and on existing sources of drinking water;
  - d) Where no municipal sanitary sewer system is available, an evaluation of the long-term suitability of the soil conditions for effective operation of private sewage disposal systems or communal systems;
  - e) A general assessment of the stormwater management needs and facilities for the community identifying, if possible, the location and type of facilities required to service anticipated urban growth;
  - f) A traffic and pedestrian flow analysis including conceptual or detailed roads, trails/walkways, public parks/open space, and parking facilities that

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ensure opportunities for *active transportation* and provides for a safe, accessible, and healthy community;

- g) An identification of agricultural lands, provincially and locally *significant* natural areas and features, natural or man-made hazards, mineral and aggregate resources, cultural heritage and *archaeological resources*, and the evaluation of options for growth that minimizes the *adverse effects* on these identified features;
- h) An identification of alternative locations in the Agricultural designation, evaluated to determine that there are no reasonable alternatives which avoid *prime agricultural areas*, nor any alternatives that utilize lower priority Agricultural areas;
- i) An evaluation determining that the new or expanded Settlement Area is in compliance with the *Minimum Distance Separation formulae*;
- j) A study of the impacts from new or expanding *Settlement Areas* on agricultural operations which are adjacent or close to the Settlement Area, indicating that such impact can and will be mitigated to the extent feasible; and,
- k) Other information and evaluations as may be identified or required by the County or other public bodies.
- l) In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or *development* proposal.

2.1.8 The majority of new housing growth should be accommodated in the Primary *Settlement Areas* of Inverary, Sydenham, and Verona. Medium and high density housing *development* and *Employment Areas* should be directed to Primary and Secondary *Settlement Areas*, where there is the greatest range of community services available to meet the needs of residents.

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

2.1.10 Highway commercial uses that meet the needs of the travelling public, as well as employment uses should be directed toward *Settlement Areas* that are located along the major transportation corridors in South Frontenac, including Highway 38 corridor and Perth Road.

2.1.11 *Development* shall consider storm water management, environmental impact and compatibility with surrounding uses. Low-impact *development* approaches to storm

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water management that encourages re-absorption of surface water into the ground will be encouraged. Environmental remediation of *brownfield sites* will also be encouraged.

- 2.1.12 The Township will promote and encourage the upgrading and provision of internet connectivity in the community to support growth and *development*.
- 2.1.13 For lands outside *Settlement Areas* that are designated Agricultural or Rural on **Map A**, these lands will be generally *conserved* to support value added agricultural production , as more specifically guided by the respective land use policies in Section 4.
- 2.1.14 Locally-appropriate residential and non-residential *development* outside of the *Settlement Areas* may be permitted, in accordance with Section 4 of this Plan.

## 2.2 Where We Live

Section 2.2 “Where We Live” intends to establish general policies for residential areas and *developments* in the Township. Detailed residential land use policies can be found in Section 4 within the land use designations that allow residential uses.

The following policies shall apply to residential *development*:

- 2.2.1 The Township supports the *development* of housing that serves all needs of residents.
- 2.2.2 Residential *development* should be targeted to achieve the following housing mix: 90% low density (single and semi-detached), 4% medium density (townhouses) and 6% high density (apartments).
- 2.2.3 The Township should provide opportunities for the *development* of accessible housing and other *housing options* to meet a range of affordability and lifecycle needs beyond the traditional single-detached dwelling (e.g., tiny houses, boarding houses, congregate living facilities, townhomes, apartment buildings, *additional dwelling units*) by ensuring an appropriate policy framework is in place, that is also appropriately regulated through zoning.
- 2.2.4 The Township supports opportunities for the *development* of housing that is *affordable* for *low and moderate income households* and is committed to continued progress toward contributing to the achievement of the County’s overall target of 35% of all new housing units to be *affordable* to households with low and moderate incomes. Accordingly, the Township will require applicants to demonstrate how their proposal contributes to the achievement of this target as part of a *development* application where more than 6 residential units are proposed.

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- 2.2.5 The Township recognizes the importance of adapting its *infrastructure* and service delivery to support the *development* of age-friendly communities that promote active aging and a high quality of life among residents at all stages of life.
- 2.2.6 The Township recognizes the importance of having *affordable* and attainable *housing options* for residents.

## 2.3 Where We Work

Section 2.3 “Where We Work” intends to establish general policies to support the economic growth of the Township and establish rules for the size and location of employment lands and clustered industrial uses. **Map B** shows the lands designated as *Employment Areas* within the Township.

The following policies shall apply to support economic prosperity and job creation in the Township:

- 3.6.1 The Township supports employment growth in all sectors of the economy and has designated employment lands to meet the goal of 70 of those jobs being located on employment lands over the life of this plan.
- 3.6.2 The Township will ensure there is a minimum of five years supply of employment lands available at any time, with a range of parcel configuration, zoning, and location to accommodate a variety of employment types.
- 3.6.3 The Township will only permit the conversion of lands within *Employment Areas* to non-employment uses in accordance with the policies of the PPS.
- 3.6.4 The Township supports the clustering of light industrial uses to capitalize on investments in new *infrastructure* (e.g., internet access and road networks) and servicing.
- 3.6.5 Larger business (light industrial and commercial) should be located in *Settlement Areas* and be clustered.
- 3.6.6 The Township recognizes the value of home based businesses, including home occupations and home industries to the economic prosperity of the community and will provide support and guidance for them through appropriate policy and by-laws.
- 3.6.7 On lands designated Agricultural and Rural on **Map A**, the Township promotes diversification of the economic base and employment opportunities through goods and services, including value-added products, agri-tourism, *agriculture-related uses*, and *on-farm diversified uses*.

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3.6.8 The Township values the role that mineral aggregates play in local economic activity and encourages their sustainable *development* (i.e., site rehabilitation when the resource is depleted) and mitigation of impacts from noise, vibration, dust, and traffic.

## 2.4 Where We Play

Section 2.4 “Where We Play” intends to establish general policies supporting *recreation* and tourism. This Plan provides policies to ensure the Township’s recreational features and functions are protected so that they can continue to be enjoyed by residents and guests. The mapping included in this Official Plan shows the many lakes and waterbodies that provide recreational opportunities for Township residents and visitors. The Rideau Canal National Historic Site and World Heritage Site is shown on **Appendix C**. The Frontenac Arch Biosphere, municipal parks, conservation areas, the K&P Trail, the Cataraqui Trail, boat launches, and water access points are shown on **Appendix D**.

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The following policies apply to support conservation, recreation, tourism and quality of life in in the Township:

2.4.1 Council shall seek to foster the growth of the Township as a recreational and vacation hub for the mutual benefit of both residents and visitors to the area. In particular, Council shall endeavour to do the following:

- a) Continue to recognize the link of the natural environment to the tourism economy, emphasizing the need to protect natural areas, features and functions as a means to ensure that the tourism sector remains viable;
- b) Promote the maintenance, expansion and upgrading of existing tourist destination oriented uses and encourage the establishment of additional high quality attractions, facilities, accommodations, services, events and other tourism supportive uses;
- c) Encourage the *development* of year-round tourism opportunities;
- d) Encourage and work with government bodies, boards, commissions, committees, business organizations, private investors and non-profit groups and associations with an interest in tourism in South Frontenac, to expand and market the Township as a vacation and *recreation* destination. Numerous organizations such as the Frontenac County, Parks Canada, the Conservation Authorities, various provincial Ministries as well as business, ratepayer, lake, sporting, conservation and other associations, play a direct or indirect role in supporting tourism and recreational objectives and are the Township's partners in this common interest;
- e) Build upon the key recreational and tourism foundations - the Rideau Canal and extensive lake system, the trail systems and various conservation and public park facilities provided the environmental health of the recreational and tourism assets are not compromised. Additionally, the Township will support policies and initiatives to foster growth in the provision of tourist accommodation, restaurant facilities, and service and retail facilities oriented to seasonal residents and the vacationing or travelling public;
- f) Support and encourage the *development* of linkages for all modes of transportation, including walking, cycling, and passive boating, between recreational trails, *settlement areas*, community gardens, grocery stores, local markets, tourist attractions, points of interest and areas of scenic or environmental interest, both within and outside the Township;

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- g) Support tourism, recreational, heritage, community improvement and economic *development* studies and programs and actively promote the Township's opportunities as a multi-season recreational and vacation centre;
- h) Encourage tourism initiatives such as seasonal festivals and sporting and cultural events that build upon the history of the area;
- i) Support local businesses seeking to form business to business networks.
- j) Recognize that tourism, particularly when oriented to enjoyment of open space and natural resource areas, may be enhanced through local and regional collaboration. When opportunities or specific initiatives are identified in *recreation* or tourism strategic plans or studies, or in cost-effective proposals for public-private collaboration, Council will consider their implementation through partnership agreements or comparable arrangements;
- k) Recognize that there are planning issues and concerns that cross municipal boundaries and require a coordinated approach among municipalities and other orders of government with respect to planning matters. For example, there are multiple trails that extend through the Township. The Rideau Canal National Historic Site and World Heritage Site traverses the Township, connecting 13 municipalities along its corridor. Similarly, the Rideau Heritage Route, a travel and tourism supporting road network, includes roads within the Township. These features and other trail, travel and outdoor *recreation* resources establish, and lead to, shared tourism and recreational interests between South Frontenac Township and adjacent municipalities. The Township will co-ordinate and partner with neighbouring municipalities and other levels of government in protecting the function and long term *development* potential of these open space and travel networks in implementing this Plan; and,
- l) The Province recognizes that a component of healthy and viable *rural areas* is to provide “opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets” (PPS 2020). Cultural heritage resources encompass *built heritage resources*, heritage landscapes and *archaeological resources*. The Rideau Canal has a long established link to tourism activities in the Township. Through the implementation of this Plan, the Township will ensure the preservation,

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promotion and revitalization of Cultural Heritage Resources as a tourism resource is addressed.

- 2.4.2 The natural beauty of the Township's physical features and environment is a key element which contributes to the current quality of life. This quality will continue to play a major role in the area's economic *development* and tourism. The Frontenac Arch area, in which the Township is entirely geographically situated, was recognized in 2002 by the United Nations Educational, Scientific and Cultural Organization (UNESCO) as a Biosphere Reserve. This is an acknowledgement of the area's global importance in demonstrating a balanced relationship between people and nature. Creating opportunities for residents and visitors to be able to experience the biological diversity of the area.
- 2.4.3 The Township supports efforts to conserve the biodiversity of the Frontenac Arch Biosphere and will work to guide *development* in such a way that the ecological features and functions for which the area is recognized are protected and enhanced.
- 2.4.4 The Township shall work with partner agencies such as Conservation Authorities, Kingston Frontenac Lennox and Addington Land Trust, Nature Conservancy of Canada, Queen's University and other similar agencies to support the acquisition of lands for conservation and public education purposes.
- 2.4.5 The Township shall support the long-term implementation of the Parks, *Recreation* and Leisure Master Plan by:
- a) Continuing to make upgrades to parks (including accessibility, playground safety, routes and wayfinding, seating, shade and bicycle parking) as part of ongoing maintenance and upgrades;
  - b) Developing and implementing Township-branded signage and wayfinding at Township parks, trails, boat launches, facilities, heritage sites, and main arterial roads and gateways;
  - c) **Supporting the Algonquins of Ontario in their right to install storyboards and related landscaped areas at boat launches and along trails as part of Township signage and wayfinding initiatives;**
  - d) Investigating opportunities to provide revenue-generating park experiences;
  - e) Investigating the feasibility of providing community gardens and/or orchards;
  - f) Developing and enhancing the Township's trail network, and trailhead *development*;

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- g) Securing and providing funding for the maintenance and improvement of municipally-owned play equipment, facilities and parks; and,
  - h) Investigating the feasibility of new and enhanced recreational facilities and amenities.
- 2.4.6 The Township will continue to maintain and enhance public access to waterfronts and provide opportunities for public recreation.
- 2.4.7 The Township supports access to, and enhancement of, boat launches as a means of both public *recreation* and as a contributor to local economic activity.
- 2.4.8 The Township shall seek opportunities to acquire parkland through dedication and enhance parkland through cash-in-lieu of parkland as conditions of *development*.
- 2.4.9 The Township supports the *development* of trails (e.g., K&P, Rideau and Cataraqui Trails), parks and open spaces.

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# 3 General Development Policies

Section 3 “General Development Policies” establishes general policies that apply to all new *development* in the Township. These policies seek to encourage sustainable, environmentally *sensitive development*.

In addition to other policies of this Plan, the following policies shall apply to all *development*:

- a) *Development* shall be compatible with the existing surroundings and shall mitigate any *negative impacts* of the *development*.
- b) Buildings, facilities, and *infrastructure* are encouraged to be developed using sustainable methods and materials.
- c) The Township encourages consideration for climate change impacts when planning and building future *development*, creation or expansion of *infrastructure*, and the planning of improvements and enhancements to public spaces.
- d) The Township encourages *development* to be built beyond the minimum standards for sustainability and energy efficiency.
- e) Residential and employment *development* requiring a plan of subdivision by the Township shall provide dedicated parkland or contribute to the acquisition or investment in existing parks through the payment of cash-in-lieu of parkland for the benefit and use of residents and visitors.
- f) *Development* deemed to be large scale by the Township shall consider storm water management, environmental impact and compatibility with surrounding uses. Smaller scale *development* shall, at a minimum, consider lot grading and drainage and environmental impact.
- g) Low-impact *development* approaches to storm water management that **seek to manage rain and other precipitation as close as possible to**

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**where it falls and** encourages infiltration of surface water into the ground to recharge groundwater aquifers **in order to mitigate the impacts of increased runoff and storm water pollution.**

- h) Protection and enhancement of tree coverage and vegetation will be promoted for both large scale and small scale *development*. The maintenance of as much as possible of the natural vegetation between the *development* and any waterbody, and between *development* and any existing public roads/private lanes, will be required. Developers shall be required to remove as little of the vegetation as possible for the roads, building sites and servicing facilities, and specific provisions relating to protection of vegetation may be incorporated into subdivision, condominium, site plan and *development* agreements.
- i) Transportation issues will be scoped and assessed for all *development* including issues of traffic generation, vehicular and pedestrian movement, access and parking.
- j) Environmental remediation of *brownfield sites* will be encouraged.
- k) The Township encourages new *development* to incorporate universal design beyond the minimum requirements of the *Accessibility for Ontarians with Disabilities Act* and the Ontario Building Code. The Township shall consider accessibility as part of Age-Friendly community planning.

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- l) Home based businesses are recognized as an important part of the economy in the Township. Home based businesses shall not have a detrimental impact on the immediate area or neighbourhood, and shall be regulated appropriately through the Zoning By-law as an accessory use.
- m) The Township may determine suitable areas for short-term rentals, and establish a framework to regulate short-term rentals through a Short Term Accommodation By-law for prescribing the standards for the licensing, number and size of short-term accommodations in the Township and for prohibiting the *development* of such property that does not conform to the standards or impedes the goal of providing *affordable* housing to residents.

## 3.1 Affordable Housing

The Township recognizes the importance of having *affordable housing options* for residents. The following policies apply to ensure that a range and mix of *housing options* are available in the Township:

- a) **Access to affordable housing is recognized as a human right and provision of affordable housing in the market is an investment that benefits the greater community. Discrimination and intolerance against proponents or occupants of affordable housing proposals will not be supported in South Frontenac Township;**
- b) The Township will ensure that there is an adequate supply of land for residential *development* and will monitor the residential land supply and the type and density of housing approved and constructed pursuant to this Plan;
  - c) A variety of *housing options* shall be provided to meet the needs of present and future residents, subject to the limitations imposed by servicing and environmental considerations;
  - d) The comprehensive Zoning By-law will implement the housing policies of this Official Plan;
  - e) *Affordable* Ownership Housing means either one of the following:
    - i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for Low – and Moderate-Income Households; or,

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- ii) Housing for which the purchase price is 10 percent below the average purchase price of a resale unit in the *regional market area* a comparable resale unit in the *regional market area*.
  - f) *Affordable* Rental Housing will mean either one of the following:
    - i) A unit for which the rent does not exceed 30% of gross annual household income for Low – and Moderate – Income Households; or,
    - ii) A unit for which the rent is at or below the average market rent of a unit in the *regional market area*.
      - g) In the case of *Affordable* Ownership Housing, Low and Moderate Income:
        - i) Households will generally mean those households with incomes in the lowest 60% of the income distribution for the *regional market area*. *Affordable* Ownership Housing would be housing for which the purchase price is at least 10% below the average purchase price of a comparable resale unit in the *regional market area*.
        - h) In the case of *Affordable* Rental Housing, Low and Moderate Income:
          - i) Households will generally mean those households with incomes in the lowest 60% of the income distribution for renter households for the *regional market area*. *Affordable* Rental Housing would be rents at or below the average market rent of a unit in the *regional market area*.
          - i) It is recognized that the provision of *additional dwelling units* (ADUs) as-of-right is the most viable way to increase the supply of *affordable* housing in the Township. *Additional Dwelling Units* shall be permitted as-of-right in the Township in accordance with Section 3.2;
          - j) In keeping with the Kingston-Frontenac 10-Year Municipal Housing & Homelessness Plan (2011) and the Provincial Policy Statement provisions on housing, residential *developments* that offer innovative design features, construction techniques or tenure arrangements such as modular homes, flex homes, co-housing, etc. which are consistent with the objectives of the Plan, and which broaden the range of housing alternatives available to the Township’s residents, including *affordable* housing, shall be encouraged;
          - k) The Township also recognizes that group homes also provide a form of housing that meets the needs of residents who require additional supports. These uses shall be supported in all designations that permit residential dwellings provided that the property is serviced by a public

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road and the *development* is able to be serviced to the satisfaction of the appropriate approval authority.

## 3.2 Additional Dwelling Units

*Additional Dwelling Units* (ADUs) are self-contained residential units with their own kitchen, bathroom facilities, and sleeping areas within dwellings or within structures accessory to a dwelling. ADUs can increase the supply and range of *affordable* housing in the Township. The following policies apply to ADUs:

- a) ADUs are permitted in the Settlement, Agricultural Lands, and Rural Area designations on **Map A**.
- b) Two dwelling units may be permitted in a detached house, semi-detached house or rowhouse and one dwelling unit may be permitted in a separate building or structure accessory to a detached house, semi-detached house or rowhouse provided:
  - i) The lot is sized such that all dwelling units are able to be serviced by the type of servicing (private, communal or municipal) available in the area, to the satisfaction of the appropriate approval authority.
  - ii) Where the Township is aware that an ADU is being proposed in an area where water quality and quantity are of particular concern, a scoped hydrogeological review may be required to demonstrate the ability to service the ADU and ensure no negative impact on surrounding dwellings. This review shall be completed to the satisfaction of the Township.
  - iii) The ADU is designed and located in such a manner to avoid adverse impacts on the residential character of the property and the surrounding neighbourhood;
  - iv) The ADU is not larger than the principal dwelling unit and is limited in size.
  - v) A detached ADU shall be located in proximity to the principal dwelling unit and shall be accessed by the same driveway.
  - vi) A consent shall not be permitted that has the effect of separating a detached ADU from the property containing the principal dwelling; and,
  - vii) Parking for an ADU shall be permitted in accordance with the provisions of the Zoning By-law.
  - viii) The subject property complies with all applicable provisions of the Zoning By-law.
- c) *Additional Dwelling Units* shall only be permitted on lands which have direct access from a year-round maintained publicly owned road, or a private road within an approved plan of condominium, or a private lane that has been constructed to Township standards and

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that is maintained year-round. For a private lane, the Township will require documentation demonstrating how year-round maintenance is provided.

- d) *Additional Dwelling Units* shall not be permitted on waterfront lots due to the increase potential for nutrient loading on the waterbody. ADUs shall not be permitted within 300 m of an at-capacity lake trout lake.
- e) Within a proposed residential plan of subdivision or plan of condominium, the supporting hydrogeological study and terrain analysis should account for the inclusion of up to two *Additional Dwelling Units* on each lot or unit.

## 3.3 Tiny Houses

Tiny houses are an alternative form of *affordable* housing and have building standards that can allow for seasonal or year-round accommodation. A tiny house differs from a recreational vehicle (RV) in that it is typically intended for year-round, long-term living.

Generally, tiny houses look like a regular house – but with a smaller footprint – and are intended to be the principal dwelling on the property. The following policies are intended to guide tiny house *development* in South Frontenac Township:

- a) Tiny houses that are built on an approved foundation system and are serviced with available water and sewage services shall be permitted in any zone allowing single detached dwellings. Tiny houses can be established as a principal dwelling unit.
- b) Tiny houses built on trailers where the suspension/axle components have been removed and the chassis permanently attached on an approved foundation shall be permitted in any zone allowing single detached dwellings.
- c) The Zoning By-law shall include provisions to ensure that tiny houses have the appearance and function of single detached dwellings.
- d) Tiny houses on mobile chassis, where the suspension/axle components remain and wheels may be detached, are considered semi-permanent and shall be permitted in zones that allow mobile homes when constructed to the appropriate CSA standard.
- e) All tiny houses shall be constructed in accordance with the Ontario Building Code..
- f) Tiny houses where the wheels remain attached to the suspension/axle components shall be considered recreational vehicles and shall be permitted in zones where recreational vehicles are permitted. When permitted where recreational vehicles are permitted, tiny houses shall be constructed to the appropriate CSA standard.

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- g) Regardless of dwelling size, minimum lot size requirements shall be maintained, as established in the Zoning By-law or through appropriate technical studies to be submitted in the condominium, subdivision, and zoning amendment processes.

## 3.4 Garden Suites

Garden suites are one-unit detached residential structures containing bathroom, kitchen, and sleeping facilities and are designed to be portable and are accessory to an existing residential structure. Garden suites are an *affordable* housing type, in part, because they do not require the purchase of land. Garden suites are especially suitable for specific groups, such as seniors, because they provide *affordable* housing and enable older adults to live independently while receiving informal support from family members or a caregiver in an independent unit. The *Planning Act* enables a municipality to enact a temporary use by-law to permit a garden suite for an initial period of up to 20 years, with subsequent 3-year renewals as necessary. The following policies shall apply to garden suites:

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- a) Garden suites shall be permitted in conjunction with a permitted single-detached or semi-detached dwelling. A garden suite may only be permitted as a temporary use subject to a site-specific Zoning By-law amendment under Section 39.1 of the *Planning Act*.
- b) Garden suites may include a structure that is stick-built on-site that is designed to be portable or a mobile home that meets the definition of “garden suite” under the *Planning Act*.
- c) Garden suites shall only be permitted on lands which have direct access from a year-round maintained publicly owned road, or private road within an approved plan of condominium or a private lane that has been constructed to Township standards that is maintained year-round. For a private lane, the Township will require documentation demonstrating how year-round maintenance is provided.
- d) Garden suites shall not be permitted on waterfront lots due to the increase potential for nutrient loading on the waterbody. Garden suites shall not be permitted within 300 metres of an at-capacity lake trout lake.
- e) Garden suites shall be permitted where the lot is adequately sized to be able to ensure there is adequate water and sewage capacity on the lot to service the suite. Generally, garden suites shall be connected to the servicing for the principal dwelling including the septic system and well, subject to the approval of the appropriate authority.
- f) Where the Township is aware that an ADU is being proposed in an area where water quality and quantity are of particular concern, a scoped hydrogeological review may be required to demonstrate the ability to service the ADU and ensure no negative impact on surrounding dwellings. This review shall be completed to the satisfaction of the Township.
- g) Garden suites shall be clustered and within reasonable proximity to the principal dwelling, such that the two dwellings share a driveway. Consents will not be permitted that separate a garden suite from the principal dwelling.
- h) Garden suites shall be subordinate in scale and function to the main dwelling on the lot; and, can be integrated into its surroundings with negligible visual impact to the street or adjacent properties. Any other siting requirements related to matters such as servicing, parking and access requirements, and storm water management can be satisfied.
- i) Within *Settlement Areas*, garden suites must comply with the setbacks for accessory buildings, as set out in the Zoning By-law. In *Settlement Areas*, the use must be compatible in design and scale with the built form of the principal dwelling. Outside of *Settlement Areas*, garden suites must comply with the setbacks for a permitted residential use, as set out in the Zoning By-law.

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- j) As per the *Planning Act* regulations for garden suites, Council may require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the Council considers necessary or advisable, including:
  - i) The installation, maintenance and removal of the garden suite;
  - ii) The period of occupancy of the garden suite by any of the persons named in the agreement; and,
  - iii) The monetary or other form of security that the Council may require for actual or potential costs to the municipality related to the garden suite.

## 3.5 Group Homes

Council recognizes the varied needs of individuals that can be met by group homes. Accordingly, group homes shall be permitted in all land use designations that permit residential uses in the municipality, in accordance with the following policies:

- a) Group homes shall only be permitted on lands which have direct access from a year-round maintained publicly owned road, or private road within an approved plan of condominium or a private lane that has been constructed to Township standards that is maintained year-round. For a private lane, the Township will require documentation demonstrating how year-round maintenance is provided.
- b) Group homes are generally defined as a premise used to provide supervised living accommodation, licensed or funded under Province of Ontario or Government of Canada legislation, for up to ten persons, exclusive of staff, living together in a single housekeeping unit because they require a supervised group living arrangement.
- c) A group home shall be in compliance with Municipal By-laws. The Township may establish a process to licence group homes under the *Municipal Act*.

## 3.6 Home Based Businesses and Live/Work Units

Changing patterns of employment in recent years together with improvements in rural cellular/broadband technology means that people often can work and operate a business within

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the same building as their home. This trend was also impacted by the COVID pandemic in which many Township residents transitioned to work-from-home arrangements and e-commerce.

It is recognized that home-based businesses play an important function in the provision of local employment opportunities for Township residents. These businesses also provide goods and services to local and regional markets.

Home-based businesses and live/work units allow for people to work from home and therefore can be considered a sustainable form of *development*. These businesses can serve as one of the key components of a healthy rural economy. Home-based businesses and live/work units shall be encouraged as a means of providing local services, providing an incubator for new businesses and to provide more specialized services to a broader clientele.

A range of home based businesses may be permitted throughout the Township subject to the following policies.

- 3.6.1 Bed and breakfast establishments are encouraged as a form of tourist/traveller accommodation within private homes.
  - a) A bed and breakfast establishment may be permitted as an accessory use within a single-detached dwelling provided the bed and breakfast is clearly secondary to the residential use.
  - b) The Zoning By-law shall establish appropriate provisions and standards for bed and breakfast uses.
- 3.6.2 A home occupation is defined as a privately-operated legal business located within a residential dwelling which is compatible with the character of a residential setting and is an accessory use or clearly secondary to the principal use.
  - a) Home occupations are permitted within the *Settlement Areas*, Agricultural and Rural Area designations of this Plan.
  - b) Home occupations shall generally be permitted as an accessory use in conjunction with residential *development* provided they do not create a public nuisance and are compatible with surrounding uses.
  - c) The Zoning By-law shall contain provisions for home occupations.
- 3.6.3 Home based industries provide opportunities for the *development* of new business and small scale industrial and commercial uses. Home based industrial uses (i.e., woodworking, small-scale manufacturing, storage, warehousing, repair and restoration) may be

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permitted in the Agricultural and Rural Area designations of this Plan in accordance with the following:

- a) The use does not change the residential character of the dwelling or outside appearance of the dwelling or accessory building, and the outside storage of goods shall be prohibited.
- b) They are not offensive or create a nuisance as a result of noise, hours of operations, dust, odour, traffic generation or by other means.
- c) The Zoning By-law shall contain provisions for home industries.
- d) Consent may not be granted to separate the home industry from the principal dwelling.
- e) Home industries that are agriculture-related and *on-farm diversified uses* shall be compatible with and shall not hinder surrounding agricultural operations.

3.6.4 To promote *affordable* housing and small business, the Township supports the creation of live/work units. Live/work units are defined as small-scale *developments*, which include both residential and business floor space. Specifically, these units are designed primarily for employment purposes but also include residential space connected to the employment premises.

- a) Live/work units shall be permitted in the Rural Area designation of this Plan and shall permit a larger floor space to be designated to business floor space. The uses permitted within live/work units shall include uses permitted in a home based business as well as business appropriate for the rural area as set out in the Zoning By-law. Only one live/work unit shall be permitted per lot and shall not be permitted in conjunction with another home based business. New live/work units in the Rural Area will also provide for new employment opportunities to meet the needs of the rural economy and support existing community services.
  - b) Live/work units may also be permitted in *Settlement Areas* subject to the uses established in the implementing Zoning By-law.
  - c) Live/work units will be permitted in converted buildings and in new buildings in accordance with following:
    - i) Conversion of Buildings to Live/Work Units:
      - 1) The Township supports the re-use of traditional rural buildings for live/work units. The conversion of rural buildings to live/work units allow the retention of rural buildings while at the same time reducing the need to commute for employment purposes;
      - 2) The Township shall encourage the maintenance of the building character that is important to the local community with the conversion of existing building stock;

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- 3) Live/work units shall meet the requirements of the Ontario Building Code related to the conversion of a building and separation of residential/commercial uses;
- 4) The Township shall encourage the employment use to be designed so that it can be used independently of the residential use (so that employment potential is not restricted only to the occupants of the residential space); and,
- 5) Site plan control approval may apply to live/work units to ensure the functional use of the property as a commercial/residential use.

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- ii) Creation of New Live/Work Units
  - 1) The Township supports the creation of new live/work units in the Rural Area;
  - 2) The Township shall encourage the scale and type of building to be appropriate to the surrounding area; and,
  - 3) Site plan control approval may apply to live/work units to ensure the functional use of the property as a commercial/residential use.

## 3.7 Cannabis Production and Testing Facilities

Cannabis production and testing facilities may provide economic opportunities for the Township. In addition to other policies of this Plan, the following policies shall apply to cannabis production and testing facilities:

- a) Cannabis production and testing facilities will be required to demonstrate compliance with Federal regulations for operation and will be permitted in Agricultural, Rural and *Employment Areas*, where compatible with surrounding uses and where it has been demonstrated through appropriate studies that servicing of such a facility (e.g., water supply and sewage treatment) shall not have an adverse effect on existing uses in the surrounding area.
  - b) The establishment of cannabis production and testing facilities may be permitted as-of-right or through site-specific amendment through the implementing Zoning By-law.
  - c) Generally, a 150 metre separation distance shall be required from a *sensitive* land use (e.g., residential or community facility) and a cannabis production and testing facility.
  - d) Cannabis production and testing facilities are subject to site plan control and shall address matters such as noise, odour, light, traffic, servicing, stormwater, drainage, buffer/landscaping.
  - e) In addition to any municipal requirements, the site plan shall address any site design features (e.g., security fencing) as required by federal regulations and licencing requirements. A holding zone may be applied until proof of federal licensing has been obtained.

## 3.8 Waterfront Development

The planned function for the Township's waterfront areas is primarily recreational and residential uses. This section contains policies that intend to protect the Township's *sensitive* waterfront areas and lake ecosystems. Waterfront areas are all lands within 90 metres of a waterbody shown on **Map A**.

In addition to other policies of this Plan, the following policies apply to *development* in waterfront areas:

- a) Waterfront areas will be protected **and enhanced to increase waterbody and watercourse resilience in the face of climate change and to account for cumulative impacts.** *Development* **and site alteration** shall be regulated to put protections in place to limit or reverse the removal of natural vegetation, **minimize or restore site alteration** and avoid impairment of water quality in the adjacent waterbody **through a net environmental gains approach.**
- b) The Conservation Authority and any appropriate public agencies (e.g., Parks Canada, Ministry of Environment, Conservation & Parks (MECP), Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR) will be consulted on all *development* proposals within waterfront areas.
- c) *Development* should be creatively designed to enhance and protect the *sensitive* nature of shoreline **features contributing to environmental services,** to avoid the crowding of buildings, to limit the removal of vegetation, **to minimize grading that increases runoff and/or reduces infiltration,** and to avoid the pollution of ground and surface waters.
- d) On lands having steep slopes, minimal woody vegetation cover, thin soils and soils with poor phosphorus retention capability, setbacks of up to 90 metres measured horizontally may be required. **The Assessment of Municipal Site Evaluation Guidelines for Waterfront Development in Eastern Ontario's Lake Country completed by Hutchinson Environmental Sciences Ltd. (April 2014) will be used to inform necessary setbacks (Refer to Appendix X of this Plan).**
- e) Where a greater setback is not required by (d), new *development*, **including new sewage systems,** shall be setback a minimum of 30 metres from the highwater mark of a waterbody or watercourse.

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- f) Consideration may be given to reductions to the required minimum 30 metre (98.4 foot) setback from the highwater mark, only if it is not physically possible or environmentally desirable to meet this requirement.
- g) Waterfront lots shall incorporate measures to maintain, enhance or establish a 30 metre vegetative buffer strip of unaltered, naturalized land abutting the shoreline, **and to minimize direct runoff into the adjacent waterbody or watercourse**, with provisions for a modest shoreline access path through this area. Commonly referred to as a “ribbon of life”, this naturalized buffer will help to achieve conformity with the Plan’s broader *Waterfront Development* and Environmental Protection policies in Section 3.8 and Section 5.1, respectively.

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- h) *Development* proposed within 30 metres of the high water mark of waterbodies may require an Environmental Impact Assessment and vegetative planting plan in order to support the protection and enhancement of the vegetative buffer between areas of *development* and the shoreline **and to identify opportunities for net environmental gain.** Such studies will be peer reviewed and recommendations will be incorporated through conditions of approval.
- i) Subject to the approval of the appropriate agency, those accessory buildings, structures, and uses requiring proximity to water, such as docks, stairs for access, or similar accessory structures, may be located within the 30 metre setback from the high water mark of the waterbody. The implementing Zoning By-law will establish the types of structures that may be permitted within 30 metres of the highwater mark.
- j) Where communal docking facilities are proposed, such facilities shall be located a suitable distance, generally 60 metres, from the nearest residential use, residential land use designation or residential zone.
- k) Boat houses shall not be permitted within the Township. Existing boat houses may be repaired or replaced in accordance with the legal non-conforming and non-complying policies of this Plan.
- l) Floating accommodations, including floating dwellings, have a *significant* impact in terms of environmental impact, sewage disposal and visual impact on the shoreline. Floating accommodations shall not be permitted as a residential unit, nor as part of a commercial operation for short- or long-term rental on any waterbodies within the Township.
- m) No new floating accommodations shall be permitted in the Township.
- n) Land covered by water and forming the bed of a waterbody should be left in an undisturbed condition. No dredging, filling or alteration of the shoreline of any waterbody, or lands covered by water, shall be permitted without the approval of the appropriate federal or provincial ministry and/or Conservation Authority.
- o) **Consideration for the creation of new waterfront lots shall include whether the property provides for waterfront access and docking.**
  - p) The Township recognizes that many waterfront lots have existing structures that are non-complying or non-conforming with the policies of this Plan. These structures may be renovated, repaired, replaced, or

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expanded through the Existing, Non-complying and Non-conforming Uses policies in Section 9.12 of this Plan.

- q) The Township may consider the creation and adoption of a shoreline protection by-law that regulates tree cutting, vegetation removal, and *site alteration* adjacent to lakes and other waterbodies **or watercourses.**
- r) The Township will maintain and enhance public access to waterbodies **with attention to environmental impacts (e.g., invasive species, boating capacity of the waterbody, parking area runoff).**

## 3.8.1 Narrow and Shallow Bodies of Water

- a) A narrow waterbody is an area where the maximum general distance from shoreline to shoreline is 150 metres (492 feet) for a lake and 50 metres (164 feet) for a river. Guidelines for measuring narrow waterbodies are included in **Figure 1** to this Plan. Greater waterfrontages are required in this area in order to ensure safe boating and swimming conditions, to avoid an overdeveloped appearance in a constricted area and to help ensure a reasonable separation between residential uses.
  - i) Notwithstanding anything in this Plan to the contrary, no waterfront lot shall be approved adjacent to a narrow waterbody unless the lot has a minimum 150 metres (492 feet) of water frontage.
- b) A shallow waterbody is an area where the water is less than 3 metres (10 feet) deep, 30 metres (100 feet) offshore at low water. Shallow waterbodies tend to be more environmentally *sensitive* and less intensive usage is appropriate.
  - i) Notwithstanding anything in this Plan to the contrary, no waterfront lot shall be approved adjacent to a shallow waterbody unless the lot has a minimum 150 metres (492 feet) of waterfrontage.
  - ii) Reductions to this requirement will only be considered if convincing environmental evidence prepared by a qualified professional is presented by the applicant demonstrating that no *negative impacts* will result and net environmental gains can be achieved.

### 3.8.1.1 Special Exemption

- a) Pt. Lots 24 and 25, Concession X, Storrington District - Notwithstanding the provisions of Section 9.18.1 to the contrary, the lands identified as Part of Lots 24 and 25, Concession X, Cranberry Lake, in Storrington District, may be developed in accordance with the following policies:
  - i) The minimum waterfrontage for lot *development* shall be 91 metres (300 feet).

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- ii) The lands subject to this ‘Special Lot Frontage Criteria’ shall be limited to the creation of one new residential building lot. No additional severances will be permitted on the retained property.
  - b) Timmerman Island
- i) Notwithstanding the policy of this Plan that prohibits the placing of more than one dwelling on a lot, up to seven single detached dwellings may be permitted on Part Lots 27, 28 and 29, Concession 6, on Timmerman’s Island (Bedford District), provided the following policies and all other relevant policies of this Official Plan are met:
  - 1) The property must have sufficient private mainland parking and boat docking/launching facilities to service the number of persons and single detached dwellings proposed without placing demands on existing public access facilities;
  - 2) The lands will be placed in a separate category in the Zoning By-law. The location of the dwellings must meet the setbacks and other lot criteria of the Zoning By-law such that lot division could take place in the future if desirable;
  - 3) These lands are proposed for site plan control. The required site plan will be in sufficient detail to permit it to be adapted for use as an application for a registered plan of subdivision. The *development* will be by a plan of subdivision, thereby ensuring that the land and the *development* shown on it will be capable of being subdivided in accordance with the policies of the Official Plan and the requirements of the Planning Act. The site plan shall be registered against the lands. These policies are intended to allow *development* on the lands described only and they are not intended to be used to evade the normal consent or subdivision process.

## 3.8.2 Waterfront Development Policies for Changes to Non-Complying/Non- Conforming Development

The Township recognizes that there are numerous properties in the waterfront area which contain legally established dwellings and accessory structures which do not conform with the minimum 30 metre setback from the highwater mark required by this Plan and the current Zoning By-law.

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The Township anticipates that landowners will seek to repair, renovate, reconstruct and/or enlarge these structures over time.

Proposals seeking to renovate, reconstruct and/or enlarge these legal non-conforming structures will be assessed based on the following:

- a) Legal non-conforming buildings or structures may be repaired, renovated or reconstructed provided there are no increases to height, size, volume or extent of non-conformity or non-compliance of the use, building or structure;
- b) The proposed extension or enlargement does not result in undue *adverse effects* on adjacent properties;
- c) The proposed extension or enlargement does not result in adverse visual impacts as seen from the water and/or adjacent properties;
- d) The proposed extension or enlargement will result in a net environmental gain through measures such as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff and/or enhancing riparian vegetation;
- e) The proposed extension or enlargement is located outside of natural hazards (including the extent of flooding and erosion hazards); is setback from the hazard and/or is in a location that reduces its environmental impact as required in consultation with the relevant conservation authority; and safe access (ingress and egress) is provided;
- f) The proposed extension or enlargement does not remove the ability for a future complying septic system to be located on the property away from the shoreline and *sensitive* environmental features;
- g) Enlargement of a non-conforming building or structure shall involve efforts to maximize the setback from the highwater mark, having regard for the physical constraints of the lot. Proposals shall not further increase such deficiencies .
- h) Efforts shall be made to minimize the impact of new construction on the natural aesthetic and environmental qualities of the shoreline area. An Environmental Impact Assessment and planting plan may be required in order to ensure the protection and enhancement of the shoreline area.
- i) The replacement of existing septic systems, or the installation of new systems, shall maximize the water setback, having regard for the physical constraints of the lot. The incorporation of tertiary treatment systems and other technologies shall be explored when proposing *development* on waterfront lots which are physically constrained and/or situated in close proximity to *sensitive* natural heritage features or water resources. The Township may require specialized studies or reports from licensed septic installers to identify all system-related options available to private land owners. Where a new septic

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system is required to replace a substandard or malfunctioning system, and where there is no other location on the property at least 30 metres from the highwater mark (as assessed by the appropriate approval authority), the replacement system may be less than 30 metres, but not less than 15 metres from the high water mark and, wherever physically possible, above the flood line elevation where one has been defined by the Conservation Authority. Zoning relief is not required where replacement sewage systems or holding tanks need to be installed between 30 metres and 15 metres. It is expected that every effort will be made to obtain the greatest possible setback from the highwater mark when a sewage system or holding tank is replaced. Any replacement system shall be installed in conformity with the Ontario Building Code. Environmental gains by improving the treatment of sewage on a waterfront property shall be pursued through the installation of a class IV system or tertiary treatment system on undersized lots where the 30 m setback cannot be achieved;

- j) The Township may require proof that an existing septic system is functioning properly. Additional information may be required to ensure the system is adequately sized and configured to comply with the requirements of the OBC;
- k) Projects involving the reconstruction or enlargement of non-conforming buildings or structures shall incorporate measures to maintain and establish a 30 metre vegetative buffer of unaltered, naturalized land abutting the shoreline, with provisions for a modest shoreline access path through this area. Commonly referred to as a “ribbon of life”, this naturalized buffer will help to achieve conformity with the Plan’s broader *Waterfront Development* and Environmental Protection policies in Section 3.8 and Section 5.1, respectively. Where it is not possible to establish a full 30 metre vegetative buffer, the owner will work with the Township to maintain and enhance the vegetative buffer area between any proposed *development* and shoreline to the furthest extent possible.
- l) The reconstruction or enlargement of non-complying buildings or structures shall not negatively alter existing drainage patterns thereby directing runoff into nearby waterbodies and/or neighbouring properties. Proposals affecting waterfront lands shall incorporate mitigation measures such as: low-impact development, eaves troughing, vegetated buffers, and other features used to control runoff, improve water quality, and prevent off-site drainage. A lot grading and drainage plan illustrating proposed cut and fill locations, landscaping elements, and other items may be required in support of *development* proposals on the water. In reviewing drainage plans, regard shall be had for the Water Resources policies in Section 7.6 of this Plan; and,
- m) Proposals to enlarge a non-complying/non-conforming building or structure shall reflect efforts to reduce the amount of structural coverage within the immediate shoreline area

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and within that portion of land falling within 30 metre of a waterbody. Proposals which may result in excess structural coverage shall explore options to offset environmental and aesthetic impacts by removing, downsizing, or relocating buildings or structures which have deficient water setbacks. Environmental net gains shall be considered for planning proposals on waterfront properties **Through measures such as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff and/or enhancing riparian vegetation.**

Land owners are encouraged to proactively incorporate measures that illustrate conformity with these policies to facilitate the review of their *development* proposals. In implementing these policies, the Township may require guarantees, such as *development* agreements, to ensure compliance with the conditions of an approved planning application.

## 3.9 Age-Friendly Planning

South Frontenac has an aging permanent and seasonal population. This demographic change will result in new priorities and challenges in the areas of *affordable* housing, accessible transportation, public spaces and *infrastructure*, recreation, and community health. The Township recognizes the importance of adapting its *infrastructure* and service delivery to meet these needs and will support the *development* of age-friendly communities that promote active aging and a high quality of life among residents at all stages of life. To achieve this, the Township will apply an age-friendly perspective in planning for its future. The Township recognizes it is important to plan for the needs of the Township's diverse population based on age, gender, ability, support needs, and income. It is important to recognize the interaction between housing, transportation, and other aspects of the physical and social environment in influencing residents' mobility, independence, health and quality of life as they age. The Township recognizes the need to support active aging for all residents by promoting the *development* of healthy, complete communities that encourage them to age in place. In support of age-friendly planning, the Township will:

- a) Promote the *development* of communities featuring a range of *affordable* and barrier-free accessible *housing options* that are well integrated with transportation choices and community amenities and services.
- b) Support *development* of a well-connected network of *active transportation* facilities to increase the range of healthy and accessible transportation and *recreation* options available to residents of all ages and abilities.
- c) Promote the use of universal design features in housing and accessibility features in the built environment to create safe, inclusive and barrier-free spaces that enhance the mobility and independence of residents of all ages and abilities.
- d) Work collaboratively with the County of Frontenac in implementing the regional Age Friendly Planning Study (2017) to create walkable communities with good access to community services, amenities, and green spaces to promote healthy, independent and active aging.
- e) Identify areas of the built environment and/or supporting services where improvements can be made to improve universal accessibility.
- f) An age-friendly planning lens shall be applied when considering both public and private *development* applications in the Township.

## 3.10 Sustainability, Climate Change and Renewable Energy

### 3.10.1 Sustainability

The policies of this section shall apply to all land use designations within the Township:

- a) Large scale *development* shall consider storm water management, environmental impact and compatibility with surrounding uses. Low-impact *development* approaches to storm water management that encourages re-absorption of surface water into the ground will be encouraged. Environmental remediation of *brownfield sites* will also be encouraged.
- b) Where possible, native soil mantle, natural vegetation and trees should be preserved during and after *development*. Where not possible, re-vegetation or, at a minimum, installation of permeable pavers or other pervious surfaces should be used to manage the absorption of stormwater. Low impact *development* and *green infrastructure* are encouraged approaches to address stormwater management.
- c) A range of opportunities to mitigate and adapt to the effects of climate change should be addressed, including the promotion of *green infrastructure*, such as vegetated swales and rain gardens to promote infiltration; roadside curb cuts to direct runoff to vegetated swales and rain gardens, permeable pavement and green roofs to reduce runoff; rock pits, catch basins, and detention ponds to reduce peak runoff flows; and, water and energy conserving *infrastructure*.
- d) The Township will work with the County, Provincial ministries, Conservation Authorities, not-for-profit groups, and organizations to identify gaps in ecological protection policies and environmentally *sensitive* areas.t

### 3.10.2 Climate Change

In South Frontenac, climate change is predicted to be characterized by more frequent and severe wet weather events, flooding, tornadoes; higher air temperatures; warmer water temperatures; stronger winds; more surface runoff; more evaporation and less infiltration.

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Policies and best practices addressed within this Plan provide a foundation toward addressing climate change and realizing the ecological benefits provided by nature. These policies include, but are not limited to, the following:

- a) Improving opportunities for *active transportation* and reducing dependency on motor-vehicle transportation;
- b) Seeking opportunities for partnering with neighbouring municipalities to extend public transit options into the Township;
- c) Reducing the quantity or improving quality of stormwater runoff;
- d) Increasing the proportion of permeable surfaces to reduce flood risk;
- e) Floodplain protection policies **including factors of safety and / or lower flood frequency thresholds;**
- f) *Development* of appropriate forms of mixed use *development* to provide employment and shopping opportunities close to residences;
- g) Encouraging servicing options that can facilitate more compact and contiguous *development* within *Settlement Areas*, including infilling and *redevelopment*, in appropriate locations;
- h) Encouraging the application of energy conservation measures in the rehabilitation and upgrading of existing buildings;
- i) Producing and consuming food locally;
- j) Actively protecting the quality **and quantity** of local water resources **through development practices that contribute to natural system resilience and facilitate restoration;**
- k) Actively protecting natural heritage features and functions, as well as preserve and enhancing *fish and wildlife habitat*;
- l) Encouraging community and urban agriculture, such as community gardens; and,
- m) Managing forest resources and trees in a manner that enhances their quality, quantity and sustainability over time.
- n) The Township will review plans of subdivision and condominium and site plan applications and implementing agreements for building and design features that can mitigate and/or adapt to climate change such as the following:
  - i) Protection of natural heritage features, **shoreline buffers**, and preservation of trees in *Settlement Areas*, rural subdivisions and waterfront areas;
  - ii) Tree planting, landscaping and innovative green spaces to reduce energy use through shading and sheltering to protect buildings and *infrastructure* from the effects of excessive wind and sun;

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- iii) Promote greater use of permeable surfaces for areas such as parking lots and sidewalks;
- iv) Consider opportunities for *development* of multi-use paths to promote *active transportation* and pedestrian access systems to reduce overall vehicular movements;
- v) Promote street, lot and building orientation with optimum exposures to maximize passive solar energy gain and minimize heat loss;
- vi) Encourage innovative *development* that incorporates energy conserving principles into building design;
- vii) Install water conservation fixtures in new *development*, including supporting recycling and reuse of grey water in accordance with the provisions of the Ontario Building Code; and,
- viii) *Development* will be encouraged to implement energy efficient building practices.

The Township **will seek** to develop and implement a Climate Change Action Plan with climate change and mitigation and adaption strategies specific to operations, assets and *infrastructure*. A Plan should include the undertaking of energy conservation measures, including the use of energy efficient building materials, designs and appliances in municipal buildings and facilities to reduce energy consumption and greenhouse gas emissions.

## 3.10.3 Renewable Energy

- a) Renewable energy uses such as wind, solar and biomass energy facilities will be developed in accordance with the *Green Energy Act* and/or other applicable Provincial/Federal legislation. The Township acknowledges *development* of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs. *Renewable energy systems* and *alternative energy systems* will be permitted within South Frontenac where proponents can demonstrate it is feasible to develop such projects in accordance with *provincial and federal requirements*. Municipal comments on such projects shall give consideration to how renewable energy projects propose to protect the environment, including natural heritage features, address land use compatibility, and protect cultural heritage.
- b) The distance from new *sensitive* receptors, such as new residential uses and community facilities to existing commercial scale wind turbines, may be regulated by the Zoning By-law.

## 3.11 Parks, trails and recreational facilities

Parks, trails and recreational facilities shall generally be permitted in all land use designations. Within the Agricultural designation, only trails and conservation/open space parks will be permitted.

It is the Township's intention to provide park and *recreation* facilities on a basis consistent with the needs of the Municipality and to cooperate with public, quasi-public and private interests in the provision of parks, trails and recreational facilities.

The Township may request the dedication of parkland or cash-in-lieu thereof as a condition of the approval of large scale planning applications (plans of subdivision, condominium and commercial/industrial *developments*), pursuant to the provisions of the *Planning Act*.

In the *development* of parks, trails and recreational facilities, adequate bicycle and vehicle parking areas shall be provided and facilities such as ramps and walkways to enable persons with mobility challenges to reach amenities and facilities shall be provided where possible. In reviewing *development* applications for lands abutting or adjacent to parks, trails and recreational facilities, the approval authority shall have regard to proposed land uses and their physical relationship.

The Township shall encourage uses that are complementary and shall attempt to ensure that site layout and design is appropriate to the preservation and enhancement of the park, trail or recreational facility. Parks Canada and the relevant Conservation Authority shall be consulted, as appropriate.

The Township recognizes that access to public open space and outdoor *recreation* opportunities contributes to the physical, social and mental wellbeing of all residents and visitors. Therefore, the Township, in conjunction with citizens, supporting businesses, other government partners, and non-government agencies will:

- a) Provide, maintain and acquire land to enable and enhance public access to open space areas for travel and recreational purposes and sustainable enjoyment of nature.
- b) Develop facilities and/or coordinate with other agencies and service providers to encourage and support active and passive uses of publicly owned or publicly accessible open space areas.

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- c) Take an active role, or collaborate with other providers to, enable the safe, responsible, and sustainable use of, and linkages between, existing publicly owned or publicly accessible lands including, parks, trails, boat launch and water access points, and vacant lands in Township ownership.



# 4 How We Will Use the Land

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The purpose of the How We Will Use the Land section is to establish policies that will guide orderly *development* of the Township and will meet future residential and employment needs, and protect important environmental features, support viability of agriculture, rural *development*, investment, and economic prosperity of South Frontenac. Within this section, policies addressing *development* within each of the land use designations on **Map A** and the *Employment Area* designation on **Map B** are provided.

## 4.1 Agricultural Lands

Agriculture is an important part of the economy and culture of South Frontenac. South Frontenac has the highest concentration of *prime agricultural land* and farm operations within Frontenac County.

The intent of this Plan is to provide opportunities to support local food and promote the sustainability of agri-food and agri-product businesses by protecting agricultural resources and minimizing land use conflicts.

The planned function for the Township's Agricultural designation is to protect the Township's prime agricultural resources and agri-food systems that contribute to the local and regional economies. These areas provide economic and cultural benefits to the Township. Agricultural areas are designated on **Map A**.

The Agricultural designation has been delineated on **Map A** to identify *prime agricultural areas* as defined by the Provincial Policy Statement 2020. These areas have a high capability to produce food and are predominantly comprised of large blocks of Class 1, 2 and 3 soils identified in the Canada Land Inventory (CLI) for agriculture along with Class 4 through 7 lands, where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. In South Frontenac these areas are **located in the areas of** Hartington, Inverary, **Sunbury**, and **Westport**.

In addition to other policies of this Plan, the following policies shall apply to Agricultural areas:

- a) In the Agricultural Designation, permitted uses and activities are:
  - i) *Agricultural uses*;
  - ii) *Agriculture-related uses*; and,
  - iii) *On-farm diversified uses*.

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These uses shall be in accordance with the definitions included in the Provincial Policy Statement and the OMAFRA Guideline titled “Guidelines on Permitted Uses in Ontario’s *Prime Agricultural Areas*” and will be further defined in the implementing Zoning By-law.

- b) Lands designated Agricultural shall be zoned in appropriate classifications in the implementing Zoning By-law.
- c) All types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards. Change from one agricultural use to another agricultural use will not require an amendment to the Plan or Zoning By-law.
- d) A dwelling, accessory to an agricultural use, will be permitted on properties zoned Agriculture. *Additional Dwelling Units* are permitted in the Agricultural designation, in accordance with the relevant policies of Section 3.2 of this Plan.
- e) Best management practices and stewardship initiatives, such as the Environmental Farm Plan, are encouraged.
- f) The agricultural community is encouraged to maintain appropriate setbacks or buffer strips from all waterbodies or watercourses. Re-naturalization of shorelines is encouraged within 30 metres directly abutting a waterbody or watercourse.
- g) *New agriculture-related uses* and *on-farm diversified uses* shall be compatible with and shall not hinder, surrounding agricultural operations.
- h) Ground-mounted solar facilities are permitted, only as *on-farm diversified uses*.
- i) Roadside retail outlets are permitted.
- j) *On-farm diversified uses* located on a farm that are secondary to the principle agricultural use, including *agri-tourism uses* (e.g., corn maze, u-pick, CSA market gardens, seasonal tours), home occupations, home industries and bed and breakfast establishments and farm produce stands may be permitted in the implementing Zoning By-law.
- k) Other *on-farm diversified uses* located on a farm that are secondary to the principal agricultural use and limited in area such as micro-breweries, small distilleries, wineries, food or beverage tasting rooms, small retail outlets, cafes or small restaurants may be permitted on lands designated Agriculture subject to the criteria of policy 4.1(m).
- l) Agricultural-related uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm

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operations and provide direct products and/or services to farm operations as a primary activity, which may include farm input suppliers (e.g., feed, seeds, fertilizer), cold/dry storage facilities, flour mills, grain dryers, abattoirs, cheese factories, wineries, and food or beverage production facilities may be permitted on a farm, or on a separate agricultural commercially or industrially zoned property subject to the criteria included in policy 4.1(m).

- m) Criteria for policy 4.1(k) and 4.1(l):
  - i) An agricultural impact assessment that summarizes potential impacts to surrounding agricultural operations and appropriate mitigation measures, if required;
  - ii) Uses are permitted within an appropriate zone that limits the nature, scale and extent of the *development* to ensure it is compatible with and will not hinder surrounding agricultural operations.
  - iii) If condition (ii) is not met, a Zoning By-law amendment may be required.
  - iv) The completion and review of a hydrological or water quality assessment, if required, to determine the impact of the proposed use on ground and surface water, including the disposal of any related wastes and its ability to be handled by an appropriate on-site sewage system.
  - v) Site plan approval and agreement shall be required. On-site parking, outdoor storage of goods or materials, lighting, signage and buffering and landscaping of the site should be provided to minimize the impact of such uses from the adjacent road and properties;
  - vi) Preparation of a traffic study and any other study, if determined necessary in accordance with the policies of this Plan; and,
  - vii) Where possible these uses should be located on areas exhibiting poorer quality soils and conditions for farm purposes.
    - n) Limited non-residential uses, including but not limited to community facilities uses and cemeteries, may be permitted provided:
      - i) The proposed use complies with *Minimum Distance Separation formulae*;
      - ii) There is an identified need for additional land to be zoned to accommodate the proposed use; and,
      - iii) Alternative locations have been evaluated with regard for the following:
        - 1) There are no reasonable alternative location which avoid *prime agricultural areas*; and,

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- 2) There are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

## 4.1.1 Agricultural Lot Creation Policies

- a) Consents may be permitted on lands designated Agriculture for the following purposes, in accordance with other policies of this Plan:
  - i) Where a dwelling is acquired through farm consolidation and is surplus to the needs of the farm operation, it may be severed subject to the following:
    - 1) The residence is habitable, as determined by the Chief Building Official, and is intended to be used as a primary residence.
    - 2) A new residence is prohibited (through zoning) on any remnant parcel of farmland created by a surplus residence severance.
    - 3) The area of farmland attached to the surplus house is kept to a minimum size needed for residential purposes, taking into consideration water and sewage services and environmental and topographic features.
    - 4) In accordance with Minimum Distance Separation (MDS) formulae requirements are met to the surplus house if barn(s) exist on the retained farm parcel. MDS does not apply to existing barns on separately titled lots.
    - 5) For the purposes of this section:
      - a) A farm consolidation may occur between adjacent parcels or where a farmer owns and farms other lands that are not adjacent to the newly acquired land.
      - b) A corporation may be an eligible farming operation provided the same corporation owns at least two farms, each containing a residence, one of which may be severed in accordance with this section; and,
      - c) An unincorporated group of one or more person(s) may be an eligible farming operation provided a majority of the owners, together or individually each own another farm containing a residence, one of which may be severed in accordance with this section; where owners normally reside in the same household, they may be considered as one individual within the group of owners.
  - b) To create farm holdings that are generally not less than 38 hectares (93.4 acres) in area;
  - c) Lot addition consents for the purpose of enlarging a farm parcel to make it a larger, more viable operation;

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- d) Agricultural related uses, provided any new lot will be limited to the minimum size needed to accommodate the use and appropriate *sewage and water services*;
- e) *Infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- f) Lot adjustments for *legal or technical reasons* and minor boundary adjustments

## 4.1.2 Minimum Distance Separation (MDS) Formulae

- a) Minimum Distance Separation shall be applied in accordance with the guidelines established in the *Minimum Distance Separation formulae* published by the Ontario Ministry of Agriculture, Food and Rural Affairs, as amended.
- b) *Agricultural uses* and *development* applications adjacent to these uses are subject to the application of the *Minimum Distance Separation formulae* (MDS) I and II to separate *sensitive land uses* from livestock facilities.
- c) MDS I and II setbacks shall be required for certain *agriculture-related uses*, *on-farm diversified uses*, and *agricultural uses* that are typically characterized by a higher density of human occupancy or activity or are uses that generate *significant* visitation by the broader public to an agricultural area. Specific uses that will be required to meet these setbacks, as well as any associated provisions, will be established in the Zoning By-law.
- d) MDS I and II setbacks do not apply within *settlement areas*.
- e) The *Minimum Distance Separation formulae* (MDS) shall be implemented through the provisions of the Zoning By-law. The implementing Zoning By-law shall address the following matters:
  - i) MDS I and II setbacks do not apply within designated *Settlement Areas*;
  - ii) Application of MDS I to existing lots of record;
  - iii) Where MDS I is applied to existing lots of record, part or all of a dwelling that has been destroyed by a catastrophe may be subject to MDS I or can be exempted provided the resulting new dwelling is built no closer to a livestock facility than before the catastrophe occurred;
  - iv) Not apply MDS II after a catastrophe that destroys part or all of a livestock facility, providing the resulting livestock facility is built no closer to a surrounding *development* than before the catastrophe;

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- v) Empty livestock facilities can be excluded from MDS II calculations for expanding livestock facilities is if a building permit has been obtained to alter facilities so they are no longer capable of housing livestock or manure; and,
- vi) Clarify and/or define Type A or Type B land uses, including but not limited to existing cemeteries and retail uses on a farm operation. Closed/abandoned cemeteries shall be subject to MDS II formulae and shall be treated as Type A uses.
  - f) Where a new lot is proposed with an existing dwelling, and that dwelling is already located on a separate lot from the subject livestock operation, MDS I is not applied as the potential odour conflict is already present between the neighbouring livestock facility and the existing dwelling.
  - g) The MDS I formulae is applied to a proposed lot with an existing dwelling when the dwelling is presently located on the same lot as the subject livestock facility, as a potential new conflict could be created.
  - h) The MDS I formulae is applied regardless of ownership of adjacent or adjoining legally separate lots. Ownership of adjacent or adjoining separate lots by the same owner does not prevent the application of MDS.

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- i) The MDS I formulae will not apply where there are four or more, non-farm uses (vacant or occupied) residential, commercial, industrial or institutional zoned lots located in immediate proximity, and are closer to the existing livestock facility than the proposed *development*. The proposed use must not be located closer to the livestock facility than the four, or more, existing non-farm uses.
- j) For the purposes of MDS I, lot creation which results in the creation or extension of a rural residential cluster shall be considered a Type B land use.
- k) For purposes of MDS II, rural residential clusters shall be considered a Type A land use.
- l) Where a new lot is proposed, the measurements are taken as the shortest distance between the lot line of the lot being created and livestock occupied portion of the livestock facility. Where the proposed lot is greater than 1 hectare in area, the lot may be permitted to be created provided it has been demonstrated that a suitable 0.5 hectare building envelope is available outside of the required MDS I setback.
- m) MDS I and II setbacks should not be reduced except in limited site specific circumstances. Application for minor variances for *development* that does not meet the required minimum distance separation (MDS) is strongly discouraged. However, minor variances may be considered for:
  - i) Existing lots of record based on site specific circumstances that meet the intent of the MDS formulae; and,
  - ii) To avoid or mitigate environmental, public health and human-made hazards.

The direction of prevailing wind, surrounding topography, and presence of trees, berms or other screening among other elements may be considered in minor variance applications.

- n) Non-farm *development* in the vicinity of *prime agricultural lands* will be required to be established in accordance with the *Minimum Distance Separation formulae*.

Where the Zoning By-law does not clearly identify or address any or all aspects of the MDS formulae, the Township shall apply the more restrictive requirements of the MDS formulae that protect expansion potential for agricultural operations shall be applied.

## 4.2 Rural Area

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

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The intent of this Plan is to:

- a) Preserve the character of the Rural Area and large tracts of undeveloped lands for environmental protection and aesthetic purposes.
- b) Preserve the forested open space character of the rural landscape and the natural quality of area waterways.
- c) Limit *development* to avoid fragmentation of forests and *natural heritage features and areas* and related *ecological functions*, to limit impacts on the accessibility or viability of renewable and non-renewable resources, and to discourage strip *development* that detracts from the rural function and character.
- d) Encourage a revival of the local agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the Township.
- e) Encourage the establishment of diversified tourism opportunities that are ecologically sustainable and promote natural resources.
- f) To promote the *development* of commercial, recreational and industrial uses that are appropriate for the Rural Area and are sustainable on individual on-site sewage and *individual on-site water services*.
- g) Allow for limited residential uses on lands that are not constrained or protected for their resource value where appropriate.

The Rural Area is forecast to accommodate approximately 20% of the Township's employment growth and 46% of the Township's permanent and seasonal population growth for the 2016 to 2046 period.

*Rural areas* are designated on **Map A**.

The Rural designation includes many different land uses. The range of land uses that are permitted within the Rural designation include:

- a) Agriculture;
- b) Residential;
- c) Limited Services Residential;
- d) Recreational;
- e) Community Facility;
- f) Commercial & Industrial; and,
- g) Open Space.

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In accordance with the above land uses, the following uses are permitted in the *Rural Areas*, as more specifically regulated by the Zoning By-law:

- a) A wide range of *agricultural uses*;
- b) Open space and conservation uses;
- c) A limited range of community facility uses;
- d) A limited range of commercial uses such as forestry, wood lots, kennels, and riding clubs;
- e) A limited range of employment uses;
- f) A range of recreational and tourism uses,
- g) A range of residential uses; and,
- h) A range of uses accessory to the permitted uses.

## 4.2.1 Rural – Agriculture

The Township recognizes that there is *significant* agricultural production located within *rural areas*. Agricultural production is encouraged this production to continue and/or expand. This Plan discourages other rural *development* that would inappropriately hinder the ability of these agricultural operations to continue or expand in accordance with the *Minimum Distance Separation formulae*.

- a) The uses permitted in the Rural designation include *agricultural uses* outlined in Section 4.1, including but not limited to: agricultural-related dwellings, accessory agricultural buildings, forestry, wood lots, kennels, apiaries and riding clubs. In addition, uses directly related and necessary in proximity to agricultural operations such as greenhouses, cold storage and grain drying facilities, livestock assembly areas, and animal husbandry services shall be permitted.
- b) Roadside retail outlets for the purpose of the sale of agricultural produce produced on the lands upon which the retail use is situated may be permitted providing that the use will not create a traffic hazard.
- c) The policies of the Agriculture Section 4.1 shall apply to *agricultural uses* within the Rural Designation.
- d) Severances for *agricultural uses* may be permitted in accordance with the Division of Land policies of Section 9.18 and the farm consents policies in Section 9.18.2 of this Plan.
- e) Minimum Distance Separation shall apply to *agricultural uses* in the Rural designation in accordance with Section 4.1.2.

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- f) Rural *Agricultural uses* may be zoned in a separate category in the implementing Zoning By-law.

## 4.2.2 Rural Residential (excluding Limited Service Residential)

Lands in the Rural designation are intended to support limited residential *development* which respects the rural character and *natural heritage features and areas*. While lands in the Rural designation will continue to provide some opportunity for new lot creation and *development*, *Settlement Areas* are intended to be the focus of growth over the long-term in the Township.

It is intended that scattered residential *development* and the extension or creation of residential strip *development* be limited in the Township over the long-term. Policies allow for some consent potential mostly by allowing for infill in existing concentrations of residential *development* in the Rural designation, in accordance with the policies of this Plan.

For the purposes of this Plan, housing types may include permanent rural residential uses including single detached dwellings, mobile homes and accessory uses including a garden suite and or *additional dwelling units*. Housing types may also include continuum-of-care facilities and tenured housing oriented to short-term or seasonal occupancy such as condominiums, fractional ownership and time-sharing. Tiny houses and 'live/work' buildings are also permitted in the rural area to provide a variety of *affordable housing options*.

Mobile homes may be used as garden suites subject to a temporary rezoning and the policies of this Plan, but are not permitted as a principal dwelling in the Rural designation outside of a mobile home park. Recreational vehicles are not considered to be a form of housing, but rather for short-term recreation-oriented accommodation.

Rural residential uses shall be developed in accordance with the policies of this section:

- a) Residential *development* may occur on individually created lots or by Plan of Subdivision and Plan of Condominium, subject to Section 9.18.3. and 9.19.
- b) It is the Township's intention that new lot creation in *Rural areas* will generally occur by plan of subdivision. However, a maximum of three (3) rural residential severances may be permitted from a lot of record existing on the day of adoption of the Official Plan by Council (**November 25, 2003**) where it is demonstrated that a plan of subdivision is not necessary for the orderly *development* of the land and will not limit such *development* by plan of subdivision. **The lot of record that existed on November 25, 2003 shall be**

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**deemed to exclude any portion of the lot that was subject to a consent application that was conditionally approved prior to November 25, 2003, provided that the consent conditions were satisfied and the lot was created in accordance with the decision to approve the consent, regardless of whether the consent lot was conveyed after November 25, 2003.** Further to this:

- i) The severance limit may be waived to allow limited rural residential lot creation by way of infilling within existing concentrations of residential *development* in the Rural designation.
- ii) In the Rural designation, infilling shall refer to situations where the lands under consideration front upon a public road, are between two existing rural residential lots (side lot lines form the boundaries of the area subject to infilling) separated by not more than approximately 100 metres (328 feet) and located on the same side of the road.
- iii) The Township recognizes that *development* in *rural areas* will need to have lots of sufficient size to support private servicing. A minimum 0.8 hectare lot size and a minimum 76 metres of frontage on a public road shall be required for non-waterfront rural residential lots. A minimum of 1 hectare (2.5 acres) lot size, with a minimum 76 metres (250 feet) of frontage on a public road and a minimum of 91 metres (300 feet) of frontage on a waterbody shall be required for waterfront residential lots. **The Township may consider minor reductions to the minimum lot size and road frontage requirements where supported by a planning justification study, and provided the overall intent of the Plan is maintained. In considering any minor reduction in lot size of water frontage, consideration shall be given to ensure there is a sufficient development envelope outside the required setback from the highwater mark, and any other natural features or natural hazard.** Lots created in the Rural designation must demonstrate they can be adequately serviced without negative impact to environmental and human health to the satisfaction of the appropriate approval authority.
- iv) Lots must have frontage on an existing, opened and assumed year-round public road. Consents will not be permitted where, at the time of application, the proposed frontage is on an unopened road allowance that needs to be opened and assumed and constructed to standard.
  - c) The creation of rural residential lots whether by consent or through a plan of subdivision **or plan of condominium** shall comply with the *Minimum*

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*Distance Separation Formulae* established by the province and updated from time to time.

- d) Water access will be permitted only for residential *development* if it has direct frontage on the waterbody. Rights-of-way shall not be granted to provide non-waterfront rural residential lots access to a waterbody. The Township will focus on providing, acquiring and enhancing access to waterbodies for non-waterfront residents and visitors in the Township via public access parks, boat launches and docks.
- e) Rural residential *development* shall comply with Section 3.8 – Waterfront *Development* policies of this Plan, if applicable.
- f) *Additional Dwelling Units* and Tiny Houses are permitted as-of-right in the Rural designation, in conformity with Section 3.2 and 3.3 of this Plan.
- g) Garden suites may be permitted subject to a temporary Zoning By-law amendment, in conformity with Section 3.4 of this Plan.
- h) Home based businesses, including a bed and breakfast, a home industry, a home occupation and a live/work unit area permitted on lands on which rural residential uses are established.
- i) Multi-unit residential *development* is encouraged to be located within the *Settlement Areas*. However, it is recognized that there may be proposals for multi-unit residential *development* in the Rural designation from time to time. Council shall consider such proposals as exceptional circumstances, such as public or private retirement homes. For any such proposal, a servicing options report, including a hydrogeological study and terrain analysis, prepared by a qualified professional, shall be required. The report shall recommend the appropriate type of servicing and any specific conditions relating thereto which must be acceptable to Council and the Ministry of the Environment, Conservation and Parks. Where any *development* is proposed to occur on communal services, the *development* shall be subject to the relevant policies in the Servicing sections (Sections 7.2, 7.3, 7.4, and 7.5) of this Plan.
- j) Rural residential *development* is to be directed to areas where residential *development* exists or would be compatible with adjacent uses, and should be directed away from:
  - i) Primary or secondary aggregate deposits;
  - ii) Aggregate operations or other resource related industries or activities;
  - iii) Incompatible rural industries or businesses;

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- iv) Farm operations where a land use conflict would result;
- v) Incompatible public uses or facilities;
- vi) Natural or human-made hazards or *development* constraints; or,
- vii) Natural heritage features, such as *wetlands*, natural or habitat areas.

## 4.2.2.1 Special Exemption

- a) Special Use Criteria - McGarvey Stone House - 2965 Battersea Road
  - i) Notwithstanding Section 4.2.2 of this Plan to the contrary, on the west half of Lot 38, Concession 7, in the District of Storrington, the existing stone building may be converted into a maximum of four multiple unit dwelling units in accordance with the applicable provisions of Section 4.3.7.1.3 of this Plan.
- b) Special Use Criteria – 16 Devil Lake Road (Pt. Lot 21, Concession 12, Plan 13R13010, Part 1, Bedford District)
  - i) Notwithstanding Section 4.2.2 of this Plan to the contrary, the lands legally described as Part 1, Plan 13R-13010 in Part of Lot 21, Concession 12, Bedford District, may be used for a multiple unit residential building containing not more than six dwelling units.
- c) Special Rural Condominium *Development* Criteria (Pt. Lots 9, 10 & 11, Concession VI, Loughborough District).
  - i) Notwithstanding the provisions of subsections Section 4.2.2(a) and 5.7.4 (b)(iii) to the contrary, the lands identified as Part of Lots 9, 10 and 11, Concession VI, Sydenham Lake, in Loughborough District, may be developed in accordance with the following policies:
    - 1) The lands may be developed and used for a vacant land condominium containing a maximum number of twelve (12) single detached dwellings on individual sites. No severances of individual sites shall be permitted.
    - 2) All servicing shall be provided by way of private individual water well and sanitary septic systems on each condominium site. Only one (1) dwelling unit is permitted per condominium site.
    - 3) Communal water wells and communal sanitary septic systems are prohibited.
    - 4) Prior to any *development* proposal to expand and existing single detached dwelling the owner shall demonstrate that the water well and sanitary septic systems meet current standards. All other policies of this Plan shall apply.

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## 4.2.3 Mobile Home Parks

It is recognized that mobile home parks can provide an *affordable* form of year-round housing.

Mobile home parks shall be permitted in the rural designation, in accordance with the following policies:

- a) Servicing for new mobile home parks shall be determined through a servicing options report which evaluates various methods of servicing with consideration for the policies of the servicing section of this Plan. Mobile home parks will be serviced by communal water and/or sewage disposal systems that will be designed to meet the requirements of the appropriate approval authority and in accordance with the servicing policies of this Plan in Sections 7.4 and 7.5.
- b) Mobile home parks shall be managed as a single property and, accordingly, all servicing and maintenance responsibilities rest with the management of the park. Accessory uses such as a management office, a convenience store and recreational facilities for the use of the residents shall also be permitted. In cases where mobile home parks are developed on the basis of communal water and/or sewage disposal systems, the water/sewage disposal systems are to be owned and operated by the municipality. If this is not feasible, then a responsibility agreement between the developer and the municipality which requires assumptions of the communal services by the municipality in the event of default will be required.
- c) Land used or proposed for a mobile home park shall be placed in a separate category in the implementing Zoning By-law. This category should include suitable controls for such matters as the frontage and area of the park and individual sites, the density of the park, parking requirements, and any other relevant provisions.
- d) All lands used for mobile home parks are considered a proposed site plan control area, in accordance with Section 41 of the *Planning Act*. Any site plan submitted to the local municipality for consideration should include all proposed works, servicing, facilities, and structures and the layout of the mobile home sites and roads. Any buffering and/or landscaping should also be illustrated.

## 4.2.4 Limited Service Residential

Limited service residential *development* (i.e., where there are little or no Township services such as garbage collection, road maintenance, or snow clearing) is generally located in the waterfront

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area of the Township (as defined by Section 3.8 of this Plan) where the primary means of access is from a private lane or a navigable waterway.

The *development* of new waterfront limited service residential lots on private roads shall be considered for approval based on the private roads (lanes) policies in Section 7.1.2 of this Plan, and the following policies:

- a) It is the Township's intention that new lot *development* on private roads shall occur by plan of condominium. However, a maximum of three (3) residential severances may be permitted from a lot of record existing on the day of adoption of the 2000 Plan by Council (September 5, 2000) where it is demonstrated that a plan of condominium is not necessary for the orderly *development* of the land.
- b) **Limited Service Residential development shall comply with Section 3.8 – Waterfront Development policies of this Plan, if applicable.**
- c) The frontage, size and shape of any lot created for limited service residential purposes through the consent approval process shall be appropriate for the proposed use and shall conform with the provisions of the Zoning By-law. As a rule, the minimum lot size shall be 1 hectare (2.5 acres) with a minimum of 91 metres (300 feet) of water frontage and 76 metres (250 feet) of frontage on a private road. The Township may consider minor reductions to the minimum lot size and road frontage requirements where supported by a planning justification study, and provided the overall intent of the Plan is maintained. In considering any minor reduction in lot size of water frontage, consideration shall be given to ensure there is a sufficient *development* envelope outside the required setback from the highwater mark, and any other natural features or natural hazard.
- d) Limited service residential *development* created by consent shall generally be serviced by private water and sanitary sewage disposal systems. Such systems shall be approved by the appropriate authority. Plans of condominium *development* shall be encouraged to be serviced by communal servicing.
- e) New lot creation in limited service residential areas of the Township shall have consideration for the policies of Section 3.8 – Waterfront *Development* policies of this Plan, if applicable..
- f) Where an existing limited service residential lot or a lot created by consent for limited service residential purposes subsequent to the date of approval of this Plan fronts upon a private road or unassumed public road, a building permit may be issued for the erection of a building or structure providing the owner:

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- i) Enters into an agreement with the Township which is to be registered on title.  
This agreement is to indicate:
  - 1) That the owner recognizes that the lot is located on a private road which is not snowplowed or maintained in any other way by the Township;
  - 2) That the disposal of garbage, snowplowing and any other road maintenance is the responsibility of the property owner; and
  - 3) That the Township assumes no liability in the event that emergency vehicles are not able to access the lot because of impassable road conditions.
- ii) Demonstrates legal deeded access to the lot over a private lane or access over an unopened road allowance through a licence agreement.
  - g) Water Access Only Lots
- i) Waterbodies within the Township contain islands and remote areas. Many islands and remote areas of the Township offer the opportunity for limited service residential use. Consequently, limited service residential *development* shall be permitted on water access only lots providing:
  - 1) That it is demonstrated to the satisfaction of the Township that an adequate supply of potable water is available for each lot and that a satisfactory method of sewage disposal is approved by the appropriate authority;
  - 2) That access to the waterbody in which the island is situated or the remote area is accessed is available via a navigable waterway and/or a public road or an existing private lane of sufficient quality to ensure the provision of appropriate services to the island or remote area;
  - 3) **That there is a suitable location for docking and access to the island property in ways that would not adversely impact the shoreline and riparian area;**
  - 4) That island residential *development* is zoned in a separate category from other forms of residential *development*;
  - 5) That in the case of a lot which has water access only, the owner of the water access lot demonstrates to the satisfaction of the Township that deeded land and mooring facilities on the mainland are available to permit the parking of automobiles and/or the storage or docking of boats and boat trailers etc. associated with the use of the water access lot, in this way ensuring minimal disruption to residents on the mainland. Such facilities shall be owned or tied in perpetuity to the water access only lot and be zoned for parking and docking facilities only;

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- 6) Notwithstanding anything in this Plan to the contrary, the minimum lot size for a new water access only lot shall generally be 2 ha (5 acres) to minimize impacts in these remote areas.
  - h) *Back Lot Development*
  - i) Back lot *development* consists of lots that are physically separated from the shoreline by a legally conveyable parcel of patented land and a private road. Back lot *development* does not have frontage on a waterbody.
  - ii) Existing lots on private lanes that are vacant shall be permitted to be built on provided that the access policies of the Limited Service Residential section of this Official Plan is satisfied.
  - iii) New back lot *development* will not be supported. New lots created on private lanes must have direct frontage on a waterbody.
  - iv) The creation of new access to the water by right-of-way over existing waterfront properties to accommodate shoreline access by a residential back lot will not be supported.

## 4.2.4.1 Special Exemption

- a) Part Lot 2, Concession II, Bedford District
  - i) Notwithstanding Section 4.2.2(b)(iii) to the contrary, the minimum lot frontage on a private road for a Limited Service Residential lot shall be 24.7 metres (81 feet).

## 4.2.5 Commercial and Industrial Uses in the Rural Designation

The Rural area is an important area for the Township in terms of commercial and industrial uses.

- a) The uses permitted in the Rural designation include commercial uses that are agriculturally and rurally oriented commercial, non-water intensive industrial, highway commercial, and tourist commercial.

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- i) Agriculturally and rurally oriented commercial uses include but are not limited to agricultural produce sales establishments, farm services, bulk fuel dealers, farm implement dealers, feed and seed mills, abattoirs, auction barns, veterinary clinics or hospitals and similar uses.
- ii) Highway commercial uses shall include motor vehicle sales outlets, motor vehicle service stations and/or gasoline, diesel, propane and liquified natural gas outlets, small engine sales and service, building supply sales, recreational equipment sales and service and agricultural produce sales establishments and nurseries or garden centres; motels; hotels; taverns; restaurants; convenience retail stores and similar uses. Tourist commercial uses shall include a range of uses that cater primarily to the tourist trade or recreational needs. Permitted uses shall include tourist lodging facilities, campgrounds, *recreation* facilities, golf courses, entertainment and parks and facilities relate to boat traffic, such as marinas, docks and other services. Buildings, structures or sites of historic interest, uses such as museums and related facilities are also permitted;
- iii) Non-water intensive industrial uses shall include construction yards, warehousing, truck or transportation terminals, motor vehicle repair garages or body shops, open storage of goods or materials, bulk storage facilities, workshops, sawmills, service shops, limited processing, manufacturing and/or assembly operations, and research establishments.
  - b) Commercial and industrial uses shall be developed within the Rural designation in accordance with the following policies, and other policies of this Plan that shall apply:
    - i) Consents may be permitted for the creation of new commercial and industrial uses in the Rural designation in accordance with the policies of Section 9.18.
    - ii) The lot size shall be adequate for the proposed use (e.g., to allow for access, on-site maneuvering of vehicles, parking and loading, access by emergency vehicles, private water and sewage services, storage of materials and wastes, signage, landscaping and buffering, privacy or open space areas, accessory buildings, light, air and access to the rear of the lot) and for the potential for future expansion (i.e., enlarging, expanding, phasing and the addition of buildings to meet the long-term needs of the business).
    - iii) It must be demonstrated that the proposed *development* will be adequately serviced with private water supply and sewage.
    - iv) *Development* shall have frontage on a year-round maintained public road. Access to commercial and industrial uses will be carefully controlled in order to

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avoid creating a traffic hazard. Generally, there should be no more than one entrance per lot.

- v) Where commercial uses are located adjacent to residential uses, provisions may be made for increased setbacks, buffering or screening to avoid land use conflicts with adjacent or nearby residential uses.
- vi) Provisions shall be made in the implementing Zoning By-law to classify individual types of land use and to set out the zone requirements for *development* (e.g., lot size, frontage, setbacks, height, parking, signs, landscaping). Building coverage and height control standards will be set out in the implementing Zoning By-law. Building height shall not exceed the firefighting capability of the Township.
- vii) Site plan control shall apply to evaluate the massing and layout of buildings and storage areas, waste disposal areas, access, adequate off-street parking and loading, lighting, drainage, utilities and services, and landscaping for any new *development* or expansions of existing uses.

## 4.2.5.1 Highway Commercial Uses in the Rural Designation

- a) Highway Commercial uses should be located on major roads. Consideration may be given to the use of other public roads where Council is satisfied that no suitable alternate location is available. In all cases, it shall be demonstrated that the proposed use will not create a traffic hazard, that the impact of the proposed use on adjacent land uses will be minimal and that the public road is of suitable quality to accept traffic generated by the new commercial operation.
- b) Commercial uses shall be serviced by private water and sanitary sewage disposal systems. Such systems shall be located and constructed as required by the appropriate authority.
- c) Adequate off-street parking and loading facilities shall be provided. Access points to parking areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.
- d) Adequate buffering shall be provided between commercial uses and adjacent land uses and roadways. Such buffers may include the provisions of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

## 4.2.5.2 Industrial Uses in the Rural Designation

- a) The following policies apply specifically to industrial uses in the Rural designation:

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- i) New industrial *development* shall proceed by Zoning By-law amendment and shall have regard to the applicable planning principles listed in this section for industrial *development*.
- ii) Existing uses may be expanded where they are compatible to adjacent land uses and *adverse effects* can be mitigated.
- iii) New industrial uses shall be directed away from residential uses.
- iv) Open storage shall be appropriately screened from adjacent properties and any public street.
- v) Where deemed necessary, the Township may require buffering or screening by means of fencing, landscaping or berm to reduce any *adverse effects*. Minimum separation distances shall be established in the implementing Zoning By-law for each industrial classification which are consistent with Ministry of the Environment, Conservation and Parks (MECP) Guideline D-6, Compatibility Between Industrial Facilities and *Sensitive Land Uses*.
- vi) An Influence Area as set out by the Ministry of the Environment, Conservation and Parks for Class I, II and III industrial uses in MECP Guideline D-6, shall apply between industrial uses and *sensitive land uses* (reciprocally) and shall be incorporated into the implementing Zoning By-law. *Sensitive land uses* shall not be permitted within the influence area unless it is clearly demonstrated that any *adverse effects* are clearly and fully mitigated to the satisfaction of the Township and, where applicable, environmental approvals have been obtained from the Ministry of the Environment, Conservation and Parks. The influence area shall be measured from the nearest point of the property line of an industrial use and the nearest point of the property boundary of the *sensitive* land use. The influence area for a Class I Industry shall be 70 metres, for a Class II Industry it shall be 300 metres, and for a Class III Industry it shall be 1,000 metres.
- vii) Services shall be evaluated to determine if they are adequate to meet the requirements for industrial *development* (e.g., on-site water and sewer), waste management, fire protection and roads.

## 4.2.5.3 Tourist Commercial Uses in the Rural Designation

- a) Tourist commercial uses shall include a range of uses that cater primarily to the tourist trade or recreational needs. Permitted uses shall include tourist lodging facilities, campgrounds, *recreation* facilities, golf courses, parks and facilities related to boat traffic,

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such as marinas, docks and other services. Buildings, structures or sites of historic interest, uses such as museums and related facilities are also permitted.

- b) Traditional and new concepts related to the form or ownership of tourist commercial establishments will be supported, provided the intent, principles and policies of the Plan will be satisfied. With the exception of floating accommodation, the Township shall consider opportunities for tourist commercial *housing options* that meet the market demand for short-term or seasonal occupancy.
- c) A year-round, permanent residential dwelling shall be permitted as an accessory use on tourist commercial properties for use by either the owner, operator or employees of such establishments.
- d) In reviewing applications for tourist commercial *development*, the Township should have regard to the protection of the natural environment, the open space character and the scenic qualities of the area.
- e) All tourist commercial uses will be placed in a separate category in the implementing Zoning By-law, unless such commercial uses are accessory to a principal land use (e.g., farm operation).
- f) Depending on the scale of the proposed use, size of the property, and location, the Township will determine if the property will be subject to site plan control.

## 4.2.5.3.1 New Tourist Commercial Uses

The establishment of new tourist commercial uses shall proceed by Zoning By-law amendment. At a minimum, the consideration of a new tourist commercial use through the amendment process will ensure:

- a) The site is suitable for the use proposed;
- b) The uses shall be of a scale that permits them to blend into their natural setting and shall be designed to preserve, as much as possible, a site's physical attributes such as tree coverage, varying topography and scenic views.
- c) Consideration for the scale of *development*, the shoreline characteristics, natural heritage and natural hazards, and impact on the water quality of the lake shall be taken into account in the studies undertaken to support such a *development*. Site-specific setbacks shall be established. Setback for new waterfront tourist commercial uses shall be a minimum of 30 metres, but may require greater setbacks to meet the intent of this plan;
- d) Any new tourist commercial uses shall front onto and gain direct access from a public road which reflects a reasonable standard of pavement or gravel construction and is maintained year-round by the Township;

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- e) Tourist commercial uses should generally be located so that they are readily accessible to tourist traffic either by water or by road. In this regard, water access, as the sole or primary access, may be considered acceptable for seasonally operated uses only.
- f) All tourist commercial uses requiring servicing shall be located on a lot that can be adequately serviced with water supply and sewage disposal.
- g) Vehicular access to tourist commercial uses shall be carefully controlled in terms of the design and numbers of access points in order to ensure public safety. Applicants may be required to demonstrate the anticipated volume of traffic to be associated with the proposed use, that the proposed traffic will comply with the intended function of the access road, that all entrances and traffic will not result in a hazard or disrupt existing traffic patterns and evaluate potential impacts on the existing road design, and maintenance requirements. To fully evaluate these issues the Township may require a proponent to submit a traffic impact report prepared by a qualified professional;
- h) Adequate off-street parking, loading and other facilities shall be provided;
- i) Buildings and/or campsites should have sufficient area and frontage along an internal road to avoid overcrowding and to ensure minimal environmental impact;
- j) Where tourist commercial uses abut residential or other *sensitive land uses*, adequate buffering through setbacks or screening shall be required;
- k) In reviewing applications for tourist commercial *development*, regard shall be given to the protection of cultural and natural heritage features. In particular, efforts shall be made to integrate waterfront tourist commercial uses with the shoreline environment so as to minimize visual and other impacts, in accordance with the Waterfront *Development/Natural Heritage* sections of this Plan;
- l) Adequate provision for recreational facilities shall be made in the establishment of any tourist lodging facility (or major expansion of an existing one). These may be comprised of beaches, swimming pools, tennis courts, major open space areas or a combination of these and/or similar features;
- m) Where applications for tourist commercial *development* involve *significant* boat docking facilities such as those associated with marinas and large resorts, the preparation of a boat impact assessment shall be required to evaluate the suitability of the site and its land/water environs for docking or mooring facilities and associated boat traffic. These *developments* shall be subject to Parks Canada's Rideau Canal Policies for In-Water and Shoreline Works and Related Activities where applicable; and
- n) This Plan recognizes that Tourist Campground and Tourist Lodging Establishment density is an important component to managing environmental and land use compatibility concerns; the implementing Zoning By-law will identify specific density

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provisions to these uses in order to mitigate these concerns. Proposed densities must be supported based on the recommendations of studies appropriate for the location and proposal (e.g. environmental impact assessment, lake impact study, servicing options, hydrogeological assessment and terrain analysis).

## 4.2.5.3.2 Expansion of Existing Tourist Commercial Uses

- a) The continued operation, upgrading, expansion and *redevelopment* of existing tourist commercial establishments, which maintain the intent, principles and policies of the Plan will be encouraged.
- b) Expansion or *redevelopment* of existing tourist commercial establishments may be permitted on private roads where it has been demonstrated that there is legal deeded access to the lot over a private road, and that there is a maintenance agreement in place.
- c) Appropriate limits for the upgrading, expansion or *redevelopment* of each existing tourist commercial use will be established by zoning for individual sites. Such limits will ensure that:
  - i) The location, size, characteristics and capacity of the property will be addressed;
  - ii) Any increased density of *development* or intensity of use (such as buildings, structures and facilities, floor area, rooms, boat slips, lot coverage, recreational and leisure facilities) will be appropriate for the site;
  - iii) Adequate access and services, including water supply and waste disposal, will be available; and,
  - iv) Compatibility with surrounding properties will be addressed.

## 4.2.5.3.3 Removal of Tourist Commercial Zoning

- a) Large land holdings, particularly those with water frontage, will be encouraged to be maintained and redeveloped as appropriate. Conversion to non-tourism uses will be discouraged;
- b) Amendments to the Zoning By-law for tourist commercial land with shoreline frontage to another zone will only be supported by the Township, in extenuating circumstances where it is clearly demonstrated that the property is not suitable for tourist commercial use. An amendment may be considered in one or more of the following circumstances:
  - i) Another use has been located on the property for a *significant* amount of time;
  - ii) Historic or environmental factors restrict further *development*;

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- iii) The provision of water and sewage disposal servicing required for further *development* or *redevelopment* is restricted;
  - iv) The property is less than 0.8 hectares (2 acres), or has less than 120 metres (394 feet) of water frontage;
  - v) The property does not possess water frontage;
  - vi) It is demonstrated that the tourist commercial use would not be economically viable in the long run; or
  - vii) The portion of the property to be removed from the commercial zone is not suitable for *development*, exhibits *development* constraints, or is physically or functionally unrelated to the existing operation.
- c) Where amendment to the Zoning By-law to another zoning category may appear to be appropriate in accordance with #2, and to properly evaluate the situation and ensure that viable resort commercial property is not being lost, the Township may request that a report be prepared to address:
- i) The reason for the proposed amendment;
  - ii) The existing property and potential;
  - iii) Existing buildings and facilities;
  - iv) Historic background;
  - v) Suitability of the property to sustain a tourist commercial use;
  - vi) Attributes or liabilities of the property for tourist commercial and *recreation* use;
  - vii) Long term financial viability of the property for tourist commercial use;
  - viii) Impact of the removal of the land from the Township tourist commercial land base; and
  - ix) Other pertinent factors or issues.

## 4.2.5.4 Special Exemption

- a) Collins Lake Estates
  - i) Notwithstanding Section 4.2.5.1 of this Plan to the contrary, on the lands located on Part of Lot 25, Concession 7 in the District of Storrington, the highway commercial uses shall be limited to daycare facilities, personal service shops, professional offices, grocery stores and retail stores.
- b) Buck Lake (Bedford District)
  - ii) Notwithstanding any other provision of this Plan to the contrary, on the lands identified as Part Lot 1, Concession XII, Buck Lake in Bedford District, a minimum lot area of 92.9 sq. metres (1,000 sq. feet) is recognized. The use of

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these lands shall be limited to boat docking facilities only. Docking facilities shall be limited to 25 spaces, 20 of which shall be made available to property-owners on Porcupine and Buck Islands. No further severances shall be permitted and, except for the docking structure, the remainder of the lands shall be maintained in a natural vegetative state. Maintenance of the docking facilities shall be undertaken in an environmentally *sensitive* manner.

## 4.2.6 Rural – Open Space and Conservation

The uses permitted include conservation and passive recreational uses including forestry, public parks, conservation, picnic areas, recreational trails, hunting camps and similar open space activities. It may also include facilities for public education or research and associated accessory uses.

The following policies shall apply to open space uses:

- a) Open space uses shall occur on lots of an appropriate size for a specific open space use and where applicable, the lot shall be of sufficient size to support private water and sanitary sewage disposal systems.
- b) Adequate off-street parking areas shall be established in a manner complementary to the landscape features of the area. Access points to parking areas and open space areas generally shall be located in such a way that the external and internal road pattern provides for the adequate and safe movement of vehicular and pedestrian traffic.
- c) Severances for open space uses and conservation may be permitted in accordance with Section 9.18 - Lot Creation policies of this Plan and provided the size and shape of the property is appropriate for the proposed open space use.
- d) Where lands are being severed for conservation and open space uses are being transferred into the ownership of not-for-profit conservation agencies (e.g. Nature Conservancy of Canada, Queen's University, Land Conservancy, Land Trusts, Conservation Authorities), any existing dwelling severed from larger land holding to facilitate the transfer of land for conservation purposes will not count towards the maximum of three rural residential consents since September 4, 2000. Confirmation of the transfer of ownership of the majority of the lands into the ownership of the conservation agency shall be required at the time of application through a purchase and sale agreement, or similar documentation.

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- e) Open Space uses shall be zoned in a separate category in the implementing Zoning By-law. Open space uses may include facilities for public education/programming, research and associated accessory uses including short-term overnight accommodation, subject to a site specific zoning by-law amendment.

## 4.2.7 Rural – Community Facilities

Community facility uses are uses which exist for the benefit of the residents of the Township as a whole and which are operated by the municipality or other organizations for this purpose. The uses permitted include public and private schools and other educational facilities, libraries, places of worship, cemeteries, municipal government facilities, community centres, public or private clubs or association halls or lodges, nursing homes, public parks, public boat ramps, and similar community-oriented uses.

Community facilities shall be developed within the Rural designation in accordance with the following policies, and other policies of this Plan that shall apply:

- a) Community facility uses shall occur on lots of an appropriate size for a specific community facility use and the lot shall be of sufficient size to support private water and sanitary sewage disposal services.
- b) Adequate buffering shall be provided between community facility areas and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.
- c) Adequate off-street parking shall be provided. Access points to parking areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.
- d) Severances for community facility uses may be permitted in accordance with the Lot Creation policies of this Plan, Section 9.18 and provided the size and shape of the property is appropriate for the proposed community facility use.
- e) Zoning Community Facility uses shall be zoned in a separate category in the implementing Zoning By-law.
- f) *Public service facilities* in the Rural designation should be strategically located to support effective and efficient delivery of emergency management services and to ensure the protection of public health and safety.



## 4.3 Settlement Areas

The Township has a planned settlement area structure that is organized into Primary, Secondary, and Tertiary *Settlement Areas* that are guided by the policies in Section 4.3.3, 4.3.4, and 4.3.5 of this Plan, respectively. These *Settlement Areas* and their boundaries are shown on **Map B**.

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The classification of *Settlement Areas* is included in the below table:

South Frontenac *Settlement Areas* by Type:

Primary Settlement Areas	Secondary Settlement Areas	Tertiary Settlement Areas
<ul style="list-style-type: none"> <li>• Sydenham</li> <li>• Inverary</li> <li>• Verona</li> </ul>	<ul style="list-style-type: none"> <li>• Harrowsmith</li> <li>• Hartington</li> <li>• Sunbury</li> <li>• Battersea</li> </ul>	<ul style="list-style-type: none"> <li>• Bellrock</li> <li>• Perth Road Village</li> <li>• Petworth</li> <li>• Railton</li> <li>• Spaffordton</li> <li>• Wilmer</li> </ul>

4.3.1 The villages and hamlets within South Frontenac are designated as “Settlement Area” on **Map A** which allows for both residential and non-residential *development*, as more specifically guided by the policies of Section 3.

4.3.2 This structure is an expression of the Township’s long-term vision for the *Settlement Areas* and has been applied to:

- a) Ensure that sufficient lands are available to direct the majority of growth into *Settlement Areas* using a variety of servicing approaches, including private individual, communal and full municipal servicing;
- b) Foster the availability of *affordable* accommodation by providing alternate locations for new residential *development* and hence, a competitive housing market in accordance with the general *development* policies in Section 3 of this Plan;
- c) Promote a full range and mix of housing types and densities to meet the needs of all Township residents;
- d) Ensure compatibility between uses within *Settlement Areas*;
- e) Provide an opportunity for a varied and balanced industrial/commercial base;
- f) Provide sufficient land for industrial, commercial, institutional and residential uses to accommodate anticipated growth over the life of the plan.
- g) New roads within *Settlement Areas* shall be public. Plan of subdivision or consents on public roads shall be the predominant form of *development* within *Settlement Areas*
- h) Encourage the *development* of *transit-supportive* communities in order to increase the future potential of efficient rural transit in South Frontenac in partnership with neighbouring municipalities. This includes the creation of *active transportation*

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connections within and between *Settlement Areas* and the clustering of *transit-supportive* uses such as schools, businesses, social services, and health facilities within *Settlement Areas*.

## 4.3.1 Growth Allocation

The primary *Settlement Areas*, Sydenham, Inverary and Verona, will be the focus of *development* activity in South Frontenac over the long term. These communities have the widest variety of amenities and services to meet the needs of all Township residents at all stages of their lives. Growth and *development* will be directed firstly to *Settlement Areas* with municipal services and then to primary and secondary *Settlement Areas* that have potential for communal servicing, and municipal servicing over the long-term.

Watson and Associates undertook a Growth Analysis study for the Township in 2020, forecasting residential and employment growth allocation between 2016 to 2046 in support of this Official Plan.

Watson forecast that primary *Settlement Areas* would experience just over 50% of employment growth and 30% of residential growth between 2016 and 2046.

Secondary *Settlement Areas* would experience approximately 25% of employment growth and just over 20% of residential growth.

The remaining forecasted growth would occur in the tertiary and *rural areas* of the Township.

Opportunities in tertiary *Settlement Areas* will generally be for infilling and rounding out of predominantly residential uses.

The Municipality will monitor growth and *development* within its *Settlement Areas* and at the time of Official Plan updates the Municipality will report *development* in relationship to the growth allocation targets.

## 4.3.2 Intensification

*Intensification* includes *redevelopment*, infilling, and expansion or conversion of existing buildings, including the establishment of *additional dwelling units*. *Intensification* is encouraged in *Settlement Areas* where servicing options can facilitate it.

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*Residential intensification* and *redevelopment* should be encouraged in appropriate areas with a target of approximately 10%.

It is recognized that *intensification* in *Settlement Areas* will be primarily in the form of *additional dwelling units*, conversion of existing buildings, garden suites and live/work units. The Township, in collaboration with the County, will continue to consider servicing options that can facilitate more density that will assist to meeting the need of Township residents for more variety in housing, including *affordable* housing.

The efficient use of land and services is encouraged through increased *intensification* within the existing boundaries of *Settlement Areas*. The design of residential *development* within already established areas, including *intensification*, shall be considerate and *sensitive* to the character of that neighbourhood. The appearance and location of buildings and structures in new *developments* should incorporate design features which complement existing properties in the immediate area.

## Settlement Area Boundaries

Based on the Growth Allocation Study and the Land Needs Assessment, both completed by Watson and Associates in 2020/2021 completed to support this Official Plan, it is not anticipated that there will be the need to expand the boundaries of any Settlement Area during the life of this Plan.

Township efforts to implement servicing options beyond private individual water and sewage servicing within *Settlement Areas* has the potential to make more efficient use of the lands within the existing Settlement Area boundaries.

## 4.3.3 Primary Settlement Areas

These communities have the greatest mix of residential, commercial, employment and community facility uses within the Townships. They are communities that meet the broadest needs of community residents. They either have some municipal services (i.e. Sydenham – municipal water) or have the most potential to be services with full municipal water and sewer services or communal servicing. These areas are intended to be the primary location for growth and *development*, centres for community facilities/services and offer a full range of amenities and *Employment Areas*.

Sydenham, Inverary and Verona are considered primary *Settlement Areas*.

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## 4.3.4 Secondary Settlement Areas

These communities include villages and hamlets with partial municipal services and *significant* populations. These communities are primarily residential and have a smaller range of commercial and community facilities. These areas are intended to accommodate a considerable amount of residential growth, new community facilities and employment uses. These communities will primarily be serviced with communal and individual on-site *sewage and water services*.

Harrowsmith, Hartington, Sunbury, Battersea, are secondary *Settlement Areas*.

## 4.3.5 Tertiary Settlement Areas

These communities are small hamlets which are serviced by individual on-site services (private). The *Settlement Areas* do not have the mix of uses to meet the Provincial Policy Statement definition of a Settlement Area, but have developed historically as a cluster of residential *development*. *Development* in these areas will be small-scale and residential in nature. *Development* will be limited to infilling and rounding out in tertiary *Settlement Areas*.

Bellrock, Perth Road Village, Petworth, Railton, Spaffordton, Wilmer are tertiary *Settlement Areas*.

## 4.3.6 General Development in Settlement Areas

The range of uses within *Settlement Areas* differ between communities. Through the approval of this plan, Primary *Settlement Areas* are to be the major focus of growth and *development* in the Township. It is anticipated that a broadest range of uses and services available will be established in the Primary *Settlement Areas*. Secondary *Settlement Areas* will have a residential focus and may have a more limited range of commercial, industrial and community facility uses. Tertiary *Settlement Areas* will be predominantly residential in nature.

The following range of permitted uses and policies shall apply to *Settlement Areas* shown on **Map A**.

4.3.6.1 Within the Primary *Settlement Areas*, the following policies apply:

- a) The following uses are permitted in the Primary *Settlement Areas*, as more specifically regulated by the Zoning By-law: a range of residential uses from single-detached

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dwellings to multiple unit dwellings; a wide range of commercial uses; a wide range of community facility uses; a limited range of light industrial uses; a wide range of open space uses; and, a limited range of uses accessory to the permitted uses.

- b) Uses within the boundaries of Sydenham shall connect to *municipal water services* where available. As a condition of *redevelopment* of uses within Sydenham, consideration shall be given to the need to connect to the municipal water system and to decommission any existing private well servicing the property.
- c) Where municipal service(s) exist, lot creation will only be permitted if sufficient reserve capacity exists to accommodate the proposed *development*.
- d) Where municipal services do not exist, a servicing options study, supported by a hydrogeological study and terrain analysis, is required to support new large scale *development* in primary *Settlement Areas*. *Development* is encouraged on communal servicing where municipal services are not available.
- e) Municipal servicing or communal servicing shall be the preferred form of servicing for large scale *development* in primary *Settlement Areas*.

4.3.6.2 Within the Secondary *Settlement Areas*, the following policies apply:

- a) The following uses are permitted in the Secondary *Settlement Areas*, as more specifically regulated by the Zoning By-law: a range of residential uses from single-detached dwellings to multiple units; a wide range of commercial uses including general, tourism and local commercial uses; a wide range of community facility uses; a limited range of light industrial uses; a limited range of open space uses; and, a limited range of uses accessory to the permitted uses.
- b) Municipal servicing or communal servicing shall be the preferred form of servicing for large scale *development* in secondary *Settlement Areas*. Private individual water and sewage services may be permitted where municipal or communal servicing is not available or viable to install.

4.3.6.3 Within the Tertiary *Settlement Areas*, the following policies apply:

- a) The following uses are permitted in the Tertiary *Settlement Areas*, as more specifically regulated by the Zoning By-law: a limited range of residential uses; a limited range of commercial uses; a limited range of community facility uses; a limited range of light industrial uses; a limited range of open space uses; and, a limited range of uses accessory to the permitted uses.
- b) *Development* shall primarily occur on private individual wells and sewage systems.

## 4.3.7 Policies Applicable to All Settlement Areas

In addition to other policies of this Plan, the following Residential, Community Facility, Commercial, Industrial and Open Space and Agriculture policies shall apply to the land designated Settlement Area on **Map A**.

### 4.3.7.1 Residential Uses

*Settlement Areas* will provide a *significant* opportunity for housing within the Township.

Residential uses shall be developed within *Settlement Areas* in accordance with the following:

- a) The uses permitted shall include single detached dwellings, semi-detached or duplex dwellings, multiple unit dwellings, single detached dwellings converted to multiple unit dwellings, and group homes.
- b) Bed and breakfasts, and home occupations may be permitted in accordance with the general *development* policies in Section 3.
- c) Residential uses shall be zoned with an appropriate zoning category in the Zoning By-law.
- d) Residential *development* proposals within the *Settlement Areas* designation shall have regard for the cultural heritage value of the existing built environment.
- e) A variety of residential uses in accordance with the provisions of this Section 4.3.7.1 may be permitted, subject to the completion of hydrogeological, terrain analysis and impact assessment reports in relation to more intense *development* forms. Such studies will be to the satisfaction of the relevant approval authority for *sewage and water services*.

#### 4.3.7.1.1 Development Criteria for Single Detached, Semi-detached and Duplex Dwellings

- a) The minimum lot area for a single detached dwelling shall not be less than 0.8 hectares (2 acres) when serviced by a private well and private sanitary sewage disposal system and the minimum lot size for a semi-detached or duplex dwelling shall not be less than 0.8 hectares (2 acres) when serviced by a private well and private sanitary sewage system subject to the approval of the appropriate authority and Council.
- b) In the case of *development* proposed to be serviced by municipal communal piped water supply and/or sanitary sewage disposal systems or partially services by municipal water, the determination of appropriate minimum lot size criteria shall be in consultation with the

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appropriate approval authority prior to the approval of an amendment to the implementing Zoning By-law to permit the *development* to proceed.

- c) *Development* of single detached, duplex or semi-detached dwellings should be compatible with existing and proposed land uses. Single detached, duplex or semi-detached dwellings should be appropriately buffered or screened from higher density residential, commercial or industrial uses. Details of the buffering or screening techniques shall be detailed in the implementing Zoning By-law.

## 4.3.7.1.2 Development Criteria for Multiple Unit Dwellings

- a) Multiple unit dwellings shall be located so as to minimize their impact on adjacent lower density residential uses. Generally, multiple unit dwellings should be located on major roads or have access to major roads without the necessity of passing through areas of lower residential density. In considering *development* applications, Council shall ensure that the proposed multiple unit dwelling will not create a traffic hazard and that its impact on low density residential areas will be minimal.
- b) Adequate off-street parking shall be provided. Access points to parking areas shall be designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.
- c) Adequate buffering shall be provided between the proposed use and adjacent uses, particularly adjacent single detached residential uses. Buffering may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.
- d) *Developments* with greater than 5 residential units are encouraged to locate in *Settlement Areas* with municipal services or communal services. New multiple unit residential *development* may be permitted to occur on private water supply and sanitary sewage disposal systems subject to the approval of the appropriate authority, insofar as it relates, among other things, to the types of systems to be utilized and minimum lot size. A municipal responsibility agreement may be required for *developments* with greater than five (5) residential units on private communal services. A municipal responsibility agreement may be waived if communal services are assumed and operated by a Municipal Service Corporation or other similar municipal ownership. A hydrogeological study shall be required where *development* is proposed on private services. Notwithstanding the results of the hydrogeological study, the minimum lot size for a multiple unit dwelling shall not be less than 0.8 hectares (2 acres) on private servicing.

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## 4.3.7.1.3 Development Criteria for Residential Conversions

- a) The uses permitted shall be limited to the conversion of single detached dwellings into multiple self-contained residential dwelling units.
- b) Criteria establishing the buildings eligible for conversion shall be included in the implementing Zoning By-law.
- c) The proposed water supply and sanitary sewage disposal systems shall be approved by the appropriate authority.
- d) All dwelling units shall be self-contained and shall have private entrances and separate culinary and sanitary facilities.
- e) The converted dwelling shall comply with all pertinent provincial and municipal regulations and by-laws relevant to such matters as fire, health, safety and occupancy.
- f) Adequate buffering and screening shall be provided between the converted dwellings' parking areas and adjacent uses, particularly adjacent single detached residential uses. Such buffering may include the provision of grass strips, screening and the planting of trees or shrubs and the location of a berm or fence.
- g) Adequate off-street parking shall be provided.
- h) Council may require a hydrogeological study to determine the servicing requirements of the proposed conversion if the conversion results in the creation of 3 or more dwelling units.
- i) Residential uses and residential conversions shall be zoned in separate categories in the implementing Zoning By-law.

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## 4.3.7.1.4 Compatibility of Proposed Residential Uses

- a) If any residential land use is proposed in close proximity to another use that would have *negative impacts* on the residential use (e.g., noise, dust, odour, light spillover) then the developer will be required to mitigate the impacts by buffering, setbacks, fences, and building design. Compatibility between uses will be assessed using the Ministry of the Environment, Conservation and Parks (MECP) Guideline D-6, Compatibility Between Industrial Facilities and *Sensitive Land Uses*, and where required the NPC-300 Guideline.

## 4.3.7.2 Community Facilities

- a) A wide range of community facilities shall be permitted within *Settlement Areas*, including: public, separate and private schools, places of worship, municipal government facilities, community centres, libraries, public or private clubs or association halls, cemeteries, nursing homes, hospitals, public parks and similar community-oriented uses.
- b) Community Facility uses shall occur on lots of an appropriate size for a specific community facility use and the lot shall be of sufficient size to support private water and sanitary sewage disposal services. The ability of the lot to accommodate and the location and construction of such systems shall be subject to the approval of the appropriate authority.
- c) Community facility uses should cater to the needs of the community and be designed to integrate effectively with the surrounding area.
- d) Adequate buffering shall be provided between Community Facility uses and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.
- e) If any community facility land use is proposed in close proximity to another use that would have *negative impacts* on the community facility use (e.g., noise, dust, odour, light spillover) then the developer will be required to mitigate the impacts by buffering, setbacks, fences, and building design. Compatibility between uses will be assessed using the Ministry of the Environment, Conservation and Parks (MECP) Guideline D-6, Compatibility Between Industrial Facilities and *Sensitive Land Uses*, and where required the NPC-300 Guideline.
- e) Adequate off-street parking shall be provided. Access points to parking areas shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.

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- f) A hydrogeological and terrain analysis may be required in support of any Community Facility *development*.
- g) Community Facility uses shall be rezoned in a separate category in the implementing Zoning By-law.

## 4.3.7.3 Commercial Uses

- a) The uses permitted include those commercial establishments offering goods and services which serve the residents of the *Settlement Areas* or the community as a whole such as retail commercial establishments, personal service shops, recreational uses, motels and hotels, places of entertainment, taverns, business and professional offices, eating establishments, funeral homes, motor vehicles service stations and/or gasoline, diesel, propane and liquefied natural gas outlets, motor vehicle sales outlets, service shops, convenience stores, building supply outlets, tourist homes, and medical clinics. In addition, residential uses shall be permitted to locate in either the upper stories or in the rear half of the ground storey of buildings in which commercial uses are permitted.
- b) Generally such uses should be limited in size, adequately serviced, have screened any outdoor storage, have suitable landscaping, shall orient lighting away from residential and other *sensitive* uses, and provide for safe vehicular and pedestrian movement through the site.
- c) Commercial uses shall be encouraged to concentrate adjacent to existing commercial uses in the core of the Settlement Area. Where there is not sufficient land within the core of the Settlement Area, commercial uses may be permitted to be located on the edge of the settlement area provided it does not undermine the viability of the core.
- d) Commercial uses will be further defined in the implementing Zoning By-law.

## 4.3.7.4 Employment Uses (Industrial)

- a) Industrial uses that are considered “light” and “dry” will be permitted in lands designed as Employment within *Settlement Areas*:
  - i) Light industrial uses are manufacturing, processing, fabrication, assembly, treatment, packaging, contractor’s yards, provided that all activities are conducted within a wholly enclosed building.
  - ii) “Dry” industrial uses shall mean those uses where the only water required is for domestic purposes to meet the needs of employees and/or visitors. Exceptions may be made provided the Township is satisfied that the hydrogeological conditions of the site are adequate to support a higher water use.

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- iii) Industrial uses will be further defined in the implementing Zoning By-law.
- b) Open storage shall not generally be permitted.
- c) No industrial use shall be permitted that would create a nuisance by way of noise, illumination, odour, dust, vibration, fumes or smoke.
- d) Industrial uses shall be encouraged to locate along a main road on the periphery of the *Settlement Areas*.
- e) Consideration shall be had to aesthetic, functional, safety and land use compatibility considerations including the Ministry of Environment D-series guidelines and NPC-300 guideline.
- f) Employment Uses (Light industrial) uses shall be compatible with neighbouring *development* through the application of Ministry of the Environment, Conservation and Parks D-series guidelines and NPC-300 guideline, and employ the appropriate separation distances and/or mitigative measures to reduce the potential of land use conflict within a Settlement Area.
- g) Industrial uses shall be well-designed and attractive with appropriate building materials and landscaping, be adequately serviced, have adequate off-street parking and loading, shall orient its lighting away from residential and community facility properties, and provide for safe vehicular and pedestrian movement through the site.
- h) Site specific zoning and/or site plan requirements may be applied where industrial *development* is proposed within an influence area of *sensitive land uses*, as identified within the Ministry of Environment's D-Series Guidelines.

## 4.3.7.5 Open Space

Within *Settlement Areas*, open space uses shall develop subject to the following policies:

- a) Permitted uses are forestry uses, conservation uses, wood lots and recreational uses including public and private parks, passive and active recreational activities, picnic areas, recreational trails, golf courses and other similar open space activities.
- b) Open space uses shall occur on lots of an appropriate size for a specific open space use and where applicable, the lots shall be of sufficient size to support private water and sanitary sewage systems.
- c) Adequate buffering shall be provided between open space areas and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.
- d) Adequate off-street parking areas shall be established in a manner complementary to the landscape features of the area. Access points to parking areas and open space

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areas shall be located in such a way that the external and internal road pattern provides for the adequate and safe movement of vehicular and pedestrian traffic.

- e) Open Space uses shall be zoned in a separate category in the implementing Zoning By-law.

## 4.3.7.6 Agriculture

- a) The Township recognizes that there are active farms located within *Settlement Areas*. The intent of the plan is to permit those uses to continue but not expand or have new livestock facilities establish within *Settlement Areas*.
- b) MDS I shall not apply between proposed residential uses and livestock operations within *Settlement Areas*. *Settlement Areas* are structured to be a focus of residential growth and *development* within the Township.

## 4.3.7.7 Secondary Plans

As major *development* occurs within the *Settlement Areas* of the Township, it is the intent of this plan that secondary plans be undertaken. The secondary plan shall provide the location of major land uses, transportation patterns and detailed servicing policies for the *development* area. Secondary plans shall ensure the environmental integrity of new *development* particularly as it relates to the potential impacts on the quality and quantity of area ground and surface water supplies.

The preparation of secondary plans shall be guided by the intent and purpose of this plan and shall be developed having regard for surrounding land uses, environmental constraints and impacts, the physical suitability of the land in relation to the servicing approach, public utilities, schools, parks and other community facility uses, the major road systems particularly as they relate to accessibility and safety, housing types and projected populations. Secondary plans should be required when the Settlement Area reaches a point where there is a *significant* greenfield growth area and/or *redevelopment* area planned for a Settlement Area. Secondary plans are required when a master planned *development* is proposed within a Settlement Area designated on **Map A**. Secondary plans may also be required outside of *Settlement Areas* to address *development* that may occur through special area policies of this Plan.

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## 4.3.7.8 Settlement Area Lot Creation Policies

The creation of new lots in the *Settlement Areas* shall be permitted in accordance with this Section 4.3.7.8, and Section 9.18.

It is the municipality's intention that new lot *development* in *Settlement Areas* will generally occur by plan of subdivision. However, if a registered plan of subdivision or plan of condominium is determined not to be necessary for the orderly *development* of the land and that a proposed consent will not limit future *development* by plan of subdivision, consents may be granted in *Settlement Areas* subject to the goals and policies of this Plan and the following criteria:

- a) Consents will be granted only in areas where the undue extension of any major servicing will not be required. The servicing policies of Sections 7.2, 7.3, and 7.4, as applicable, will be satisfied;
- b) Consents will be granted only when all the created parcels involved abut on an existing public road of standard construction acceptable to the Municipality;
- c) Consents shall predominantly be used for the purpose of infilling built-up areas, and rounding out the boundary of the settlement area;
- d) Where the proposed *development* has the effect of extending the built environment beyond its existing limits, the Municipality will have regard to the phasing of proposed *development*, such that new lots are adjacent to or abut the existing limit of the built up area;
- e) Consents shall be granted provided the parcel size is appropriate for the proposed use based on servicing (water and sewage). For lots serviced by private water and an on-site sewage system, the lot size shall generally be 0.8 hectares (2 acres) and 76 metres (250 feet) of frontage on a public road;
- f) A servicing options study, hydrogeological study and terrain analysis may be required to demonstrate support for the consent applications. When available, the *development* will be required to connect to communal servicing or municipal servicing;
- g) Complies with the Zoning By-law, unless the by-law is duly amended or a variance granted. The amendment or variance will be in full force and effect prior to the deed being finalized for the consent;
- h) Consents will not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades or proximity to an intersection;

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- i) Consents will not be granted which will hinder or restrict the interior *development* of a block of land;
- j) Consents may be granted for:
  - i) Creation of new lots in already developed areas;
  - ii) Lot enlargement, lot boundary adjustments and title correction purposes; and,
  - iii) Assembling land for future *development*.
- k) The granting of a consent may be made conditional upon a *development* agreement between the Municipality and the applicant.

When lot creation is proposed through plans of subdivision in the *Settlement areas*, the design of new plans of subdivision and condominium shall:

- l) Be compatible with existing *development*;
- m) Include a lot size compatible with the preferred form of servicing;
- n) Low to medium density *development* shall be the predominant form of residential *development* within secondary and tertiary *Settlement Areas*. Low, medium to higher density *development* (multi-unit and apartments) are permitted in primary *Settlement Areas*, subject to servicing;
- o) Contain adequate provision for community for community open space and protection of natural heritage features;
- p) Incorporate landscaping and tree planting to achieve a welcoming, pedestrian-scale environment, and enhance the appearance of the *development* and its compatibility with surrounding residential areas;
- q) Demonstrate safe movement of traffic; required improvements to the road network shall be undertaken as part of the *development* proposal;
- r) Stormwater management, lot grading and drainage and engineering design to meet Township standards;
- s) Incorporate facilities such as sidewalks and trails into *developments* to promote and enhance *active transportation* opportunities where the Municipality determines it is appropriate; and,
- t) Any other items included in Section 4.3.7.8, Section 3, Section 9.18 and Section 9.19.

## 4.3.7.9 Special Exemption

- a) Pt. Lot 10, 11, Concession IX - Storrington District (Freeman Sugar Bush)
  - i) Notwithstanding anything else in this Plan to the contrary, the lands located in Part of Lot 10, 11, Concession IX may be used for a commercial sugar bush operation.

## 4.4 Mineral Aggregate and Mining

The planned function for the Township’s mineral aggregate and mining areas is primarily commercial resource extraction uses. This section contains policies that intend to protect the Township’s valuable mineral sites and establish requirements for rehabilitation following the closure of resource extraction sites. Mineral aggregate areas are shown on **Map D**.

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## 4.4.1 Mineral Aggregate

The Mineral Aggregate designation includes sand, gravel and limestone resources. The lands designated include existing licensed pits and quarries, as well as unconstrained secondary and tertiary sand and gravel deposits (i.e. reserve areas). Unconstrained deposits include areas that have been identified through Aggregate Resource Inventory Papers (ARIP) prepared by the Ministry of Northern Development, Mines, Natural Resources and Forestry, are located outside of natural heritage features, and are outside areas with *sensitive* uses. The intent of designating these unconstrained areas of mineral aggregate deposits is to protect these deposits from incompatible *development* over the long-term.

The Township recognizes the importance of its mineral aggregates as a limited and non-renewable resource which may be required to meet the needs of both the Township and surrounding areas.

The Township will protect wherever possible and practical the sand and gravel resources and a reasonable amount of bedrock resources for aggregate extraction.

Mineral Aggregate areas including licenced aggregates, such as pits and quarries, as well as sand and gravel resource areas (i.e. reserve areas) are designated on **Map A**. **Map D** identifies mineral aggregate resource areas by classification (i.e., secondary or tertiary deposit) and the classification of pit/quarry and the associated influence areas.

### 4.4.1.1 Uses Permitted

The Mineral Aggregate designation includes both existing aggregate operations licensed by the Ministry of Natural Resources as well as reserve areas. In the areas identified as Mineral Aggregate, pits and quarry operations will be permitted together with accessory uses such as crushing facilities, stockpiles and screening operations.

Aggregate Recycling Facilities shall be permitted as an accessory use within aggregate operations, without the need for an Official Plan Amendment and Zoning By-law Amendment in accordance with the *Aggregate Resources Act*. Conservation of *mineral aggregate resources* shall be undertaken wherever feasible.

The Zoning By-law will place pits and quarries in separate categories. Asphalt plants, ready-mix concrete plants, and aggregate transfer stations may be permitted within land designated as Mineral Aggregate and will require site specific zoning in the Zoning By-law but only if the use is considered to be permanent.

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Within the reserve areas, interim land uses such as agriculture, forestry and outdoor *recreation* uses may be permitted provided that these do not include buildings or activities which would preclude the establishment of a pit or quarry. Reserve areas may be zoned as its own separate category in the Zoning By-law.

For the areas designated as Mineral Aggregate, the area to be zoned or licensed may extend beyond the boundaries of the designation shown on **Map D** provided such expansion is minor, reasonable, respects any separation distances and does not adversely impact on existing uses in the area.

## 4.4.1.2 Influence Area

The concept of an influence area is recognized as a means of protecting against incompatible land uses in the vicinity of Mineral Aggregate designations and to protect existing pits and quarries from encroachment from other incompatible land uses. In accordance with this concept, it shall be the policy of the Township to prohibit new residential **lot creation** within 300 metres of an existing or proposed quarry, within 150 metres of an existing or proposed pit above the water table, and within 300 metres of an existing or proposed pit below the water table. In addition, the Township will prevent any other incompatible land uses from locating within this setback area. An Aggregate Impact Assessment will be required for a use being proposed within the influence area of a pit or quarry in order to assess the compatibility of the use with on-going and planned activities of *mineral aggregate operations*. The *development* of an existing lot of records within the influence area may be permitted subject to an Aggregate Impact Assessment demonstrating that there will be no negative impact on an existing aggregate operation. **Within the Influence Area, there may be existing lots of record where residential uses are permitted but not yet built. The introduction of low-density built forms on existing lots of record may be permitted, in accordance with all other policies of this Plan and the following condition:**

- a) **New development will be sited on existing lots in order to minimize the impact upon future extraction of mineral aggregate resources.**

## 4.4.1.3 Zoning

Within the areas designated Mineral Aggregate in the Official Plan, the establishment of a new pit or quarry or the expansion of an existing operation onto lands not zoned for such use shall require an amendment to the Zoning By-law.

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## 4.4.1.4 Amendment Criteria

When considering an amendment to the Official Plan for the expansion of an existing pit or quarry or the establishment of a new pit or quarry, the Township shall require the applicant to supply information prepared by qualified individuals addressing the following issues:

- a) Impact on ground and surface water;
- b) Environmental and natural heritage impacts;
- c) Noise and dust impacts;
- d) Land use impacts;
- e) Traffic impacts; and,
- f) Archaeological and cultural heritage impacts.

The applicant should also submit to the Township all information prepared in support of an aggregate licence in accordance with the *Aggregate Resources Act*.

In areas adjacent to influence areas identified in Section 4.4.1.2 of this Plan or in known deposits of mineral aggregates, *development* which would preclude the establishment of new operations or access to the resource will only be permitted if:

- g) Resource use would not be feasible; or,
- h) The proposed use serves a greater long term public interest; and,
- i) Issues of public health and safety and environmental impact are addressed.

## 4.4.1.5 Portable Asphalt Plants

The Township recognizes *portable asphalt plants* as an important part of aggregate operations. *Portable asphalt plants*, used by the Township or its agents, are permitted throughout the Township without the need to amend this Official Plan or the Zoning By-law, provided no environmental disruption will occur and the site is not within an area of residential concentration. If asphalt for a public road project cannot be obtained from an existing asphalt plant, the portable plant should be located in a wayside pit, vacant industrial site, the highway right-of-way, or on inactive or less productive agricultural lands. *Portable asphalt plants* are subject to the following provisions:

- a) The *portable asphalt plant* will be removed from the site upon completion of the project;
- b) The *portable asphalt plant* must have an Environmental Compliance Approval from the Ministry of the Environment and must meet the minimum separation distance of that Ministry; and,

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- c) Where the site used for a *portable asphalt plant* is on Class 1 to 3 soils within the Agricultural designation, the site should be rehabilitated with substantially the same area and soil capability for agriculture being restored.

## 4.4.1.6 *Wayside pits and quarries*

*Wayside pits and quarries* are temporary operations established by or on behalf of a public authority on short notice for the purpose of road construction, maintenance. Wayside pit and quarries are generally permitted throughout the Township without the need to amend this Official Plan or the Zoning By-law, provided no severe environmental disruption will occur and the pit or quarry is not within an area of residential concentration. Prior to the establishment of a wayside pit or quarry for Township purposes, Council will be advised by the Township's Director of Public Services that the proposed operation qualifies as a wayside pit or quarry and that a permit be issued by the Ministry of Natural Resources under the authority of the *Aggregate Resources Act*.

## 4.4.1.7 Rehabilitation

Past producing aggregate operations or active extraction sites shall be subject to the provisions of the *Aggregate Resources Act* with respect to rehabilitation and/or closure.

Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate *negative impacts* to the extent possible.

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

- a) There is a substantial quantity of aggregate below the water table which warrants extraction;
- b) The depth of extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- c) Other alternatives have been considered by the applicant and found unsuitable; and,
- d) Agricultural rehabilitation in remaining areas will be maximized.

Final rehabilitation shall take surrounding land use and approved land use designations into consideration. Where an aggregate operation has been rehabilitated and the license surrendered, the lands may be redesignated to an appropriate land use.

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Consideration for rehabilitation shall be provided by the Township when providing comments on aggregate licence applications circulated under the *Aggregate Resource Act*.

The Township will encourage comprehensive rehabilitation planning where there is a concentration of *mineral aggregate operations*.

## 4.4.2 Mining & Petroleum

The Mining designation is intended to identify mines operating in accordance with the *Mining Act* and administered by the Ministry of Northern Development, Mines, Natural Resources and Forestry located in South Frontenac. The Mining designation would also be used should there be the establishment of a petroleum resource operation in the Township.

There are currently no operating mines or known petroleum deposits in the Township. An amendment to this Plan is required prior to the establishment of a new or reactivation of a former mine or petroleum resource operation in the Township.

### 4.4.2.1 Uses Permitted

For the purpose of this Official Plan, mining is understood to include above ground and underground work, pits and quarries used for mineral extraction (excluding pits and quarries licensed by the Ministry of Natural Resources used for aggregate extraction as included in Section 4.4.1.6 of this Plan), as well as the associated processing, transportation, waste and tailings storage and directly related activities are permitted uses on a property designated and zoned for mineral extraction.

A petroleum operation would include the extraction of the petroleum resource and associated secondary uses associated with processing, transportation, waste and tailings storage and directly related activities.

### 4.4.2.2 Amendment Criteria

The use of a particular site for mining or petroleum purposes shall require an amendment to the Official Plan to designate the site and incorporate specific requirements related to the proposed mining activity. When considering a redesignation for mining or petroleum purposes, the Township may request that the Ministry of Environment consider the need for an Environmental Assessment pursuant to the *Environmental Assessment Act*.

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When reviewing an application to amend the Plan, the Township shall take into consideration the impacts on the adjacent land uses (those within 500 metres) and the environment such as noise, dust, air and water discharges, erosion, sedimentation and light, interference with *wildlife habitat*, vegetation, hydrogeology, roads and aesthetic appearance. The operation should be as self-contained as possible, especially with respect to the use of water. The requirements of all relevant agencies such as the Ministries of Health, Labour, Natural Resources, Environment, Transportation, Northern *Development* and Mines and the relevant Conservation Authority shall be met by the applicant. The Township may request a proponent to supply studies or information on any of the above matters that it considers necessary to determine whether the proposal complies with the Official Plan and will be environmentally acceptable.

The Township will require the proponent to pay the Municipal costs associated with the consideration of the proposal, including fees for independent consultants and advisors. Financial assurances will also be required to guarantee the clean-up of the site when activity ceases.

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## 4.4.2.3 Zoning

Mining operations and petroleum operations will be zoned in a separate category in the implementing Zoning By-law. The sites approved for mining may be placed in one or more specific zoning categories to carefully control and regulate the use of land.

## 4.4.2.4 Mineral Potential

The Provincial Policy Statement requires municipalities to protect areas that have the potential for mineral extraction. While there is no current mapping that indicates there is mineral potential within the Township, it is acknowledged that there may be new *mineral deposits* found over the life of this Plan. In these situations, mineral potential may be important to the Township. It is acknowledged that mineral potential has the potential to conflict with the other goals and objectives of the Official Plan. The Township will therefore exercise utmost caution when considering a request for a mining operation to ensure that mining is permitted only under enforceable controls which maintain the environmental, residential, tourism, recreational and economic goals and objectives of the Official Plan. In areas adjacent to (within 500 metres) or in known *mineral deposits* or in *areas of mineral potential, development* which would preclude or hinder the establishment of a new mining operation or expansion of an existing operation or which would prevent access to a mineral resource, will not be permitted unless:

- a) Resource use would not be feasible; or,
- b) The proposed land use or *development* serves a greater long term public interest; and,
- c) Issues of public health and safety and environmental impacts are addressed.

## 4.4.2.5 Rehabilitation

Past producing mining operations or active mining operations shall be subject to the provisions of the *Mining Act* with respect to rehabilitation and/or closure. *Petroleum resource operations* shall be subject to provisions and regulations of the *Oil, Gas and Salt Resources Act* with respect to rehabilitation and/or closure.

Progressive rehabilitation will be undertaken where feasible.

Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased.

For lands designated Agriculture, mining will be permitted, provided the site is rehabilitated to an agricultural use.

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Where a mine or petroleum resource activity has been closed and rehabilitated, the lands may be redesignated to an appropriate land use.



## 5 Our Natural Environment

The purpose of the Natural Environment section is to establish policies that will guide the *development* of the Township to ensure it protects the environmentally *sensitive* areas of the Township.

Within this section, policies address how environmentally *sensitive* areas will be regulated, monitored and protected, which areas or features may require an Environmental Impact Assessment, and how the Township will guide *development* near protected lands within the

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Township. In South Frontenac, the protection of environmental health is fundamentally linked to social well-being and long-term prosperity of the community.



## 5.1 Environmental Protection

This section contains policies that intend to protect the Township’s waterbodies, vegetation, and natural character. This section intends to provide general policies that guide *development* in a way that is environmentally *sensitive* and mitigates environmental impacts. Environmentally Protected areas are designated on **Map A**. Large scale parks and conservation areas within the Township are shown on **Appendix D**.

### 5.1.1 Frontenac Arch Biosphere Reserve

The lands that comprise South Frontenac are included within the boundaries of the Frontenac Arch Biosphere Reserve, as shown on **Appendix D**.

The Frontenac Arch Biosphere Reserve (“the Arch”) is a designated United Nations Educational, Scientific and Cultural Organization (UNESCO) World Biosphere Reserve, identified for its globally *significant* ecological features. In particular, the Arch has been identified as being *significant* due to its role in connecting the Adirondack Mountains to the Canadian Shield. It houses a number of diverse ecosystems within the Township, including a rich mix of flora and fauna. The Frontenac Arch includes lands within the Township and extends to include the St. Lawrence River and the 1000 Islands, a number of other waterbodies and watercourses, and features a dramatic geological landscape.

The region and especially the Frontenac Arch, provide north-south pathways that allow wildlife to maintain genetic diversity. Animals travel these pathways, birds follow them, and with global warming pushing climate zones northward, even plants are expanding along them.

The Frontenac Arch Biosphere Network works with local federal and provincial parks, local Indigenous Nations and individuals, conservation authorities, land trusts, municipalities, community and environmental organizations to fulfill the mandates of the Man and the Biosphere programme of the UNESCO designation.

At the core of the region are the two parks, Algonquin Park and the Adirondack State Park is linked by the Frontenac Arch, the southerly extension of the Canadian Shield. To the west, and for a short distance to the east, there is limestone and, further to the east, the St. Lawrence lowlands; areas which support distinctive ecosystems which merge in the Thousand Islands to form a diverse ecosystem.

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ALGONQUIN TO ADIRONDACKS AREA

Source: [www.a2acollaborative.org](http://www.a2acollaborative.org)

Frontenac Provincial Park is located centrally within South Frontenac and plays an important role within the Township for the protection and conservation of land and species that contribute to the ecological diversity of the Township and the Frontenac Arch.

Along with the Frontenac Arch Biosphere Network, the Algonquin to Adirondacks Collaborative (A2A) is an organization that promotes programs to connect and improve habitat within the region that extends from Algonquin Park to Adirondacks State Park in New York State.

The Township supports the efforts of the Frontenac Arch Biosphere Network and A2A Collaborative to promote and protect this important natural heritage corridor. In addition to the other policies of this Plan, the following policies apply:

- a) The Township shall work with the relevant agencies and the public in the establishment of policies to guide *development* in the Arch, in such a way that the ecological features and functions for which the area is recognized are maintained and enhanced.

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- b) When reviewing *development* applications, the Township shall ensure that the ecological features and functions for which the area is recognized are maintained and/or enhanced.

## 5.1.2 Frontenac Provincial Park

Frontenac Provincial Park is a provincial park located north of Sydenham. This 5,350-hectare park is classified as a natural environment park, and lies on the Frontenac Axis, a topographic extension of the Canadian Shield connecting to the Adirondack Mountains. It features 22 lakes, over 700 species, and extensive areas of mixed forest, *wetlands*, and granite outcrops.

The park features back country camp sites, canoe routes and trails. It attracts visitors from all over Ontario and internationally to enjoy the ecological diversity, wilderness and scenic lakes and Canadian Shield that provide an amazing quality of life in South Frontenac.

Within Frontenac Park are a series of lakes and water bodies, *wetlands*, wildlife areas and provincially *significant* areas of natural and scientific interest (ANSIs).

This Plan recognizes the importance of protecting the open space and natural heritage features within the park. It also recognizes the accessory uses required to undertake public education, office administration, camping and boating within the Park. The implementing Zoning By-law will establish zoning that permits a range of appropriate uses within the Park.

## 5.1.3 Natural Heritage

This section contains policies that guide the management and conservation of natural heritage features or areas. *Natural heritage features and areas* are those areas, which are important for their environmental and social values as a legacy of the natural landscapes of the area.

Collectively, the individual *natural heritage features and areas* within a given area form a *natural heritage system*. It is intended that the features identified in South Frontenac will be *conserved* for their natural heritage value. The features that form the basis for the Township's *Natural Heritage System* are identified on **Map C**.

The Township's *natural heritage system* is part of a broader ecological system that extends throughout Frontenac County and beyond. Recognizing the regional significance of *natural heritage systems*, the County of Frontenac is planning to undertake an update to the County-wide Natural Heritage Study following the adoption of this Official Plan. This study will update existing natural heritage mapping and will consider a systems approach to natural heritage protection.

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The Township supports this work at a County level and will participate in the update to the County Natural Heritage Study. Following the update to the County Official Plan, the Township will initiate an amendment to this Official Plan to implement policy and mapping updates to ensure the Township plan remains in conformity with the County Official Plan.

The protection of Natural Heritage features is critical to the quality of life and natural amenities that residents and visitors to the Township enjoy. The features that make up the *natural heritage system* in the Township have not only been locally and regionally recognized, but have also been globally recognized as having ecological significance by UNESCO as part of the Frontenac Arch Biosphere Reserve.

## 5.1.3.1 Natural Heritage Features

The Environmental Protection designation shown on **Map A** are comprised of:

- Provincially *Significant Wetlands*
- Locally *Significant Wetlands*
- Unevaluated *Wetlands*
- Provincially *Significant Life Science Areas of Natural and Scientific Interest (ANSI)* The natural heritage features that comprise the Environmental Protection designation

**Map C** identifies a number of other natural heritage features that contribute to the Township's *Natural Heritage System*, including:

- Provincially *Significant Earth Science Areas of Natural and Scientific Interest (ANSI)*;
- Regionally *Significant Earth Science Areas of Natural and Scientific Interest (ANSI)*; and,
- Regionally *Significant Life Science Areas of Natural and Scientific Interest (ANSI)*.

**Map C** shows lakes that have been designated as At-Capacity Lake Trout Lakes by the Province.

The applicable policies in Section 5.1.3 of this Plan also consider the protection of fish habitat, habitat for threatened and *endangered species* and wildlife habitat which are not mapped.

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## 5.1.3.2 *Wetlands*

It is a policy of the Township to protect and conserve *wetlands* as ecosystems which are important as habitat for a variety of plant and animal species, for water quality, flood control, water storage and recharge areas, and for their value for passive recreation. *Wetlands* are shown on **Map A** and **Map C**. The classification of *wetlands* has been reviewed and approved by the Ministry of Natural Resources.

In South Frontenac, *significant wetlands* include:

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- Provincially *Significant Wetlands*;
- Locally *Significant Wetlands*; and,
- Unevaluated *Wetlands*.

*Significant wetlands* have been designated as Environmental Protection on **Map A**.

- Development* and *site alteration* shall not be permitted in *significant wetlands*.
- Development* and *site alteration* shall not be permitted on the *adjacent lands* to Provincially and Locally *Significant wetlands*, unless it has been demonstrated through the preparation of an Environmental Impact Assessment as required in Section 5.1.4 – Environmental Impact Assessment of this Plan, that there will be no *negative impacts* on the natural features or on their *ecological functions*.
- The Township may require the preparation of an Environmental Impact Assessment where *development* is proposed on lands adjacent to an unevaluated wetland. **For the purposes of this policy, adjacent lands to a unevaluated wetland are 30 metres.**
- For the purposes of this policy, *adjacent lands* to Provincially *Significant Wetlands* are defined as 120 metres from the edge of the identified boundary of the wetland and defined as 30 metres for Locally *Significant Wetlands*. In addition to satisfying Section 5.1.4 – Environmental Impact Assessment, any *development* or *site alteration* proposed on the *adjacent lands* shall also satisfy the land use policies of the underlying land use designation as shown on **Map A**.
- Development* in and within 120 metres of a Provincially *Significant wetland* is regulated under the *Conservation Authorities Act* through “*Development, Interference with Wetlands and Alterations to Shoreline and Watercourses*” regulations pursuant to the *Conservation Authorities Act*. *Development* activities, including construction and *site alteration*, may require a permit from the applicable Conservation Authority.
- New *development* shall be setback a minimum of 30 metres from the boundary of any wetland that is not identified as a Provincially *Significant Wetland* on **Map C**.
- On a lot of record, consideration may be given to reductions to the required minimum 30 metre setback from the wetland boundary, only if it is not physically possible or environmentally desirable to meet this requirement, and subject to the findings of an Environmental Impact Assessment.**
- Unevaluated *wetlands* may be identified as locally *significant* through further evaluation and classification of the wetland by a qualified wetland evaluator. Locally *significant wetlands* may be established by amendment to the Plan or as part of a regular update to the Plan. Where a wetland has not been identified on **Map A** or

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**Map C** of this Plan, this may not preclude the requirement for an Environmental Impact Assessment in the review of the planning application.

## 5.1.3.3 Fish Habitat

It is a policy of the Township to protect *fish* spawning areas and *fish habitat*.

- a) *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *Provincial and Federal requirements*.
- b) *Development and site alteration on adjacent lands to fish habitat* may require an Environmental Impact Assessment pursuant to Section 5.1.4, to demonstrate that there will be no *negative impacts* on the *fish habitat* or on their *ecological functions*.
- c) For the purposes of this policy, *adjacent lands to fish habitat* include a distance of 120 metres from the shoreline abutting the affected water bodies, **including wetlands and watercourses**.

## 5.1.3.4 Endangered and Threatened Species

The Township is home to a large number of Species at Risk, including *Endangered Species* and *Threatened species*. The *Endangered Species Act, 2007* (ESA) prohibits the killing, harming, harassment, capture, or taking of a Species at Risk, and the damaging or destroying of their habitat. Endangered species and *threatened species* are listed / categorized on the Province's official Species at Risk in Ontario list, as updated and amended from time to time.

The Ministry of Environment, Conservation and Parks (MECP) is the lead agency responsible for delineation of *habitat of endangered species and threatened species* and administering the provisions for the ESA. The Species at Risk branch of the Ministry maintains a list of Species at Risk (SAR) known to have observations and occurrences is available through the Species at Risk office. If at any time, SAR as listed under the ESA is encountered, work must stop immediately and the MECP must be contacted.

The Township encourages property owners to consult the ESA and related O. Reg 230/08, and to consult the public data made available by the MECP on the Natural Heritage Information Centre (NHIC) database prior to undertaking *development or site alterations*. The NHIC includes information on the occurrence of endangered and *threatened species*, and is an important

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screening tool for assessing the likelihood of the presence of endangered and *threatened species* habitat.

This Plan recognizes that endangered species and *threatened species* may exist throughout the Township. The habitat of such species is not identified on the maps that comprise this Official Plan, in order to protect the associated features from disturbance. A screening map showing areas of documented occurrences of endangered and *threatened species* and their habitats provided to the Township by the MECP shall be used as a screening tool by Township staff for reviewing planning applications.

- a) The MECP approves the identification of the habitat of endangered and *threatened species*. The Township shall, in consultation with the MECP, determine the areas to which the policies related to the habitat of endangered and *threatened species* shall apply.
- b) *Development* and *site alteration* shall not be permitted within habitat of endangered species and *threatened species*, except in accordance with *provincial and federal requirements*. If impacts to an *endangered species* or *threatened species* cannot be avoided, the Township will require the proponent of the *development* to obtain an Environmental Benefit Permit or agreement under the Endangered Species Act must be obtained before the activity proceeds. The proponent should work directly with MECP staff to develop agreements or obtain Environmental Benefit Permits when required. The amount of habitat required for the survival of endangered and threatened species is determined on a species-specific, case-by-case basis. Consideration of any conditions of such agreements or permits will be part of any other *development* applications submitted to the Township.
- c) ***Development and site alteration shall not be permitted on land adjacent to the habitat of endangered and threatened species, unless it has been demonstrated through the preparation of an Environmental Impact Assessment (EIA) in accordance with the Environmental Impact Assessment Section 5.1.4 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.***
- d) Agreements with the Township as a condition of *development* will inform the property owner about their obligations under the ESA.

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## 5.1.3.5 *Significant Wildlife habitat*

*Significant wildlife habitat* is defined as areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations.

Certain areas of the Township provide prime habitat for deer and are identified as a *significant wildlife habitat*. The winter deer habitat identified by MNRF is shown on **Map C**. The Township seeks to preserve the function of these relatively large geographic areas while not unduly restricting *development*. **Not all significant wildlife habitats are mapped. Other types of significant wildlife habitat may include seasonal concentrations of animals, specialized habitats for wildlife, rare vegetation communities, and habitats of species of special concern.**

- a) Prior to permitting any *development* or *site alteration* such as filling, grading and excavating within a winter deer habitat area or *adjacent lands* within 120 metres where there is potential for *negative impacts* upon the natural features or *ecological functions* of the habitat area, the approval authority shall require an Environmental Impact Assessment demonstrating that no *negative impacts* will result. The preparation of an Environmental Impact Assessment is required to consider any *development* of three or more lots.
- b) .
- c) Policies in this Plan applicable to *significant wildlife habitat* shall apply to any area that is subsequently determined to be a *significant wildlife habitat* through an EIA. The MNRF's *Significant Wildlife Habitat* Technical Guide and Ecoregion Criterion Schedules for the Identification of *Significant Wildlife Habitat* shall be used by proponents to identify *significant wildlife habitat* during site-specific investigations.
- d) Proponents seeking planning approvals are strongly encouraged to consult early in the planning process with the Municipality, Conservation Authority and the MNRF to determine what information and mapping is available relative to *significant wildlife habitat* in the area of the proposed *development*
- e) Where potential habitat is identified or confirmed on **Map A** or through a site investigation report, a more detailed Environmental Impact Assessment (EIA) will be required in accordance with this Plan prior to obtaining any necessary planning approvals. The results of the reports or studies shall be implemented as appropriate

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- through such mechanisms as the Zoning By-law, *development* agreement, site plan agreement and/or conditions of approval.
- f) The removal of vegetation shall be minimized within *significant wildlife habitat* areas and *adjacent lands*.
  - g) *Development* and/or *site alteration* shall not be permitted in *significant wildlife habitat* and within 120 metres of *significant wildlife habitat* unless it has been determined in an approved Environmental Impact Assessment (EIA) that there will be no *negative impacts* on the natural features or associated *ecological functions*.

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- a) In addition to satisfying Section 5.1.4 – Environmental Impact Assessment, any new development or site alteration proposed within significant wildlife habitat or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on Map A.

## 5.1.3.6 Areas of Natural and Scientific Interest (ANSI)

*Areas of natural and scientific interest (ANSI)* are areas of land and water that contain natural landscapes or features that have been identified as having life science or earth science values related to the protection, scientific study or education. Provincially Significant Life Science ANSIs have been designated as Environmental Protection on **Map A**. Provincial and Regionally Significant Earth Science ANSIs are identified on **Map C**.

- b) *Development and site alteration* shall not be permitted within or on the lands within 120 metres of a Provincial Life Science ANSI, unless it has been demonstrated through the preparation of an Environmental Impact Assessment as required in Section 5.1.4 - Environmental Impact Assessment of this Plan, that there will be no *negative impacts* on the natural features or on their *ecological functions*.
- c) *Development and site alteration* shall not be permitted within a Regionally Significant Life Science ANSI, unless it has been demonstrated through the preparation of an Environmental Impact Assessment as required in Section 5.1.4 – Environmental Impact Assessment of this Plan, that there will be no *negative impacts* on the natural features or on the *ecological functions*.
- d) In addition to satisfying Section 5.1.4 – Environmental Impact Assessment, any new *development* or *site alteration* proposed within an ANSI or on *adjacent lands* shall also satisfy the land use policies of the applicable land use designation as shown on **Map A**.
- e) *Development and site alteration* shall not be permitted within 50 metres of a Provincially or Regionally Significant Earth Science ANSI, unless it has been demonstrated that such *development* will not negatively affect the overall character of the geological feature that resulted in the classification or contribute to potential cumulative impacts. An Environmental Impact Assessment or other appropriate study may be required to assess the impact of the *development* or *site alteration*. The advice and assistance of the Ministry of Northern Development, Mines, Natural Resources and Forestry may be obtained.

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## 5.1.3.7 *Significant Woodlands*

*Significant woodlands* are not currently identified on **Map C**. The County of Frontenac will undertake a study which may identify *significant woodlands*. The Township will update this Plan and its maps to identify any *significant woodlands* following the completion of the County's study. **Appendix E** identifies the wooded areas within the Township.

Criteria for determining significance of the *woodlands* identified on **Map C** will be confirmed at the time that a review of the Natural Heritage Study is undertaken by the County of Frontenac, in coordination with the Township.

It is recognized that the *woodlands* and forests of South Frontenac have great ecological significance. Some property owners have entered into agreements under the *Woodlands Improvement Act* to establish managed forests. Council encourages this practice as well as other land stewardship programs. However, forests are a renewable resource and owners have the right to harvest this resource on their lands. Council encourages good forest management practices through the Eastern Ontario Model Forest (EOMF) Code of Forestry Practice in these instances. Reforestation of marginal land will be encouraged where it is not providing *significant wildlife habitat* or habitat of endangered and *threatened species*.

- A) **Development and site alteration shall not be permitted in significant woodlands unless it has been demonstrated that there will be no negative impacts on the woodlands or on their ecological functions.**
- B) **Development and site alteration on adjacent lands to significant woodlands should not be supported unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the woodlands or on their ecological functions.**
- C) **In addition to satisfying Section 5.1.4 – Environmental Impact Assessment, any new development or site alteration proposed within a significant woodland or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on Map A.**

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## 5.1.3.8 *Significant Valleylands*

*Significant* valleylands are not currently identified on **Map C**. The County of Frontenac will undertake a study which may identify *significant* valleylands. The Township will update this Plan and its maps to identify features determined to be *significant* valleylands following the completion of the County's study.

Criteria for determining significance of the valleylands identified on **Map C** will be confirmed at the time that a review of the Natural Heritage Study is undertaken by the County of Frontenac, in coordination with the Township.

- A) **Development and site alteration shall not be permitted in significant valleylands unless it has been demonstrated that there will be no negative impacts on the valleylands or on their ecological functions.**
- B) **Development and site alteration on adjacent lands to significant valleylands should not be supported unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the valleylands or on their ecological functions.**
- C) **In addition to satisfying Section 5.1.4 – Environmental Impact Assessment, any new *development* or *site alteration* proposed within a significant valleyland or on adjacent lands shall also satisfy the land use policies of the applicable land use designation as shown on Map A.**

## 5.1.3.9 *Linkages and Biodiversity Areas*

Through linkages and biodiversity areas, it is acknowledged that the *natural heritage system* is not an isolated one. We are interconnected to the natural heritage beyond our local boundaries and form part of the regional Frontenac Arch Biosphere.

Linkages are not currently identified on any maps at this date of the adoption of this Plan by Council. Linkages may be identified through the completion of an Environmental Impact

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Assessment through *development* review processes. These lands may be zoned or designated as Environmental Protection through future amendments to this Plan.

## 5.1.3.10 Stewardship Activities

One of the key factors that make South Frontenac such a unique place is that it is largely undeveloped, especially when compared to other parts of Ontario. The Township supports the *development* of stewardship activities in order to provide a broad prospective on protecting ecosystems and managing landscapes. This Plan recognizes that connectivity of landscapes and ecosystems is important for the long term resilience of the natural environment in the Township and the broader region.

The Township supports consideration of new conservation areas, conservation easements and ecological stewardship and education programs within South Frontenac.

The Township may support stewardship activities directly or indirectly through Township projects, budget allocation, grants and by supporting the research and work of conservation agencies, not-for-profit groups and educational institutions.

## 5.1.4 Environmental Impact Assessment

In accordance with the policies of this plan, the Township will require an Environmental Impact Assessment for *development* and *site alteration* within certain natural heritage features and *adjacent lands*.

An Environmental Impact Assessment (EIA) is intended to provide for an assessment of the potential impact of a proposed *development* or *site alteration* on a particular natural heritage feature and shall be used to determine whether the proposed *development*, *redevelopment* or *site alteration* will result in negative impacts to the natural heritage features or on their ecological functions. The EIA will be undertaken by a qualified professional retained by the proponent of *development* and/or *site alteration*. An EIA may be subject to peer review at the discretion of the Township.

- a) An environmental impact assessment may need to address a greater adjacent lands area depending on species or habitat sensitivity, site characteristics, and/or intensity of development or site alteration.
- b) A smaller adjacent lands width may be recommended based on site-specific characteristics where negative impacts are not anticipated. For example, in an existing built-up area, or for proposals for small

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intrusions into adjacent lands requiring a Planning Act approval (e.g., minor variance).

The components of the EIA shall be tailored to the scale of *development* and may range from a simplified assessment (scoped assessment) to a full scale assessment. (For example, a single detached dwelling may only require a scoped assessment while a subdivision, condominium, multiple unit residential *development*, major commercial or industrial *development*, golf course etc. will require a full site assessment). The Township may consult with the Conservation Authority having jurisdiction and the Ministry of Northern Development, Mines, Natural Resources and Forestry in determining information requirements and the type and content of an EIA. The following is intended to provide a guideline on the potential scope of an EIA:

- a) A description of the study area and landscape context;
- b) Description of the *development* proposal;
- c) Identification of those features and functions likely to be affected by the *development* proposal;
- d) Assessment of the potential impacts of the proposed *development* on key features and functions;
- e) Identification of avoidance, mitigation and monitoring requirements, and quantification of residual and cumulative impacts if any; and,
- f) Review and recommendation.

The Township will develop detailed terms of reference for both scoped and full scale Environmental Impact Assessments, in consultation with the Conservation Authority, and provincial ministries. **In the absence of local terms of reference, until such time as they are developed, EIAs should be prepared in accordance with Provincial guidance documents, and the Township may consider utilizing existing Conservation Authority Guidelines for Environmental Impact Assessment as the terms of reference.**

The Township may consult with a public authority to assist with the technical review and findings of an EIA. The Township may also engage such professionals as are required for the purpose of reviewing the Environmental Impact Assessment report **at the expense of the proponent.**

## 5.1.5 Implementation Measures

The Township may use zoning, site plan control and the provisions of the *Municipal Act* (i.e., *site alteration* controls, tree cutting and vegetation removal by-laws) as measures to implement recommendations or results of an Environmental Impact Assessment or to govern the spatial relationship of buildings and structures to *natural heritage features and areas*.

## 5.2 Natural and Human-Made Hazards

In accordance with the Provincial Policy Statement, *development* shall be directed away from areas of natural and human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. It is the intent of the Township to prohibit *development* that may represent a risk to health and safety.

### 5.2.1 Natural Hazards

Natural hazards which are known to be present in the Township include flooding and erosion, unstable soils and bedrock (i.e. karst topography), and wildland fire hazards. These hazards represent risks to public health and safety and property damage and may be exacerbated by extreme weather events and/or the results of climate change. The Township relies on the Conservation Authorities to identify natural hazards with the exception of wildland fire hazards, which are identified by the Province. The Township shall also consider the *impacts of a changing climate* that may increase the risk associated with natural hazards.

**Development shall generally be directed to areas outside of hazardous lands adjacent to waterbodies and watercourses which are impacted by flooding hazards and/or erosion hazards, as well as hazardous sites including unstable soils or bedrock. Development shall also generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.**

**In some circumstances, the scope or extent of a hazard may not be known. Where a proposal includes a suspected hazard or if the extent of a known hazard has not been confirmed, the Township must be satisfied that the *development* will not be affected. The *development* proposal would need to be designed to avoid the hazard or engineered to withstand the hazard where development is permitted within the hazard. The Township may require supporting technical studies prepared by a qualified individual demonstrating that the proposal would not be affected by natural hazards and would not put other properties at greater risk from these hazards.**

**To take a comprehensive approach to natural hazard management for all development and site alteration proposals considering factors including but not limited to:**

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a. risk to life and property;

b. upstream and downstream impacts and the cumulative impacts of development on the overall hazard level;

c. climate change effects on the overall hazard level; and

d. impacts to natural features and areas including their ecological and hydrologic functions. Lands within and adjacent to lands affected by natural hazards, excluding wildland fire hazards, are subject to the Section 28 Regulation made under the Conservation Authorities Act and administered by the relevant Conservation Authority in accordance with the Section 28 Regulation, as well as may be subject to the approval of Parks Canada and the Ministry of Natural Resources, where applicable. Shoreline alteration, such as, but not limited to alterations for marine facility and water access, is also subject to approval by the appropriate Conservation Authority on waterbodies and watercourses and with wetland frontage consideration.

## 5.2.1.1 Erosion Hazards and Steep Slopes

Lands along waterbodies and watercourses, and lands characterized by steep slopes can pose risks to people and property resulting from potential slope instability or erosion. Development on steep slopes or erosion-prone lands can have significant negative impacts on natural heritage features and areas, surface water quality and quantity, and other resources.

*Development* shall be directed away from areas along waterbodies and watercourses which are or may be impacted by erosion hazards. The extent of erosion hazards is generally determined based on a combination of factors including a slope stability allowance, a toe erosion allowance, and an access allowance. These allowances vary according to site specific characteristics (e.g., slope height and characteristics, meandering watercourses, etc.). Detailed geotechnical analysis may also determine the extent of an erosion hazard at the site-specific scale.

The following policies shall apply in areas identified as erosion hazards or steep slopes:

- a) *Development* and *site alteration* on lands subject to erosion hazards is prohibited, except for those uses that by their nature must be located within the erosion hazard, such as flood or erosion control structures, shoreline stabilization works, water intake facilities and marine facilities such as docks. Permitted uses would be subject to approval of the Township and any applicable agency (i.e., Parks Canada, Ministry of Natural Resources,

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Conservation Authority). Uses such as agriculture, forestry, conservation, wildlife management, outdoor education uses and similar activities are permitted, provided that no associated buildings or structures are located within the erosion hazard.

- b) **Appropriate setbacks from steep slopes and erosion-prone lands are important to minimize risks to people and property. Setbacks will be imposed from steep slopes and erosion hazards relative to the extent of severity of the hazard, in consultation with the Conservation Authority.**
- c) **Development that includes hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools, essential emergency services such as those provided by fire, police, ambulance stations, and electrical substations, and uses associated with the disposal, manufacture, treatment, or storage of hazardous substances shall not be permitted.**
- d) Applications for *development* and *site alteration* on a portion of a site where the applicable stable slope and erosion allowances are not met shall require the submission of a geotechnical report **or slope stability assessment** prepared by a qualified professional to ensure that the property is suitable for *development* to the satisfaction of **the Township and** the Conservation Authority.
- e) **Development and site alteration shall only be permitted on lands affected by steep slopes or erosion hazards where the effects and the risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by demonstrating and achieving all of the following:**
  - a. **Development and site alteration is carried out in accordance with floodproofing standards, protections work standards, and access standards;**
  - b. **New hazards are not created and existing hazards are not aggravated;**
  - c. **No adverse environmental impacts will result; and**
  - d. **Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies.**

## 5.2.1.2 Flooding Hazards

Flooding is a natural occurrence along all waterbodies and watercourses in the Township. It becomes a hazard when buildings or structures are placed where there is a risk of inundation. Minor flooding occurs on a seasonal basis. The 1:100 year event is used for planning purposes in this area of the Province. *Flood plain* management policies are intended to prevent the loss of life, to minimize property damage and social disruption, and to encourage a coordinated approach to the use of land and management of water.

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## **Development shall be directed away from areas along waterbodies and watercourses which are or may be impacted by flooding hazards.**

The flood plain is not included on the mapping included in the Official Plan. Lands within South Frontenac are regulated by three Conservation Authorities, Cataraqui Conservation, Rideau Valley Conservation Authority and Quinte Conservation. Each Conservation Authority has its own mapping and regulations that identify the *flood plain* within their own jurisdiction. The inclusion of *flood plain* mapping in the Official Plan may occur in the future.

## **The following policies shall apply in areas that are subject to flooding hazards:**

*Development and site alteration* in the *flood plain* is prohibited; where the regulatory flood plan is not identified the Township shall consult the Conservation Authority having jurisdiction to identify the appropriate setback, where information is available.

- a) **Development and site alteration is prohibited within areas that are subject to flooding hazards**, except for those uses that by their nature must be located within the *flood plain*, such as flood or erosion control structures, shoreline stabilization works, water intake facilities and marine facilities such as docks and access stairs, subject to approval by the Township **and any applicable agency (i.e., Parks Canada, Ministry of Natural Resources, Conservation Authority)**. Uses such as agriculture, forestry, conservation, wildlife management, outdoor education uses and similar activities will be permitted, provided that no associated buildings or structures are located in the *flood plain*.
- c) **Development that includes hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools, essential emergency services such as those provided by fire, police, ambulance stations, and electrical substations, and uses associated with the disposal, manufacture, treatment, or storage of hazardous substances shall not be permitted.**
- d) **Development and site alteration shall only be permitted on lands affected by flooding hazards where the effects and the risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by demonstrating and achieving all of the following:**
  - a) **Development and site alteration is carried out in accordance with floodproofing standards, protections work standards, and access standards;**
  - b) **New hazards are not created and existing hazards are not aggravated;**

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- c) No adverse environmental impacts will result; and
- d) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies.

## 5.2.1.3 Unstable Soils

Lands with the potential for unstable soils include those lands identified as possessing organic soils from the Canada Land Inventory for Agricultural Capability. These lands are not mapped in the Official Plan. Organic soils are normally formed in a water saturated environment (e.g., wetland) where the soil is not exposed to the air for enough time to permit the breakdown of vegetative material. These soils do not contain sufficient strength to support a building or structure.

A. *Development* shall be directed away from lands with unstable soils.

**B. Development that includes hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools, essential emergency services such as those provided by fire, police, ambulance stations, and electrical substations, and uses associated with the disposal, manufacture, treatment, or storage of hazardous substances shall not be permitted.**

**c. Where development is proposed on lands identified as having potential for unstable soils, the Township may require sufficient soils and geotechnical engineering information to indicate that the lands are either suitable or can be made suitable for development.**

- b. **Development and site alteration shall only be permitted on lands affected by unstable soils where the effects and the risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by demonstrating and achieving all of the following:**
  - e) **Development and site alteration is carried out in accordance with floodproofing standards, protections work standards, and access standards;**
  - f) **New hazards are not created and existing hazards are not aggravated;**
  - g) **No adverse environmental impacts will result; and**
  - h) **Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies.**

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Where the boundary of organic soils identified has been identified as inaccurate by the Conservation Authority having jurisdiction, no study will be required, provided all other policies of this Plan are met.

## 5.2.1.4 Unstable Bedrock – Karst Topography

Karst topography describes the formations caused by a combination of physical erosion and chemical dissolution of rock by surface water or groundwater. It can lead to hazards including sink holes, fissure widening, bedrock collapse and preferential pathways to groundwater. Such features have the potential to adversely impact water supplies through reduced filtration and rapid transport of contaminants and may present a hazard to human health and safety.

- C. Development shall be directed away from lands with unstable bedrock.**
- D. Development that includes hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools, essential emergency services such as those provided by fire, police, ambulance stations, and electrical substations, and uses associated with the disposal, manufacture, treatment, or storage of hazardous substances shall not be permitted.**

**c. Where development is proposed on lands identified as having potential for unstable bedrock, the Township may require sufficient geotechnical engineering information to indicate that the lands are either suitable or can be made suitable for development.**

- c. Development and site alteration shall only be permitted on lands affected by unstable bedrock where the effects and the risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by demonstrating and achieving all of the following:**
  - i) Development and site alteration is carried out in accordance with floodproofing standards, protections work standards, and access standards;**
  - j) New hazards are not created and existing hazards are not aggravated;**
  - k) No adverse environmental impacts will result; and**
  - l) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies.**

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Proponents of *development* may be required to prepare an aquifer vulnerability and karst assessment report to the satisfaction of the Township and applicable Conservation Authority to determine the presence of any hazard associated with unstable bedrock and any drinking water threat it may pose, and necessary mitigation measures. Such assessment report may be required for *development* in, for example:

- a) Areas of known or inferred unstable bedrock; and,
- b) Sites exhibiting any evidence of karst formations such as disappearing streams, sinkholes, caves and vertical fissures.

Karst topography is not mapped as part of this Official Plan. Local Conservation Authorities and the Province have the most accurate current mapping of karst topography in the Township. Mapping will be updated and included in this Official Plan as further karst formations in the Township become known.

## 5.2.1.5 Wildland Fires

The Ministry of Northern Development, Mines, Natural Resources and Forestry has identified areas that have potential for wildland fire. Classification of wildland fire risk in the Township is shown on **Map G**.

*Development* will generally be directed to areas outside lands identified as a high to extreme risk for wildland fire, unless the risk can be mitigated in accordance with *wildland fire assessment and mitigation standards*, as identified by the Province.

Proponents of *development* applications may be required to assess areas on the subject lands and adjacent properties which would pose a high to extreme risk for wildland fire. A wildland fire assessment must provide a site-specific assessment for wildland fire risk, confirm the presence of a hazardous forest type, and include proposed mitigation measures, if required.

## 5.2.2 Human-Made Hazards

### 5.2.2.1 Contaminated Sites, Site Decommissioning and Clean-up

Potentially contaminated sites include lands where contaminants may be present due to previous industrial, transportation, utility, mining or similar uses. Sources of site contamination can include disposal of waste materials, raw material storage, residues left in containers, lands

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associated with public works yards, rail operations, maintenance activities and spills. Some commercial uses such as gasoline stations, automotive repair garages, and salvage yards have a similar potential for contamination.

It is a policy to ensure the proper decommissioning and clean-up of contaminated sites prior to their *redevelopment* or reuse. Measures to be taken by the Township and/or the approval authority and the proponent include the following:

- a) Applications for the *development* or *redevelopment* of sites that are identified as being contaminated or potentially contaminated shall be supported by at minimum a Phase I Environmental Site Assessment (ESA). A Phase II ESA should be completed when warranted by the outcome of a Phase I ESA. Clean-up of contaminated sites should be done in accordance with the Record of Site Condition Regulation (*O. Reg. 153/04*) and Ministry of the Environment, Conservation and Parks guidelines.
- b) Where the Record of Site Condition indicates that remediation work is necessary, the **Township** shall require as a condition of approval of *development* or *redevelopment* that appropriate action is taken to implement the components of the site remediation plan.
- c) Contaminated sites may be placed in a holding zone in the implementing Zoning By-law. Where a holding zone is used, the "H" may be removed when the site has been acceptably decommissioned or cleaned up to the satisfaction of the Township and in accordance with a site remediation plan and subject further, to the submission of a Ministry of the Environment, Conservation and Parks acknowledged Record of Site Condition. No building permit shall be issued prior to the lifting of the holding symbol.

## 5.2.2.2 Active and Abandoned Mines

*Development* on, abutting or adjacent to lands affected by *mine hazards* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed. The Ministry of Energy, Northern *Development* and Mines maintained the Abandoned Mines Inventory System (AMIS) which contains information relating to potential mine sites.

The Township shall require that an applicant consult with the Ministry for any *development* within 1 km of an identified abandoned mine site identified on the Land Use Schedule and to undertake any remediation measures as legislated under the *Mining Act*. *Development* on, abutting or *adjacent lands* shall be permitted if measures to address and mitigate known or suspected hazards are underway or have been completed to the satisfaction of the Township

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and Province. A study completed to permit *development* shall identify healthy and safety concerns, identify rehabilitation measures and identify required mitigation measures.

Where the Ministry has provided to the Township that the Abandoned Mine Site does not pose a threat to public health and safety as per the *development* proposed, the Township shall not require a study to be undertaken or an amendment to this Plan, provided all other policies in this Plan are met.

There are a number of abandoned exploration trenches, mine sites and mineral resource operations in the Township and known locations are identified on **Map D**. These abandoned sites vary widely in nature, from little more than minor ground disturbances to major excavations and/or shafts. In the case of more major disturbances, a risk to public safety may exist.

In reviewing *development* applications, the Township shall attempt to ensure that *development* on or adjacent to lands affected by potentially hazardous abandoned mines or mineral resource operations will be permitted only if rehabilitation measures to address and mitigate known or suspected hazard are underway or completed. The Ministry of Northern Development, Mines, Natural Resources and Forestry shall be consulted in this regard.

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# **6 Our Cultural Heritage**

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This section contains policies that intend to protect the Township's culturally *significant* landscapes, built heritage and artifacts. This section intends to provide general policies that promote the discovery and cataloguing of historic sites and artifacts, aids in the preservation of heritage properties, and encourages a collaborative relationship between the Township and Aboriginal groups.

## 6.1.1 Cultural and Archaeological Heritage

The intent of this Plan is to conserve *built heritage resources*, *cultural heritage landscapes* and *archaeological resources*. The Township recognizes the importance of recognition and preservation of the built heritage and *archaeological resources* and *cultural heritage landscapes* (including First Nation) as a method of informing and guiding *development* in a way that is respectful. This section contains policies that intend to protect the Township's culturally *significant* sites and foster collaborative relationships with the Township and Aboriginal groups.

### 6.1.1.1 Cultural Heritage

In addition to other policies of this Plan, the following policies apply to cultural heritage areas and features:

- a) The Township supports the maintenance, preservation, and enhancement of cultural heritage resources for the benefit of the community as a whole. Cultural heritage resources include buildings, structures, landscapes, monuments or artifacts of value or interest.
- b) The Township may utilize Parts IV and V of the *Ontario Heritage Act* to conserve cultural heritage resources through the designation of individual properties or areas, and the designation of a group or groups of properties as Heritage Conservation Districts.
- c) The Township will encourage and foster public awareness, participation and involvement in the preservation, restoration and utilization of heritage resources.
- d) **The Township shall engage with Aboriginal communities including the Algonquins of Ontario on matters that affect Aboriginal history and culture.**
- e) The Township shall engage with Aboriginal communities **including the Algonquins of Ontario** and consider their interests when identifying, protecting and managing cultural heritage and *archaeological resources*.
- f) Aboriginal communities **including the Algonquins of Ontario** will be consulted when *development* on culturally *significant* lands is planned or where archaeological assessments are required.

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- g) *Development* adjacent to designated heritage property shall not detract from the overall heritage character of the area/property.
- h) The Township encourages the *development* of public and private financial support for the conservation of designated heritage properties.
- i) The Township shall require a heritage permit before erection, demolition, alteration or removal of any building or structure or alteration of external portion of a designated heritage property.
- j) When an identified marked or unmarked cemetery is affected by land use *development*, the Ministry of Heritage, Sport, Tourism and Culture Industries and the Cemeteries Registrar Unit of the Ministry of Consumer Services shall be notified according to the provisions of the *Ontario Heritage Act and the Cemeteries Act* and those provisions shall apply.
- k) The Township shall consider ways and means in which it may co-operate in the conservation and/or preservation of cultural heritage resources, including utilization of the *Ontario Heritage Act* in the following ways:
  - i) The Township may designate, by by-law, properties, heritage conservation districts and areas having historic and architectural value or interest in the Planning Area under Parts IV and V of the *Ontario Heritage Act*.
  - ii) The Township may develop a Municipal register of cultural heritage and *archaeological resources* in the Planning Area or assist other organizations and work with the Ministry of Culture in developing, sharing and maintaining an inventory.
  - iii) The Township shall require that in any proposed Plan of Subdivision and Condominium prior to the undertaking of any public work, private *development*, planning application, consideration be given to the possible effects and impacts of such works or *development* on cultural heritage and *archaeological resources* and those impacts, where identified by an archaeologist or heritage professional, are appropriately mitigated. The Township may develop criteria to refine why types of *development* will trigger archaeological assessments.
  - iv) The Algonquin Traditional Territory is composed of a diversity of indigenous cultural landscapes. An Indigenous cultural landscape is a living landscape that indigenous people value because of their enduring relationship with that place and its continuing importance to their cultural identity. For the Algonquins, Traditional Environmental Knowledge (TEK), an intimate knowledge of an area's landforms, plants and animals, is reflected in an indigenous cultural landscape. Many archaeological sites within the Algonquin Traditional Territory are small and

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contain a minimal amount of archaeological material, and these materials may be of great significance to the Algonquins of Ontario (AOO). For thousands of years the Algonquin Traditional Territory was characterized by glacial lakes and/or inland seas, resulting in high water levels that have left a sequence of paleo-shorelines and associated archaeological sites often far inland from modern shorelines that are the familiar focus of many archaeologists. The archaeological 'visibility' of sites on relic shorelines and fossil islands in the Algonquin Traditional Territory is further affected by the use of local stone for tools, a technology which may be unfamiliar to archaeologists but visible to Algonquins. The AOO regards all cultural heritage sites – from sacred burials to everyday stone tool workshop sites – to be of importance and worthy of investigation and protection. Effective and successful engagement with the AOO is based on early notification. Specific to archaeology this includes the notifications of the intention to complete Stage 1 through Stage 4, the review of these draft reports, as well as the participation of Algonquin Liaisons during Stages 2 through Stage 4, and possibly Stage 1 if a site visit is planned. **The Algonquins of Ontario shall be notified if any artifacts of Aboriginal interest or human remains are identified in an Archaeological Assessment or encountered during development.**

- l) The Township may require the preparation of a Heritage Impact Statement conducted by a qualified Heritage Consultant prior to *development* and *site alteration* on *adjacent lands to protected heritage property or cultural heritage landscapes*, or where the proposed *development* has the potential to impact *built heritage resources* or *cultural heritage landscapes*, to demonstrate that the *heritage attributes* of the *protected heritage property* will be *conserved*. Mitigative measures and/or alternative *development* approaches may be required to conserve the *heritage attributes* of the *protected heritage property* affected by the adjacent *development* or *site alteration*.
- m) In all land use designations, it is the intent of the Township that appropriate care be taken to preserve mature trees and other vegetation of heritage significance and/or scenic value (i.e., a cultural landscape). Existing landmark trees and tree and hedge lines should be an essential consideration in the design of any *development*. The preservation of trees along streets and roads shall be encouraged by the Township, except where removal is necessary because of disease, damage or to ensure public health and safety.

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## 6.1.1.2 Archaeological Heritage

In addition to other policies of this Plan, the following policies apply to archaeological heritage areas and features:

- a) The Township may identify *areas of archaeological potential* through the use of Provincial screening criteria, or criteria based on known archaeological sites within the Township developed by a licensed archaeologist. The Township recognizes that there are precontact and historic archaeological sites, and areas containing archaeological potential within the Township.
- b) The Township shall require that in any proposed *development* and prior to the undertaking of any public work, private *development*, planning application, consideration be given to the possible effects and impacts of such works or *development* on cultural heritage and *archaeological resources* and those impacts, where identified, are appropriately mitigated.
- c) The Township supports the *development* of archaeological management plans and cultural plans in conserving cultural heritage and *archaeological resources*

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- d) The Township will work collaboratively with the County to undertake an archaeological master plan to establish a framework for undertaking archaeological assessments across the Township.
- e) Identification, restoration, protection, maintenance and enhancement of *significant archaeological resources or areas of archaeological potential, significant built heritage resources, and significant cultural heritage landscapes* of local, Provincial or Federal heritage value shall be supported by the Township. This may be achieved through a co-operative and co-coordinated approach with senior level governments (e.g., sharing of data bases, designations, and joint funding and conservation initiatives).
- f) The Township shall require an archaeological impact assessment carried out by an archeologist licensed under the *Ontario Heritage Act*, when any public work, private *development*, planning application will affect an area containing a known archaeological site or cemetery or an area considered to have archaeological potential or is within 250 metres of a Provincially registered or known archeological site or cultural heritage feature. The Township shall contact the appropriate government agencies, including the Ministry of Tourism, Culture and Sport, and the OPP when an unmarked human burial site or new archaeological site(s) is discovered and the provisions under the *Ontario Heritage Act* and *Cemeteries Act* shall apply. First Nations will also be engaged.

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- g) The Township may consider, where appropriate, the passing of archaeological Zoning By-laws under Section 34 of the *Planning Act*, to be adopted for the purpose of preserving identified *significant* archeological sites.
- h) *Development* and *site alteration* shall only be permitted on lands containing *archaeological resources* or *areas of archaeological potential* if the *significant archaeological resources* have been *conserved* by removal and documentation, or by preservation in situ. Where *significant archaeological resources* must be preserved on site, only *development* and *site alteration* which maintain the heritage integrity of the site may be permitted.
- i) As areas adjacent to selected water bodies have the potential for the identification of *significant* archeological resources, the need for archeological assessment by a licenced archeologist will be considered as part of the *development* process.
- j) The Township recognizes the cultural significance of waterbodies to Aboriginal communities and will work with Aboriginal groups to catalogue and conserve archaeologically *significant* artifacts and sites. Consultation with Aboriginal groups may be required as a condition of *development* in waterfront areas.

## 6.1.2 Rideau Canal National Historic Site, Canadian Heritage River, and UNESCO World Heritage Site

The Rideau Canal corridor is identified on **Appendix C** of this Plan. This Corridor has been identified, in part, through the work of the Rideau Corridor Landscape Strategy, to understand and preserve the cultural heritage resources and landscape character along the Rideau Canal and its environs.

This Official Plan acknowledges that the Rideau Canal is a National Historic Site, a Canadian Heritage River, and also a World Heritage Site. The Rideau Canal was designated a site of national significance in 1926 in recognition of its construction, survival of a high number of original structures and the unique historical environment of the canal system. **Today, the canal is nationally recognized for its canal construction and engineering technology, its integrity and authenticity, the contribution and sacrifices of canal construction labourers, its military purpose and its contributions to the social and economic development of Upper Canada.** In 2000, the Canal was designated a Canadian Heritage River for its outstanding human heritage and recreational values.

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In 2007, the Rideau Canal was inscribed on the United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage List for its construction technology and role in defending Canada. Extending 202 kilometres from Lake Ontario in Kingston to the Ottawa River in Ottawa, the Rideau Canal is administered by Parks Canada and includes the bed of the canal up to the upper controlled water elevation and 23 lockstations. **A 30 metre buffer zone along the boundary of the site, extending from the shoreline, acts as a mechanism that provides the site an added layer of protection.** The long-term protection and management of the site is guided by the Rideau Canal National Historic Site Management Plan and Rideau Canal World Heritage Site Management Plan. It is the intent of this Plan to maintain and protect the natural, cultural, scenic and tourism landscapes and resources associated with the Rideau Canal, in cooperation with Parks Canada and other agencies having jurisdiction, as well as the other municipalities along the waterway. **The Township recognizes the significant and historic value of the views from the canal and canal lands to the heritage shore lands and communities at Upper and Lower Brewers lock stations.** It is also the intent of this Plan to assist with implementing the Rideau Corridor Landscape Strategy.

The lands located adjacent to the Rideau Canal are recognized as a special area. The policies of this Section 6.1.2 and the policies of the *Waterfront Development* – Section 3.8 of this Plan apply to the Rideau Canal, the lock stations, and all other lands adjacent to the Canal:

- a) The Township shall work with Parks Canada to identify the cultural heritage, natural heritage, and scenic features and vistas of the Rideau Canal landscape, and will protect those values through appropriate land use policies and designations, land division policies, cultural and natural heritage policies, design guidelines, and view protection policies.
- b) The Township will engage Parks Canada on any issues that relate to the Rideau Canal.
- c) The Township may adopt design guidelines for new *development* on lands adjacent to the Rideau Canal.
- d) The Township shall prohibit any *development* or *site alteration* that would:
  - i) Alter the size, shape and/or configuration of the Rideau Canal; and,
  - ii) Interfere with the safe and efficient navigation of the Rideau Canal. Land uses that require the following activities should be directed away from the Rideau Canal Corridor and shall be prohibited within 30 m of the Rideau Canal:
    - 1) Pits and quarries;
    - 2) Outside storage;
    - 3) Large paved areas;
    - 4) Activities that produce noise, fumes or dust;
    - 5) Cell/telecommunication towers; and,

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- 6) Large-scale renewable energy projects.
- e) Where deemed appropriate in consultation with Parks Canada, such as along narrow channels, the Township may require an increased *development* setback from the water to preserve and/or enhance the aesthetic and cultural heritage resources associated with the Rideau Canal.
- f) New buildings should be designed to complement the landscape character and cultural heritage value of the surrounding area. Buildings should be in proportion to the size and frontage of the property and fit in with the surrounding built environment. New buildings should be low profile and not exceed the height of the tree canopy.
- g) Under the federal Historic Canals Regulations, Parks Canada oversees all in water works along the Rideau Canal. Docks, water access, boathouses, and shore protection, where permitted, must adhere to Parks Canada's Policies for In-Water and Shoreline Works and Related Activities and require a permit from Parks Canada before work can begin. Such activities must avoid *negative impacts* to *fish*, wildlife, navigation and the natural and visual qualities of the shoreline.
- h) Site Plan Control shall be required for all *development* on lands adjacent to the Rideau Canal. An application for Site Plan Control should be accompanied by a plan identifying the location of all buildings, driveways, and private water and sewage systems, if applicable; the location of access to the shoreline; the extent to which vegetation within 30 metres of the shoreline will remain undisturbed; and, mitigation measures to be implemented where the shoreline and shoreline vegetation have been previously altered or will be disturbed as a result of the proposed *development*.
- i) To recognize and protect the cultural heritage value of the Rideau Canal, the Township shall:
  - i) Identify and protect the *cultural heritage landscapes* and *built heritage resources* directly associated with the Rideau Canal;
  - ii) Require that both the terrestrial and marine *archaeological resources* associated with the Rideau Canal be *conserved*; and,
  - iii) Require that *development* or *site alteration* on lands adjacent to the Rideau Canal demonstrate that the cultural heritage resources will be *conserved* and respected.
- j) The Township may require that a Heritage Impact Statement be prepared by a qualified person to the satisfaction of the Township for any *development* proposal that has the potential to adversely affect the cultural heritage value of the Rideau Canal. The scope of the Heritage Impact Statement is to be determined in consultation with the Township, and must include information relevant to the circumstances, including alternative

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*development* approaches or mitigation measures to address any impact to the Rideau Canal and its associated *cultural heritage landscape* and *built heritage resources*.



# 7 Infrastructure and Services

The purpose of the *Infrastructure and Services* section is to establish policies that will guide the *development* of the Township's roads, water, and sewage services to ensure they can support *development* in targeted areas within the Township.

Within this section, policies address how the Township will create a hierarchy of services and roads and the requirements for each classification.

## 7.1 Roads

Township road classifications are identified on **Map F**. The Township roads are classified according to the function they should perform. It is noted that **Map F** may be updated without amendment to this Plan.

Traffic on higher order roads, such as arterial roads that connect communities, will have priority over traffic on lower order roads, such as local Township roads. Proposed road allowance widths and standards are established for each class of road, where appropriate.

### 7.1.1 Township Roads

For the purposes of this OP, the classification of roads within the Township shall include the following:

- a) Arterial Roads (Controlled Access);
- b) Arterial Roads;
- c) Collector Roads;
- d) Local Roads; and,
- e) Private Roads.

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## 7.1.1.1 Arterial Roads (Controlled Access)

Arterial roads (controlled access) are shown on **Map F**.

The existing arterial road (controlled access) in the Township is Road 38, a former provincial highway which runs north-south through the Township, connecting from Highway 7 in Central Frontenac just north of Sharbot Lake to 401 in the City of Kingston. Road 38 turns into Gardiners Road within the urban boundary of the City of Kingston. Road 38 was downloaded directly from the Province to the Township in 1998. Road 38 is a busy commuter corridor from the Township into the City of Kingston and plays a role as a critical artery to move traffic throughout the region.

The long-term maintenance of Road 38 requires on-going cross-jurisdictional collaboration between South Frontenac, Central Frontenac and the City of Kingston.

Arterial roads (controlled access) require a minimum 30 metre road allowance/right of way width. The width of the right-of-way may be permitted to be reduced within the boundaries of *Settlement Areas* where curbing and drainage systems are present.

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Entrancing and direct access to Road 38 shall be controlled by the Township. A traffic impact study may be required in order to support applications for access to Road 38. The creation of residential lots outside of the *Settlement Areas* on arterial and collector roads may require the preparation of a traffic impact assessment to evaluate safe access and provide recommendations on entrancing.

## 7.1.1.2 Arterial Roads

Arterial roads are shown on **Map F**. Arterial roads are designed to carry traffic between *Settlement Areas* and facilitate through movement of a large volume of traffic operating at speeds of 50 to 80 kilometres per hour. To maintain the function and safe use of an arterial road, the Township may restrict access to abutting parcels and control the spacing of driveways. The right-of-way width may be increased at intersections with other roads.

Arterial roads require a minimum 30 metre road allowance/right of way width. The width of the right-of-way may be permitted to be reduced within the boundaries of *Settlement Areas* where curbing and drainage systems are present.

## 7.1.1.3 Collector Roads

Collector roads are shown on **Map F**. The primary function of collector roads will be to provide access to/from arterial roads and local roads. Standards for new road construction will include an appropriate design and layout, drainage and construction.

Collector roads require a minimum 30 metre road allowance/right of way width. The width of the right-of-way may be permitted to be reduced within the boundaries of *Settlement Areas* where curbing and drainage systems are present.

## 7.1.1.4 Local Roads

Local roads are shown on **Map F**. The primary function of Local Roads is to provide direct access to abutting properties. Lower speed limits and traffic control devices may be necessary to ensure public safety.

Roads on lands under Plan of Subdivision will most commonly be local roads. Roads in a new plan of subdivision will generally be assumed by the Township in accordance with the subdivision agreement, provided the standards for road construction have been satisfactorily met.

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New local roads shall be constructed to municipal standards prior to their assumption by the Township.

Unless it is clearly in the public interest, no new roads shall be opened in the Township.

## 7.1.1.4.1 Seasonal Roads

There are several local roads in the Township which are maintained on a seasonal basis and are not open year-round.

The Township may post seasonally maintained roads with signs to indicate that maintenance is limited. Where such roads are classified and posted with a sign, the Township will not be obliged to provide winter control services.

There is no obligation by the Township to convert a seasonally maintained road to a year-round maintained road. The Township may, however, undertake or request a cost-benefit analysis to determine the impact of such a conversion. Where the Township is satisfied that potential *development* is justifiable, the status of the road may be changed to year-round. As a condition of the change of status, the Township may require one or more applicants to share the cost of improving the road to an acceptable standard. The status of the road may be changed without an amendment to this Plan. In making a decision on the change of status the Township may also consult with school boards to determine whether any additional costs to school busing are reasonable.

Consents will not be supported on roads that are not able to be maintained on a year-round basis.

## 7.1.1.4.2 Forced Roads

Many local roads or portions thereof are forced roads that had to make account for hills, swamps and other topographic challenges in locating and maintaining the local road system. As the result of many things including the conversion of land from the registry system to the land titles system, there are instances where the municipal ownership of the forced road has come into question.

An appropriate condition to the provisional approval of a subdivision, condominium or a consent along a portion of forced road or site plan control approval may be the land owner confirming that the road allowance in question is in the ownership of the Township and/or conveying the full required width of the road allowance to the Township.

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## 7.1.1.4.3 Unopened Road Allowances

The Township recognizes public access and travel across the Township's unopened road allowances. The Township does not maintain unopened road allowances and the policy is to treat these roads as private roads in terms of municipal services provided and, as such, the Township is under no obligation to upgrade these roads to municipal standards.

Where an unopened road allowance is required to be improved for the purpose of providing access to what would otherwise be a land locked parcel of land, a licence agreement is required to be entered into with Council to establish the extend and standard of improvements required on the Township road allowance. The Township will require the proponent to hold insurance and pay an annual renewal fee to the Township for the right to access their private lands over the Township unopened road allowance.

The Township may at its sole discretion, register on title, notice that it will not be responsible for the repair or maintenance of unopened road allowances.

The Township shall avoid assuming new or extended local roads unless part of a plan of subdivision. The Township shall not further assume existing unopened road allowances as a means of preserving the rural character of the Township and minimizing long-term road maintenance costs.

It is recognized that there are several historic plans of subdivision that created waterfront communities that have private lanes constructed over unassumed/unopened road allowances. In these instances, the Township will not be responsible for the repair or maintenance of any private lane that has been constructed over an unopened or unassumed road allowance.

## 7.1.1.5 Road Allowance Closures

In considering the closure of road allowances, the following policies apply:

- a) The Township must be assured that the portion of the road allowance subject to closure request would not now, or in the future, be necessary for road or access purpose nor would it provide a possible continuation or link-up with any other allowance or public road used or which may be used for access.
- b) The Township, in its sole discretion, may decline to close and sell a road allowance leading to a waterbody where it has determined that there is presently or may be in the future inadequate public access to the waterbody.
- c) The Township will only consider closure of the entire width of the subject road allowance. Consideration shall be given to the effect of any remnant portions of the

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unopened road allowance through the sale. The creation of a stranded portion of a road allowance shall not be supported.

- d) As a condition of sale, the transferred portion of road allowance must merge on title with lands it is enlarging, and a PIN consolidation will be required.

The Township will not consider the closure and sale of a road allowance where any portion of an allowance on or leading to water is used or will be used for public waterfront recreational purposes, public access, emergency access, public travel, portage or other municipal purposes or there is no other public access available to the water body; or, beach access.

Where any portions of a road allowance contain, abut or provide access to an important *fish* spawning area, *wildlife habitat* or other environmentally *sensitive* feature, unless supported by the local Conservation Authority and the Ministry of Environment, Conservation and Parks (MECP), as well as the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR).

## 7.1.1.6 Frontage on Public Roads

No building or structure shall be erected, extended or enlarged on any lot within the Township of South Frontenac unless such lot fronts on a public road except as follows: (a) Where a vacant lot fronts upon a private or unassumed public road, a building permit may be issued for the erection of a building or structure providing:

- a) The lot existed as is part of a plan of subdivision or condominium on or before the date of approval of this plan, or the lot is in the form of infilling or an extension to a private road permitted by this Plan and is created by consent of the Committee of Adjustment.
- b) The property is zoned as a Limited Service Residential zone;
- c) The applicant at his/her expense enters into an agreement with the Township which is to be registered on title. This agreement is to indicate the following:
  - i) That the owner recognizes that the lot is located on a private road which is not snowplowed or in any other way maintained by the Township.
  - ii) That the disposal of garbage, snowplowing and any other road maintenance is the responsibility of the property owner; and,
  - iii) That the Township assumes no liability in the event that emergency vehicles are not able to access the lot because of impassable road conditions.

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## 7.1.2 Private Roads (Lanes)

In 2016, a Private Lane Study was completed by the County of Frontenac in order to establish standards for the location, size, and management of private roads. The Township adopts the following policies in order to ensure this Plan is in conformity with the County Official Plan. In accordance with the recommendations of that study, the following policies apply to private lanes throughout the Township of South Frontenac. Private lane construction standards can be found in **Appendix F**. These construction standards may be updated without amendment to this plan.

### 7.1.2.1 Seasonal vs. Permanent Residential Screening Policy

Prior to the review of an application for new lot *development* that would result in the infilling or minor extension of an existing private lane, the applicant shall provide an assessment of permanent and seasonal residential land use for the entire lane. Where a majority of existing *development* on a private lane is determined to be permanent residential, or where the private lane is located in an area where conversion rates will likely result in a majority of permanent residential *development* in the future, no new waterfront lot *development* in the form of limited infilling or minor extensions shall be permitted unless:

- a) The private lane is constructed to the Private Lane Construction Standards set out in **Appendix F** to this Plan; or,
- b) The existing private lane is developed within a common element condominium pursuant to the *Condominium Act*, 1998, as amended, and connects directly to an existing public road.

### 7.1.2.2 Infilling

Where a majority of existing *development* on a private lane is seasonal residential, severances for new “infill” waterfront lots may be permitted along existing private lanes, provided that the condition of the lane abutting the new lots (severed and retained) are improved to the Private Lane Construction Standards set out in **Appendix F** to this Plan. In addition, the whole of the existing lane travelled to reach the new proposed lots (severed and retained) will be required to be improved to the standards set out in **Appendix F** to allow emergency service access to the new lots (severed and retained) by emergency service vehicles.

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## 7.1.2.3 Private Lane Extensions

New lot *development* on “extensions” of existing private lanes may be permitted in accordance with the Category “A” or Category “B” policies for private lane extensions. The determination of whether the Category “A” or “B” policies apply to a given private lane extension shall be based upon an assessment of the overall future *development* potential of the private lane extension.

The Category “A” private lane policies apply where an assessment of the *development* potential of the private lane concludes that minor extension of 1, 2 or, 3 new lots will complete the *development* potential of the private lane.

The Category “B” private lane policies will apply where an assessment of the *development* potential of the private lane concludes that 4 or more lots may be created from the private lane extension. Where a private lane has been assessed as having potential for extension of 4 or more lots, the Category “A” policies will not apply.

Any extension of a private lane as a condition of *development* shall require the proponent to be responsible for engaging a professional engineer to prepare a design and submit a plan of the required improvements to the Township’s satisfaction. The engineer shall submit the design and estimate of costs to the Township for review by Township staff prior to work being undertaken. The professional engineer shall review and advise the Township that the works are constructed in accordance with the design prior to the Township review. The proponent owners shall be responsible for any costs associated with surveying and deeding access over the lane for the benefitting properties.

## 7.1.2.4 Category “A” (Minor) Private Lane Extensions

- a) Severances for 1 or 2 new lots on an extension to an existing private lane that would complete the *development* potential of the lane may be permitted provided that the extension is designed and constructed in accordance with the Private Lane Construction Standards set out in **Appendix F** to this Plan. In addition, the whole of the existing lane travelled to reach the proposed new lots (severed and retained) will be required to be constructed to a standard that would allow accessibility to the new lots by emergency vehicles.
- b) Severance for a private lane extension resulting in the creation of 3 new lots completing the *development* potential of the lane may be permitted provided that the private lane extension and the whole of the existing lane travelled to reach the new proposed lots

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(severed and retained) will be required to be improved to the Private Lane Construction Standards set out in **Appendix F** to this Plan.

- c) The new lane may only be constructed to the point of access to the last lot on the lane rather than along the full lot frontage for the lot, as required by the implementing Zoning By-law.

## 7.1.2.5 Category “B” (Major) Private Lane Extensions

- a) Severances for one (1), two (2) or three (3) lots on an extension to an existing private lane that has the potential for the creation of four or more limited service residential lots.
  - i) Severances for one (1) or two (2) new lots on an extension to an existing private lane that has the potential for the creation of four (4) or more limited service residential lots may be permitted provided that the extension is designed and constructed in accordance with the Private Lane Construction Standards set out in **Appendix F** to this Plan and that a 0.30 metre Township-owned reserve is established at the end of the new extension. Future lot *development* beyond the Township owned 0.3 metre reserve may be permitted, subject to the original one (1) or two (2) lots being considered in calculating which policies would apply. In addition, the whole of the existing lane travelled to reach the proposed new lots (severed and retained) will be required to be constructed to a standard that would allow accessibility to the new lots by emergency vehicles.
  - ii) Severance for a private lane extension resulting in the creation of three (3) lots on an extension to an existing private lane that has the potential for the creation of four (4) or more limited service residential lots may be permitted provided that the private lane extension and the whole of the existing lane travelled to reach the new proposed lots will be required to be improved to the Private Lane Construction Standards set out in **Appendix F** to this Plan.
- b) Severances for four (4) or more lots on an extension to an existing private lane that has the potential for the creation of four (4) or more limited service residential lots
  - i) New *development* on extensions of private lanes having the potential for the creation of four (4) or more limited service residential lots may be created by a plan of subdivision or condominium, where the private lane shall be created as a common element condominium and managed by a condominium corporation.
  - ii) The private lane extension for the proposed lots and the whole of the existing lane travelled on to reach the new proposed lots will be required to be improved to the Private Lane Construction Standards set out in **Appendix F** to this Plan.

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- iii) The owner of the existing private lane and all persons having an existing right-of-way (including unregistered rights of ways that have been legally obtained over time through actual usage) over the existing private lane must agree to the creation of the condominium. If agreement cannot be reached by the users of the private lane, this requirement cannot be fulfilled, then a major extension of an existing private lane will not be granted.
- c) New Private Lanes
  - i) Lot *development* on new private lanes may only be permitted by a registered plan of condominium, provided that the new private lane intersects with an existing public road, and is designed and constructed in accordance with the Private Lane Construction Standards set out in **Appendix F** to this Plan and provided that the entire Limited service residential *development* (i.e., where little or no Township services such as garbage collection, road maintenance, or snow ploughing) is generally located in the Waterfront Area of the Township on a body of water or a natural watercourse, where the primary means of access is from a private lane. The *development* of new “waterfront limited service residential lots” on private lanes shall be considered for approval based on the Private Lane policies of this plan.
- d) Private Lane Condition of Severance or Condominium Approval
  - i) As a condition of severance or condominium approval for all private lanes the owner of the subject property may be required to enter into an agreement with the Township to construct the private lane to the Private Lane Construction Standards set out in **Appendix F** to this Plan or such other standards which are determined to be appropriate for emergency service delivery. The agreement shall be registered against the title to the lots and include provisions acknowledging:
    - 1) The Township does not maintain or repair the private lane;
    - 2) The private lane shall be named and addressed to the Township’s satisfaction for civic addressing and emergency service purposes;
    - 3) Garbage and recycling bins, as well as mailboxes, shall be provided at a common location near the intersection of the Township public road and the private lane. The cost to place, maintain and light this area shall be covered by the developer.
    - 4) The Township does not provide municipal services on the private lane that is normally associated with public roads;

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- 5) The owners are responsible for all costs necessary to maintain the private lane, including the establishing and maintaining signage;
- 6) The Township is not responsible for any loss or damage created by the owner's failure to maintain the private lane; and,
- 7) The owners agree to indemnify the Township for any loss or damage.

## 7.1.3 Assumption of Private Lanes by the Township

In addition to the other policies of this Plan, the following policies apply to private lanes:

- a) Unless it is clearly in the public interest, existing private roads will not be assumed by the Township and the Township will not be responsible for access, snow removal, maintenance or use by school buses or public vehicles.
- b) In the limited situations that Council sees it as appropriate to assume a private road, the following criteria will be met prior to its assumption:
  - i) The Right of Way is to be built to Public Road Standards included in **Appendix F**.
  - ii) The section to be assumed must be connected to a public road and continuous.
  - iii) The entire private lane must be assumable.
  - iv) For sections of private lanes that fall within non-Township owned ROW's, the property owners must be prepared to transfer ownership, at no cost, to the Township.
  - v) More than 50% of property owners, who will utilize the ROW, shall indicate in writing they are in favour of assumption by the Township.
  - vi) In addition to approved public road standards, asphalt surface is required in plans of subdivisions and hamlets.
  - vii) Sidewalks shall be installed in *Settlement Areas* on cul-de-sacs generally greater than 150 metres in length.
  - viii) Turn around shall be required to be constructed at end of ROW to Township standards.
- c) The property owners shall be responsible for having a professional engineer design and submit a plan of the required improvements. The engineer shall submit the design and estimate of costs to the Township for review prior to work being undertaken. The professional engineer shall review and advise the Township that the works are constructed in accordance with the design prior to the Township assuming the works.

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The property owners shall also be responsible for any costs associated with surveying and deeding the lands to the Township for assumption as a public road.

## 7.2 Municipal Servicing

The Provincial Policy Statement and the County of Frontenac Official Plan identifies a servicing hierarchy which recognizes full municipal water and sewage disposal services as the preferred form of servicing for *Settlement Areas*.

At the time of adoption of this Plan, Sydenham is the only Settlement Area that has *municipal water services*. All other *Settlement Areas* rely on private individual water and sewage services to facilitate *development*.

Providing servicing alternatives to private individual water and sewage services provides the opportunity to achieve compact *development* and protect public health and safety, minimize *negative impacts* on the environment and supports the types of growth and *development* envisioned in this Plan to meet the needs of all residents throughout their life within the Township.

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The Township is working closely with the County of Frontenac and other Frontenac Townships to facilitate a model of communal servicing that would be owned and operated by a Municipal Services Corporation, or similar structure, to mitigate the financial risk that has historically been associated with private communal systems. The County of Frontenac and the Township of South Frontenac are committed to facilitate an alternate servicing solution that can help meet the needs expressed by the community through the preparation of this plan. Those needs include more *affordable* housing, rental housing, seniors housing, revitalizing the *settlement areas* and creating opportunities for local employment.

To this end, this plan identifies the Township will undertake a servicing strategy which envisions communal servicing that becomes the predominant form of servicing throughout the *Settlement Areas*. The servicing strategy may also evaluate the potential of installing full municipal servicing in one or more *settlement areas* within the Township.

In addition to other policies of this Plan, the following policies apply to any municipal servicing that may be established in the Township over the life of this plan:

- 7.2.1 Where municipal services exist, *development* shall connect to these services. Existing private services shall be decommissioned. *Development* within the *Settlement Areas* will only be approved if sufficient capacity within the municipal water and sewer system exists. Subdivision *development* may be permitted to proceed in a phased manner up to system capacity allowances. Limitations in the capacity or operating performance of the water/sewage works shall be recognized as a constraint to the timing of new *development*.
- 7.2.2 The Township shall establish an on-going monitoring program for the calculation, reporting and allocation of uncommitted reserve capacity within the municipal water and sewage system to ensure the efficient use of existing servicing *infrastructure*. Should the usage at any time reach 80% of the capacity of the system the Township shall initiate a study to investigate means of securing future capacity.
- 7.2.3 The extension or enlargement of municipal water and sewer *infrastructure* to support planned *development* will be the sole responsibility of the developer. The Township shall pass by-laws and enter into agreements, including financial agreements, with developers and/or property owners for the installation of municipal services.
- 7.2.4 New *development* shall be directed to areas that allow for extensions to existing municipal water and sewer *infrastructure* in an economical and practical manner provided that such expansion is consistent with the other objectives of this Plan. New *development* will generally be approved and permitted only in stages of orderly progression from the termination of existing services.

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- 7.2.5 The management of the municipal water system shall include measures to educate the public on the need to conserve water and to reduce requirements for additional water supply.
- 7.2.6 Section 7.6 of this Plan contains policies to implement the Source Protection Plan. These policies will be used to determine appropriate land uses and related *development* approvals on the lands identified within the Plan and by the Source Protection Plan.

## 7.3 Partial Servicing

Partial servicing refers to the municipal provision of either water or sewage service, but not both. At the time of adoption of this Plan, Sydenham is the only Settlement Area that has partial servicing in the form of *municipal water services*, but relies on private sewage systems to provide sewage servicing in the Settlement Area.

In addition to other policies of this Plan, the following policies apply to partial servicing:

- 7.3.1 *Partial services* shall only be permitted in the following circumstances:
- a) Where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing *development*;
  - b) Within *Settlement Areas*, to allow for infilling and minor rounding out of existing *development on partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*;
  - c) Any *development* or *re-development* in the Settlement Area of Sydenham must ensure any private well servicing the property is property decommissioned in accordance with standards established by the Ministry of Environment, Conservation and Parks; or,
  - d) The Township may consider putting in place a program to assist property owners decommission wells within Sydenham to reduce the potential of cross-connections within the municipal drinking water system.
- 7.3.2 Any expansion of a partially serviced Settlement Area must be on full municipal servicing or communal servicing.

## 7.4 Communal Servicing

Communal servicing (also known as decentralized services) refers to a single water and sewer system providing service for a number of properties within a *development* or to cluster of residences or businesses. Communal servicing systems can be a more scalable, a less

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expensive alternative to centralized municipal services and a more environmentally-friendly alternative to private on-site services. The County completed a regional Communal Servicing Study in 2019 to assist the County and its member municipalities with the planning, engineering, and economic *development* tools necessary to enable *re-development* and new *development* using communal services. The Township is working with the County of Frontenac and other Frontenac Townships to consider establishing a jointly owned Municipal Servicing Corporation that will assist with the ownership and operation of communal servicing within South Frontenac, and across the County as a whole.

While the Township acknowledges that private communal servicing is a preferred alternative to private individual on-site services in the Provincial Policy Statement, the Township's preference is to create a model of communal servicing that is able to be owned and operated as a municipal service.

Private communal servicing is recognized as permitted under the Provincial Policy Statement. Where private communal servicing is proposed, the proponent would be required to enter into a Municipal Responsibility Agreement that would address the financial risk to the Township.

In addition to other policies of this Plan, the following policies apply to communal servicing:

- a) The Township shall encourage communal servicing as an alternative to private wells and sewage systems, where it is deemed feasible, and is supported by the Ministry of the Environment, Conservation and Parks (MECP).
- b) In order to reduce environmental impacts on a waterbody, the Township supports the use of communal services for new *development* or *re-development* adjacent to a waterbody.
- c) *Development* on communal services shall be encouraged as the preferred form of servicing within the Settlement Area designation. In *Settlement Areas*, the priority shall be for residential and commercial *development* on communal servicing and shall be implemented through plans of subdivision or vacant land condominium.
- d) It is recognized that the majority of existing and new rural residential *development* will be serviced by private wells and sewage systems; however, the Township may investigate new technologies and communal servicing options for rural residential subdivisions and condominiums where it is deemed feasible for such areas and is supported by the Ministry of the Environment, Conservation and Parks (MECP).
- e) Source Protection shall apply to both public and private communal water systems.
- f) Council recognizes and supports the work being undertaken by the County of Frontenac and the possibility of its member municipalities forming a Municipal Servicing Corporation to act as a utility for the operation and maintenance of communal servicing

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(as of the date of adoption of this Plan) to support new residential, commercial, and industrial *development* on communal services. This initiative would result in municipal ownership of communal services in the Township – which is the preferred form of *development* in the Township.

- g) The Township will consider amendments to this Plan, as needed, to support this form of *development* in both *Settlement Areas* and *rural areas* of the Township.
- h) Council may consider private sewage and private water communal services for multiple lot/unit *development* and *redevelopment* under the following conditions:
  - i) The Township shall require a Municipal Responsibility Agreement to be established between the proponent and the Township or Township's representative where more than 5 residential units are proposed to be serviced with a private, communal water or sewage system.
  - ii) In approving any communal system, the Township may require a peer review of the proposed communal system, and shall require financial securities, to ensure that all operational, maintenance, and administration costs associated with the private communal services will not create an unacceptable financial burden for the Township, in the event of default by the owner-operator of the system.
  - iii) The agreement shall also established a schedule for reporting on operational and maintenance of the system to the Township.

## 7.5 Individual Servicing

Individual servicing refers to private water and sewage for each lot or building. In addition to other policies of this Plan, the following policies apply to individual servicing:

- a) Where *municipal sewage services* and *municipal water services* or municipal/private communal sewage services and *private communal water services* are not provided, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. Within the *Settlement Areas* shown on **Map B**, these services may be used for infilling and minor rounding out of existing *development*. Preference will be to connect to municipal or communal services where available.
- b) *Negative impacts* shall be defined for the purposes of this section as degradation to the *quality and quantity of water*, *sensitive* surface water features and *sensitive* groundwater features, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies

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including hydrogeological or water quality impact assessments, in accordance with provincial standards.

- c) A hydrogeological assessment and terrain analysis report may be required for proposals using groundwater sources (i.e., well) in accordance with the MECP D-Series Environmental Land Use Planning Guideline to demonstrate that there is an adequate supply (quantity and quality) and that there will be no interference from sewage disposal or unsustainable draw down of the water table. Consideration shall be given to the cumulative impact of *development* on the available water supply. A water conservation plan for new users may be required in this regard.
- d) Individual lot creation by consent shall demonstrate viable water supply through one of the following means:
  - i) Drilling a well that is able to demonstrate sufficient *quality and quantity of water*;
  - ii) Hydrogeological study (lots greater than 5 acres); or
  - iii) Water access lots may be serviced by intaking water from the lake.

In considering the viability of the water supply on an individual consent, regard shall be had to the impact of the new well on existing wells in the area. As such, a drawdown test may be required on adjacent wells to demonstrate there will be no negative impact on adjacent wells.

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## 7.6 Water Resources

Lakes, rivers, and underground aquifers are used to supply drinking water to the residents and businesses of the Township. It is in the community's interest to protect the quantity and quality of source water to ensure that safe potable drinking water is available for the long term. Having clean and plentiful sources of water also supports tourism and *recreation* and provides habitat for *fish* and wildlife.

In order to maintain the *quality and quantity of water*, the Township will restrict *development* and *site alteration* near *sensitive* surface water or groundwater features, protect and enhance the “ribbon of life” along waterbodies, restrict water-based activities that may be harmful to the aquatic environment, implement appropriate stormwater management and pollution control measures, and implement the regional source protection plans.

*Significant* groundwater recharge areas, Intake Protection Zones (IPZs), and Highly *Vulnerable* Aquifers (HVAs) are shown on **Map E**.

The Township works with three Conservation Authorities in the protection of water resources in South Frontenac: Cataraqui Conservation, Quinte Conservation, and the Rideau Valley

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Conservation Authority. **Appendix A** illustrates the jurisdiction of each Conservation Authority within the Township.

**The Rideau Valley Conservation Authority has produced subwatershed and catchment reports for lakes and areas within the Rideau watershed and Cataraqui Conservation has produced watershed report cards which document the condition of the watersheds and pinpoints areas requiring further attention. It is expected that these plans will be updated as resources permit and that similar plans will be prepared for other area watersheds and sub-watersheds, and the Township supports this work. The Township, in consultation with the relevant Conservation Authority, will have regard to the aforementioned reports as amended from time to time and any future watershed plans, prepared by a competent and recognized authority, in the decision making process for planning applications and in future policy updates. The Township will support enhanced water quality monitoring programs carried out by, or under the supervision of, competent and recognized authorities.**

## 7.6.1 Lake Capacity

The municipality has considerable interest in maintaining the quality of its surface water resources.

Before approving any *development* proposal adjacent to a lake, Council must be assured that the proposed *development* will not exceed the capacity of the lake to accommodate *development* **or contribute negatively to the aquatic environment. It is necessary to protect the resilience of the lakes through supportive actions along the lake shoreline and within its broader watershed.** In addition to water quality related to coldwater lake trout lakes, the Plan recognizes these additional factors as limiting lake *development* capacity:

- a) Surface capacity for recreation;
- b) **Lake nutrient levels and increasing trends;**
- c) **Confirmed harmful algae blooms; and,**
- d) **Overall vulnerability to additional human alterations.**
- e) .

### 7.6.1.1 Surface Capacity for Recreation

- a) Research has established relationships between recreational *development* on a given lake, and the resulting use of the lake's surface area for fishing, boating, swimming, water skiing, and other related activities. Beyond a certain limit, the amount of

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recreational use on a given lake will significantly reduce its attractiveness for shoreline residents and visitors. As well, in some circumstances, recreational boating can intensify to the point where public safety is at risk.

- b) If Council determines that proposed shoreline *development* applications could unduly add to existing aquatic recreational stresses, conflicts, and hazards, it may require that an applicant submit a boating capacity study. This study will demonstrate to Council's satisfaction that the boating activity generated by the proposed *development* will not unduly add to existing aquatic recreational stresses, conflicts, and hazards; that any impacts can be mitigated so that the lake's recreational attractiveness will be maintained or enhanced; and, that issues of public safety are minimized. Council may impose conditions of approval to ensure the implementation of impact mitigation recommendations.
- c) **While the Rideau Canal and the Township's inland lakes do not experience boat capacity issues at this time, there are localized areas such as narrow channels, near existing marinas and in the vicinity of lockstations, where there is potential for boater conflicts. Proponents of large-scale water-oriented development projects will be required to consult with the approval authority and if applicable, Parks Canada during the preparation of a concept to assess the effect of development on safe and enjoyable navigation of the Rideau Canal and inland lakes.**

## 7.6.1.2 Lake Trophic and Ecosystem State

- a) Lakeshore capacity assessment is a planning tool that can be used to control the amount of one key pollutant, phosphorus, from entering inland lakes by controlling shoreline *development*. The Township endorses the use of the lakeshore capacity model as developed by the Ministry of the Environment, Conservation and Parks, the Ministry of Northern Development, Mines, Natural Resources and Forestry, and the Ministry of Municipal Affairs and Housing in the *Lakeshore Capacity Assessment Handbook* (2010) as a means to appropriately plan for shoreline areas within the Township.
- b) Currently, lake trout lakes are the focus of provincial monitoring and assessment, due to such lakes being considered *significant* habitat by the province and such monitoring and assessment is undertaken by the Province.
- c) The Township will encourage and support the continued and enhanced monitoring of lake trophic state, **the identification of increasing nutrient concentration trends, and harmful algal blooms** by the Ministry of the Environment and Climate Change and lake associations and conservation authorities. The Township will use the results in reviewing

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the policies of this Plan and, where appropriate, individual *development* applications. If Council determines that a proposed *development* has the potential to impact the lakeshore capacity of a lake, it may require the applicant to undertake a lakeshore capacity assessment prior to approval to ensure that water quality of the lake is protected.

- d) Major *development* proposals (e.g. plan of subdivision or condominium, or tourist commercial use) within 300 metres of a waterbody, other than an at-capacity lake trout lake, will require a lakeshore capacity assessment to determine if the lake can accommodate *development* without adversely affecting water quality.
- e) **Given that there is usually a lag in determining negative impacts (i.e. it takes a long time for lakes to show symptoms), proposals for development must also demonstrate how environmental net gains and/or improvement of ecosystem services will be achieved.**
- f) **The Township, in consultation with the relevant Conservation Authority, will also use lake characterization and / or monitoring information to identify appropriate best management practices with the overall goal of net lake health improvement to build lake system resilience. If the MECP or Conservation Authority identifies a lake as being highly sensitive or having significant adverse water quality trends from baseline conditions, the Township may develop remedial action plans in consultation with the Ministry of Environment, Climate Change and Parks and/or the relevant Conservation Authority. This remedial action plan can include enhanced water quality monitoring programs, and/or the implementation of Best Management Practices on development on a case by case basis as recommended by the relevant Conservation Authority.**

## 7.6.2 Lake Management Plans

A Lake Management Plan (LMP) is an approach by a lake association to identify and protect the physical and environmental values of a lake or river system. A LMP can result in a long range vision for the lake community that can be implemented through stewardship direction and potential land use policies. The Township endorses the *development* of LMPs by lake associations, particularly those lakes that may be experiencing *development* pressure.

Lake Management Plans may include a number of components, including:

- a) A lake capacity assessment or vulnerability characterization to help determine the carrying capacity for *development* and for opportunities to improve water quality;

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- b) An inventory of existing and proposed *development* by type, and characteristics of *sewage and water services*;
- c) A shoreline capacity assessment to help determine lands which are suitable for *development* based on such features as slope, vegetation cover, and depth of overburden;
- d) A *fish habitat* assessment;
- e) The nature of public access and the use of the lake for aquatic and boating activities;
- f) Road access to the lake or river for shoreline *development*;
- g) Shoreline management practices that can provide direction for appropriate conservation restoration or retention of natural features and functions;
- h) Identification of special attributes of the lake;
- i) Public education; and,
- j) An implementation and monitoring program.

This Plan may be amended to include policies that identify Lake Management Plans that have been completed.

## 7.6.3 Drinking Water Protection

Uncontaminated and plentiful surface and groundwater resources are essential to the safe and adequate provision of drinking water. In order to meet the present and future needs of residents, businesses and the natural environment, it is the policy of this Plan to ensure sustainable surface and groundwater resources through the protection, conservation and careful management of the quality and quantity of drinking water sources.

As water contamination is extremely difficult, costly and sometimes impossible to rectify, prevention of contamination is the most appropriate strategy. Surface and groundwater sources shall be protected from a full range of drinking water threats.

The Cataraqui Source Protection Plan, Mississippi-Rideau Source Protection Plan, and Quinte Source Protection Plan contain policies intended to mitigate or eliminate threats to source water. These plans are intended to protect *vulnerable* areas including wellhead protection areas and intake protection zones around municipal residential drinking water supplies, as well as *significant* groundwater recharge areas and highly *vulnerable* aquifers from activities identified as drinking water threats, per the *Clean Water Act*, 2006. Source water protection policies in this Plan are consistent with the intent of policies included in these plans.

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The applicable Source Protection Plan must be referenced for clarification and policy detail. The terms used in this section carry the same meaning as those in the Source Protection Plans and the *Clean Water Act*, 2006.

In the event of conflict between long-term protection of drinking water sources and other considerations; drinking water shall take priority.

As an implementation body identified in the Source Protection Plans, the Township will comply with *significant* drinking water threat policies, have regard for all other land use planning policies and provide due consideration for other non-binding recommendations in the Source Protection Plans to realize source water protection.

Monitoring and reporting consistent with requirements and / or recommendations in the Source Protection Plans and in a format specified by the Source Protection Authorities and the Province of Ontario will be completed by the Township.

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## 7.6.3.1 *Vulnerable Areas*

The Provincial Policy Statement accounts for municipal drinking water supplies and *designated vulnerable areas*. Accordingly, the Township will adapt municipal operations, consider program *development*, and work in partnership with the Cataraqui, Mississippi-Rideau, and Quinte Source Protection Authorities and others to comply with or support source water protection within *vulnerable areas*, as per the details and timeframes included in the Source Protection Plans.

The *Clean Water Act*, 2006, defines a *vulnerable area* as a wellhead protection area, an intake protection zone, a *significant* groundwater recharge area, or a highly *vulnerable* aquifer. In the Township of South Frontenac, the Cataraqui Source Protection Plan identifies one intake protection zone, which is associated with the Sydenham Lake water source. The majority of the Township is considered to be a highly *vulnerable* aquifer and *significant* groundwater recharge area. These *vulnerable areas* are identified on **Map E** of this Plan.

Particular activities that have the potential to contaminate sources of drinking water are called “drinking water threats”. The policies of this Plan take into account drinking water threats that must or should be considered if they were to become established. Depending on their scale, the type of activity and their proximity to the source of drinking water, drinking water threats are ranked as *significant*, moderate and low.

### 7.6.3.1.1 Sydenham Intake Protection Zone

The Sydenham Settlement Area is serviced by a municipal water system. The Township draws the water for this system from Sydenham Lake. There are Intake Protection Zones (IPZ) on the land and water surrounding the pipe. A large portion of the IPZ is within the boundaries of Sydenham Lake. On land, the IPZ consists mainly of shoreline residential properties. It also includes the Sydenham water treatment plant, a municipal park and boat launch facility, a few farms, and part of the village of Sydenham, which has a variety of residential, commercial and institutional land uses. The following policies apply in the Sydenham Intake Protection Zone:

- a) New *development* and / or expansions to existing *development* that involve waste disposal sites within Sydenham Intake Protection Zone 1 and wastewater treatment facilities, including related *infrastructures*, within Intake Protection Zones 1 and 2, are prohibited where they would constitute a *significant* drinking water threat.

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- b) New *development* and/ or expansions to existing *development* within Sydenham Intake Protection Zones 1, 2 and 3a that involve the storage or manufacture of potential contaminants (that could include DNAPLs, organic solvents, commercial fertilizers, liquid fuel, pesticides, sewage and road salt) where they would constitute a moderate or low drinking water threat may be subject to the implementation of risk management measures to protect the drinking water supply.
- c) New *development* and / or expansions to existing *development* within Sydenham that involve the discharge of stormwater from a stormwater retention pond where it would constitute a drinking water threat should incorporate stormwater management features into building and site plans to reduce the volume of contaminants entering storm sewer systems and roadside ditches draining into Sydenham Intake Protection Zone 1 and / or 2, or to Sydenham Lake.
- d) New *development* and / or expansions, alterations or *redevelopment* of existing *development* for all non-residential uses within intake protection zones 1 and 2 where *significant* drinking water threats can occur, may be permitted, if the Risk Management Official (RMO) is satisfied that the proposal will be carried out in accordance with policies in the Cataraqui Source Protection Plan (e.g., the *significant* threat to the drinking water ceases to exist, **developing a risk management plan**). Submission of correspondence from the RMO under Section 59 of the *Clean Water Act*, 2006, is required for all non-residential planning applications or land use changes, as per the Restricted Land Use Referral Process.
- e) The Zoning By-law shall prohibit or restrict land uses that constitute drinking water threats, as applicable in intake protection zones.

## 7.6.3.1.2 Regionally *Vulnerable* Groundwater Areas

As with many areas in eastern Ontario, thin soils and fractured bedrock dominate the majority of the landscape within the Township. These conditions result in widespread recharge and high groundwater vulnerability. It is easily impacted by sources of contamination (i.e., pollution) such as fuel spills or leaks and poorly functioning on-site sewage systems (e.g., septic systems).

The relatively unprotected groundwater is called a highly *vulnerable* aquifer (HVA). *Significant* groundwater recharge areas (SGRA) exist where water from the surface more easily infiltrates the ground (soaks in) to recharge the aquifers.

**Map E** identifies *significant* groundwater recharge areas and highly *vulnerable* aquifers. **Map E** is to be used as an overlay to **Map A** - Land Use Plan, where the following policies shall apply:

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## 7.6.3.1.3 Highly *Vulnerable* Aquifers and *Significant* Groundwater Recharge Areas

- a) New *development* and / or expansions to existing *development* within *significant* groundwater recharge areas and/or highly *vulnerable* aquifers that involve the storage or manufacture of potential contaminants (that could include DNAPLs, organic solvents, commercial fertilizer, pesticides, liquid fuel, road salt, snow storage, mine tailings and PCBs) where they would constitute a drinking water threat may be subject to risk management measures to protect the groundwater.
- b) Karst formations (e.g., disappearing streams, sinkholes, caves, vertical fissures) can create a direct link between contaminants at the surface and the underlying aquifer. The following measures will be taken to help manage this risk:
  - i) The Township, in consultation with the Conservation Authority, may require a karst assessment to determine what, if any, additional risk management measures may be required as a condition of approval for a proposal for *development* in any karst features.
  - ii) The requirement for a karst assessment may be waived if the proponent for the *development* can demonstrate, through a site specific investigation, that a property does not exhibit any karst features. Karst assessment requirements are also linked to the protection of health and safety as per Section 5.2.1.
- c) The Zoning By-law will restrict land uses as applicable in highly *vulnerable* aquifers and *significant* groundwater recharge areas.

## 7.6.3.1.4 Application and *Development* Process

### 7.6.3.1.4.1 Applicable Study Requirements

- a) New *development* and / or expansions to existing *development* associated with non-residential planning applications located within *vulnerable* areas identified on **Map E** may be subject to Site Plan Control. Requirements may include a 'Risk Reduction Plan' to identify measures to be incorporated into the *development* for land uses that involve the storage or manufacture of potential contaminants (that could include DNAPLs, organic solvents, commercial fertilizer, pesticides, sewage, liquid fuel, road salt, snow storage, mine tailings and PCBs) where it would constitute a drinking water threat. The Risk Reduction Plan must be completed to the satisfaction of the Township.
- b) The 'Risk Reduction Plan' requirement in a) may be waived for *development* on lands identified as highly *vulnerable* aquifers on **Map E** property if a 'Hydrogeological Sensitivity Study' prepared by a qualified professional geoscientist or engineer and provided to the satisfaction of the municipality demonstrates that the subject lands do

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not exhibit the characteristics of a highly *vulnerable* aquifer or a *significant* groundwater recharge area.

#### 7.6.3.1.4.2 Transport Pathway Notification

Section 27(3) of Ontario Regulation 287/07 (General) also accounts for municipal drinking water supplies and *designated vulnerable areas*:

- a) The Township shall provide notice to the Source Protection Authority and the Source Protection Committee upon receiving an application for approval of a proposal that may result in the creation or modification of a transport pathway in a wellhead protection area or intake protection zone.

#### 7.6.3.1.4.3 New Drinking Water Systems

- a) New municipal drinking water systems could result in existing land uses becoming *significant* drinking water threats. Care shall be taken to avoid this outcome wherever feasible.
- b) The establishment of new municipal drinking water systems, as defined under the *Safe Drinking Water Act, 2002*, as amended, will require an amendment to the applicable Source Protection Plan and this Official Plan.

## 7.6.4 Subwatershed Planning

The Township will respect *watershed* systems to ensure that water resources are available in sufficient quantity and quality for environmental, social, and economic benefits. The Township also respects the integrity of aquatic, riparian and related terrestrial ecosystems and encourages that they be maintained or enhanced, and that human life and property are not threatened by water or water-related hazards. To this end:

- a) The need to prepare a *subwatershed* plan for any given area should be determined following consultation with the Conservation Authority and provincial agencies;
- b) Terms of reference for a *subwatershed* plan should be determined in consultation with the Conservation Authority, and Provincial agencies;
- c) A public consultation process will occur;
- d) *Subwatershed* plans for undeveloped areas should have regard to the portion of the affected *watershed* that has already been developed or committed for *development* through this Plan; and,
- e) Environmental policies of this Plan may be updated to incorporate policies from *subwatershed* plans as new information becomes available.

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## 7.6.5 Stormwater Management

**The management of stormwater protects natural hydrologic processes and affects the protection of drinking water sources that are located downstream and down-gradient, and therefore has implications for human health and well-being, local economies, and the natural environment. The policies of this section should be considered in conjunction with the policies of Section 3, particularly Sections 3.8 and 3.10.**

*Development* proposals are to be accompanied by stormwater management plans where required by the Township and/or Conservation Authority. In evaluating *development* proposals, the Township will require that:

- a) *Developments* incorporate methods of stormwater management in accordance with the standards of the Township, the relevant Conservation Authority having jurisdiction, and provincial agencies;
- b) *Developments* minimize, as required by the approval agency:
  - i) Nutrient enrichment;
  - ii) Bacteriological contamination;
  - iii) Toxic contamination;
  - iv) Sediment and phosphorous loading;
  - v) Changes in flood levels and base flows in waterbodies;
- c) Stormwater management reports be prepared by a professional qualified in the field and be submitted with plans of subdivision/plan of condominium application prior to draft plan approval and site plan control application; and,
- d) *Development* proponents submit a lot grading and drainage plan where deemed appropriate by the Township and/or Conservation Authority.

Where *development* is located adjacent to a waterbody, the use of erosion and sediment control measures such as the installation and maintenance of silt fencing, the replacement of ground planting of native vegetated buffers, or the use of measures to promote infiltration **(such as LIDs and Best Management Practices)** may be required by the Township.

## 7.6.6 At-Capacity Lake Trout Lakes

Lakes which have suitable quality of water to be managed for lake trout are a limited and non-renewable resource and thus the protection of this resource is an objective of this Plan. In addition to the management of these lakes for environmental reasons, these lakes are important to protect for the recreational and tourist nature of the area. Lakes presently managed for lake

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trout are indicated on **Map C** and have been classified as At-Capacity. At-capacity Lake Trout lakes in the Township are extremely *sensitive* to nutrient loading that can occur as a result of *development*.

The Ministry of Northern *Development*, Mines, Natural Resources and Forestry (MNDMNRF) and the Ministry of the Environment, Conservation and Parks (MECP) have undertaken numerous studies of lake trout lakes since the 1970s and identified those lakes which support naturally reproducing populations of lake trout.

The Township has one of the highest concentrations of inland lake trout lakes in the province. Lake trout require cold, deep, well-oxygenated water for survival. *Development* is one of the factors which may reduce the ability of a lake to maintain a healthy self-sustaining lake trout population by adding nutrients (phosphorus and others) which may negatively impact water quality, thereby reducing the lake trout habitat.

Within the Township, the following lakes contain water quality that supports a native lake trout fishery and is considered highly *sensitive* to nutrient inputs resulting from *development*:

- a) Big Salmon;
- b) Bobs (Green Bay);
- c) Buck (South Basin and North Basin);
- d) Crow;
- e) Devil;
- f) Garter;
- g) Knowlton;
- h) Loughborough (West Basin); and,
- i) Potspoon.

These lakes are considered “at-capacity” for *development*.

The policies of this section are designed to ensure that any *development* on or adjacent to an at-capacity Lake Trout lake take place in a manner that supports good water quality to maintain a healthy lake trout population.

In order to protect lake trout habitat in at-Capacity lakes, the following policies shall apply to lands abutting these lakes, in addition to any other policies outlined in this Plan:

The creation of new lots, either by severance or by plan of subdivision or condominium, that are within 300 metres of the high water mark of an at-capacity lake trout lake, or its tributaries, are prohibited, except where one or more of the following conditions exists:

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- a) The leaching or disposal beds on each new lot, are set back at least 300 metres from the highwater mark of the lake, or its tributaries, or such that drainage from these beds would flow at least 300 metres to the lake, or its tributaries;
- b) The leaching or disposal beds on each new lot are located such that they would drain into the drainage basin of another waterbody, which is not at-capacity.
- c) **There is a need to separate existing, habitable dwellings each having individual on-site water and sewage services, provided that the land use would not change; and,**

Lots of record within 300 metres of an at-capacity lake trout lake, or its tributaries, may be developed in accordance with the following policies::

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- a) Lots of record shall be developed in accordance with the policies of Section 3.8 Waterfront Development.
- b) Consideration may be given to servicing the lot with a new technology, other than an approved class 4 sewage disposal system, where it has been demonstrated that the use of such technology will not impact on water quality over the long term. Sewage systems on lots of record shall be setback as far as possible from the highwater mark.

No more than one single detached dwelling unit together with accessory buildings shall be permitted on any lot of record or a lot created by consent;

- c) *Re-development* of lots of record may be considered where the proposed new use has a scale and density that is less than currently exists on the site, and/or where it is demonstrated that there would be a net reduction of the phosphorus loading on the lake. Prior to any *redevelopment* being approved, an Environmental Impact Assessment (EIA) shall be undertaken by a qualified person and completed to the satisfaction of the Township, the Conservation Authority and the Ministries of Environment, Conservation and Parks and the Ministry of Northern Development, Mines, Natural Resources and Forestry, respectively. The EIA shall consider and provide recommendations on such matters as hydrogeology, soil types or overburden, vegetation, topography and slope, the location of existing and proposed land uses and a comparison of pre and post *development* nutrient loadings on the adjacent water body(ies). Township staff shall consult with Ministry staff to determine the appropriate scope and terms of reference for any such study on an at-capacity lake trout lake;
- d) Should any additional lake trout lakes be determined to be at-capacity by the Province that are not specifically listed in this Plan, the policies of Section 7.6.6 shall apply to the lake without an amendment to this Plan. Mapping showing the status of the Township's lakes shall also be updated without the need for an amendment to this Plan.

## 7.7 Waste Disposal Facilities

The planned function for the Township's waste disposal areas is predominantly for public or private waste disposal, management or treatment. This section contains policies that intend to direct the *development* and rehabilitation of waste disposal sites. Waste disposal sites and its adjacent influence area are designated on **Map A**.

In addition to other policies of this Plan, the following policies apply to waste disposal sites:

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- a) The following uses are permitted in waste disposal areas, as more specifically regulated by the Zoning By-law: a limited range of municipal or privately operated waste disposal or management sites; a limited range of *agricultural uses*; a limited range of open space uses; a limited range of forestry uses; and, a limited range of uses accessory to the permitted uses.
- b) The types of wastes permitted shall be limited to municipal wastes and controlled wastes as defined by the Ministry of the Environment.
- c) Under no circumstances shall any waste disposal site be used for the storage or disposal of nuclear waste, toxic waste or any other waste that poses a threat to human health.

## 7.7.1 Waste Disposal Sites

Waste disposal sites shall be subject to the approval of the Ministry of the Environment and shall conform to the requirements of the *Environmental Protection Act* and the *Environmental Assessment Act*.

## 7.7.2 Existing or New Waste Disposal Sites

Existing active or new sites (public or private) within the Township may only be operated, expanded or closed in accordance with current Provincial environmental standards and approvals.

Waste disposal activities may include facilities for recycling, composting, septage disposal, hazardous waste control and ancillary activities in accordance with the Environmental Compliance Approval. New sites, including sites for septage disposal, will require an amendment to this Plan and will require approval under the *Environmental Protection Act* before an amendment is considered. Prohibited wastes shall include nuclear wastes, hazardous or pathological wastes. Sites may include transfer sites used for the temporary storage of waste materials.

## 7.7.3 Closed or Inactive Waste Disposal Sites

Closed or inactive sites may be used for other purposes subject to meeting requirements of the *Environmental Protection Act*. In general, no buildings or other uses may be made of land used as a waste management facility within a period of 25 years from the year in which the site was

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closed without the prior approval of the Minister of the Environment, Conservation and Parks. Exceptions include the use of the property for approved *infrastructure* programs.

## 7.7.3.1 Site Specific Policy

- a) Sydenham - Closed Waste Site
  - i) Ministry of Environment, Conservation and Parks (MECP) records indicate there is a closed waste site within lands owned by the Township adjacent to Sydenham Lake, in the area of the Point Park. This landfill operated in through the 1970s and 1980s and is understood to be limited in area. The location of this closed landfill is noted with a closed landfill symbol on **Map A**. There is no associated area of influence indicated on **Map A** around this facility as the majority of surrounding lands are owned by the Township. The Township will work with MECP to determine the boundaries of the closed landfill. The Township will undertake a review and testing, if necessary, to determine if the landfill remains any risk to future *development*.

## 7.7.4 Amendment Criteria

Once any necessary Environmental Assessment is completed, amendments to the Official Plan and implementing Zoning By-law shall be required for the establishment or expansion of waste disposal sites. Prior to the approval of such amendments, appropriate studies shall be prepared which demonstrate to the satisfaction of the Township:

- a) That a need exists for the proposed use;
- b) That the site is physically suited to the proposed use particularly with regard to topography, relief, land forms, soils and surface and ground water characteristics. Notwithstanding the general nature of this subsection, no amendment shall be approved until a hydrogeological study has been prepared which conclusively demonstrates that the impact of the proposed operation on the water table will be minimal;
- c) That the proposed operation is compatible with adjacent land uses or land use designations;
- d) That the public road system is adequate to serve the site; and,
- e) That other sites posing less potential for impact on surrounding uses and high priority agricultural lands (Classes 1 to 3 according to the Canada Land Inventory classification system) do not exist.

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## 7.7.5 Rehabilitation

Waste disposal sites shall be rehabilitated in accordance with the standards established by the Ministry of the Environment.

No uses, except those approved by the Ministry of the Environment and the Township in accordance with the *Environmental Protection Act*, shall be permitted on rehabilitated waste disposal sites until after the passage of a period of time considered appropriate by the Ministry of the Environment.

## 7.7.6 Area of Influence

The Township recognizes that waste management facilities may have an impact on adjacent land uses. An influence area surrounding the waste management facility shall be set out to recognize the potential for *adverse effects* between the existing waste management facility and any abutting land uses.

No *development* shall be permitted on or within 30 metres of the fill area of an active waste disposal facility or area. Applications for *development* proposed beyond the 30 metres but within an influence area of 500 metres of the fill area of an active waste disposal facility or area of a waste site closed less than 25 years ago shall be accompanied by a technical study prepared in accordance with the Ministry of the Environment, Conservation and Parks D-Series Guidelines and prepared by a qualified individual that demonstrates that the proposed *development*, particularly a *sensitive* land use, will not be negatively impacted by the waste disposal facility (e.g., leachate, methane gas, rodents, vermin, odours, fire etc.) to the Township's satisfaction. Where recommended by the impact assessment, measures to mitigate any *adverse effects* will be required as a condition of *development*.

The influence area may be reduced where environmental studies (i.e., leachate monitoring, monitoring of landfill gasses) have been undertaken by the Township and the public authority having jurisdiction is satisfied that there will be no *adverse effects*.

No amendment to this Plan is required for construction within an influence area provided it has been demonstrated through the completion of a technical study (MECP, D-4 Assessment) to the satisfaction of the Township and any required agency or and Ministry that the proposed *development* will not be negatively impacted.

## 7.8 Noise and Vibration

Feasibility and/or noise/vibration studies using Ministry of the Environment, Conservation and Parks guidelines may be required for applications for *development* of a *sensitive* land use within 100 metres of controlled access arterial road (Highway 38) and within 300 metres of the railway.

Feasibility, noise and/or vibration studies may also be required where *sensitive development* is proposed within the influence area of a stationary noise source such as an industrial use, aggregate operation, electrical generating stations, and hydro transformers.

Feasibility and/or noise/vibration studies using Ministry of the Environment, Conservation and Parks guidelines will be required for applications for the establishment or expansion of a use which generates *significant* noise and vibration proposed near *sensitive land uses*.

The Township may consult with the Ministry of the Environment, Conservation and Parks to determine if a study is required.

The extent of the influence area will be determined on a case specific basis in accordance with Provincial standards.

Such studies shall be prepared by a qualified consultant in accordance with Ministry of the Environment, Conservation and Parks Guidelines, and other applicable guidelines. The study shall address all sources of noise and vibration affecting the site, and include recommendations for mitigation to meet Provincial standards, and the railway industry standards where applicable. Where *adverse effects* from noise have been identified, appropriate measures to mitigate the noise must be undertaken (fencing, berm, etc.). The conclusions and recommendations of these studies shall be implemented through conditions of the *development* approval.

## 7.9 Public Utilities and Communications Facilities Corridors

The viability and future economic prosperity of South Frontenac is closely related to the public utility corridors, utility networks, and communications facilities that span the municipality. These

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facilities and corridors include a wide variety of utilities that are owned and operated by both public and private entities, including cellular, broadband and fibre optic networks. The Township will work with the utility providers to protect corridors from inappropriately encroaching *development*, to help manage public health and safety, to manage any impact from their *development/expansion*, and, particularly when it benefits the community, to facilitate the logical/cost-effective expansion of these utilities.

The sustainability, health and safety of South Frontenac residents and its economy is closely linked to the hydroelectric corridors, utility and communications networks. These facilities and corridors include a wide variety of utilities that are owned and operated by both public and private entities, including broadband and fibre optic networks. **The Township acknowledges the importance of rail infrastructure and recognizes its critical role in long- term economic growth and the efficient and effective movement of goods and people.**

In addition to the other policies of this Plan, the following policies apply to public utilities and communications facilities corridors:

- a) Public uses necessary for the function of municipal, provincial, or federal government, including a related board, commission or agency and utilities such as power, water services, roads, railways, telecommunications including provision of cellular and internet, natural gas facilities, but not including waste disposal sites, will generally be permitted in all land use designations provided that such use or utility is necessary and appropriate in the proposed location and can be made compatible with surrounding uses.
- b) The *development* of electric power facilities will occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. It is a policy of this Plan that electric power facilities and transmission and distribution systems, are permitted in all land use designations without an amendment to the Plan provided that the planning of all such facilities is carried out having regard to the other policies of this Plan. Consultation with the municipality will be required on the location of any new electric power facilities.
- c) The Township recognizes that the installation of communication towers is required to supply, improve, and maintain the quality of cellular and internet service. Local Zoning By-laws cannot prevent a telecommunication tower from being constructed, since the Federal Government has the approval authority under the *Radio Communications Act*. Industry Canada recognizes the importance of considering the potential impact of communication towers on the adjacent surrounding and the community. A proponent seeking to establish a communication tower shall work with the Township and seek input from the community in accordance with Industry Canada guidelines. Where a proposed

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communication tower is to be located adjacent to the Rideau Canal, Parks Canada shall also be consulted. Municipal review of proposals shall consider any impact of a proposal on the natural heritage, archaeological potential and cultural heritage. Appropriate setbacks and mitigation measures shall be recommended through municipal comments on telecommunication proposals.

- d) The Township will work cooperatively with telecommunication companies to expand broadband and fibre internet services into the area to serve the needs residents and businesses. All private utility operators should be encouraged to obtain Franchise Agreements.
- e) **Sensitive land uses shall not be encouraged adjacent to, or in proximity to rail facilities.**
- f) **All developments in proximity to rail facilities shall be developed in accordance with the FCM/RAC Guidelines for New Development in Proximity to Railway Operations.**
- g) **All proposed residential or other sensitive use development within 300 metres of a railway right-of-way will be required to undertake noise studies, to the satisfaction of the Township, in consultation with the appropriate railway operator and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.**
- h) **All proposed developments within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of the Township, in consultation with the appropriate railway operator, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.**
- i) **All proposed building setbacks shall be in accordance with the Federation of Canadian Municipalities and Railway Association of Canada Guidelines. As a general guideline, buildings shall be setback 30 metres with an appropriate berm abutting the rail right-of-way. Reduced setbacks can be considered in certain circumstances dependant on the proposed use and in conjunction with additional study and alternative safety measures, to the satisfaction of the Township in consultation with the appropriate railway operator.**
- j) **All proposed development adjacent to railways shall implement appropriate mitigation measures, including but not limited to, safety setbacks, berms, crash barriers and security fencing, in accordance with the FCM/RAC Guidelines for New Development in Proximity to Railway Operations.**

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- k) All proposed development adjacent to railways shall implement appropriate warning clauses provided by the appropriate railway operator. required rail noise, vibration, and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, through appropriate legal mechanisms, to the satisfaction of the Township and the appropriate railway operator.**
- l) All developments in proximity to rail facilities shall evaluate, prioritize and secure grade separation of railways and major roads, in co-operation with Transport Canada and the appropriate railway operator.**

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# **8 How we will Engage and Consult**

The purpose of the “How We Will Engage and Consult” section is to establish policies that will guide the interactions of the Township with the public, stakeholders, and Aboriginal groups. Within this section, the policies address how public participation will be encouraged and the processes and channels the Township will utilize to ensure equitable discourse. This section also explains how the Township hopes to partner with Aboriginal groups to develop and enact policies along the path to reconciliation.

## **8.1 Public Participation**

The Township will strive to ensure that members of the public are engaged, informed, and well-served by their Township. The Township welcomes and encourages participation and collaboration with residents and stakeholders in the decision-making process. The Township intends to:

- a) Ensure that community goals and priorities are reflected in land use planning decisions making;
- b) Demonstrate a commitment to accountable and transparent government by making data, reports, and processes available to the public; and,
- c) Inform, consult, engage, and collaborate with the public through effective consultation and engagement processes.

### **8.1.1 Policies**

In addition to other policies of this Plan, the following policies apply:

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- a) The Township shall provide opportunities for the public, agency and stakeholder input during:
  - i) The review of this Plan and the *development* of new policies;
  - ii) Monitoring the effectiveness of the policies of this Plan;
  - iii) The review of by-laws and the *development* of new regulations;
  - iv) Establishment and review of a Community Planning Permit System , where applicable;
  - v) The preparation and/or review of Community Improvement Plans and other planning studies; and,
  - vi) Any other planning or *development* situation where the Township desires public involvement.
- b) Opportunities for public, agency and stakeholder participation shall be in accordance with this Plan, the *Planning Act*, *Environmental Assessment Act*, *Accessibility for Ontarians with Disabilities Act* and other relevant legislation, policy, and regulations.
- c) Consultation will take place in a timely manner to ensure an accountable and transparent decision-making process on land use planning matters.
- d) When preparing materials for public consumption, the Township will ensure that graphics, legibility and presentation mediums shall be consistent with the Township's standards and the standards of the *Accessibility for Ontarians with Disabilities Act*.
- e) The Township is committed to communication in plain language on land use planning matters.
- f) The Township will provide responses to feedback received, including how feedback has been incorporated into the matter being addressed.
- g) When a public open house or community meeting is required, the Township shall select venues for these events consistent with the standards of the *Accessibility for Ontarians with Disabilities Act* and will include places which are accessible to a broad cross section of stakeholders including, but not limited to:
  - i) Gathering places such as community centres, libraries, galleries or other cultural facilities and recreational facilities such as arenas, pools or parks;
  - ii) Special events where people congregate, such as festivals, cultural events and farmers markets;
  - iii) Where possible, geographically appropriate and convenient to the area of the Township most impacted by the land use planning matter under consideration; and,

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- iv) Continue the use of virtual meetings with closed captioning to facilitate participation in community consultation by person's who live outside of the Township and demographics who do not typically attend in-person meetings.
- h) The Township will employ appropriate tools and techniques which are consistent with the intended consultation and engagement goals of a given land use planning matter. Where the goal of the engagement is to:
  - i) Inform: the Township will provide the public with balanced and objective information. Suitable tools and techniques include, but are not limited to, fact sheets, web sites and open houses;
  - ii) Consult: the Township will obtain public feedback on analysis, alternatives and/or recommendations. Tools and techniques suitable include, but are not limited to, public comment sheets, surveys, focus groups and public meetings;
  - iii) Involve: the Township will work directly with the public throughout the process to ensure public concerns and aspirations are consistently understood and considered. Tools and techniques suitable for involving the public include, but are not limited to, workshops, digital engagement tools and deliberate polling;

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- iv) Collaborate: the Township will partner with the public and stakeholders in the decision making process, including the *development* of alternatives and the identification of the preferred solution. Tools and techniques suitable for collaborating with the public include, but are not limited to, citizen advisory committees, participatory decision making or consensus building processes; and,
  - v) Empower: the Township will place final decision making power in the hands of the public, through utilizing tools and techniques suitable for empowering the public including, but not limited to, citizen juries, ballots, and Council delegated decisions.
- i) Council encourages mediation of conflicts between the public and the Township through discussions with staff. The Township may adopt procedural guidelines in order to assist the Township, municipal staff, and the public in effectively resolving conflicts.

## 8.1.2 Procedures

The procedure to inform and obtain public and agency input regarding a *development* application, where applicable, shall include the following steps:

- a) For a site-specific amendment to the Official Plan or Zoning By-law, a plan of subdivision, condominium or a consent, a sign shall be placed on the subject property by the applicant, indicating the basic details of the application. Plans of Subdivision and Condominium notices shall be advertised with the placement of a large, durable sign (i.e. 1.2m x 1m) place. The sign shall be prepared by the Township at the developer's expense.
- b) The Township's webpage be used as a tool to help communicate details of the application, technical supporting materials, and meeting details. This page will be updated throughout the process;
- c) The details of the *development* application shall be circulated for comments to all boards, commissions, agencies, advisory committees and associations that are considered to have an interest in the matter and a reasonable period given for comments;
- d) A community meeting may be held to inform the community about a *development* proposal, the application review process, and allow the community an opportunity to ask questions about the *development*;
- e) A preliminary notification of the application for amendment(s) to the Official Plan, Zoning By-law, an application for plan of subdivision or condominium, including basic details, may be provided prior to a public meeting at Council considering a recommendation on the proposed amendment(s) and/or subdivision. For site specific amendments and

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subdivisions, the preliminary notification shall be sent by prepaid first class mail or personal service or email to:

- i) Every owner of land and/or tenant within in accordance with the distance established for notice under the *Planning Act*.
- f) For Official Plan or Zoning By-law amendments that generally apply across the entire Township, a notice shall be placed in a local newspaper approved by the Township, that has a general circulation in the area;
- g) A statutory public meeting for an Official Plan Amendment, Zoning By-law Amendment, subdivision or condominium shall be held by Council or an appropriate committee of Township Council established to conduct statutory public meetings. Notice of the statutory public meeting to inform and obtain comments from the public shall be given in accordance with the regulations of the *Planning Act* prior to the meeting.
- h) For a site specific Official Plan or Zoning By-law amendment or a plan of subdivision or condominium, notice of the statutory public meeting shall be placed in a local newspaper and/or sent by mail or personal service or email to:
  - i) Every owner of land and/or tenant in accordance with the distance established for notice under the *Planning Act*;
  - ii) Any party that has requested notification of any meetings on the particular matter provided the request is received 2 days before notices are issued;
- i) Applicants shall provide a public consultation strategy that shall demonstrate to the Township's satisfaction how an applicant will solicit public input ahead of the holding of a formal public meeting. Such measures may include open houses, newsletters, survey, etc.
- j) Notice of a statutory public meeting shall include information regarding the power of the Ontario Land Tribunal to dismiss an appeal if an appellant has not provided Council with oral submissions or written submissions before a decision is made on the application;
- k) In the case of an Official Plan amendment, adequate time should be allowed after the statutory public meeting for staff to analyze all public comments before the staff report and the proposed amendment is dealt with by Council, except in the case of a housekeeping amendment or an amendment for which there is no public interest.
- l) In the case of a Zoning By-law amendment, where there has been sufficient notice provided in accordance with the *Planning Act* and there has been no public interest on the application, a decision could be made by Council at the same Council meeting;
- m) Notification of the Council decision regarding the proposed amendment and/or the plan of subdivision/condominium shall be given to the applicant and persons who expressed a written request to be notified of the decision, by the Township;

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- n) Where a *development* application is deemed to have a potentially *significant* impact, the Township may require an expanded public consultation process, including additional community meetings; and, when *development* applications for amendments to both the Township and County Official Plans are made to permit *development* on the same property, Township Council may hold a joint statutory public meeting with the County to consider both applications concurrently, in order to eliminate duplication of processing and to streamline and simplify public consultation.

## 8.2 Engaging with Aboriginal Interests

The Township will engage with Aboriginal interests on the path to reconciliation as follows:

- a) Aboriginal communities will be consulted when *development* on culturally *significant* and Treaty lands is planned or where archaeological assessments and environmental monitoring are required.
- b) Aboriginal communities will be consulted and engaged on projects and land use decisions that may impact Aboriginal rights to continue to practice and live their way of life as a result of their ancestors' longstanding use and occupancy of land.
- c) Aboriginal communities will be consulted and engaged on matters that may impact Aboriginal interests as it pertains to land use, safety and stewardship.
- d) Aboriginal communities will be consulted and engaged on matters that may impact the Aboriginal right to self-determination.
  - i) Definition of self-determination: The right to freely determine their political condition and pursue their form of economic, social, and cultural *development* with their traditional and treaty territories.
  - ii) Opportunities for future discussions
- e) The Township's Official Plan shall be implemented in a manner that is consistent with the recognition and affirmation of applicable Aboriginal and treaty rights in accordance with Section 35 of the *Constitution Act*, 1982. The Township shall work with Indigenous communities who have connection to the lands within the Township in the planning process to ensure consultation and engagement is appropriate to the type of planning application or process being undertaken. The Township respects the interests of the Indigenous communities and will seek to work in a collaborative and productive manner. The Township shall engage with Indigenous communities to:

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- i) Coordinate on land use planning matters, in accordance with the Provincial Policy Statement.
- ii) Consider their interests when identifying, protecting and managing cultural heritage and *archaeological resources*.
- f) **The Township will conduct fully informed and meaningful consultation and engagement with the Algonquins of Ontario on matters related to land use and project development within the Township.**
- g) The Township will work with the County, Provincial ministries, regional conservation authorities and organizations to identify gaps in ecological protection policies and environmentally *sensitive* areas.
- h) The Township may develop a Municipal register of cultural heritage and *archaeological resources* or assist other organizations and work with the Ministry of Culture in developing, sharing and maintaining an inventory.
- i) The Township will work collaboratively with the County to undertake an archaeological master plan to establish a framework for undertaking archaeological assessments across the Township.
- j) All applications proposing amendments to the Official Plan, Zoning By-law or a plan of subdivision/condominium are required to provide a proposed plan for consulting with the public with respect to the application in accordance with the applicable regulation under the *Planning Act*.

## 8.3 Engaging on Crown Land Development

It is recognized that the Township does not have the jurisdiction to enforce the provisions of this Plan as it relates to Crown land since Crown lands fall under the purview and responsibility of a higher level of government. However, it is expected that the Township and Provincial Ministries and Federal Agencies will work cooperatively in achieving the objectives and spirit of this plan particularly with respect to *development* on Crown lands and their impacts to the municipality. Crown lands within the Township are shown on **Appendix B**.

It is expected that the Crown will consult with the Township and Indigenous Groups prior to releasing Crown lands for private *development*, and that the private *development* would be designated to be in conformity with the Official Plan. It is also the intent of the Township to

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minimize or avoid land use conflicts in resource *development* on Crown land since inter-agency cooperation is essential to maximizing the potential of natural resources within the Township.

The Township is aware of the many resource attributes on Crown land within the Township and wishes to ensure a balanced approach to resource management to ensure that resource *development* is optimized for the economic health of the area while taking into consideration the *ecological functions* of the *natural heritage system*.

The Township anticipates that the Crown's consultation with respect to the use of Crown lands will include First Nations to fulfil duty to consult obligations. **The Township strongly encourages that the Crown conduct fully informed and consultation on matters related to future use of Crown land within the Township.**



# 9 Implementation Policies

The purpose of the “Implementation” section is to establish policies that address how the Official Plan will be implemented through various Township procedures and by-laws, and coordination

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with other agencies. Requirements for various *development* processes and *development* applications are also explained in this section of the OP.

## 9.1 Delegation of Authority

**8.14.1 The Township may delegate its authority for various approval or advisory functions in accordance with the provisions of enabling legislation including the Planning Act, the Municipal Act, and the Ontario Heritage Act.**

**8.14.2 The Township may, by by-law, delegate its authority for various approval or advisory functions to:**

**a. A committee of council; or**

**b. An individual who is an officer, employee, or agent of the municipality.**

**8.14.3 The delegation of applications under the Planning Act does not alter any notice or public meeting requirements or limit appeal rights. It also does not change the requirements under the Planning Act for land use planning decisions to be consistent with the Provincial Policy Statement and to conform or not conflict with provincial plans or the County of Frontenac Official Plan.**

**8.14.4 In receiving and reviewing a planning application, a committee of Council or an appointed officer, employee, or agent, which has been delegated authority, will provide information to the public and host required public meetings in accordance with the Planning Act. Consultation with the applicable Conservation Authority, the County of Frontenac, Parks Canada, provincial Ministries, Indigenous communities, and other applicable public commenting agencies will be completed.**

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**8.14.5 Under Section 41(2) of the Planning Act, Council has the authority to put a site plan control by-law in effect for certain lands and types of development within the Township. Section 41(4) of the Planning Act delegates the authority to make decisions on site plan control applications to an officer, employee, or agent of the municipality as an authorized person.**

**8.14.6 Further to Section 8.14.5, the Township may delegate its authority for additional types of planning applications, by by-law, as follows:**

**a. Consents (Land Severances), including new lot creation, lot additions, and easements**

**b. Validation Certificates**

**c. Minor Zoning By-Law Amendments including:**

- **A by-law to remove a holding symbol under Section 36 of the Planning Act where the conditions to remove the holding symbol have been met and any required agreements have been executed.**
- **A by-law to permit a temporary use under Section 39 of the Planning Act.**
- **Zoning By-Law Amendments that are required as a condition of approval of a provisional consent application that received no objections from the public and technical agencies during the required circulation period.**

## 9.2 Amendments to the Plan

Amendments may be made to the Official Plan when such changes are warranted. The provisions of the *Planning Act* with respect to Official Plans apply similarly to amendments including the approval by the County or the Ontario Land Tribunal as the case may be. When amendments are made to the Official Plan, appropriate amendments may also be required to the implementing By-laws so that any such By-law is in conformity with the Plan.

Proponents of *development* are required to schedule a pre-consultation meeting to discuss the need for an Amendment with the Township and County prior to making an application. The Township will only amend the Official Plan if warranted, and if the proposal is: consistent with the PPS; in conformity with the County of Frontenac Official Plan; does not conflict with other policies of the OP; and, will comply with all applicable Township by-laws. The County of Frontenac is the approval authority for any Official Plan Amendment applications to this Plan.

## 9.3 Monitoring

As this Official Plan is a new Plan, it is required to be reviewed ten years following its adoption. The Township may complete a review that includes a *comprehensive review* of the Official Plan which takes place every five years following the initial ten year period, should it be deemed to be warranted. The Township will monitor the Plan at regular intervals to determine if the objectives of the Plan are being met as it relates to estimated population growth, new housing created, *affordable* housing created, and estimated jobs created in each major economic sector. If any of the assumptions on which this Plan is based were to change substantially, a partial or complete review of the Plan may be undertaken at that time in order to determine whether the policies of the Plan are still appropriate. In accordance with the *Planning Act*, as part of this review, the Township will hold a special public meeting to discuss the need for revisions to the Official Plan. If changes are warranted, appropriate amendments will be made following the review.

## 9.4 Construction of Public Works

Certain policies of this Plan will be implemented through the construction of public works. No public works will be undertaken that do not conform to the intent and purpose of the Official Plan.

## 9.5 Land Acquisition

The Township may acquire and hold land within the Township for the purpose of *development* that implements this Official Plan. The Township may also sell, lease or otherwise dispose of such land when no longer required in accordance with the *Municipal Act* and other relevant provisions of this Plan.

## 9.6 Zoning By-law

Following approval of the Official Plan, the Township shall enact new and/or updated Zoning By-law provisions to implement this Official Plan. Zoning shall be the primary means for implementing the Official Plan. As set out in Section 34 of the *Planning Act*, the Zoning By-law will regulate the use of land, the erection and use of buildings and structures, yard requirements, setbacks, parking and loading space requirements and other such matters.

## 9.7 Holding Zone

Pursuant to Section 36 of the *Planning Act*, the Township may use a holding “h” symbol to be used in conjunction with the Zoning By-law. The holding symbol is used when the proposed use of the subject land is known and is specified in the Zoning By-law but certain conditions must be met prior to the *development* proceeding. Such conditions include but are not limited to the entering into of a subdivision/condominium agreement, site plan agreement with the Township, or the undertaking of certain studies or required *infrastructure* improvements or meeting certain financial obligations. When the requirements are met to the satisfaction of the Township, the holding symbol may be removed by amendment to the by-law.

## 9.8 Temporary Use By-laws

Pursuant to Section 39 of the *Planning Act*, the Township may authorize the temporary use of land, buildings or structures for any purpose otherwise prohibited by the Zoning By-law. The temporary use may be initially authorized for a period of time up to three years from the date of the passing of the by-law, except in the case of garden suites which may be authorized for up to twenty years with the initial approval, with further extensions of three years. A Temporary Use By-law may be extended by by-law for further periods of not more than three years each. Upon the expiry of a Temporary Use By-law, the use authorized by the by-law shall cease, unless extended by by-law.

Where deemed appropriate by the Township, a Temporary Use By-law may be adopted for a purpose which does not conform to the Official Plan, provided that the long-term objectives and policy direction of the Plan shall not be adversely affected by the by-law.

## 9.9 Interim Control By-laws

The Township may pass Interim Control by-laws to control the use of land, buildings or structures within designated areas of the Township and in accordance with the provisions of Section 38 of the *Planning Act* to prevent or limit *development* until detailed studies for the subject lands are completed and approved by the Township. Any Interim Control by-law approved by the Township shall initially be in effect for a period of up to one year from the date of passing of the by-law but may extend for a maximum of one additional year.

## 9.10 Other By-laws

By-laws passed by the Township under the authority of the *Municipal Act* or any other Act may implement the policies of this Plan. For instance, By-laws dealing with the regulation of derelict motor vehicles, wrecking yards, trailers or signs may be passed by the Township where considered appropriate. Any such By-law shall conform to this Official Plan.

## 9.11 Committee of Adjustment

When a Zoning By-law is in effect, a Committee of Adjustment may be appointed to rule on applications for minor variance under Section 45 of the *Planning Act* from the provisions of the Zoning By-law. In granting a variance, the Committee will be satisfied that such variance is minor, is desirable for the appropriate *development* or use of the land, building or structure and that the intent and purpose of the Official Plan and Zoning By-law are maintained.

In addition, the Committee of Adjustment has the authority to permit (1) the extension or enlargement of a building or structure which was lawfully used for a purpose prohibited by the Zoning By-law, or (2) the use of such land, building or structure for a purpose that is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the used permitted by the by-law. The Committee's decisions shall be in conformity with this Plan.

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Council has appointed the Committee of Adjustment to rule on applications for consents under Section 53 of the *Planning Act*. Council has by by-law also delegated applications which meet certain criteria (undisputed) to an appointed officer (staff). Where applications do not meet the criteria established by by-law, those applications will be forwarded to the Committee of Adjustment to hold a public meeting and decide on the application.

## 9.11.1 Minor Variance Decisions

- a) Minor variances are discretionary and are to be considered from a land use planning and public interest perspective. In granting any minor variance under Section 45(1), the Committee of Adjustment shall be satisfied that:
  - i) The variance is desirable for the appropriate *development* or use of the land, building, or structure;
  - ii) That the general intent and purpose of the Official Plan are maintained;
  - iii) That the general intent and purpose of the Zoning By-law are maintained; and,
  - iv) The variance is minor in nature.
- b) The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance, including a *development* agreement or site plan approval where required in this Plan, any reasonable requirements, recommendations of Township departments or the submission of studies.
- c) In considering whether an application for a minor variance is desirable for the appropriate *development* or use of the land, building, or structure, the Committee of Adjustment shall have regard for, but will not necessarily be limited to, the following:
  - i) The proposed *development* meets the intent of all applicable policies of this Plan;
  - ii) The proposed *development* shall be compatible with surrounding uses, buildings, or structures, and *development* standards associated with adjacent properties, and if necessary, shall incorporate means of mitigating *adverse effects* on abutting land uses to ensure compatibility;
  - iii) The necessity of the proposed *development*;
  - iv) Ability to comply;
  - v) The ability of the site to function in an appropriate manner in terms of access, parking for vehicles and bicycles, or any other matter and means of improving such function, including considerations for universal accessibility;
  - vi) The conformity of the proposal to any design guidelines or other by-laws which implement the Official Plan;

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- vii) Whether the application and the cumulative impact of the proposed variances would be more appropriately addressed through a Zoning By-law Amendment; and,
  - viii) The degree to which such approval may set an undesirable precedent for *development* in the Township.
- d) In considering whether a proposed variance is minor, the Committee of Adjustment shall have regard for, but will not necessarily be limited to, the following:
- i) If the proposed *development* meets the intent of all applicable provisions of the Zoning By-law;
  - ii) If the proposed *development* meets the intent of all applicable policies of this Plan, including the basis, goals, and objectives;
  - iii) If the variance is desirable for the appropriate *development* or use of land, buildings, or structures;
  - iv) Technical or physical reasons for not complying with the Zoning By-law;
  - v) Size or comparison in size;
  - vi) If it is too large or too important to be consider minor;
  - vii) If it is rounding out *development* in the area, or if it is extending non-complying *development*; and,
  - viii) Impact on adjacent properties and the general surrounding area.

## 9.12 Existing, Non-Complying and Non-Conforming Uses

There are a number of existing land uses within the Township which are non-conforming with the Zoning By-law. A non-conforming land use is a use which is not included as a permitted use for the zone in which the use is located, pursuant to the Zoning By-law that implements this Plan or a use which is , but which does not meet one or more performance standards of the zone (such as those relating to yards).

Non-conforming structures shall be allowed to continue, be repaired or be replaced in their current location, at their current size, height and volume, as-of-right, subject to the requirements of the Ontario Building Code and any applicable regulation from the Conservation Authority.

Non-conforming structures may be enlarged or expanded **with permission from the Committee of Adjustment provide such enlargement or expansion is appropriate and**

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does not create adverse impacts. This policy establishes criteria to assist owners and the Township to understand what form of enlargement or expansion is good planning.

## 9.12.1 Changes to Non-Conforming Uses involving Extensions or Enlargements

In certain instances, it may be desirable to permit changes, expansions or enlargements to non-conforming uses. Committee of Adjustment applications submitted under Section 45(2) of the *Planning Act* shall only be considered where the use was:

- a) Legally established prior to the adoption of the Zoning By-law which prohibited it;
- b) Continuous in nature since the use's establishment; and,
- c) Located on lands owned and used in connection with the use on the day the Zoning By-law was passed.

In considering applications pursuant to Section 45(2) of the *Planning Act*, the municipality shall assess the appropriateness and impact of the proposed *development* in conjunction with the following criteria:

- a) Any proposed change of use or extension or enlargement of the existing non-conforming use shall not exacerbate the non-conformity of the use;
- b) Any proposed extension or enlargement shall be in an appropriate proportion to the existing size of the non-conforming use;
- c) Any proposed extension or enlargement shall be consistent with the scale and massing of surrounding *development* and neighbouring properties and shall generally maintain the overall scale and massing of the existing building(s) proposed to be extended or enlarged;
- d) The impact of the proposed change of use and/or the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odours, lighting, traffic generation, visual impacts and other nuisances. Applications which would create or aggravate land use incompatibilities shall not be approved;
- e) Neighbouring uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, by regulations alleviating *adverse effects* caused by matters such as outside storage, lighting,

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advertising signs or other aspects of the development that have the potential to create adverse impacts;

- f) Traffic and parking conditions on-site and in the vicinity will not be adversely impacted by the proposal. Access shall be provided by appropriate design of ingress and egress points to and from the site and by improvement of sight lines especially in proximity to intersections;
- g) Adequate provisions have been or will be made for off-street parking and loading facilities;
- h) Services such as storm drainage, roads and private sewer and water services are adequate or can be made adequate; and,
- i) **Any proposed change in use or expansion or enlargement of a legally non-conforming use located within 30 metres of the high water mark shall, in addition to the policies above, have regard for whether the proposal will:**
  - ix) **Maximize natural vegetation within the first 30 metres from the high water mark, including re-planting as necessary. An Environmental Impact Assessment and planting plan may be required in order to ensure the protection and enhancement of the shoreline area;**
  - x) **Minimize the disturbed areas within the first 30 metres from the high water mark, while allowing for a reasonable area for water access;**
  - xi) **Minimize the visual impact of the development as seen from the water and/or adjacent properties;**
  - xii) **Ensure that septic systems are set back a minimum of 30 metres from the high water mark where possible and maximize the setback from the high water mark of the septic system where achieving the minimum setback is not physically possible;**
  - xiii) **Incorporate tertiary treatment systems and other technologies on lots which are physically constrained and/or situated in close proximity to sensitive natural heritage features or water resources. The Township may require specialized studies or reports from licensed septic installers to identify all system-related options available to private land owners.**
  - xiv) **Where a new septic system is required to replace a substandard or malfunctioning system (and where there is no other location on the property at least 30 metres from the highwater mark, as assessed by the appropriate approval authority), locate the replacement system less than 30 metres, but not less than 15 metres from the high water mark and, wherever feasible, above the flood line elevation where one has been**

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- defined by the Conservation Authority. Zoning relief is not required where replacement sewage systems or holding tanks need to be installed between 30 metres and 15 metres.
- xv) Incorporate features to result in a net environmental gain through such measures as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff and/or enhancing riparian vegetation;
  - xvi) Locate the development outside of natural hazards (including the extent of flooding and erosion hazards) and in a location that reduces its environmental impact as required in consultation with the relevant conservation authority and providing safe access (ingress and egress);
  - xvii) Where the existing septic system is non-conforming, ensure that the proposed extension or enlargement does not remove the ability for a future complying septic system to be located on the property away from the shoreline and sensitive environmental features; and
  - xviii) Incorporate mitigation measures such as: eaves troughing, vegetated buffers, and other features used to control runoff, improve water quality, and prevent off-site drainage that may negatively alter existing drainage patterns. A lot grading and drainage plan illustrating proposed cut and fill locations, landscaping elements, and other items may be required in support of development proposals on the water.

## 9.13 Accessory Uses

It is intended that buildings, structures and uses that are normally incidental and accessory to a permitted use listed in this Plan will also be allowed even though not specifically stated in the land use policies. Further, examples of permitted uses for the designations are intended to indicate the possible range of uses considered appropriate and not to be interpreted as a finite list unless otherwise stated. All permitted uses in the Zoning By-law shall be in conformity with the intent and policies of this Plan.

Accessory uses may be permitted, subject to a maximum building size, lot coverage and a maximum number of permitted accessory uses and structures as set out in the implementing Zoning By-law.

## 9.14 Dedication and Tenure of Land for Parks and Conservation

- a) In considering lot and/or unit creation by plan of subdivision or condominium or consent application, the Township may require the applicant to dedicate up to 5% of the gross area of land to the provision of public open space in residential *developments* and 2% for commercial or industrial *developments*. At the discretion of Council, this dedication may take the form of land or payment in lieu pursuant to Section 51.1 of the *Planning Act*.
- b) All lands dedicated for parkland purposes within a plan of subdivision or plan of condominium must be in satisfactory physical condition and be located in a manner, which provides for their use by residents of all ages and abilities.

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- c) Natural areas, including flood lands, hazard lands, river or creek valleys, *wetlands* or other environmentally *sensitive* areas or *significant* ridges shall be set aside as permanent open space and shall not necessarily constitute part of the statutory dedication for public open space use. Council may consider acquiring natural areas as part of the 5% parkland dedication where it is in the public interest to do so and where such lands contribute to the character of the area.
- d) Where a proposed plan of subdivision or condominium abuts a waterbody, Council will require that the 5% parkland dedication be located adjacent to the waterbody rather than providing payment in lieu contributions.
- e) Outside of the parkland dedication provisions of the *Planning Act*, South Frontenac encourages the use of innovative forms of tenure and ownership including conservation easements, property acquisition by a local land trust, and/or local conservation authority and the use of available tax incentive programs to ensure long term conservation of unique or important natural environmental properties within South Frontenac. When consents are pursued that have the effect of facilitating the transfer of land into the ownership of a not-for-profit conservation agency, Council shall not require dedication of land, or payment of cash-in-lieu of parkland, provided the long-term intent is conservation of unique or important natural environment features.

## 9.15 Cash-in-lieu of Parking Facilities

Council may enter into an agreement with an owner of land permitting a “cash-in-lieu” of parking payment for parking facilities, subject to the requirements of Section 40 of the *Planning Act*.

## 9.16 Site Plan Control

- 9.16.1 Pursuant to Section 41 of the *Planning Act*, the Township establishes the entire municipality as a Site Plan Control area. The Township shall establish a Site Plan Control by-law to regulate *development* under Section 41 of the *Planning Act*.
- 9.16.2 All *development* is subject to Site Plan Control, except for single-detached and semi-detached residential; notwithstanding the foregoing, single-detached or semi-detached residential *development* may be subject to site plan control if the *development* is:

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- a) Adjacent to the Environmentally Protected designation on **Map A**;
  - b) Within 90 metres of a waterbody, particularly on waterfront lots;
  - c) Within 300 metres of an at-capacity Lake Trout lake; and/or,
  - d) Adjacent to natural hazard lands.
- 9.16.3 The Township may require the submission of plans and drawings for all *development* proposals within the Site Plan Control area.
- 9.16.4 The Township may, as a condition of site plan approval, require the dedication of land for the widening of any street or for improvements to an intersection to the width set out in Section 7.1 of this Plan for roads as specified by the classification. The conveyance shall apply to the full frontage of the property wherever the deficiency exists.
- 9.16.5 The Township shall require each applicant submitting such a *development* proposal to enter into an agreement with the Township as a condition to the approval of the *development* proposal. The agreement may include conditions on the following facilities and matters:
- a) The construction or reconstruction of the access or egress onto all major roads or highways and any upgrading of the roads, that will be necessary as a result of the increased traffic caused by the *development*;
  - b) The number and location of all off-street loading areas and parking areas to be provided within each *development*, and the surfacing of such areas and driveways;
  - c) The number, location and construction of all walkways and walkway ramps and pedestrian access points to be provided in the *development* and how these will eventually be connected to adjacent areas;
  - d) The location, number and power of any facilities for lighting, including floodlighting of the site or any buildings or structures (such as signs) thereon;
  - e) All grading required to be done on the property and how storm, surface and wastewaters will be disposed of in order to prevent erosion including the period during construction of the project. Plans will show the location and connections for all services to municipal services including elevations and inverts;
  - f) The techniques that are to be used on the site for landscaping of the property for the protection of adjoining lands, waterbodies or natural heritage features, including the type of vegetation and techniques to be used, the existing (native) vegetation which is to be preserved, and any structures such as walls, fences or barriers that are to be used;
  - g) The location, height, number and size of all residential units to be erected on the site and the method by which the *development* will be staged;
  - h) The location, height, and type of all other buildings located in the proposal;
  - i) Illustration of the contours and final elevations of the site;

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- j) The location and type of any facilities and enclosures for the storage of recyclables, garbage and other waste materials;
  - k) The location and extent of any easements, rights-of-way, or other covenants on the land to be conveyed to the Township or a local board for public utilities;
  - l) The location and description of facilities designed for accessibility for persons with disabilities;
  - m) The location and description of all easements to be conveyed to the Township and other public utilities; and,
  - n) A description of any sustainable design elements on any adjoining highway under the Township's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.
- 9.16.6 Where a *development* proposal is of a minor nature, some or all of the points listed above may be waived in the agreement.
- 9.16.7 When a property is the subject of an application for site plan approval, abutting land owners and other neighbouring land owners that may be directly affected. The Township may contact the impacted owner for comment. Comments provided through other Planning applications (i.e. zoning by-law amendment or consent applications) shall be considered as part of the site plan control decision.
- 9.16.8 In the review of Site Plan Applications, the Township will circulate to Municipal Departments and external Agencies and relevant provincial ministries that are considered to have an interest in the application for their comments prior to the approval of any site plan or Site Plan Agreement.
- 9.16.9 The Township may use Site Plan Control to prescribe exterior design standards to regulate the standards for the appearance and design of property and for prohibiting the *development* of such property that does not conform to the standards. Site Plan Applications shall have regard for the Site Plan Control Guidelines and any conditions noted in the checklist provided to them during pre-consultation.
- 9.16.10 Agreements entered into under the authority of Section 41 of the *Planning Act* may be for the provision of any or all of the facilities, works or matters as provided for in the Act and the maintenance thereof and for the registration of such agreements against title to the land to which they apply. The Township may take securities to ensure certain on and off site works are completed to Township standards.
- 9.16.11 The Township may use the sustainability features of Section 41 (4) of the *Planning Act* as a means to encourage sustainable *development* (i.e., sustainable design elements adjoining a public road such as trees, shrubs, hedges, plantings or other ground cover,

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permeable paving materials, curb ramps, waste and recycling containers and bicycle parking facilities) and facilities to provide or enhance accessibility by persons with disabilities or other challenges.

9.16.12 In accordance with Section 41 of the *Planning Act*, the authority Site Plan Control shall be delegated to an individual who is an officer, employee or agent of the municipality.

9.16.13 In accordance with Section 42 of the *Planning Act*, Council may pass a parkland by-law that addresses the conveyance of land for parkland purposes or payment of cash-in-lieu of parkland that would be collected at the time of issuance of site plan approval.

## 9.17 Part Lot Control

The Township may pass By-laws in accordance with the *Planning Act* to remove part lot control from all or any part of a registered plan of subdivision. A Part Lot Control By-law has the effect of allowing the conveyance of a portion of a lot without requiring the approval of the land division committee. Part Lot Control By-laws may be repealed, amended or limited to a period of not more than 5 years by the Township. The Township may use the Part Lot Control By-law to generally avoid the splitting of lots upon which semi-detached dwellings or street row housing is intended to be built and the re-subdivision of older registered plans of subdivision where no new rights-of-ways are to be created. The Part Lot Control By-laws will be considered by the approval authority, in accordance with the *Planning Act*.

9.17.1 In accordance with the provisions of the *Planning Act*, the Township may pass by-laws to exempt all, or parts of registered plans of subdivision from part-lot control.

## 9.18 Division of Land

The Township will use the consent and plan of subdivision/condominium approval processes to ensure control over the subdivision of land. All plans of subdivision, plans of condominium and consent applications must conform to the requirements of this Plan. As part of the approval process, certain requirements may be imposed as a condition to the approval of a plan of subdivision, plan of condominium or a consent and the owner may be required to enter into an agreement with the Township before final approval. The creation of individual units in a Plan of Condominium are guided by Sections 9.18.3 and 9.19.

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## 9.18.1 General Consent Policies

In addition to the criteria established in Section 51(24) of the *Planning Act*, when considering the creation of a lot or lots, or lot line adjustments by way of consent, the consent may be granted if the following requirements are met:

- a) A plan of subdivision or plan of condominium is not required for the proper and orderly *development* of the land;
- b) The consent conforms to the PPS, the County Official Plan and this Plan, and complies with the Zoning By-law;
- c) No extension of municipal services is required;
- d) The access servicing the proposed lot is of satisfactory condition to the Township.  
Consents that rely on opening and assuming portions of unopened road allowances to provide frontage for the proposed lot will not be supported. Non-waterfront lots must have frontage on an existing, opened and assumed Township road allowance.  
Waterfront lots must have frontage on a private lane or a public road that is developed to the Township's satisfaction in accordance with Section 7.1;
- e) The lot(s) can be serviced with an appropriate water supply and sewage disposal system;
- f) The consent does not contribute to an inappropriate fragmentation of land **by severing land in a manner that fragments private ownership of natural heritage areas and features;**
- g) Lot(s) outside *Settlement Areas* comply with the *Minimum Distance Separation Formulae*.
- h) The size of any parcel of land created by consent is appropriate for the uses proposed. No parcel of land created by consent should be less than that prescribed in the respective land use designations of this Plan, except for parcels created as lot additions, for technical reasons or as the result of expropriation by a public body or as required by a public body.
- i) There is a satisfactory geometric design for the existing and proposed uses for the severed and retained parcels. The creation of parcels that are long and narrow or that have a small amount of frontage resulting in *development* occurring behind or in front of existing dwellings and uses will not be supported;
- j) There is adequate waterfrontage **that provides reasonable water access for motorized boats without requiring dredging or removal of emergent or submerged vegetation and maintains** consideration for the narrow and shallow water body policies of this Plan;

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- k) The lands are not subject to flooding, erosion or other natural hazard when the use of the parcel impacts the ability to construct a dwelling/building or impact safe access to the dwelling or building be erected. The advice of the appropriate authority shall be sought in this regard;
- l) No new *sensitive* land use is being created within or adjacent to the influence areas of existing mineral aggregate extraction operations;
- m) *Development* shall be directed away from natural heritage features and any hazard features over the long term;
- n) There are no existing traffic hazards or no new traffic hazards would be created on the road(s) fronting the severed and retained lots because of limited sight lines on curves or grades;
- o) Lots proposed on an arterial or collector road outside of a settlement area may need to be supported by a traffic impact assessment to assess the ability of the proposed lot to obtain safe access and recommend the appropriate entrance design, in accordance with Township policy.

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- p) For any division of land, the Municipality will impose certain conditions to the approval of the severance or subdivision. A *development* agreement relating to the conditions may be required and may be registered on title;
- q) The Township is entitled to a dedication of land for parks or to request cash-in-lieu in accordance with the policies of this Plan; and,
- r) At the time of consent, the Township will request road widening in accordance with Section 7.1 in order to ensure the Township has deeded ownership of land on which to improve public roads over time. Where a forced road exists on a subject property, as a condition of consent, the Township will seek the transfer of the forced road on both the severed and retained parcel into municipal ownership.

## 9.18.2 Consents on Lands Designated Agricultural, Rural or Settlement Area

For lands designated Agricultural or Rural on **Map A**, the respective policies in Section 3 and 4 of this plan shall also apply.

For lands in *Settlement Areas*, the policies of Section 9.18.1 and 9.18.3 apply.

## 9.18.3 Plans of Subdivision

In addition to those criteria contained in Section 51(24) of the *Planning Act*, the Township will evaluate applications for plans of subdivision on the basis of criteria such as, but not limited to, the following:

- a) The plan of subdivision conforms to the Official Plan;
- b) The plan of subdivision can be adequately serviced without requiring an undue financial commitment from the Township;
- c) The plan of subdivision can be adequately serviced with and makes suitable provision for services including, but not limited to, public streets, water, storm sewers, waste collection and disposal, public utilities, fire and police protection, parks, schools, and other community facilities;
- d) The proposed *development* will not be exposed to excessive noise levels or other *significant negative impacts* associated with nearby activities;
- e) The proposal shall be appropriately served by existing levels of municipal services such as fire protection, police protection, garbage collection and school facilities. Any proposal requiring substantial upgrading to existing services will generally not be permitted unless it is determined by the Municipality and any pertinent agencies to be appropriate;

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- f) An internal road system shall be provided which will allow ease of access for emergency vehicles and provide for fire route considerations as necessary. In consultation with the Fire Department, consideration shall be given to the installation of appropriate *infrastructure*, (i.e., dry hydrant) to ensure there is a sufficient supply of water available for firefighting services within the boundaries of, or in proximity to, the subdivision;
- g) Protection of natural environment and hazard features over the long term;
- h) As many trees as possible shall be preserved, particularly mature and healthy stands of trees and reforestation shall take place where appropriate. Trees and vegetation within 30 metres of the high watermark of a waterbody shall be maintained and protected through terms of an agreement and setbacks that shall apply to the *development*;
- i) Topography and/or vegetation shall be maintained and augmented to create an appropriate or desirable environment and buffering may be requested to ensure compatibility with adjacent uses;
- j) Plans of subdivision shall be designed to allow for the appropriate integration of the subject lands with the *adjacent lands*;
- k) The plan of subdivision is designed to reduce any negative impact on surrounding land uses and the transportation network. Subdivisions will be designed with consideration for *active transportation* and will consider the inclusion of sidewalks and trails that can enhance connections within the transportation network;
- l) *Development* on communal servicing shall look to cluster residential *development* and provide areas of open space, natural environment and protect working agricultural landscapes;
- m) Amenity areas are encouraged to be developed to facilitate public access;
- n) The plan of subdivision is designed to integrate with *adjacent lands*; and,
- o) Background information provided by the developer to the satisfaction of the Municipality demonstrating the appropriateness of the location for the plan of subdivision. This information may include, but not be limited to, drainage studies, traffic impact studies and Environmental Impact Assessments.

## 9.18.3.1 Draft Plan and Final Subdivision Plan Approval

As a condition of draft plan approval, the Township will require the developer to enter into a subdivision agreement in order to satisfy certain conditions prior to final approval and registration of the plan of subdivision. This agreement will set out the internal and external

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services and obligations that shall be required of the developer. The developer will be required to meet conditions of draft approval within a specified time period, failing which, draft plan approval may lapse. Requests for extensions of the lapsing approval will be considered by the Township, provided there has been evidence of progression on fulfilling the conditions of approval by the proponent and that the policies of the Plan have not changed in direction to impact the *development*.

## 9.18.3.2 Plans of Subdivision Deemed not Registered

In accordance with the provisions of the *Planning Act*, the Township may by by-law deem any part of a registered plan of subdivision not to be a plan of subdivision, in instances where a lot(s) are undevelopable due to constraints and/or generally not altering the character of the plan of subdivision, provided the plan of subdivision has been registered for 8 years or more.

## 9.19 Plans of Condominium

In addition to the considerations included in Section 9.18.3 that apply to plans of subdivision, a condominium will be developed with a minimum number of units to sustain independent and adequate operation of the condominium corporation. The minimum number to meet this requirement is ten (10) units, and subject to the Township's discretion. The Township shall permit all types of condominiums, in accordance with the *Condominium Act*. Common elements of a plan of condominium are permitted provided public ownership by the Township is not required for access, road allowances, servicing or constructing public facilities and services, and/or the conservation and protection of any natural features. Any private road proposed within a plan of condominium will be required to meet the Townships standards for construction of a private road listed in **Appendix F**. It shall be noted through the condominium agreement, condominium declaration and purchase and sale agreements that the road within a plan of condominium shall remain private and will not be assumed by the Township. Details regarding garbage collection, as well as emergency service access, shall also be noted in the documents registered on title of the units within a plan of condominium.

### 9.19.1 Draft Plan and Final Plan Approval

As a condition of draft plan approval, the Township may require applicants to satisfy certain conditions prior to final approval and registration of the plan of condominium. To provide for the fulfillment of these conditions the Township shall require an applicant to enter into a

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condominium agreement prior to final approval of the plan of condominium. The applicant will be required to meet conditions of draft approval within a specified time-period, failing which, draft plan approval may lapse. Requests for extensions of the lapsing approval will be considered by the Township, provided there has been evidence of progression on the conditions of approval by the proponent and that the policies of the Plan have changed in direction to impact the *development*.

## 9.20 Community Improvement Plans

The Township recognizes the importance of supporting and encouraging economic investment to realize the community vision and alignment with Township strategic planning objectives. To that end, the Township has the ability, as provided through Section 28 of the *Planning Act* to provide financial incentives to achieve certain social and community goals.

- a) Community Improvement Plans (CIPs) will be implemented through the passage of a by-law designating a Community Improvement Project Area and through the preparation of a Community Improvement Plan pursuant to the *Planning Act*.
- b) The Township may designate a Community Improvement Plan Project Area based on the provisions allowed through the *Planning Act*, with particular attention to social and community economic *development* reasons amongst others.
- c) A CIP will be implemented through the passage of a by-law designating a Community Improvement Project Area and through the preparation of a Community Improvement Plan that sets out the goals of the program and establishes financial incentives to direct investment that is in keeping with key strategic priorities.
- d) During the preparation of a Community Improvement Plan, the Township will solicit input from the business community, affected residents, ratepayers and property owners, tenants, public bodies and agencies, the Province and other interested parties in the preparation of a Community Improvement Plan or amendments to a Community Improvement Plan as may be required from time to time.
- e) The Community Improvement Plan may be amended through a process as described in the *Planning Act*, to address any changes to the programs, the project area, or other provisions as required to align with any changes that may occur to the key strategic priorities as a way to respond to changes in the economy or otherwise.

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- f) The Township recognizes the County may undertake a Regional Community Improvement Plan that can benefit Township residents and business owners. The Township will participate in the preparation of any Regional Community Improvement Plan. The Township will put in place any program administration required at a local level in order to implement the Regional Community Improvement Plan.
- g) A Community Improvement Plan may provide direction, guidelines and a strategy for any or all of the following:
  - i) Allocation of public funds such as grants, loans, tax assistance or other financial instruments for the physical rehabilitation, *redevelopment* or improvement of land and buildings, to registered owners, assessed owners, tenants and assignees of lands or buildings;
  - ii) Provision for a range of financial assistance and incentive programs in the form of tax relief, loans, grants, *development* charges and application fees to eligible parties or for eligible projects;
  - iii) Municipal acquisition or holding of land or buildings and subsequent clearance, grading, rehabilitation, *redevelopment* or resale of these properties or other preparation of land or buildings for *community improvement*;
  - iv) Public/Private Partnerships, joint ventures and cost-sharing arrangements;
  - v) Infill and rehabilitation projects;
  - vi) The promotion of cultural heritage conservation through applicable local, provincial and federal legislation and by-laws;
  - vii) Promotion of the viability of commercial areas through the establishment and support of Business Improvement Areas;
  - viii) *Development* of façade and streetscape design guidelines that encourage, strengthen and repair existing building stock and increase pedestrian traffic and improve visual amenity;
  - ix) Detailed capital improvement projects and timetables for construction;
  - x) Re-alignment or *redevelopment* of roads, pathways, and transit routes to encourage *active transportation* modes and to improve safety for pedestrians, cyclists and motorists;
  - xi) Adoption of policies and amended municipal by-laws to realize improvement objectives of Community Improvement Plans;
  - xii) Outline further studies or review as necessary for Community Improvement Plans;
  - xiii) Promotion and facilitation of the renewal of contaminated sites or *brownfield sites* in *community improvement* planning; and,

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- xiv) Other municipal actions, programs or investments for the purpose of strengthening and enhancing neighbourhood stability, health and safety, stimulating production of a variety of housing types, facilitating local economic growth, improving social and environmental conditions or promotion of cultural *development*.

## 9.21 Community Planning Permit System

The Township may consider the implementation of a Community Planning Permit System (CPPS) as a planning tool for *development* in waterfront areas to enhance waterfront protection and streamline the *development* approvals process. This CPPS is a land use planning tool that combines zoning, site plan control, and minor variance processes into one application and approval process, pursuant to the *Planning Act*. Should the Township develop a CPPS, comprehensive policies shall be established by amendment to this Plan to:

- a) Identify the area that is to be a Community Planning Permit area and subject to the Community Planning Permit By-law;
- b) Set out the scope of the authority that may be delegated and limitations on the delegation, if Council intends to delegate authority under the Community Planning Permit By-law;
- c) Contain a statement of the goals, objective and policies in proposing a Community Planning Permit System for the area;
- d) Set out the types of criteria that may be included in the Community Planning Permit By-law for determining whether any class of *development* or any use of land may be permitted by Community Planning Permit; and,
- e) Set out the types of conditions that may be included in the Community Planning Permit By-law.

## 9.22 Safe Properties and Property Standards

The Township may adopt a Property Standards By-law as provided for under the *Municipal Act* with the objective of maintaining buildings, structures and properties in the Township in a good state of repair. The By-Law may be reviewed from time-to-time with respect to the standards for maintenance of buildings and without limiting the foregoing, shall include consideration for:

- a) The maintenance of yards and accessory buildings;
- b) The maintenance of residential and non-residential buildings and structures;
- c) Occupancy standards;
- d) Notices and orders; and,
- e) Administration and enforcement measures.

## 9.23 Shoreline Protection By-law

The Township may establish a Shoreline Protection By-law under the *Municipal Act* to regulate matters such as tree cutting, vegetation removal and *site alteration* in proximity to waterbodies.

### 9.24 Pre-Application Consultation

**8.12.1 Pre-application consultation is required for all planning applications where the Township is the approval authority. The Township may structure the pre-application consultation process to include multiple stages, where warranted, based on the complexity of the proposal and the type of application. Details regarding the process will be included in a pre-application consultation by-law.**

**8.12.2 The Township may establish pre-application consultation fees to cover staff time to review and assess application information and technical studies prior to declaring an application complete.**

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8.12.3 The Township may require a proponent to hold a public open house as part of the pre-application consultation process, prior to any statutory public meetings required by the Planning Act. The open houses will be held for large or complex applications and will be at the discretion of the municipality.

8.12.4 Where applications require the approval of the County of Frontenac (i.e., Official Plan Amendments), the County will be involved in pre-application consultation and will assist the Township in determining the requirements of a complete application. The County will be engaged early in this process to assist in ensuring any concerns or issues the approval authority may have can be addressed early in the application process.

## 8.13 Complete Application Requirements

8.13.1 The submission of a complete application may include, but not be limited to, the completion of any applicable municipal forms, the payment of all required fees, the submission of studies, reports and drawings, and technical comments on studies, reports and drawings by all relevant departments, agencies, ministries, or third-party peer reviewers.

8.13.2 In situations where the Township acts as the planning approval authority, the Township shall request additional information and material that it needs when considering development proposals or Planning Act applications. Such information that may be required to deem an application complete may include but is not limited to any of the following:

- Concept Plan/Plot Plan/Survey Sketch showing the ultimate use of land;
- Assessment of Adequacy of Public Services/Conceptual Site Servicing Study;
- Servicing Options Report;
- Hydrogeological and Terrain Analysis;

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- Erosion and Sediment Control Plan;
- Geotechnical Study/Slope Stability Assessment;
- Impact Assessment of Adjacent Waste Disposal / Former Landfill Site (i.e. D-4 MECP Guideline study);
- Noise/Vibration Study (i.e., D-6 MECP Guideline study, NPC-300 study);
- Transportation Impact Study or Brief or Community Traffic Study;
- Cultural Heritage Impact Statement;
- Minimum Distance Separation Formulae;
- Planning Justification;
- Environmental Impact Assessment;
- Agricultural Impact Assessment;
- Lake Impact Assessment;
- Mineral Aggregate Impact Assessment;
- Agrology and Soil Capability Study;
- Phase 1 Environmental Site Assessment (ESA);
- Phase 2 Environmental Site Assessment (ESA);
- Record of Site Condition;
- Amendment to the regional Source Protection Plan;
- Reasonable Use Study;
- Groundwater Impact Assessment;
- Stormwater Management Plan;
- Archaeological Resource Assessment;

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- Tree Preservation and Protection Plan;
- Assessment of Landform Feature;
- Mine Hazard Study / Abandoned Pit or Quarry;
- Hydrologic and Hydraulic Study;
- Shoreline Planting Plan and,/or,
- Statement of achievement of the Site Plan Control requirements of this Plan.
- Any other studies required by the Township that are not reflected in the above list.

**8.13.3 Any additional studies or information that is required as part of a complete application under the Planning Act will be at the discretion of the municipality, to ensure that all the relevant and required information pertaining to a development application is available to enable Council or its designated approval authorities to make informed decisions within the prescribed time periods. It also ensures that the public and other stakeholders have access to all relevant information early in the planning process.**

**8.13.4 All required reports and technical studies will be carried out by qualified persons retained by and at the expense of the proponent. The Township may require a peer review of any report or study by an appropriate public agency or a professional consultant retained by the Township at the proponent's expense.**

*Developments* that may have a Township-wide significance will be required to submit an analysis included the impacts that the proposed change will have across the Township.

The Township requires the submission of high-quality studies to support applications.

Studies shall be prepared by a qualified professional with experience in their field. Studies shall meet any terms of reference or requirements established by the Township or appropriate approval authority through the pre-consultation process.

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## 10 Interpretation and Definitions

This section of the Plan provides additional information on how to interpret boundaries, numbers, and legislative references.

## 10.1 Interpretation

- a) It is intended that the boundaries of the land use designations shown on **Map A** be considered as approximate except where bounded by major roads, railways, waterbodies, legal lot lines or other geographical features. Therefore, amendments to this Plan will not be required in order to make minor adjustments to the land use boundaries and roads provided the general intent of the policies of this Plan is preserved. The intended location and ownership of roads are to be considered as approximate and not absolute.
- b) It is intended that all figures and quantities contained in the Plan be considered in the metric form. Amendments will not be required for any reasonable variation from these figures and quantities provided such variations meet the intent of this Plan.
- c) Any *significant* change from the policies contained herein will require an amendment to the Official Plan and implementing Zoning By-law. If a change is major, particularly if it will cause changes in the way in which an area is developing, then the Official Plan should be reviewed in whole.
- d) Where any Act or portion of an Act is referred to in this Plan, such references will be interpreted to include any subsequent legislation that may replace the specified Act and guidelines.
- e) This Plan utilizes words or terms defined in the *2020 Provincial Policy Statement* as well as other definitions. These definitions shall apply in the interpretation of the policies of this Plan and their application to *development* proposals and planning applications. Where any doubt exists with respect to the intended meaning of any word or phrase used in this Plan, the *2020 Provincial Policy Statement*, or any subsequent provincial policy statement issued under Section 2 of the *Planning Act* shall be used as a guide to interpretation.
- f) For the purposes of this Plan, it shall be interpreted that the word “existing” when used in this Plan shall mean existing as of the date of the approval of this Plan.

## 10.2 Definitions

**Access standards:** means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards*, erosion hazards and/or *other water-related hazards*.

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**Active transportation:** means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

**Additional Dwelling Unit:** means a secondary house or apartment that shares the building lot of a larger, primary home.

**Adjacent lands:** means

- a) With respect to transportation and *infrastructure* corridors, those lands contiguous to existing or planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) With respect to *natural heritage features and areas*, those lands contiguous to a specific natural heritage feature or area where it is likely that *development* or *site alteration* would have a negative impact on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) With respect to *mineral deposits* and *mineral aggregate resources*, those lands contiguous to lands on the surface of known *petroleum resources*, *mineral deposits*, or *deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and,
- d) With respect to *development* and *site alteration*, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.

**Adverse effects:** as defined in the *Environmental Protection Act*, means one or more of:

- a) Impairment of the quality of the natural environment for any use that can be made of it;
- b) Injury or damage to property or plant or animal life;
- c) Harm or material discomfort to any person;
- d) An adverse effect on the health of any person;
- e) Impairment of the safety of any person;
- f) Rendering any property or plant or animal life unfit for human use;
- g) Loss of enjoyment of normal use of property; and,
- h) Interference with normal conduct of business.

**Affordable:** means

- i) In the case of ownership housing, the least expensive of:

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- i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or,
- ii) Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area*;
- j) In the case of rental housing, the least expensive of:
  - i) A unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or,
  - ii) A unit for which the rent is at or below the average market rent of a unit in the *regional market area*.

**Agricultural System:** A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands* that together create a continuous productive land base for agriculture; and,
- b) An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

**Agricultural uses:** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and, associated on farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**Agri-food network:** Within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and *infrastructure*; agricultural services, farm markets, distributors, and primary processing; and, vibrant, agriculture-supportive communities.

**Agri-tourism uses:** means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

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

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**Airports:** means all Ontario *airports*, including designated lands for future *airports*, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

**Alternative energy system:** means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

**Archaeological resources:** includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with *the Ontario Heritage Act*.

**Areas of archaeological potential:** means areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist.

**Areas of mineral potential:** means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

**Areas of Natural and Scientific Interest (ANSI)** means areas of land and water containing natural landscapes or features that have been identified as having unique life science or earth science values related to protection, scientific study, or education.

**Brownfield sites:** means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

**Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

**Comprehensive review:** means

- a) With respect to *settlement areas*, settlement area boundaries, and conversion of *employment areas*, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

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- i) Is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or *development*; and, determines how best to accommodate the *development* while protecting provincial interests;
  - ii) Utilizes opportunities to accommodate projected growth or *development* through *intensification* and *redevelopment*; and, considers physical constraints to accommodating the proposed *development* within existing Settlement Area boundaries;
  - iii) Is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
  - iv) Confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed *development*;
  - v) Confirms that *sewage and water services* can be provided in accordance with sewage, water, and stormwater policies; and,
  - vi) Considers cross-jurisdictional issues.
- b) with regards to territory without municipal organization, means a review undertaken by a planning authority or comparable body which:
- i) Addresses long-term population projections, *infrastructure* requirements and related matters;
  - ii) Confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with *prime agricultural area* policies; and,
  - iii) Considers cross-jurisdictional issues. In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or *development* proposal.

**Conserved:** means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative *development* approaches can be included in these plans and assessments.

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community,

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including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, Zoning By-law, or other land use planning mechanisms.

**Deposits of mineral aggregate resources:** means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

**Designated and available:** means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g., secondary plans) are required before *development* applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

**Designated vulnerable area:** means areas defined as *vulnerable*, in accordance with provincial standards, by virtue of their importance as a drinking water source.

**Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*; but does not include activities that create or maintain *infrastructure* authorized under an environmental assessment process; or, works subject to the *Drainage Act*.

**Ecological function:** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

**Employment area:** means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

**Endangered species:** means a species that is classified as “*Endangered Species*” on the Species at Risk in Ontario List, as updated and amended from time to time.

**Erosion hazard:** means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that

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include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

**Essential emergency service:** means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

**Fish:** means *fish*, which as defined in the *Fisheries Act*, includes *fish*, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

**Fish habitat:** as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes.

**Flood plain:** for *river, stream and small inland lake systems*, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

**Flooding hazard:** means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) Along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
  - i) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific *watershed* and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over *watersheds* in the general area;
  - ii) The *one hundred year flood*; and,
  - iii) A flood which is greater than i) or ii) which was actually experienced in a particular *watershed* or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry; except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard).

**Floodproofing standard:** means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards* along *river, stream and small inland lake systems*.

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**Freight-supportive:** in regard to land use patterns, means *transportation systems* and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and *transportation systems*. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

**Green infrastructure:** means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

**Ground water feature:** means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

**Habitat of endangered species and threatened species:** means habitat within the meaning of Section 2 of the *Endangered Species Act, 2007*.

**Hazardous forest types for wildland fire:** means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry, as amended from time to time.

**Hazardous lands:** means property or lands that could be unsafe for development due to naturally occurring processes. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or erosion hazard limits.

**Hazardous sites:** means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (*sensitive* marine clays [leda], organic soils) or unstable bedrock (karst topography).

**Hazardous substances:** means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

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**Heritage attributes:** means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., *significant* views or vistas to or from a *protected heritage property*).

**High quality:** as it relates to mineral aggregates, means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

**Housing options:** means a range of housing types such as, but not limited to single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, *additional dwelling units*, tiny houses, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, housing for people with *special needs*, and housing related to employment, institutional or educational uses.

**Hydrologic function:** means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

**Impacts of a changing climate:** means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

**Individual on-site sewage services:** means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act*, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

**Individual on-site water services:** means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

**Infrastructure:** means physical structures (facilities and corridors) that form the foundation for *development*. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

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***Institutional use***: with respect to institutional *development* in *hazardous lands* and *hazardous sites*, means land uses where there is a threat to the safe evacuation of *vulnerable* populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

***Intensification***: means the *development* of a property, site or area at a higher density than currently exists through:

- a) *Redevelopment*, including the reuse of *brownfield sites*;
- b) The *development* of vacant and/or underutilized lots within previously developed areas;
- c) *Infill development*; and,
- d) The expansion or conversion of existing buildings. Large inland lakes: means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

***Legal or technical reasons***: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

***Low and moderate income households***: means

- a) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or,
- b) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

***Major facilities***: means facilities which may require separation from *sensitive land uses*, including but not limited to *airports*, manufacturing uses, transportation *infrastructure* and corridors, *rail facilities*, marine facilities, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

***Major goods movement facilities and corridors***: means transportation facilities and corridors associated with the inter-, and intra-provincial, movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are *freight-supportive* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

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**Mine hazard:** means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

**Minerals:** means metallic *minerals* and non-metallic *minerals* as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*. Metallic *minerals* means those *minerals* from which metals (e.g., copper, nickel, gold) are derived. Non-metallic *minerals* means those *minerals* that are of value for intrinsic properties of the *minerals* themselves and not as a source of metal. They are generally synonymous with industrial *minerals* (e.g., asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

**Mineral aggregate operation:** means

- a) Lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) For lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal Zoning By-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and,
- c) Associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

**Mineral aggregate resources:** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

**Mineral aggregate resource conservation:** means

- a) The recovery and recycling of manufactured materials derived from mineral aggregates (e.g., glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and,
- b) The wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to *development* occurring.

**Mineral deposits:** means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

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**Mineral mining operation:** means mining operations and associated facilities, or, past producing mines with remaining mineral *development* potential that have not been permanently rehabilitated to another use.

**Minimum Distance Separation formulae:** means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

**Multimodal transportation system:** means a *transportation system* which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

**Municipal sewage services:** means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by the Township, including centralized and decentralized systems.

**Municipal water services:** means a municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act*, 2002, including centralized and decentralized systems.

**Natural heritage features and areas:** means features and areas, including *significant wetlands*, *fish habitat*, *significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E, *habitat of endangered species and threatened species*, *significant wildlife habitat*, and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

**Natural heritage system:** means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support *hydrologic functions*, and working landscapes that enable *ecological functions* to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

**Negative impacts:** means

- a) With respect to municipal sewage and *municipal water services* private communal sewage and *private communal water services*, individual on-site sewage and *individual*

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*on-site water services*, and *partial services*, potential risks to human health and safety and degradation to the *quality and quantity of water*, *sensitive surface water features* and *sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

- b) With respect to the *quality and quantity of water*, degradation to the *quality and quantity of water*, *sensitive surface water features* and *sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;
- c) In regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and,
- d) In regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

**Normal farm practices:** means a practice, as defined in the *Farming and Food Production Protection Act*, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or, makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the *Nutrient Management Act*, 2002 and regulations made under that Act.

**Oil, gas and salt hazards:** means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

**On-farm diversified uses:** means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value added agricultural products. Ground-mounted solar facilities are permitted in *prime agricultural areas*, including *specialty crop areas*, only as *on-farm diversified uses*.

**One hundred year flood** means: for *river, stream and small inland lake systems*, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

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**Other water-related hazards** means: water-associated phenomena other than *flooding hazards* and wave uprush which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

**Partial services** means:

- a) *Municipal sewage services* or private communal sewage services combined with *individual on-site water services*; or,
- b) *Municipal water services* or *private communal water services* combined with *individual on-site sewage services*.

**Petroleum resource operations:** oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

**Petroleum resources:** oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

**Portable asphalt plant:** a facility

- a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and,
- b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

**Portable concrete plant:** a building or structure

- c) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and,
- d) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

**Prime agricultural area:** areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to

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time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province.

**Prime agricultural land:** *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

**Private communal sewage services:** means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by the Township.

**Private communal water services:** means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

**Protected heritage property:** means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

**Protection works standards:** means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards*, erosion hazards and *other water-related hazards*, and to allow access for their maintenance and repair.

**Provincial and federal requirements:** means

- a) With respect to *development* and *site alteration* in *fish habitat*, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and,
- b) With respect to *development* and *site alteration* in *habitat of endangered species and threatened species*, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

**Provincial plan:** means a *provincial plan* within the meaning of Section 1 of the *Planning Act*.

**Public service facilities:** means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance,

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recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. *Public service facilities* do not include *infrastructure*.

**Quality and quantity of water:** is measured by indicators associated with *hydrologic function* such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

**Rail facilities:** means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

**Recreation:** means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill *development*, personal enjoyment, positive social interaction and the achievement of human potential.

**Redevelopment:** means the creation of new units, uses or lots on previously developed land, including *brownfield sites*.

**Regional market area:** refers to an area that has a high degree of social and economic interaction. The Township will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

**Renewable energy source:** means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

**Renewable energy system:** means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

**Reserve sewage system capacity:** means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved *development*. With respect to lot creation conditional on sufficient *reserve sewage system capacity*, reserve capacity for private communal sewage services and *individual on-site sewage services* is considered sufficient if the hauled sewage from the *development* can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

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**Reserve water system capacity:** means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved *development*.

**Residence surplus to a farming operation:** means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

**Residential intensification:** means *intensification* of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) *Redevelopment*, including the *redevelopment* of *brownfield sites*;
- b) The *development* of vacant or underutilized lots within previously developed areas;
- c) *Infill development*;
- d) *Development* and introduction of new *housing options* within previously developed areas;
- e) The conversion or expansion of existing industrial, commercial and institutional buildings for residential use;
- f) The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, *additional dwelling units*, rooming houses, and other *housing options*; and,
- g) *Additional dwelling units* within existing or purpose-built dwellings or detached residential unit.

**River, stream and small inland lake systems:** means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

**Rural areas:** means a system of lands within municipalities that may include rural *Settlement Areas*, *rural lands*, *prime agricultural areas*, *natural heritage features and areas*, and resource areas.

**Rural lands:** means lands which are located outside *Settlement Areas* and which are outside *prime agricultural areas*.

**Sensitive:** in regard to surface water features and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

**Sensitive land uses:** means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses*

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may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

**Settlement areas:** means urban areas and rural *Settlement Areas* within municipalities (such as cities, towns, villages and hamlets) that are:

- a) Built-up areas where *development* is concentrated and which have a mix of land uses; and,
- b) Lands which have been designated in an official plan for *development* over the longterm planning horizon provided for in PPS policy 1.1.2 (up to 25 years).

**Sewage and water services:** includes *municipal sewage services* and *municipal water services*, private communal sewage services and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

**Significant:** means

- a) In regard to *wetlands*, coastal *wetlands* and areas of natural and scientific interest:
  - i. an area identified as provincially *significant* by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time; **and,**
  - ii. **locally significant wetlands; and,**
  - iii. **unevaluated wetlands;**
- b) In regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or, economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry;
- c) In regard to natural heritage areas and features, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) In regard to mineral potential, an area identified as provincially *significant* through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially *Significant* Mineral Potential Index; and,
- e) In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural

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heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in Sections (c)-(d) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some *significant* resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

**Site alteration** means activities, such as fill, grading and excavation that would change the landform and natural vegetative characteristics of the site.

**Special needs:** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

**Specialty crop area:** means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) Farmers skilled in the production of specialty crops; and,
- c) A long-term investment of capital in areas such as crops, drainage, *infrastructure* and related facilities and services to produce, store, or process specialty crops.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

**Threatened species:** means a species that is classified as "*Threatened species*" on the Species at Risk in Ontario List, as updated and amended from time to time.

**Transit-supportive:** in regard to land use patterns, means *development* that makes transit viable, optimizes investments in transit *infrastructure*, and improves the quality of the experience of using transit. It often refers to compact, mixed-use *development* that has a high level of

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employment and residential densities, including air rights *development*, in proximity to transit stations, corridors and associated elements within the *transportation system*. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

**Transportation system:** means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports*, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

**Vulnerable:** means surface and/or ground water that can be easily changed or impacted.

**Waste management system:** means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

**Watershed:** means an area that is drained by a river and its tributaries.

**Wayside pits and quarries:** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

**Wetlands:** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be *wetlands* for the purposes of this definition.

**Wildland fire assessment and mitigation standards:** means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, *infrastructure* and property from wildland fire.

**Wildlife habitat:** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations.

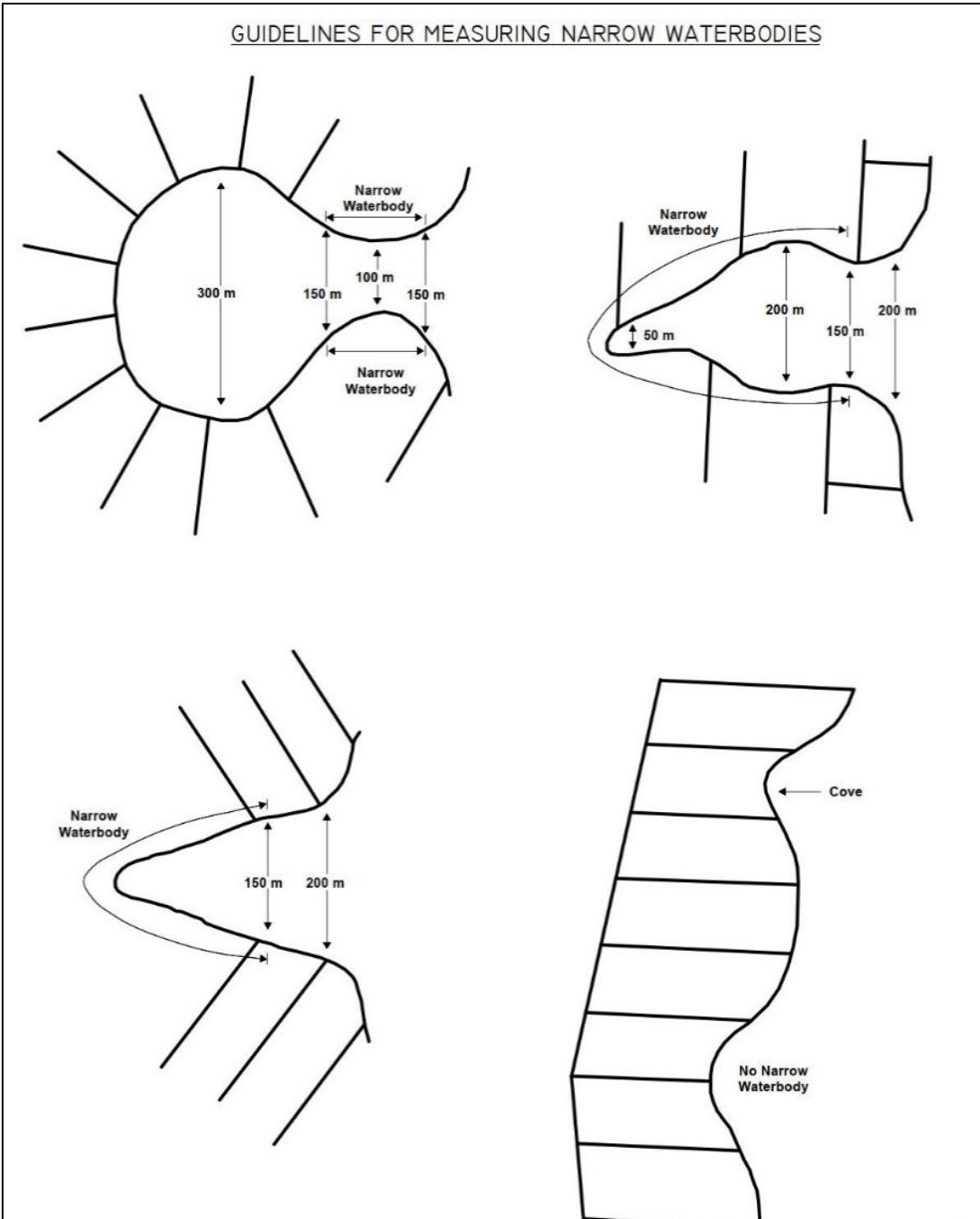
# Draft 2 – Incorporating Indigenous Communities & External Agency Review Comments January 2023

Specific *wildlife habitats* of concern may include areas where species concentrate at a *vulnerable* point in their annual or life cycle; and, areas which are important to migratory or non-migratory species.

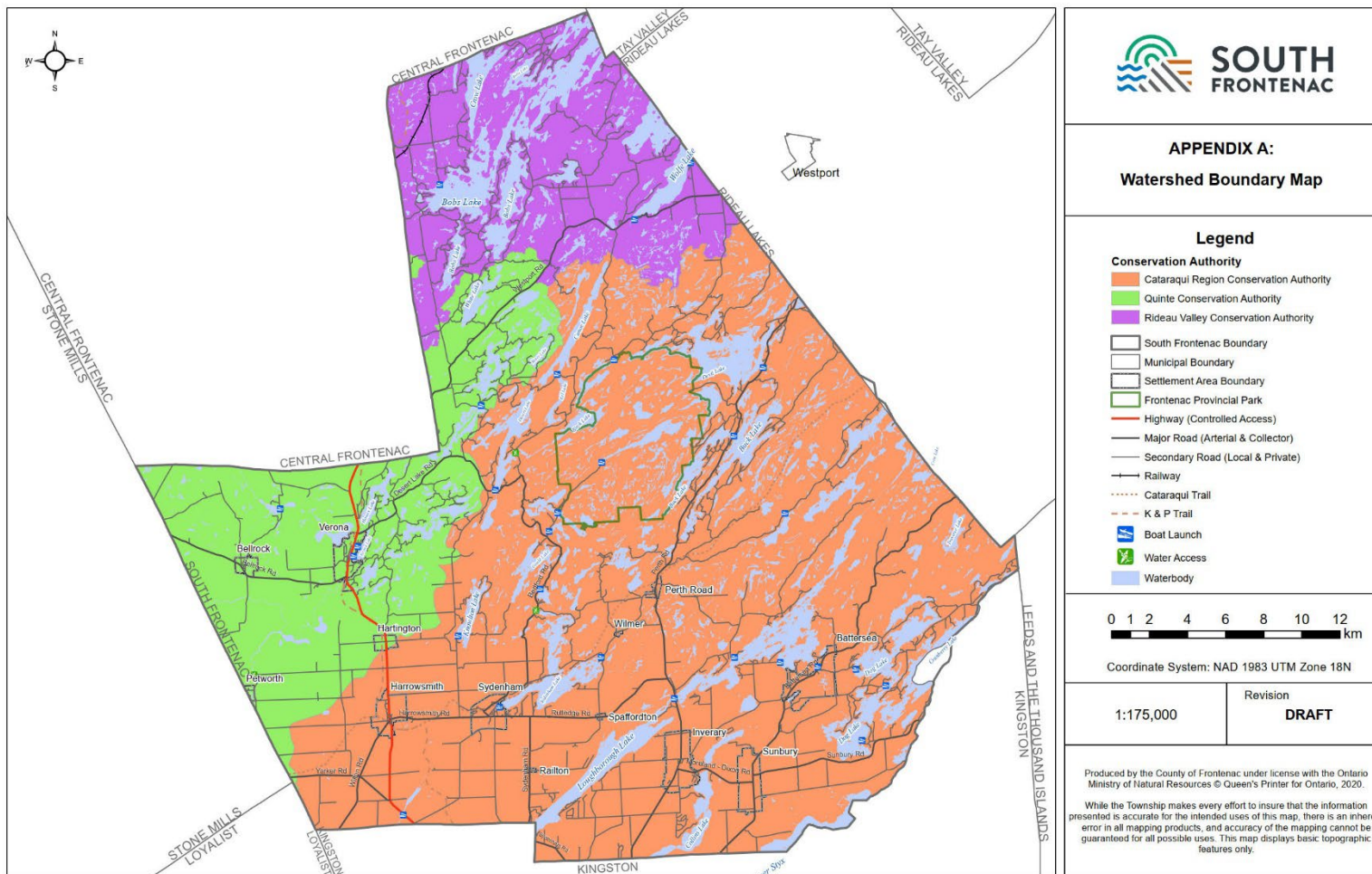
**Woodlands:** means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of *wildlife habitat*, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province’s Ecological Land Classification system definition for “forest”.

# **Figures and Appendices**

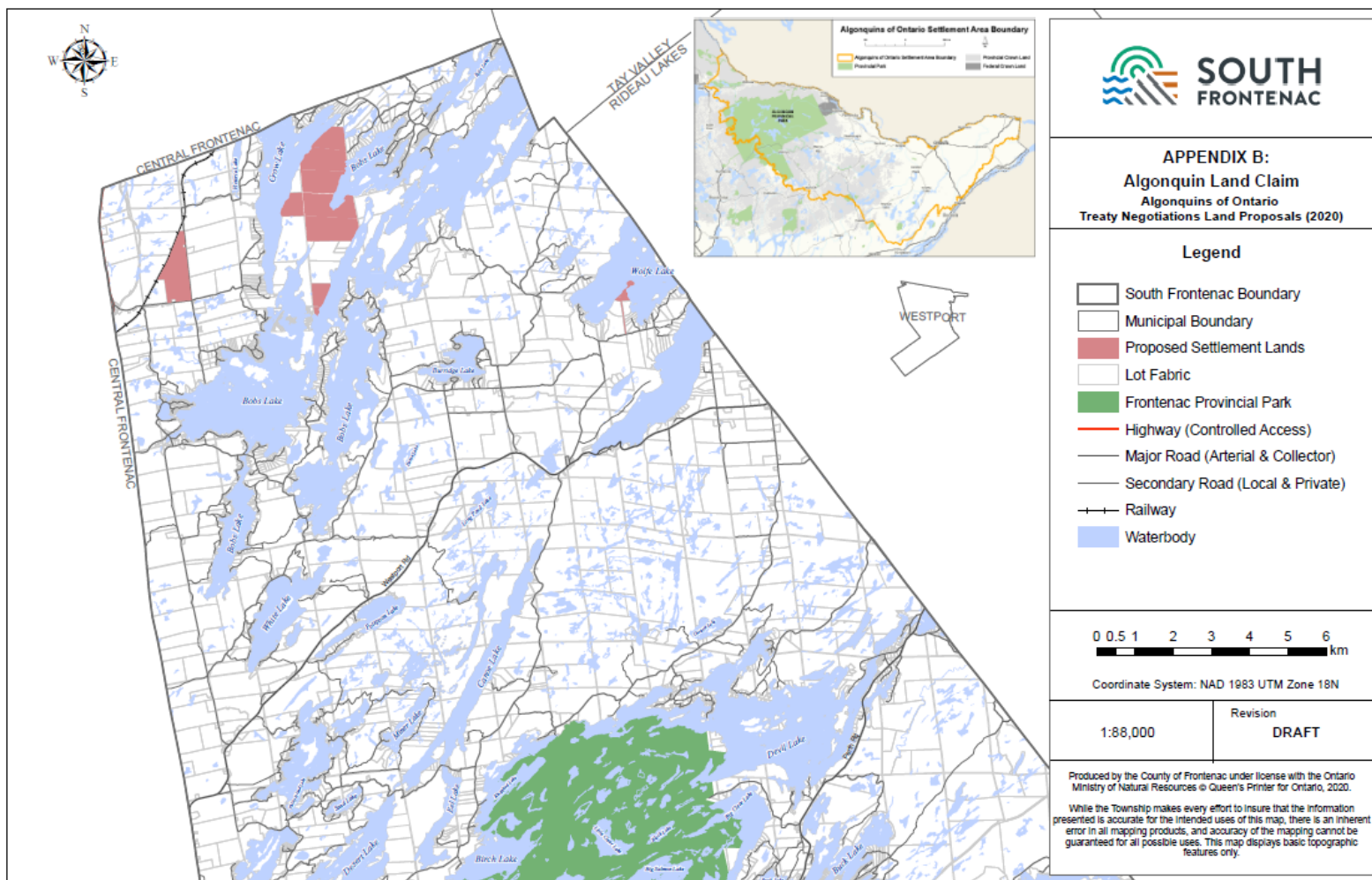
# Figure 1 – Guidelines for Measuring Narrow Waterbodies



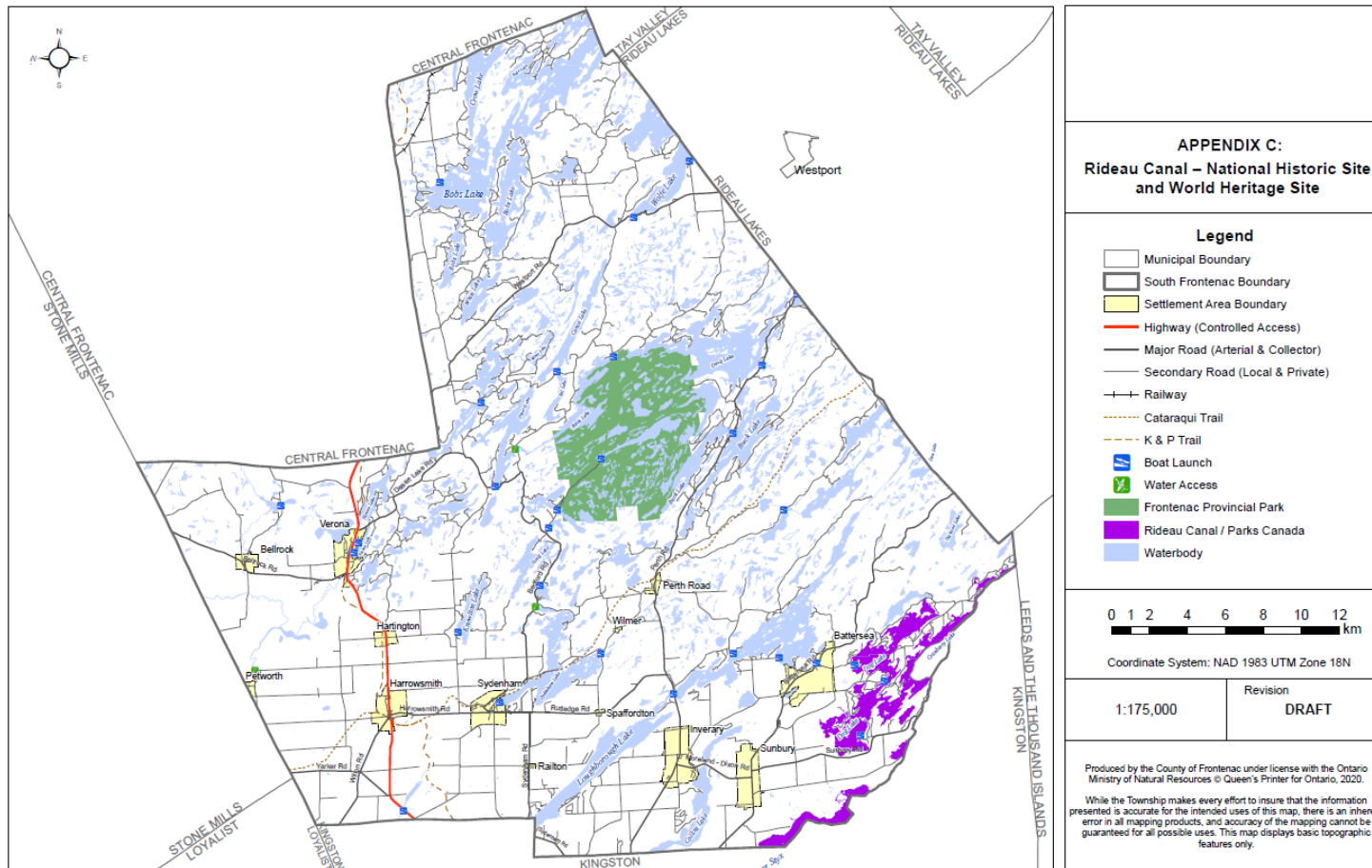
# Appendix A – Watershed Boundary Map



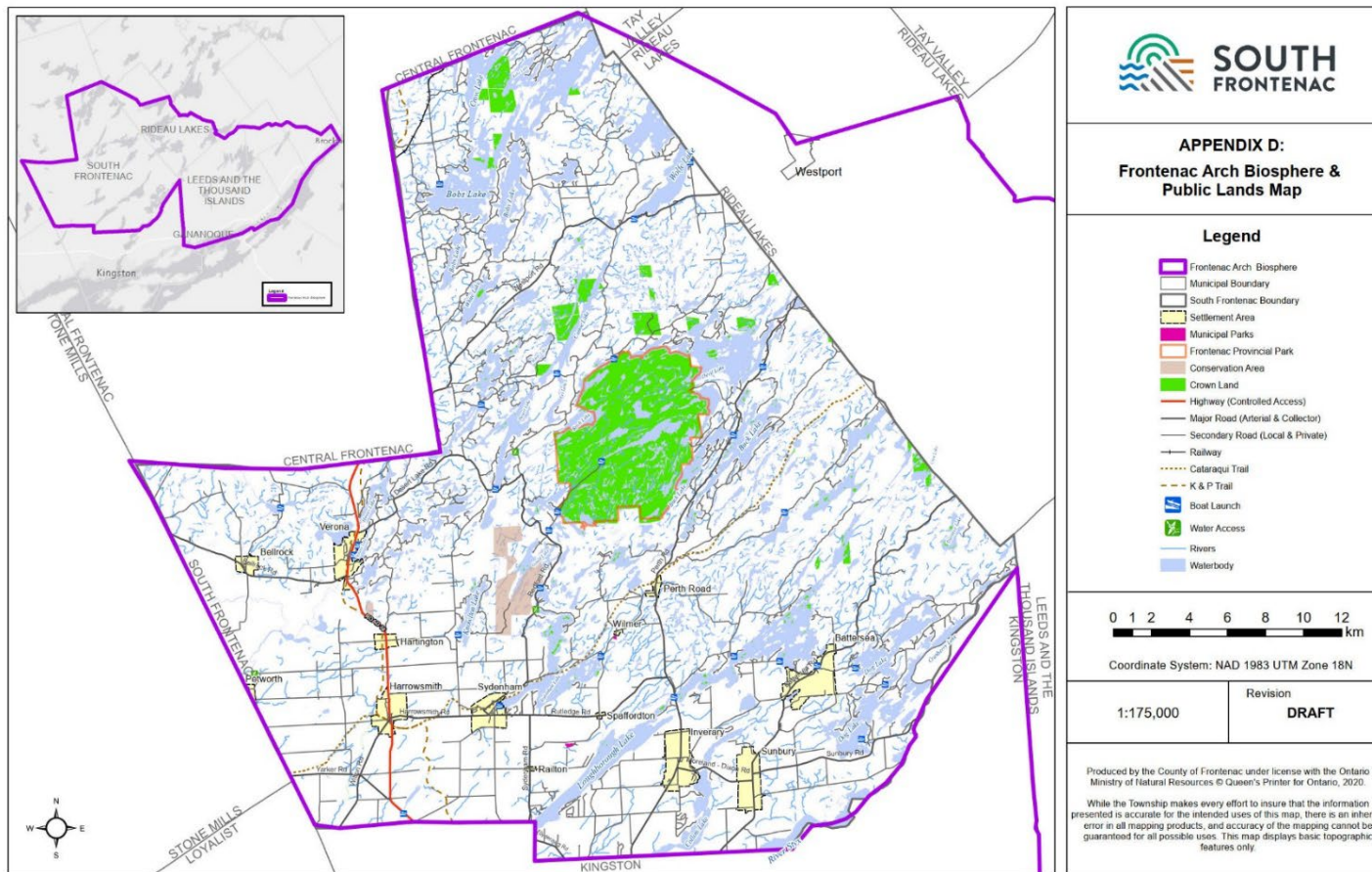
# Appendix B – Algonquin Land Claim



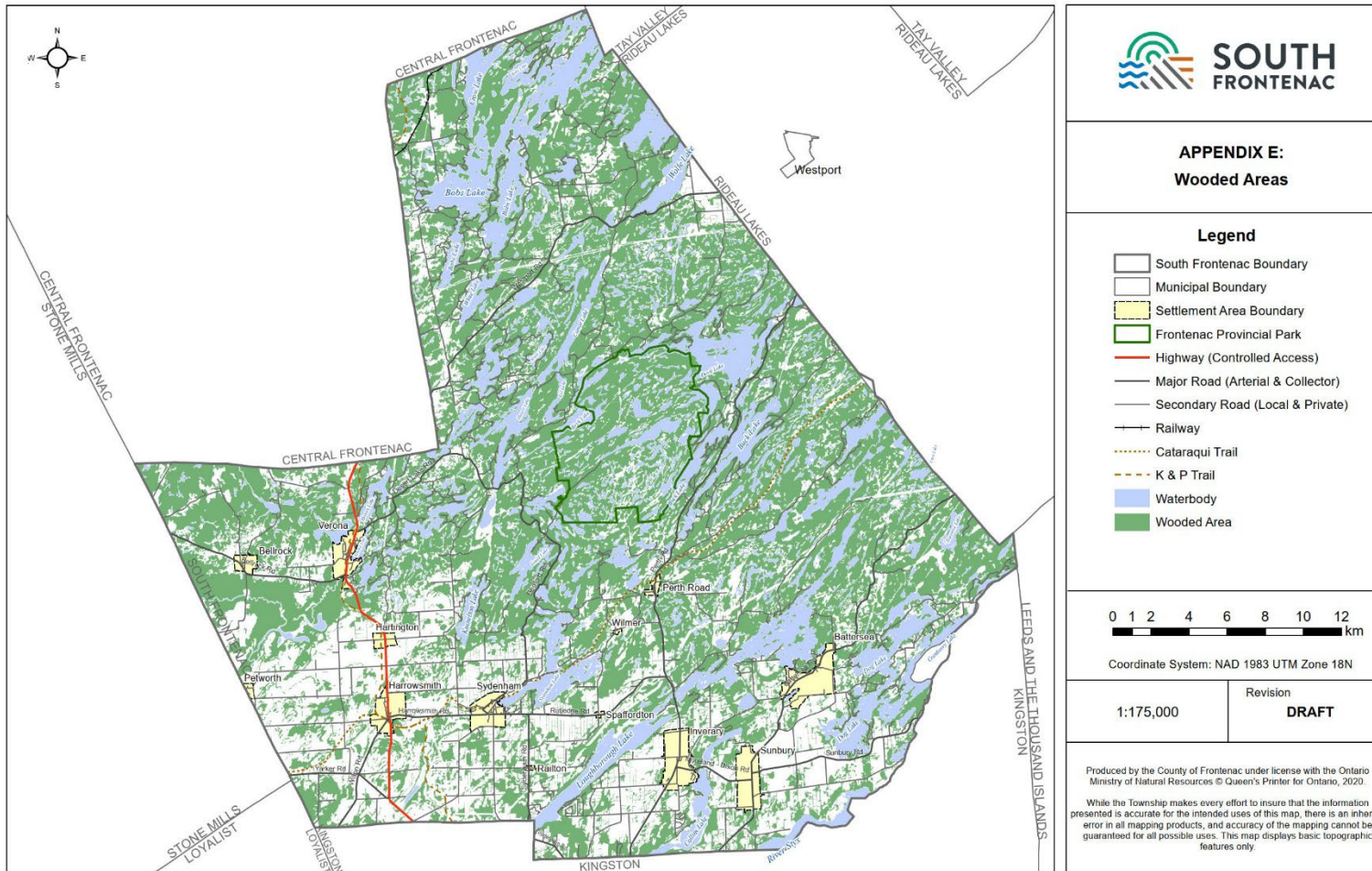
# Appendix C – Rideau Canal National Historic Site and World Heritage Site



# Appendix D – Frontenac Arch Biosphere & Public Lands Map



# Appendix E – Wooded Areas



# Draft 2 – Incorporating Indigenous Communities & External Agency Review Comments January 2023

## Appendix F – Private Lane Construction Standards

### Township of South Frontenac Road and Lane Standard Cross-Section Policy

ITEM	PUBLIC ROAD	PRIVATE LANE
Right of Way Width	20.0m (66 ft)	20.0m (66 ft)
Height of Clearance	5.0m (16 ft)	5.0m (16 ft)
Width of Clearance	11.0m (36 ft)	9.0m (30 ft)
Surface Width	7.0m (23 ft)	4.5m (15 ft)
Surface Material	Per Table Below	Crushed Stone
Depth of Granular Material, Minimum	(150 mm) 6" of Granular A (300 mm) 12" of Granular B	(100 mm) 4" of Granular A (150 mm) 6" of Granular B
Shoulder, Including Rounding	1.0m (3 ft)	Nil
Crown, Minimum	2%	1%
Cross Culvert, Minimum	400mm (16 Inches)	400mm (16 Inches)
Culvert Material	CSP/HDPE	CSP/HDPE
Maximum Grade	10% (1:10)	12% (1:8)
Geometrics	TAC Standards	Safe Passage of Emergency Vehicles
Ditches, Minimum Depth from Crown to Bottom of Ditch	0.6m (2.0 ft)	0.3m (1.0 ft)

Embankment Protection (edge of surface drop-off) required for side slopes greater than 3:1 and depths of fill greater than 3 meters (MTO Safety Manual)

Traffic Volume	Surface Type	Minimum Depth
<200	Crushed Gravel	375 mm (15 inches)
200-1000	Double Surface Treatment	N/A
>1000	Asphalt	As per Development Guidelines

CSP: Corrugated Steel Pipe  
 HDPE: High Density Polyethylene (Double Wall)  
 TAC: Transportation Association of Canada

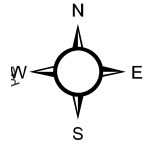
April, 2016

Note: Public Road Cross-Section does not apply to New Sub-Divisions. Please refer to Design Criteria and Standards.
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THE MAPS AND APPENDICES OF THIS OFFICIAL PLAN ARE PUBLISHED SEPARATELY FROM THIS DOCUMENT FOR THE PURPOSE OF PUBLIC CONSULTATION AND ARE AVAILABLE FOR REVIEW ON (WEBSITE)

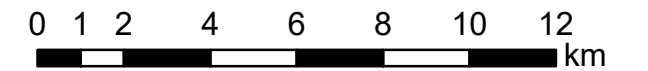
THE FINAL VERSION OF THIS OFFICIAL PLAN WILL CONSOLIDATE ALL MAPS AND APPENDICES INTO THE BODY OF THIS DOCUMENT.



# APPENDIX A: Watershed Boundary Map

## Legend

- Conservation Authority**
- Cataraqui Region Conservation Authority
  - Quinte Conservation Authority
  - Rideau Valley Conservation Authority
- Other Features**
- Municipal Boundary
  - South Frontenac Boundary
  - Settlement Area Boundary
  - Frontenac Provincial Park
  - Highway (Controlled Access)
  - Major Road (Arterial & Collector)
  - Secondary Road (Local & Private)
  - Railway
  - Cataraqui Trail
  - K & P Trail
  - Boat Launch
  - Water Access
  - Waterbody



Coordinate System: NAD 1983 UTM Zone 18N

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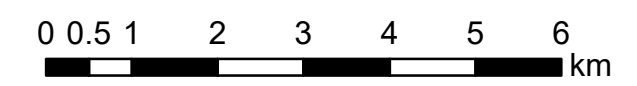
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**APPENDIX B:**  
**Algonquin Land Claim**  
 Algonquins of Ontario  
 Treaty Negotiations Land Proposals (2020)

**Legend**

- South Frontenac Boundary
- Municipal Boundary
- Proposed Settlement Lands
- Lot Fabric
- Frontenac Provincial Park
- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Waterbody

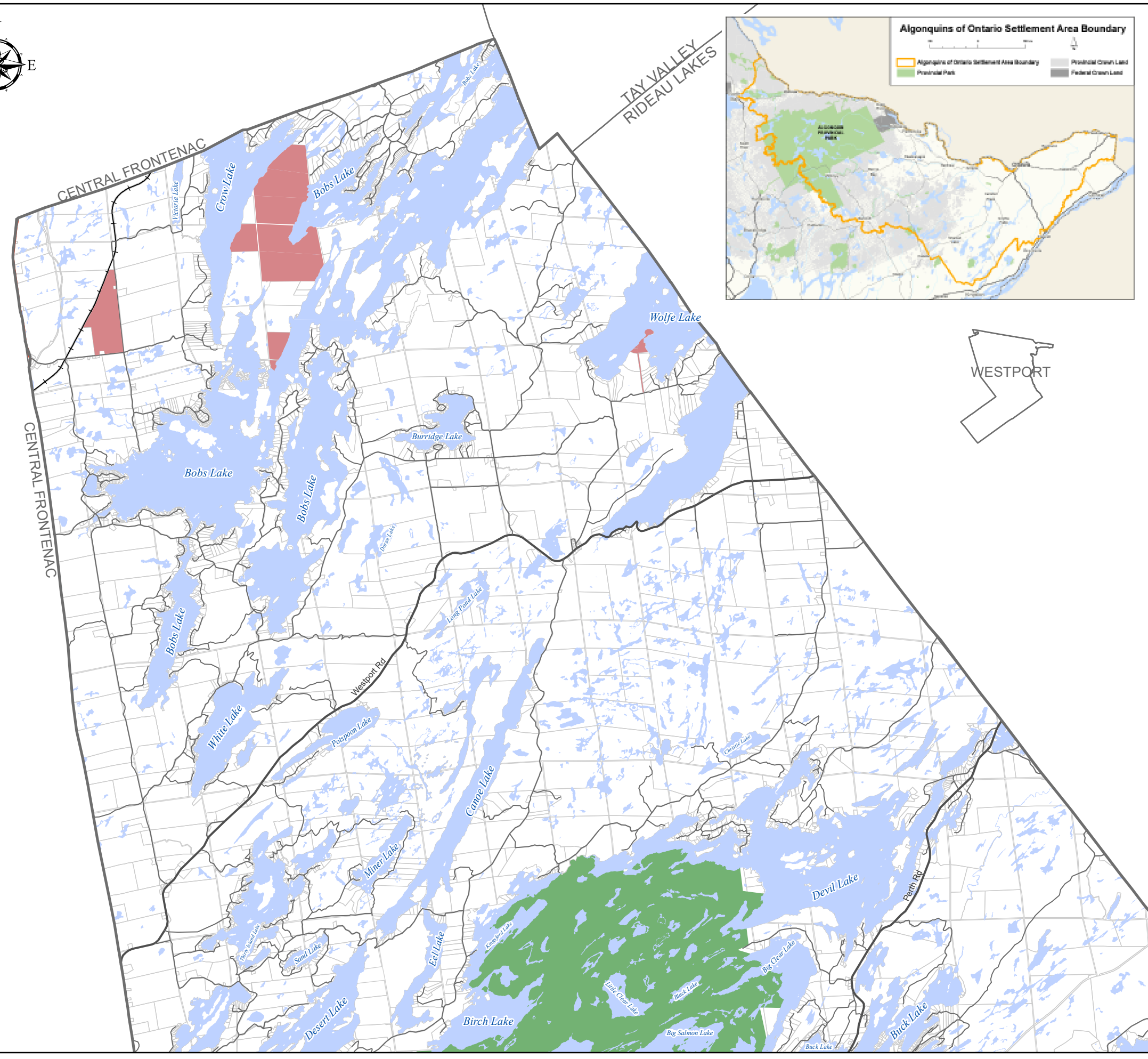
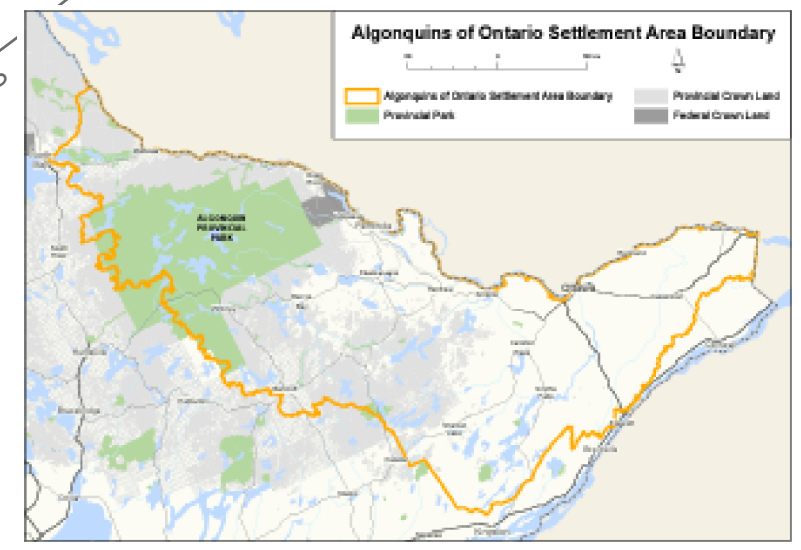


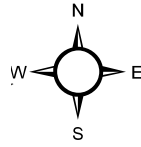
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











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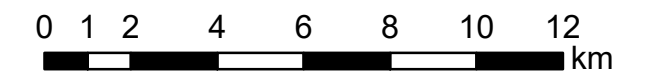




**APPENDIX C:  
Rideau Canal – National Historic Site  
and World Heritage Site**

**Legend**

-  Municipal Boundary
-  South Frontenac Boundary
-  Settlement Area Boundary
-  Highway (Controlled Access)
-  Major Road (Arterial & Collector)
-  Secondary Road (Local & Private)
-  Railway
-  Cataraqui Trail
-  K & P Trail
-  Boat Launch
-  Water Access
-  Frontenac Provincial Park
-  Rideau Canal / Parks Canada
-  Waterbody



Coordinate System: NAD 1983 UTM Zone 18N

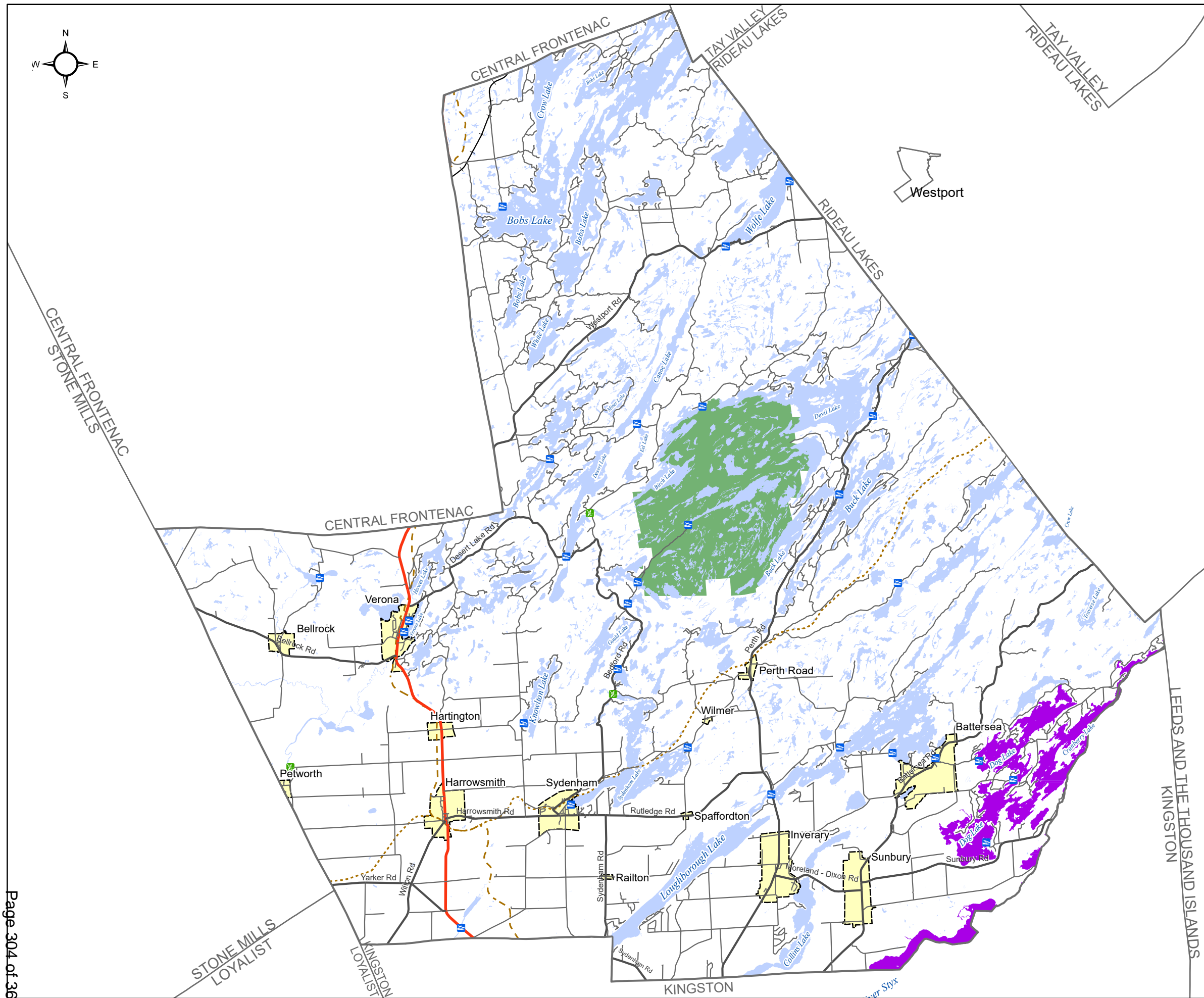
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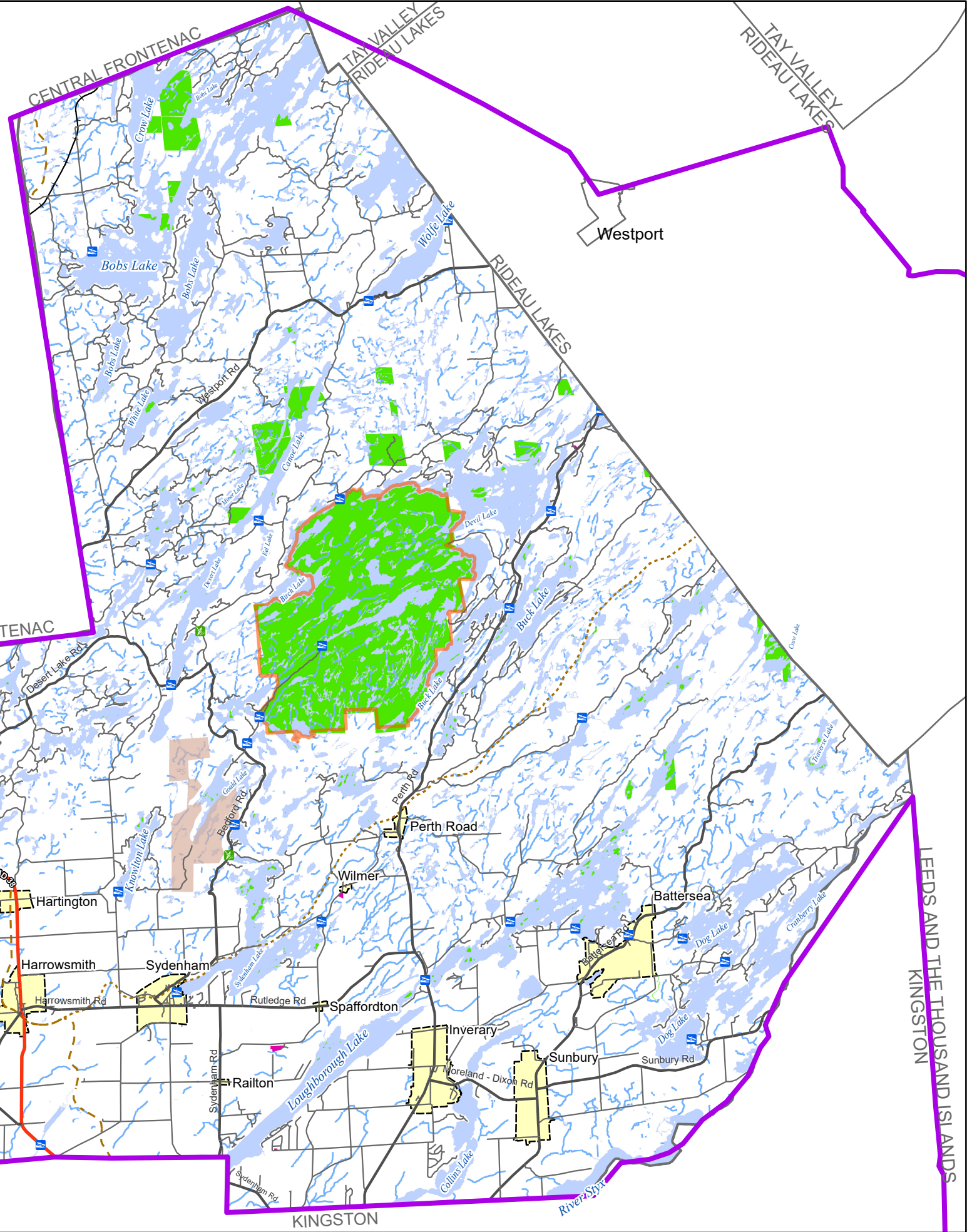
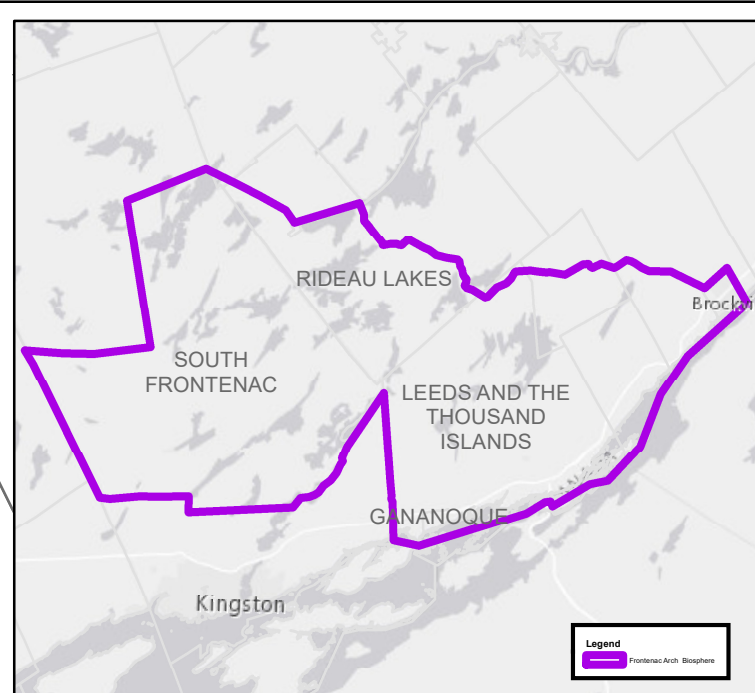
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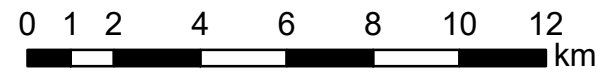




## APPENDIX D: Frontenac Arch Biosphere & Public Lands Map

### Legend

- Frontenac Arch Biosphere
- Municipal Boundary
- South Frontenac Boundary
- Settlement Area
- Municipal Parks
- Frontenac Provincial Park
- Conservation Area
- Crown Land
- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail
- Boat Launch
- Water Access
- Rivers
- Waterbody



Coordinate System: NAD 1983 UTM Zone 18N

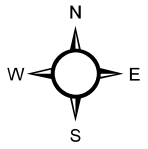
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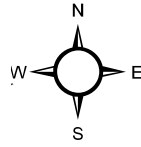
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









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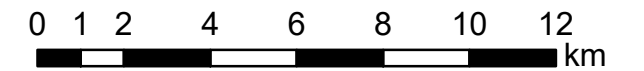




### APPENDIX E: Wooded Areas

#### Legend

-  South Frontenac Boundary
-  Municipal Boundary
-  Settlement Area Boundary
-  Frontenac Provincial Park
-  Wooded Area
-  Highway (Controlled Access)
-  Major Road (Arterial & Collector)
-  Secondary Road (Local & Private)
-  Railway
-  Cataraqui Trail
-  K & P Trail
-  Waterbody



Coordinate System: NAD 1983 UTM Zone 18N

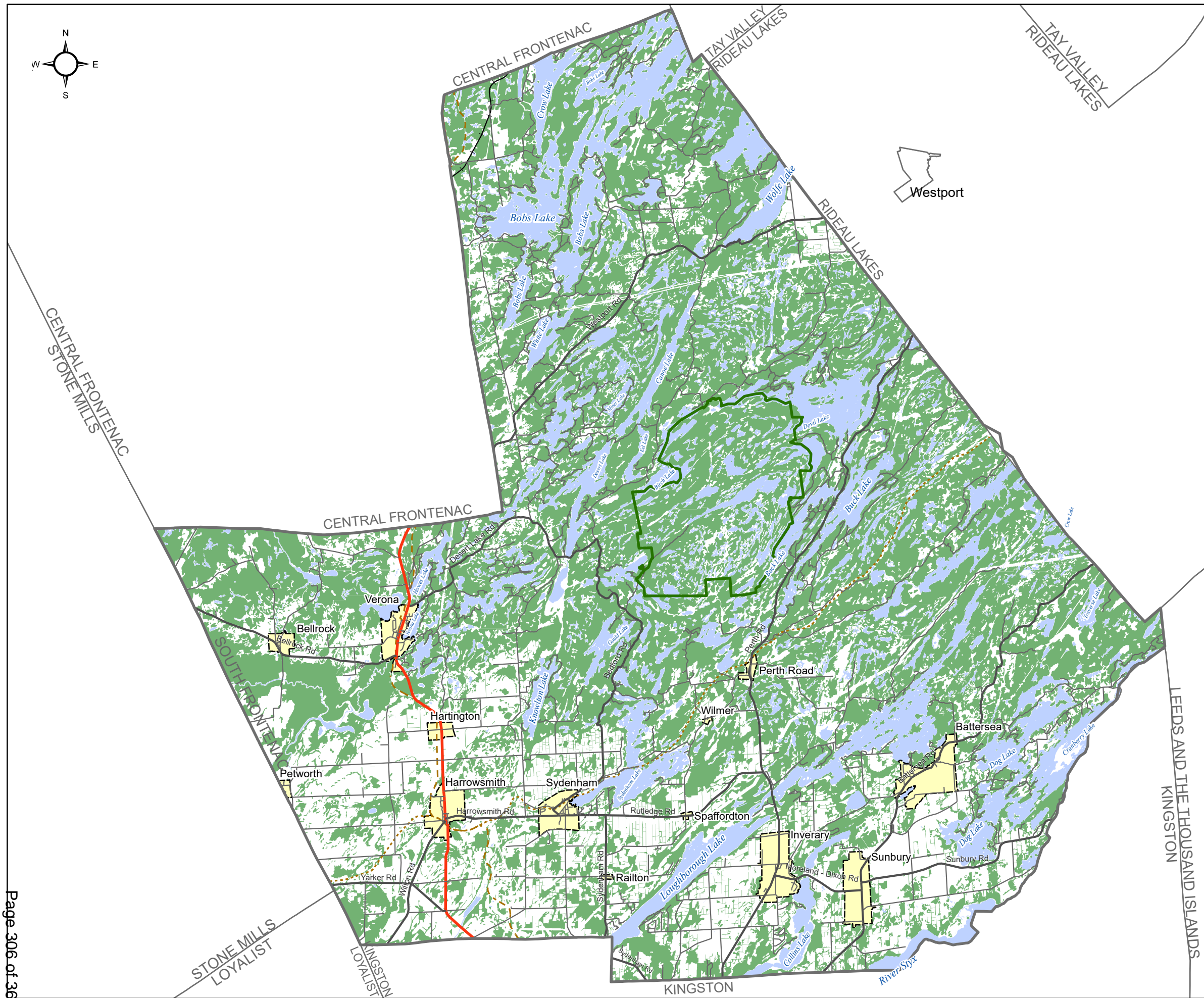
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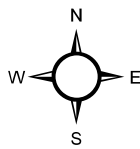
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# MAP A: Land Use Plan

## Legend

### Land Use Designation

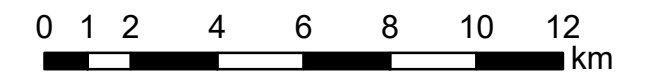
- Environmental Protection
- Agricultural
- Mineral Aggregate
- Rural
- Settlement Area
- Waste Disposal Facility Influence (500m)
- Waste Disposal Facility - Open
- Waste Disposal Facility - Closed
- Closed Landfill – Special Policy - Section 7.7.3

### Boundaries

- South Frontenac Boundary
- Municipal Boundary
- Frontenac Provincial Park
- Waterbody

### Transportation

- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail



Coordinate System: NAD 1983 UTM Zone 18N

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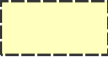







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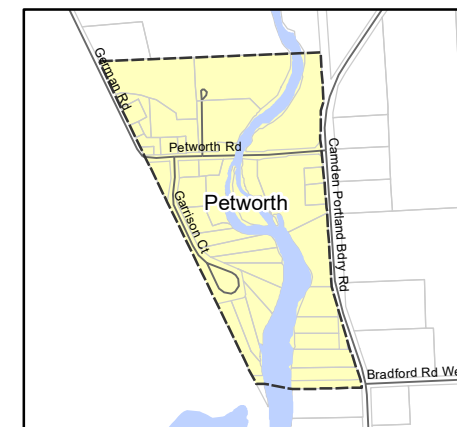
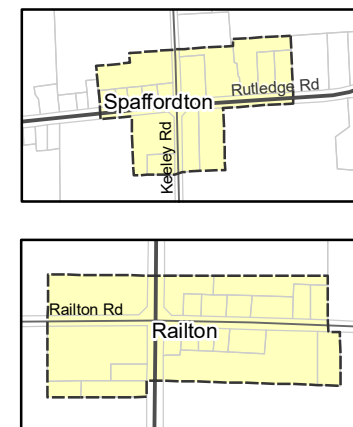
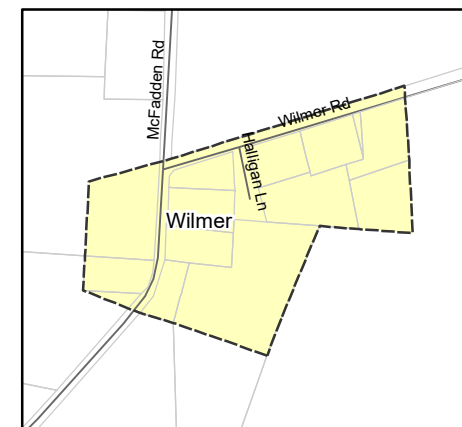
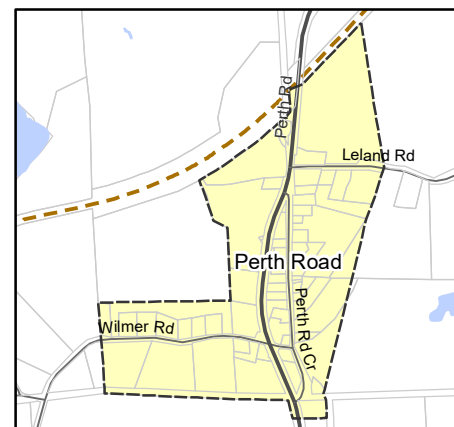
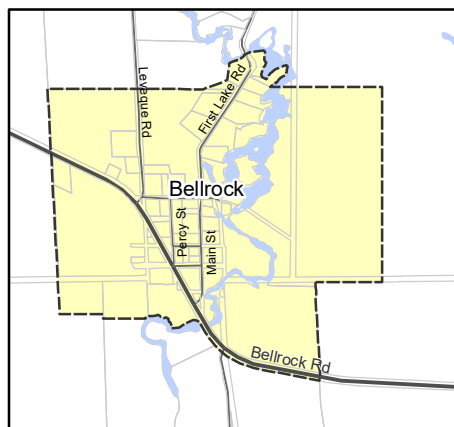
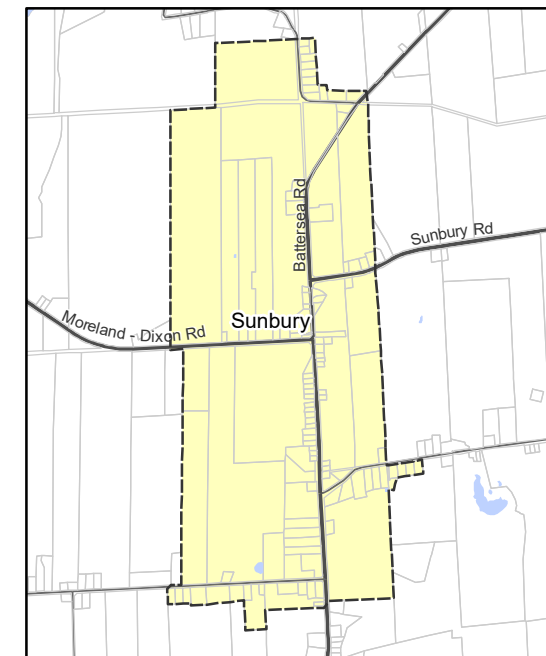
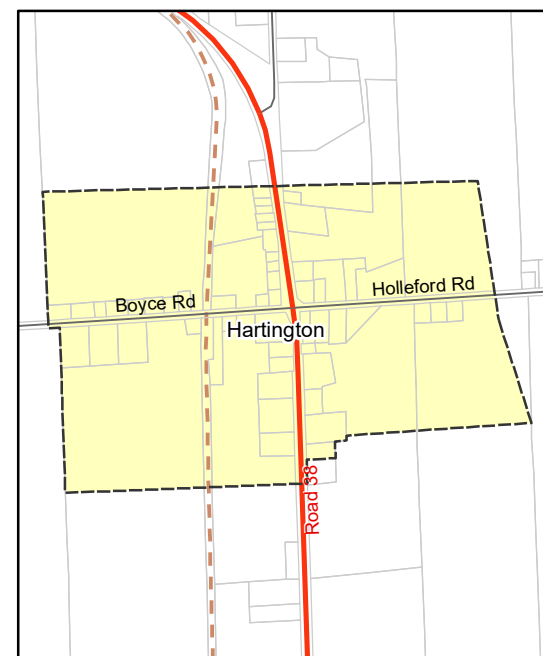
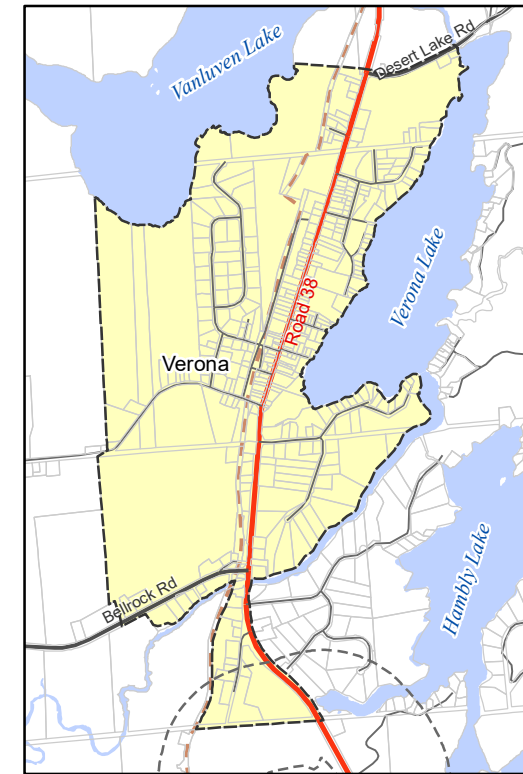
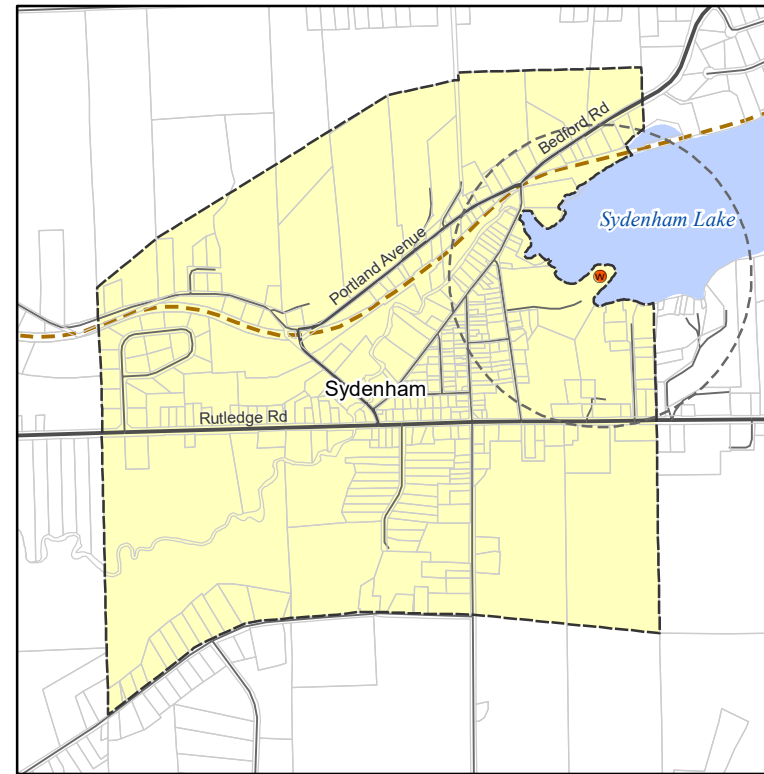
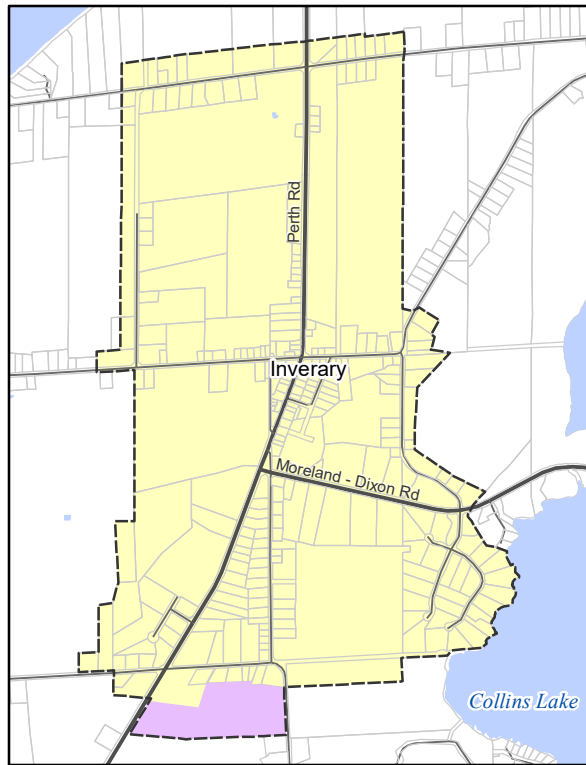
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**MAP B:  
Settlement and Employment Areas**

**Legend**

-  Settlement Area
-  Employment Area
-  Waste Site - Open
-  Waste Site - Closed
-  Influence (500m)
-  Lot Fabric
-  Highway
-  Major Road
-  Secondary Road
-  K & P Trail
-  Cataraqui Trail
-  Waterbody

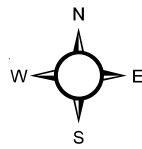


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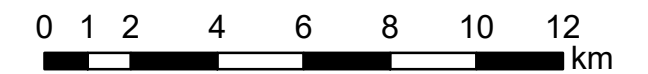


**SOUTH  
FRONTENAC**

**MAP C:  
Natural Heritage System**

**Legend**

- |                                   |   |
|-----------------------------------|---|
| South Frontenac Boundary          | Provincially Significant Wetland        |
| Municipal Boundary                | Locally Significant Wetland             |
| Settlement Area                   | Unevaluated Wetland                     |
| Frontenac Provincial Park         | <b>ANSI</b>                             |
| <b>Transportation</b>             | Earth Science, Provincially Significant |
| Major Road (Arterial & Collector) | Earth Science, Regionally Significant   |
| Highway (Controlled Access)       | Life Science, Provincially Significant  |
| Secondary Road (Local & Private)  | Life Science, Regionally Significant    |
| Railway                           | Deer Wintering Area (Stratum 2)         |
| Catawaqui Trail                   | Lake Trout Lake - At Capacity           |
| K & P Trail                       | Rideau Canal System / Parks Canada      |
| Waterbody                         |   |



Coordinate System: NAD 1983 UTM Zone 18N

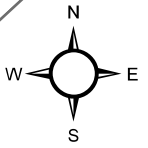
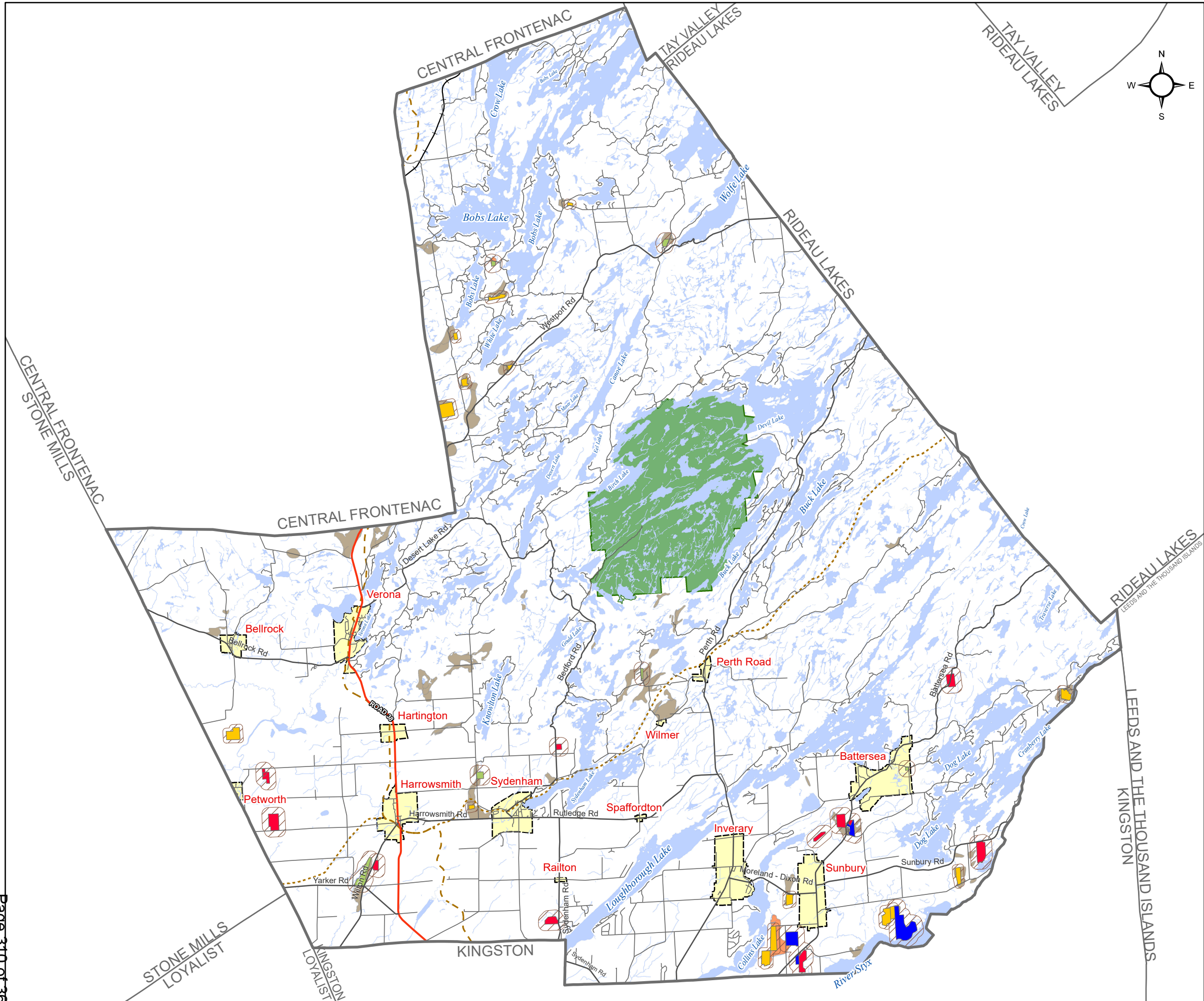
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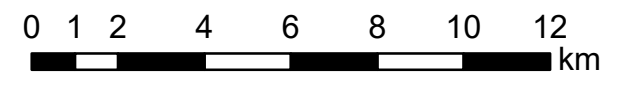
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**MAP D:**  
**Mineral Aggregates & Mining**

**Legend**

- Pit Above Water 150m Inf
- Pit Below Water 300m Inf
- Both Pit & Quarry 300m Inf
- Quarry 300m Inf
- Mineral Resource Influence Area
- Sand & Gravel Resource Area**
- Secondary
- Tertiary
- South Frontenac Boundary
- Municipal Boundary
- Settlement Area
- Frontenac Provincial Park
- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- Cataraqui Trail
- K & P Trail
- Waterbody



Coordinate System: NAD 1983 UTM Zone 18N

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












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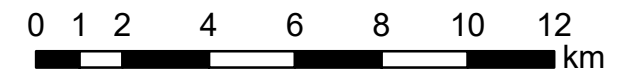
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**MAP E:  
Water Resources**

**Legend**

-  South Frontenac Boundary
  -  Municipal Boundary
  -  Settlement Area
  -  Frontenac Provincial Park
  -  Highway (Controlled Access)
  -  Major Road (Arterial & Collector)
  -  Secondary Road (Local & Private)
  -  Railway
  -  Surface Water Intake
- Surface Water Intake Protection**
-  IPZ Zone 1
  -  IPZ Zone 2
  -  IPZ Zone 3
  -  Highly Vulnerable Aquifers
  -  Significant Groundwater Recharge Area
  -  Waterbody



Coordinate System: NAD 1983 UTM Zone 18N

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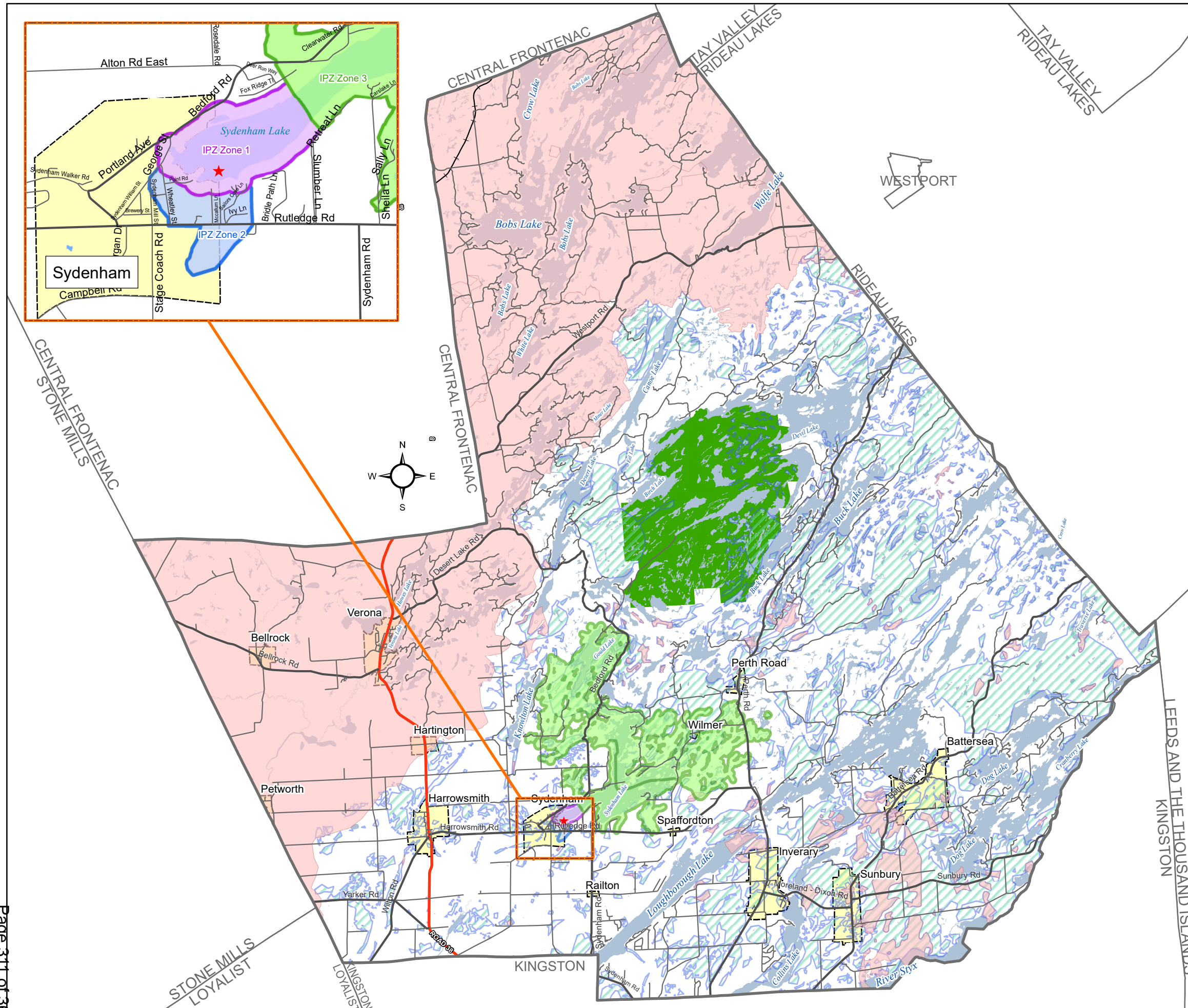
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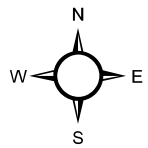
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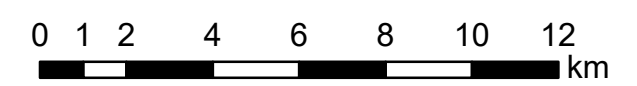


### MAP F: Road Classification

#### Legend

##### Road Classification

-  Arterial Roads (Controlled Access)
-  Arterial Roads
-  Collector Roads
-  Local Roads
-  Private Roads
-  Railway
-  Municipal Boundary
-  Settlement Area
-  Frontenac Provincial Park
-  Waterbody



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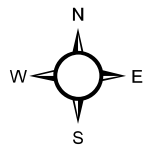
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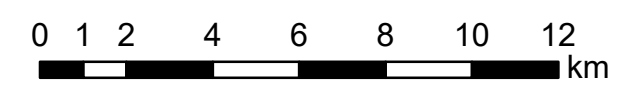
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### MAP F: Road Classification

#### Legend

- Road Classification**
- Arterial Roads (Controlled Access)
  - Arterial Roads
  - Collector Roads
  - Local Roads
  - Railway
  - Municipal Boundary
  - Settlement Area
  - Frontenac Provincial Park
  - Waterbody



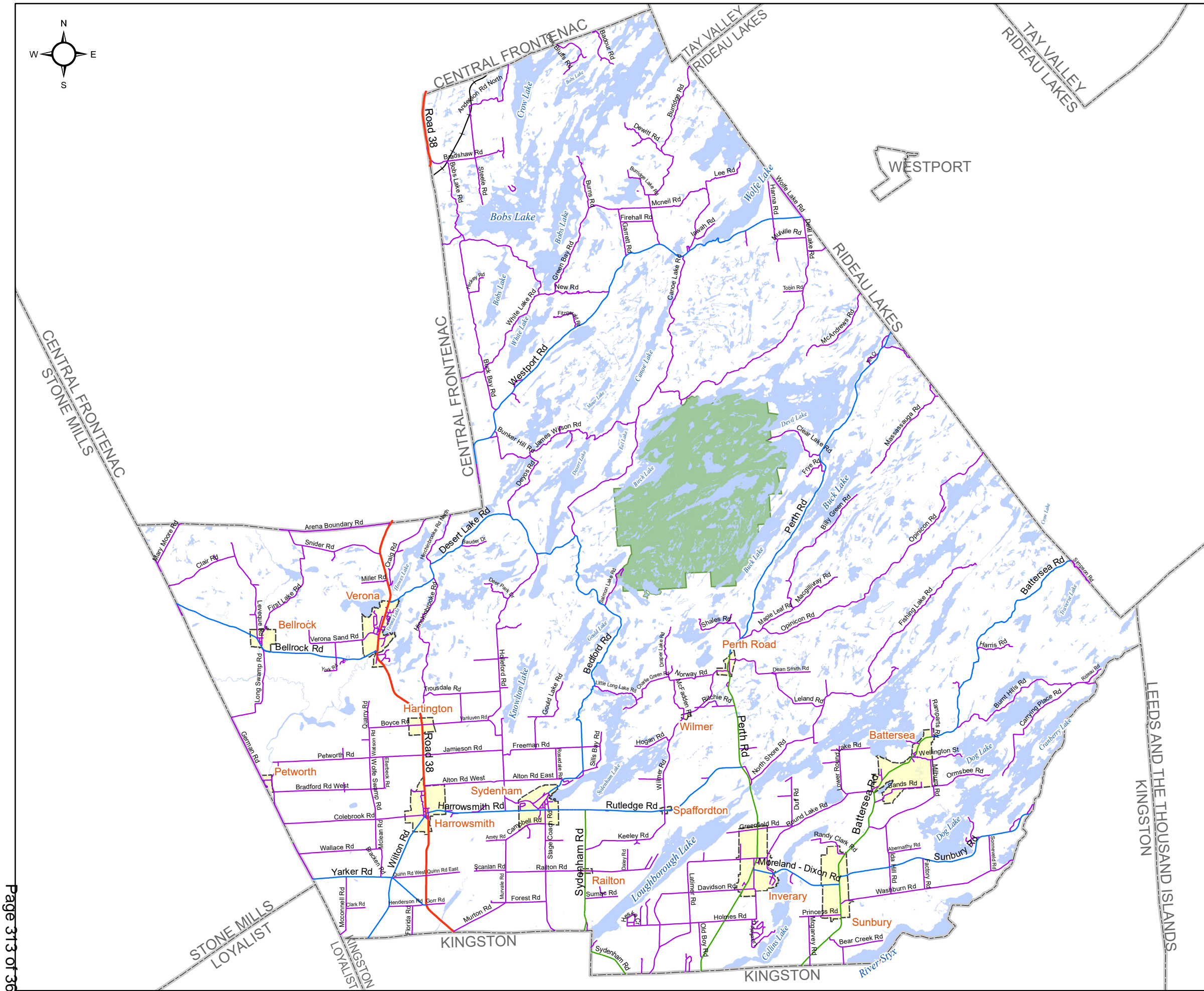
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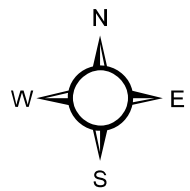
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### MAP G: Wildfire Hazard Areas

#### Legend

##### Wildland Fire Hazard Areas

- High
- Moderate
- Low
- South Frontenac Boundary
- Municipal Boundary
- Settlement Area Boundary
- Frontenac Provincial Park
- Highway (Controlled Access)
- Major Road (Arterial & Collector)
- Secondary Road (Local & Private)
- Railway
- K & P Trail
- Cataraqui Trail
- Waterbody



Coordinate System: NAD 1983 UTM Zone 18N

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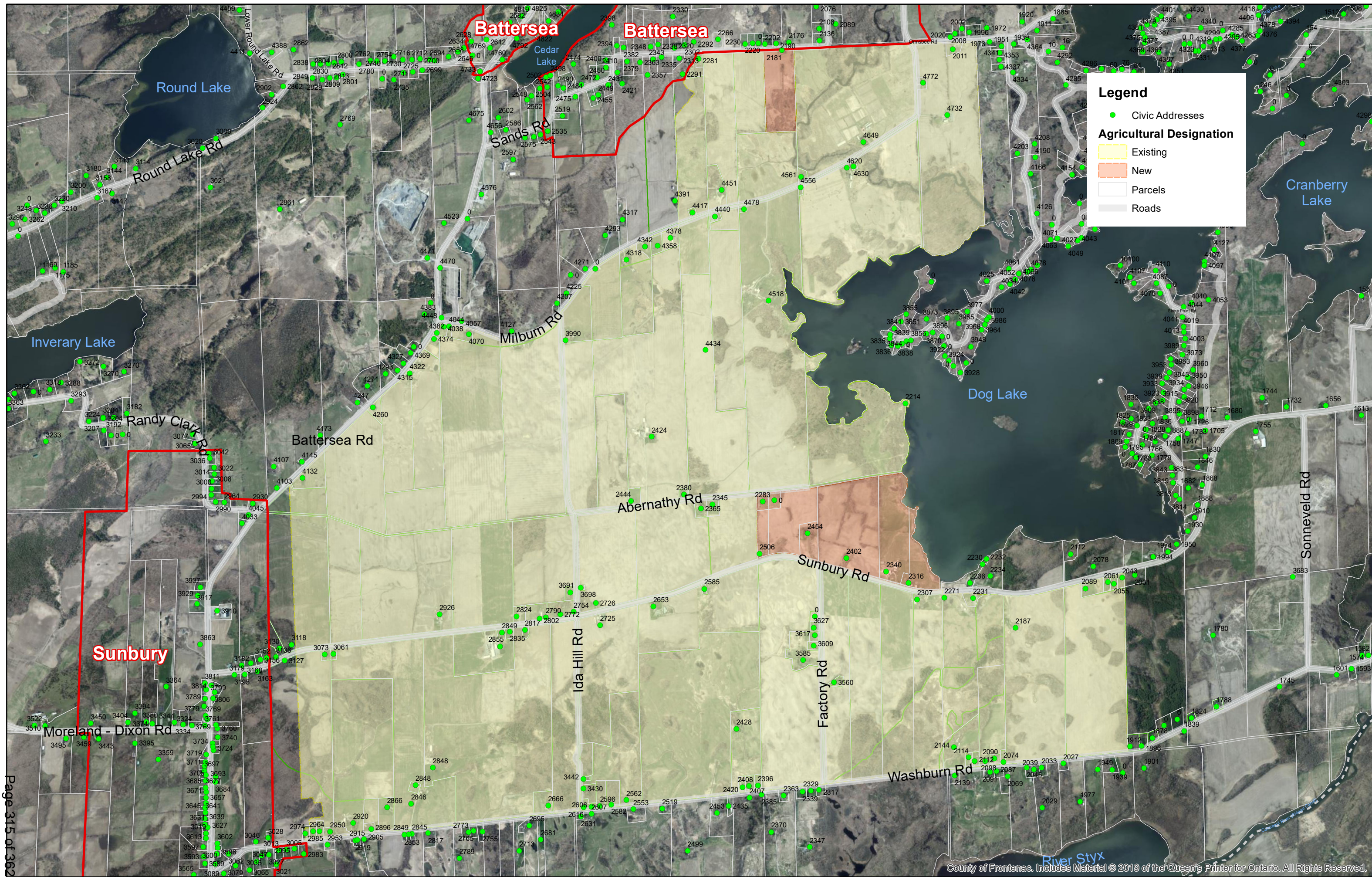
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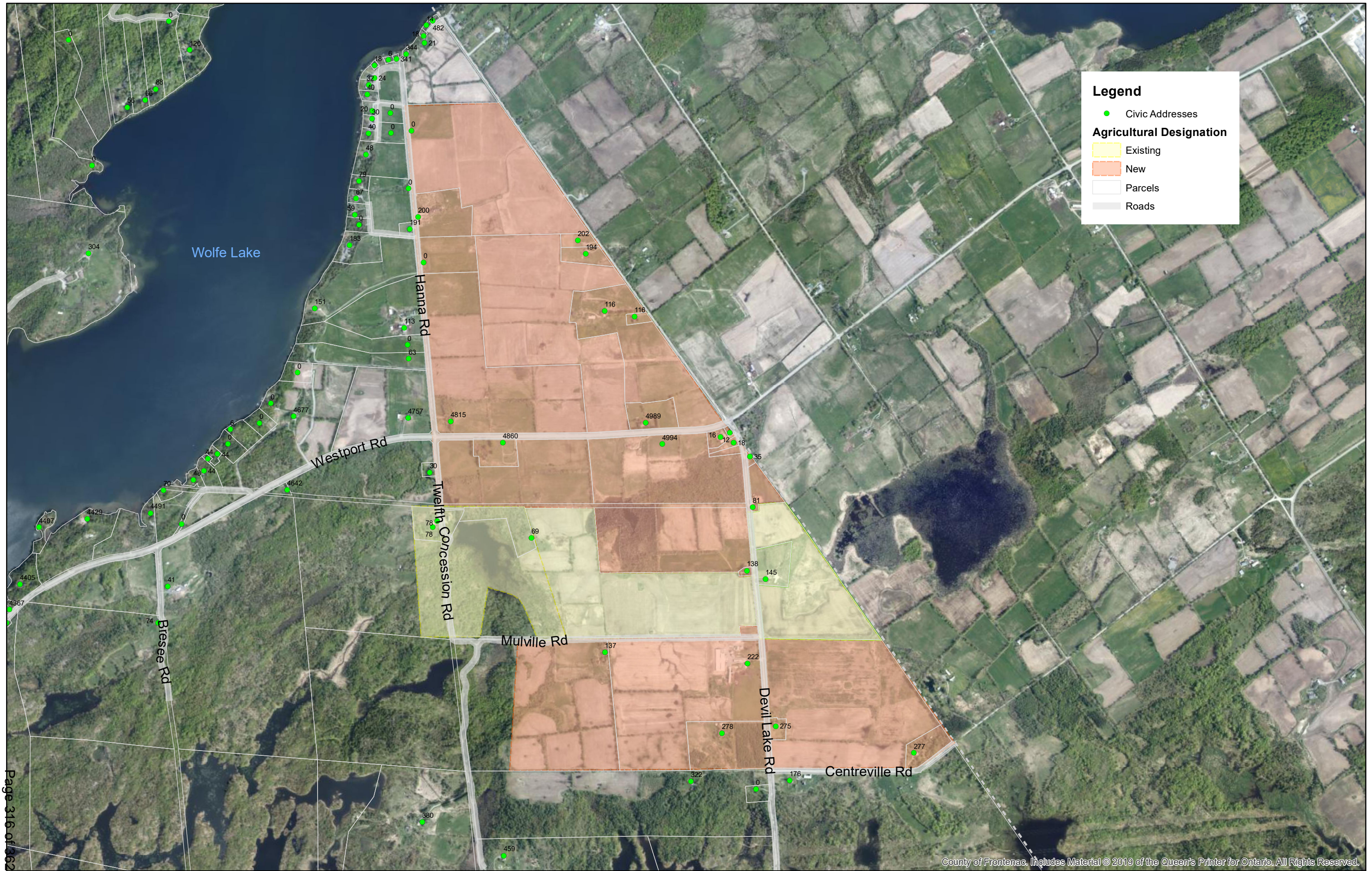
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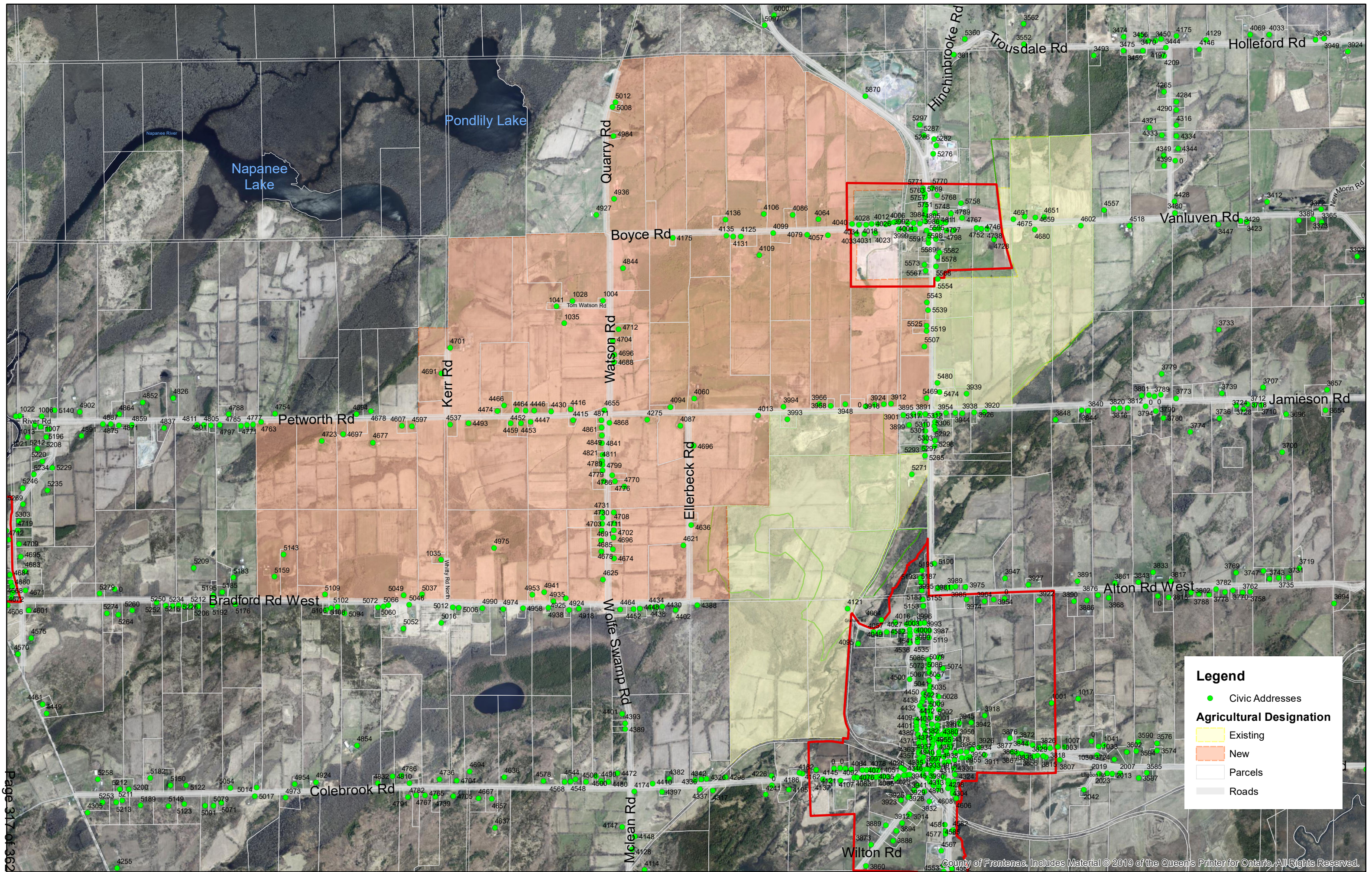
**Legend**

- Civic Addresses
- Agricultural Designation**
  - Existing
  - New
- Parcels
- Roads



**Legend**

- Civic Addresses
- Agricultural Designation**
- Existing
- New
- ▭ Parcels
- ▬ Roads

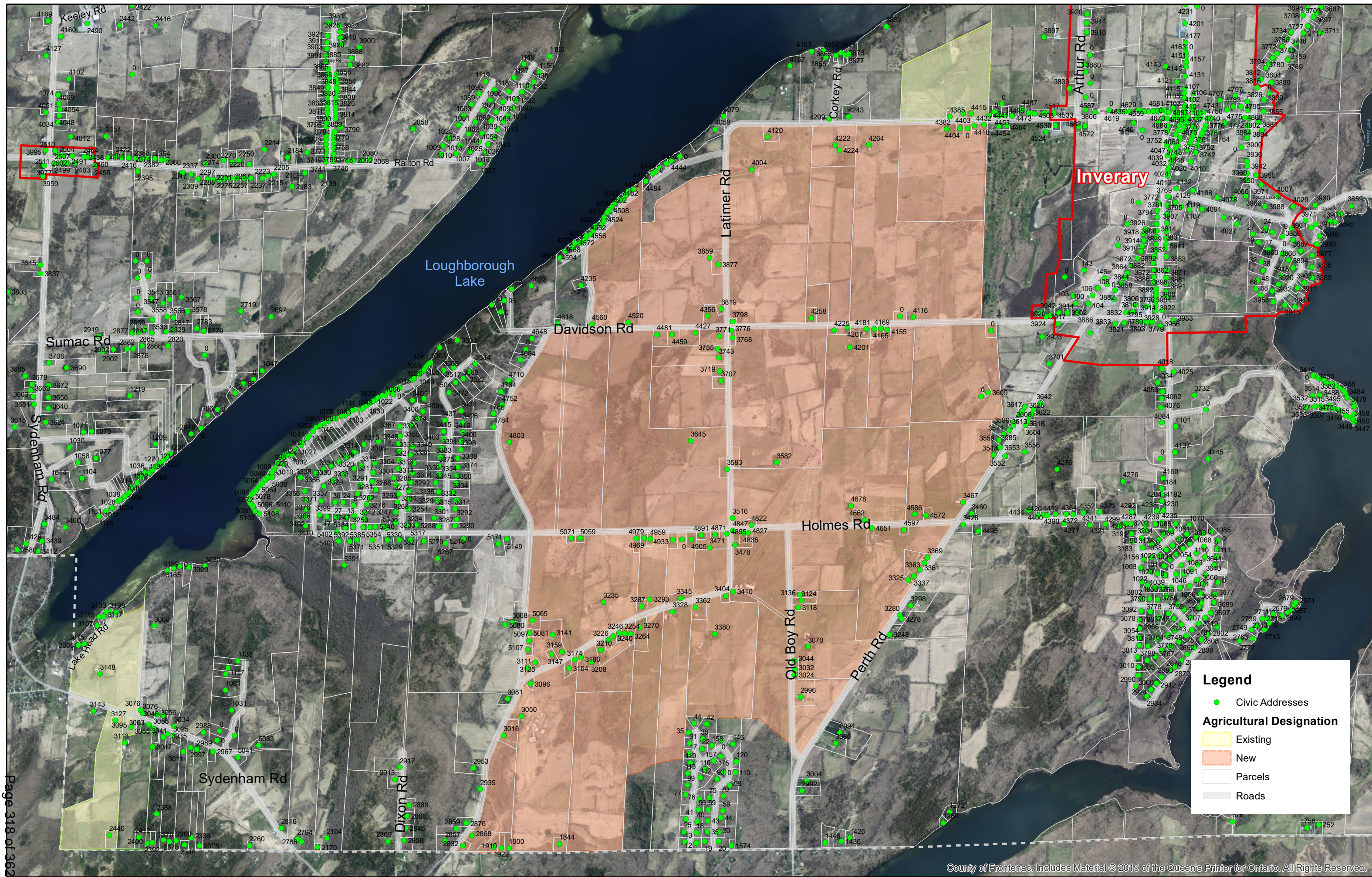


**Legend**

- Civic Addresses

**Agricultural Designation**

- Existing
- New
- Parcels
- Roads



**Legend**

- Civic Addresses

**Agricultural Designation**

- Existing
- New
- Parcels
- Roads



# Growth Analysis Study, 2016 to 2046

Township of South Frontenac

---

Final Draft

November 2020

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

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## List of Acronyms and Abbreviations (Cont'd)

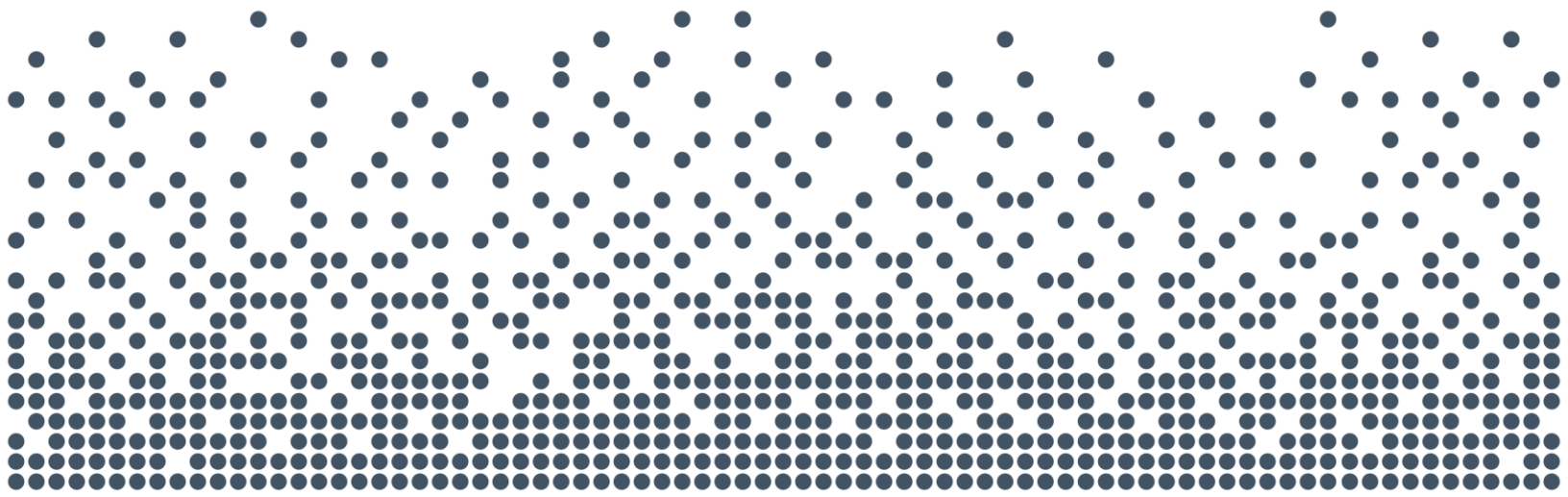
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## List of Acronyms and Abbreviations (Cont'd)

### List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
<b>G.G.H.</b>	<b>Golden Greater Horseshoe</b>
<b>G.M.S.</b>	<b>Growth Management Strategy</b>
<b>MPAC</b>	<b>Municipal Property Assessment Corporation</b>
<b>N.F.P.O.W.</b>	<b>No Fixed Place of Work</b>
<b>O.P.</b>	<b>Official Plan</b>



# Executive Summary



# Executive Summary

Watson & Associates Economists Ltd. (Watson) was retained by the Township of South Frontenac in the winter of 2019 to undertake an assessment of the Township's growth potential by settlement area to the year 2046. More specifically, this study provides the following:

- A brief discussion of regional and local growth drivers within Frontenac County and the Township of South Frontenac;
- An employment forecast by major sector from 2016 to 2046;
- 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; and
- An allocation of population, housing and employment growth between 2016 to 2046, by settlement areas and rural area.

The primary objective of this report is to assess the amount, type and location of population and employment growth within South Frontenac to the year 2046. This analysis will serve as a technical background document to the Township's growth management strategy (G.M.S.) and Official Plan (O.P.) review.

It is important to note that Frontenac County recently 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.<sup>1</sup> This County-wide analysis provides a range of long-term growth scenarios to the year 2046 as well as an allocation of the preferred residential growth forecast by Area Municipality. The growth analysis carried out for South Frontenac as part of this study largely focuses on the allocation of residential and non-residential development throughout the Township by settlement area and remaining rural area.

The following provides a summary of the key findings of this report with respect to forecast population, housing and employment trends for South Frontenac:

---

<sup>1</sup> Population, Housing and Employment Projections Study. County of Frontenac. Final Report. January 20, 2020. Watson & Associates Economists Ltd.



## Regional and Local Economic Growth Drivers

- Economic growth in South Frontenac is 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 the distribution of local housing demand;
- Regional and local employment growth opportunities will continue to drive housing and population development in the Township, as individuals largely seek competitively priced, ground-oriented housing within reasonable commuting distance to the City of Kingston;
- The Township of South Frontenac is characterized by a blend of expansive rural lands and settlement areas. The existing employment base is concentrated in retail, small to medium-scale industrial and commercial businesses and home occupations, government and education, accommodation and food services, agriculture and tourism. Growth opportunities within the Township's local employment base also represent a key driver of future housing demand and population growth; and
- Quality of life attributes offered in South Frontenac are also expected to drive net migration from a broad range of demographic groups, including first time home buyers, families, empty nesters and seniors. The Township of South Frontenac's rural character, proximity to the City of Kingston and access to a wide range of recreational opportunities represents a draw to both new residents and businesses.

## Employment Growth Forecast

- The Township's employment base is expected to increase by approximately 1,100 jobs between 2016 and 2046, increasing from 3,300 to 4,400. This represents an annual growth rate of 1% over the 30-year forecast period;
- Employment growth in work at home and no fixed place of work (N.F.P.O.W.) categories is forecast to account for the majority of all job growth in South Frontenac;
- Population-related employment (commercial/institutional including work at home and N.F.P.O.W. employment) is anticipated to generally follow population growth. Alongside commercial employment growth in Inverary, the settlement areas of



Hartington and Harrowsmith have potential to facilitate highway commercial employment uses;

- The majority of Industrial employment growth is forecast to occur in primary settlement areas with some opportunity for rural development. The settlement area of Sydenham has potential for light industrial growth on municipal water services; and
- The Inverary employment area also represents a marketable location to facilitate the bulk of forecast industrial employment.

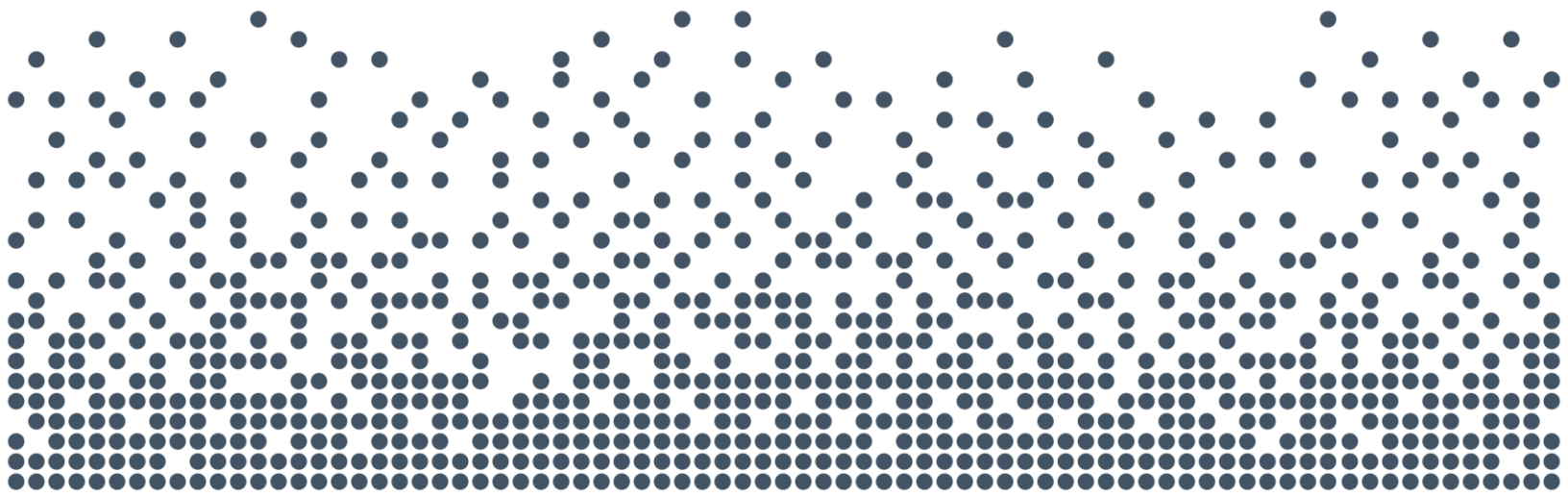
### **Residential Growth Forecast**

- The Township of South Frontenac permanent population base is forecast to increase over the next 30 years, from approximately 19,100 in 2016 to 23,800 in 2046.<sup>1</sup> This represents an annual growth rate of approximately 0.7%;
- Over the 2016 to 2046 forecast period, new housing growth is forecast to be comprised of 90% low-density (singles and semi-detached), 4% medium-density (townhouses) and 6% high-density (apartments);
- Compared to historical trends, housing growth is forecast to shift more towards settlement areas between 2016 to 2046. This shift is anticipated to be largely driven by the aging of the population, local desire for more housing options within settlement areas, opportunities in primary settlement areas for communal serving and continued upward pressure on local housing prices;
- Housing growth in settlement areas is anticipated to be concentrated in the primary areas of Inverary, Sydenham and Verona; and
- Rural areas are forecast to contain 40% of all new permanent unit growth. This rural share of growth increases when also considering dwelling unit conversions from permanent to seasonal occupancy as well as demand for new seasonal dwellings.

---

<sup>1</sup> Population figures include an upward adjustment of approximately 2.3% to account for the net Census undercount.

---



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Terms of Reference

---

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---

<sup>1</sup> Population, Housing and Employment Projections Study. County of Frontenac. Final Report. January 20, 2020. Watson & Associates Economists Ltd.

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# Chapter 2

## Approach



## 2. Approach

### 2.1 Long-term Population, Household and Employment Forecast Approach

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As previously mentioned, the long-term Township-wide growth analysis builds upon the results of the 2020 Frontenac County Growth Analysis Study. The Township-wide growth forecast has been further disaggregated by settlement area and remaining rural area. Details with respect to the housing growth allocations have been provided by structure type, while the employment allocations are presented by major sector. The growth allocations have been largely derived from a review of Municipal Property Assessment Corporation (MPAC) data, recent building permit activity (2016 to 2019), Statistics Canada data, active residential development applications and residential and non-residential land supply data.

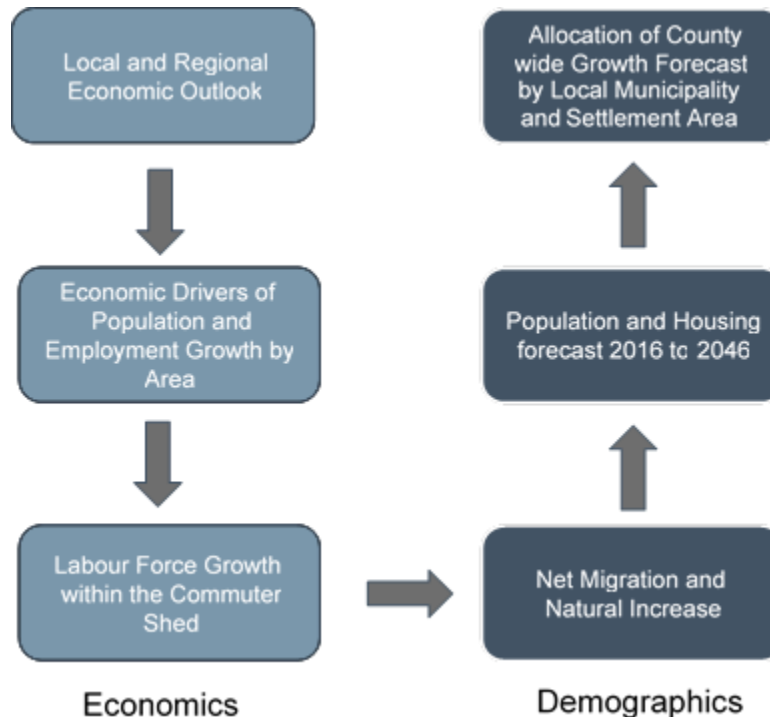
More specifically, forecast population, housing and employment growth by location have been assessed in five-year increments from 2016 to 2046 as follows:

- Forecast housing demand and corresponding population growth has been allocated in accordance with the rate of historical housing construction in the Township, adjusted to incorporate factors such as development constraints, active/future housing supply, opportunities for communal servicing and discussions with Township staff regarding anticipated market demand;
- Forecast population is then generated by developing assumptions regarding average household size by unit type, taking into consideration the higher average occupancy of new housing units and the decline in persons per unit (P.P.U.) over time within existing households; and
- Forecast employment trends by major sector have been summarized by geographic area based on recent development trends, forecast demand and opportunities to accommodate future growth. Employment growth allocations have been based on a broad review of market potential, expansion opportunities within Employment Areas, the distribution of population growth, and discussions with Township staff.

Figure 2-1 provides a schematic overview of the employment, population and housing growth forecast approach discussed above.



Figure 2-1  
Township of South Frontenac  
Approach to Long-Term Employment, Population and Housing Growth Forecast



Forecast market demand for seasonal housing has also been analyzed in the 2020 Frontenac County Growth Study, based on a review of market demand for seasonal housing by local municipality in Frontenac County. Seasonal dwelling counts were derived from MPAC data between 2011 and 2018. 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. City of Kingston, Greater Golden Horseshoe (G.G.H.), Ottawa Region and other major market areas).

A geographical analysis of seasonal dwelling growth has not been included in this report. The vast majority of all seasonal housing and population growth in Frontenac County is projected to occur within rural areas. This trend is consistent with historical seasonal dwelling development in South Frontenac. A more detailed analysis of County-wide seasonal housing and population growth by Area Municipality in Frontenac County can be found in the 2020 Frontenac County Growth Analysis Study.



# Chapter 3

## Township of South Frontenac Population, Housing and Employment Forecast, 2016 to 2046



### 3. Township of South Frontenac Population, Housing and Employment Forecast, 2016 to 2046

#### 3.1 Regional and Local Growth Drivers

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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. Provincial economic growth positively influences the number of potential international, inter-provincial and intra-provincial migrants attracted to the broader economic region of Frontenac County and the Kingston C.M.A.<sup>1</sup>

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 the distribution of local housing demand. In 2016, 6,700 Frontenac County residents worked in the City of Kingston, of this total, 5,800 lived in the Township of South Frontenac.<sup>2</sup> The City of Kingston employed nearly 78% of all employed South Frontenac residents in 2016. Sustained employment growth in the City of Kingston will continue to drive new housing development and population growth in the Township, as individuals largely seek competitively priced, ground-oriented housing within a reasonable commuting distance to the City of Kingston. Quality of life factors largely attributed to “rural living” offered in South Frontenac are also expected to drive net migration from a broad range of demographic groups, including first time home buyers, families, empty nesters and seniors. Further details regarding regional and local growth drivers can be found in the 2020 Frontenac County Growth Analysis Study.

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<sup>1</sup> Inter-provincial migration refers to migrants from other Canadian Provinces/Territories while intra-provincial migration refers to migrants from other areas of Ontario.

<sup>2</sup> Statistics Canada Table 98-400-X2016325.



## 3.2 Frontenac County Population, Housing and Employment Forecast, 2016 to 2046

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In regard to County-Wide population, housing and employment growth, the key findings of the Frontenac County Growth Study are as follows:

- Under the Medium (Base Case) Employment Scenario, total employment is forecast to increase from approximately 5,400 in 2016 to 7,000 in 2046;<sup>1</sup>
- The Frontenac County permanent population is forecast to increase over the next 30 years, from approximately 27,300 in 2016 to 33,200 in 2046. This represents an annual growth rate of approximately 0.7%;
- Relative to historical trends, housing growth is forecast to increasingly shift towards the County's settlement areas;<sup>2,3</sup>
- Seasonal population accounts for approximately half of the County's total population base; and
- Including the County's seasonal population base, the total permanent + seasonal population for Frontenac is forecast to reach a total of 62,900 persons by 2046.

## 3.3 Township of South Frontenac Employment Forecast, 2016 to 2046

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The following subsection provides an assessment of long-term employment potential by major sector for South Frontenac under the Preferred County-wide employment Scenario (medium forecast) to the year 2046<sup>4</sup>. The medium County-wide employment forecast was selected as the Preferred Scenario in accordance with historical employment and labour force growth trends as well as forecast labour force growth potential for the Kingston C.M.A. As summarized in Figure 3-1, the Township's employment base is expected to increase by approximately 1,100 jobs between 2016

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<sup>1</sup> Including work and home and no fixed place of work employment.

<sup>2</sup> Excluding seasonal dwellings and seasonal-to-permanent unit conversions.

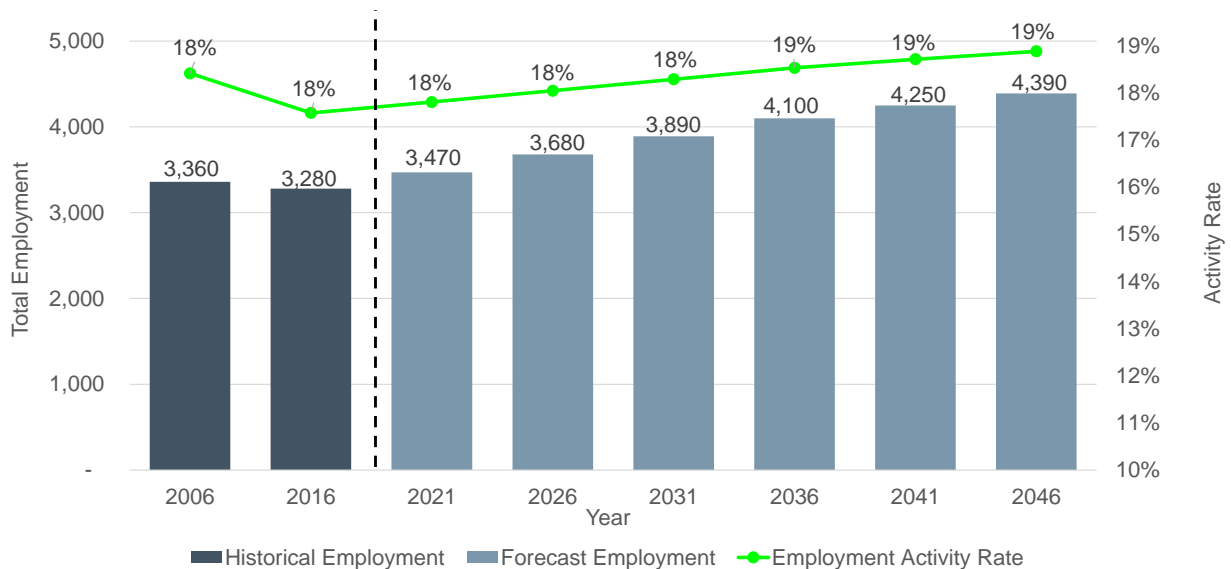
<sup>3</sup> This shift is anticipated to be largely driven by the aging of the local population base, market demand for broader housing options within settlement areas, opportunities in primary settlement areas for communal servicing and continued upward pressure on local housing prices. Refer to section 4.2 of this report for further details.

<sup>4</sup> Population, Housing and Employment Projections Study. County of Frontenac. Final Report. January 20, 2020. Watson & Associates Economists Ltd.



and 2046, increasing from 3,300 to 4,400. This represents an average annual growth rate of 1% over the 30-year forecast period. The employment activity rate (ratio of jobs to population) is expected to slightly increase over the forecast period, representing a slightly faster rate of long-term employment growth relative to permanent population growth.

Figure 3-1  
Township of South Frontenac  
Employment Forecast, 2016 to 2046



Source: 2001 to 2016 from Statistics Canada place of work data including work at home and no fixed place of work. Forecast by Watson & Associates Economists Ltd., 2019.  
Note: Numbers have been rounded.

### 3.3.1 Township of South Frontenac Forecast Employment Growth by Major Sector, 2016 to 2046

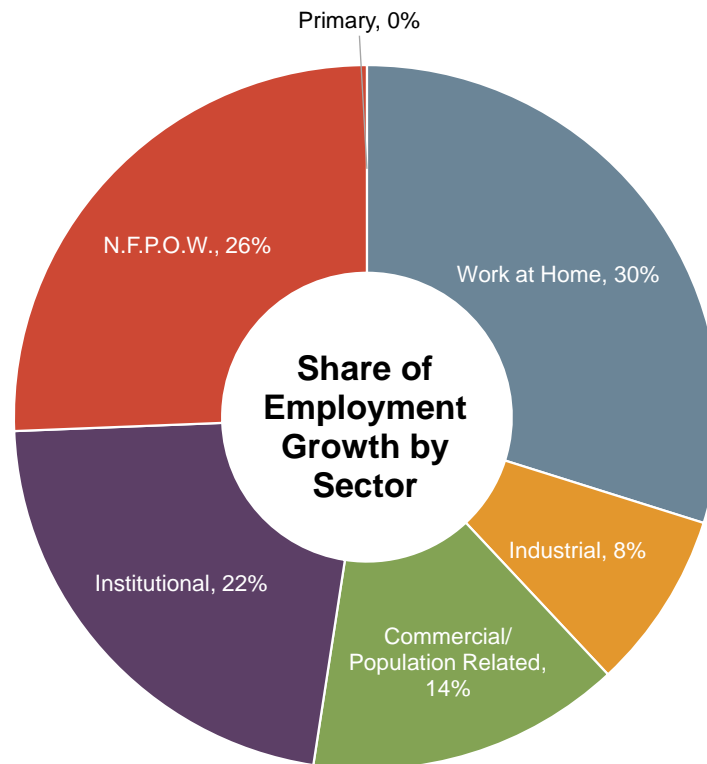
Employment growth within South Frontenac is expected across a range of sectors driven by the continued development of the regional and local economic base and steady local population growth. Figure 3-2 summarizes the 2016 to 2046 employment forecast by major employment sector for the Township. Employment growth related to work at home and no fixed place of work (N.F.P.O.W.), i.e. off-site employment categories, is forecast to account for the majority of job growth in South Frontenac.<sup>1</sup> Adjusted for work at home and off-site employment, on-site employment in institutional,

<sup>1</sup> Over half of the Township's employment growth forecast to occur in sectors that do not generate a gross floor area (G.F.A.).



commercial and industrial sectors is expected to account for 44% of employment growth between 2016 to 2046.

Figure 3-2  
Township of South Frontenac  
Share of Employment Growth by Sector, 2016 to 2046



Source: Forecast is estimated by Watson & Associates Economists Ltd., 2019.

### 3.4 Township of South Frontenac Population and Housing Forecast, 2016 to 2046

#### 3.4.1 Township of South Frontenac Permanent Population Forecast, 2016 to 2046

Figure 3-3 summarizes the population growth forecast for the Township from 2016 to 2046 under the Preferred County-wide Population Growth Scenario (i.e. medium forecast).<sup>1</sup> Similar to employment, the Preferred Population Scenario anticipates strong

<sup>1</sup> Population, Housing and Employment Projections Study. County of Frontenac. Final Report. January 20, 2020. Watson & Associates Economists Ltd.



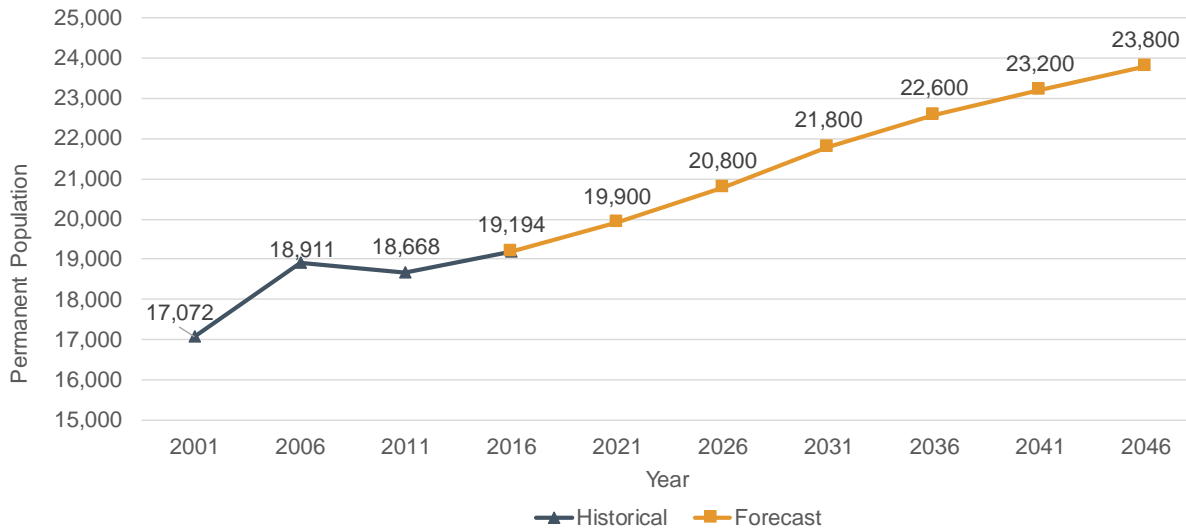
employment and population growth within the Kingston C.M.A., translating into steady labour and housing force growth within Frontenac County. Sustained employment growth in the City of Kingston will continue to support housing development in South Frontenac, as workers continue to seek competitively priced housing options within a reasonable commuting distance to the City. Quality of life attributes offered in South Frontenac are also expected to drive housing demand across a broad range of demographic groups, including first time home buyers, families, empty nesters and seniors. The Township of South Frontenac's rural character, proximity to the City of Kingston and access to a wide range of recreational opportunities represents a key draw to both new residents and businesses.

The following observations can be made with respect to long-term permanent population growth potential in the Township of South Frontenac:

- The Township-wide permanent population base is forecast to increase from approximately 19,100 in 2016 to 23,800 by 2046, representing a population growth rate of 0.7% over the 30-year forecast period;
- Population growth is expected to be driven by net in-migration, largely from other areas of the Province, resulting in steady new housing construction across the Township; and
- The rate of population growth in the latter half of the forecast period is anticipated to moderate slightly due to the aging of the existing population. As the population continues to age, population growth associated with natural increase (births less deaths) is expected to become increasingly negative, placing downward pressure on future population growth potential in South Frontenac.



Figure 3-3  
Township of South Frontenac  
Permanent Population Forecast, 2016 to 2046



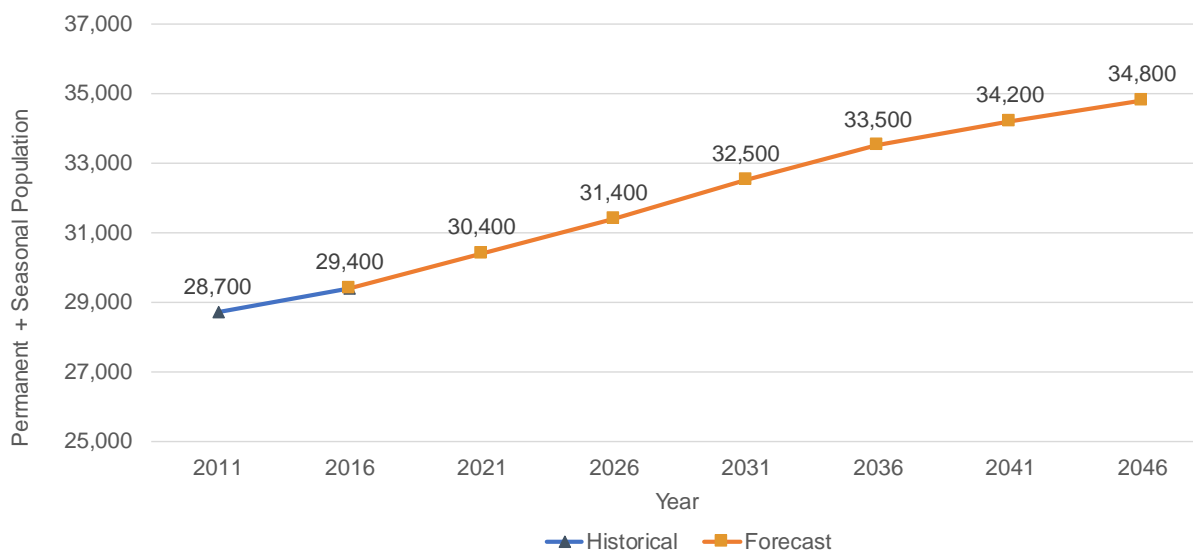
Source: 2011 to 2016 from Statistics Canada Census, derived by Watson & Associates Economists Ltd., 2019. 2016 to 2046 forecast by Watson & Associates Economists Ltd., 2019.  
Note: Population figures are rounded and include the net Census undercount estimated at 2.4%.

Seasonal residents account for a significant component of the Township's total population base, accounting for approximately 35% of total base population as of 2016 (approximately 41% of the total 2016 housing base). It is important to recognize 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 potential conversion of dwellings occupied by seasonal residents to permanent occupancy may also place further upward pressure on the Township's permanent population growth rate. This trend has been occurring in recent years and is anticipated to continue, largely given the Township's attractiveness as a retirement destination.

Figure 3-4 summarizes forecast permanent and seasonal population growth for the Township of South Frontenac from 2016 to 2046. During this period, Township-wide permanent and seasonal population is forecast to increase from approximately 29,400 in 2016 to 34,800 by 2046, representing a population growth rate of 0.6% over the 30-year period.



Figure 3-4  
Township of South Frontenac  
Permanent + Seasonal Population Forecast, 2016 to 2046



Source: 2011 to 2016 from Statistics Canada Census and MPAC, derived by Watson & Associates Economists Ltd., 2019. 2016 to 2046 forecast by Watson & Associates Economists Ltd., 2019.  
Note: Population figures are rounded and include the net Census undercount estimated at 2.4%.

### 3.4.2 Township of South Frontenac Permanent Housing Forecast, 2016 to 2046

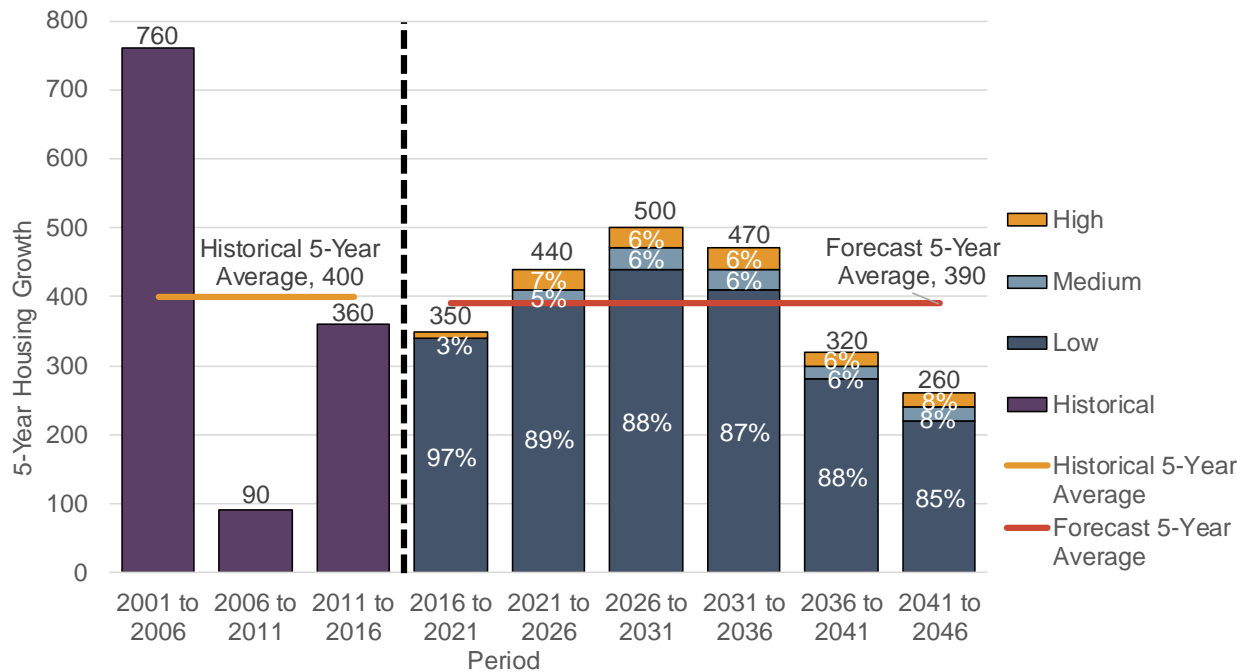
Figure 3-5 summarizes the Township's household forecast from 2016 to 2046 in five-year growth increments by structure type. Housing trends between 2001 and 2016 are also provided for historical context. Key observations include:

- Based on a review of recent MPAC data and residential building permits issued for new dwellings between 2016 to 2019, projected annual housing development during the 2016 to 2021 period is forecast to remain relatively consistent with most recent 5-year historical trends;
- Total permanent households are expected to increase from roughly 7,200 in 2016 to 9,700 in 2046, representing an increase of 2,500 total units;
- Forecast housing growth is expected to follow similar overall trends to the most recent 15-year historical period in terms of annual new housing construction levels; and
- Over the 2016 to 2046 forecast period, new housing is forecast to be comprised of 90% low-density (singles and semi-detached), 4% medium-density



(townhouses) and 6% high-density (apartments) 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 upward pressure on local housing prices.

Figure 3-5  
Township of South Frontenac  
Five-Year Incremental Housing Growth Forecast, 2016 to 2046



Source: Statistics Canada Census Profules, 2001 to 2016. Forecast by Watson & Associates Economists Ltd., 2020.

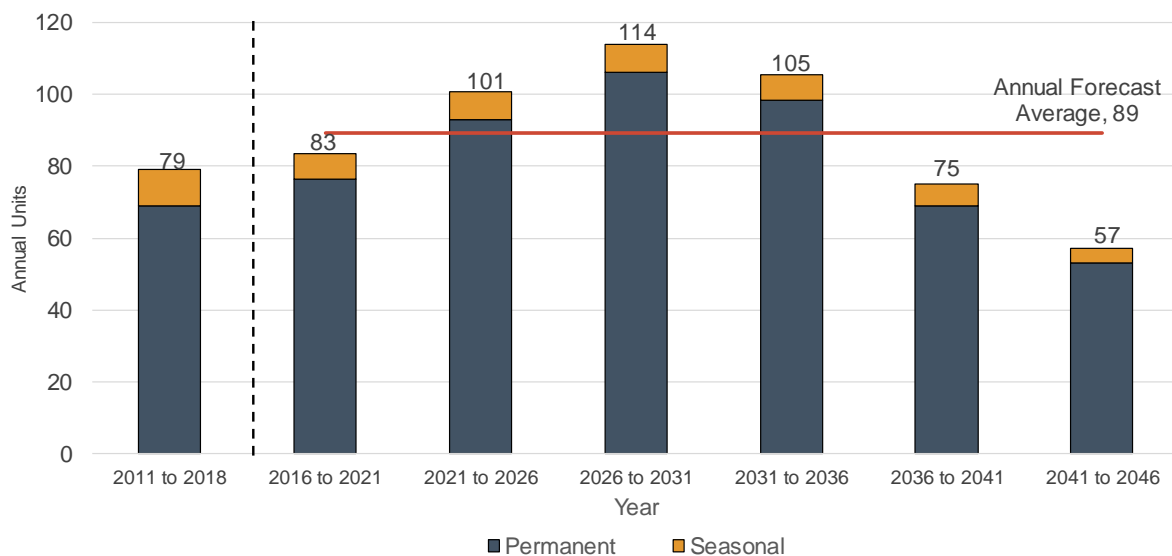
### 3.4.3 Township of South Frontenac Permanent + Seasonal Housing Forecast, 2016 to 2046

Figure 3-6 summarizes the Township's permanent and seasonal housing forecast (including converted dwellings from seasonal to permanent occupancy) over the 2016 to 2046 planning horizon in comparison to historical trends from 2011 to 2018. Further details regarding seasonal population and housing growth in the Township of South Frontenac can be found in Appendix D of the 2020 Frontenac County Growth Analysis Study. The following trends can be observed:



- Net demand for seasonal housing development in South Frontenac is anticipated to average approximately 7 new units per year;
- The potential for seasonal housing conversions in South Frontenac is anticipated to average approximately 7 net conversions per year (roughly 50% of the County’s anticipated total housing conversions from seasonal to permanent occupancy over the forecast period). Seasonal-to-permanent conversions are captured within ‘permanent’ population and housing growth;
- Permanent + seasonal dwellings are forecast to increase from 10,000 total units in 2016 to 12,700 by 2046, representing an annual increase of just under 90 units;
- The Township’s permanent + seasonal population is expected to increase by 5,400 persons over the forecast period; and
- The rate of permanent and seasonal population growth in the latter half of the forecast period is anticipated to slow due to the aging of the Township’s ‘Baby Boomer’ population (persons born between 1946 and 1964).

Figure 3-6  
Township of South Frontenac  
Permanent + Seasonal Housing Growth, 2016 to 2046



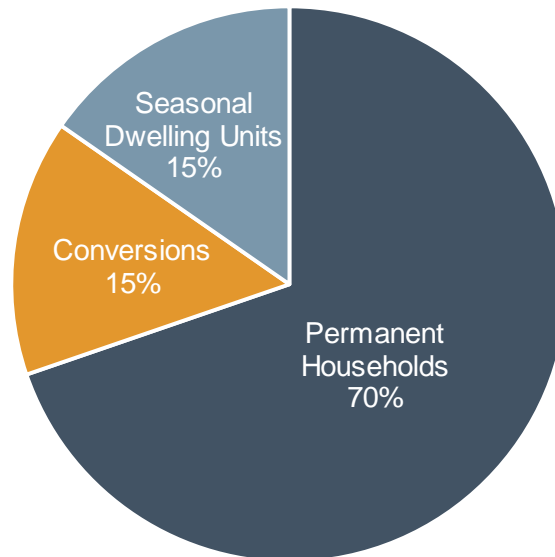
Source: Source: Historical data from Municipal Property Assessment Corporation (MPAC), derived by Watson & Associates Economists Ltd., 2019. Forecast (2021 to 2046) estimated by Watson & Associates Economists Ltd., 2019.

Figure 3-7 summarizes total housing growth over the 2016 to 2046 forecast period between permanent households and seasonal dwellings. Over this time period,



permanent households are forecast to account for approximately 85% of all housing growth over the forecast period, while seasonal dwellings are anticipated to account for the remaining 15%.<sup>1</sup>

Figure 3-7  
Township of South Frontenac  
Township-wide Housing Growth by Type, 2016 to 2046



Source: Forecast by Watson & Associates Economists Ltd., 2020.

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<sup>1</sup> Adjusted for the net conversion seasonal dwellings to households occupied on a permanent basis.

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# Chapter 4

## Township of South Frontenac Population, Housing and Employment Growth Allocations, 2016 to 2046



## 4. Township of South Frontenac Population, Housing and Employment Growth Allocations, 2016 to 2046

As previously discussed, the Township-wide growth forecast has been further disaggregated by settlement area and remaining rural area. According to 2019 MPAC data, approximately 22% of permanent South Frontenac residents live within settlement areas. Between 2016 to 2046, new housing development is expected to steadily shift towards settlement areas. As previously noted, this transition will be largely driven by:

- The aging of the population base within the 65+ age group, which is anticipated to generate increased demand for new homes located within proximity to urban amenities (i.e. local shopping and health care services) as well as other community services and urban infrastructure;
- Increased demand from all demographic groups (including first-time home buyers, move-up home buyers/families, empty-nesters and seniors) for a broader range of housing options within primary settlement areas (including townhomes, low-rise apartments and seniors' housing);
- Continued upward pressure on local housing prices, particularly (ground-oriented homes on large lots); and
- Opportunities in primary settlement areas for communal servicing.

For the purpose of this study, settlement area definitions are as follows:

- **Primary Settlement Areas** provide a broad degree of services including commercial and community lands, as well as a broad range of housing options: Inverary, Sydenham and Verona;
- **Secondary Settlement Areas** are predominately residential with a smaller degree of commercial services: Battersea, Harrowsmith, Hartington and Sunbury;
- **Remaining Settlement Areas** are almost entirely residential and have not experienced as much growth and development in relation to primary and secondary settlement areas: Bellrock, Perth Road Village, Petworth, Railton, Spaffordton and Wilmer; and
- **Rural:** Growth outside of the defined settlement areas, including waterfront properties.



## 4.1 Township of South Frontenac Employment Growth Allocations, 2016 to 2046

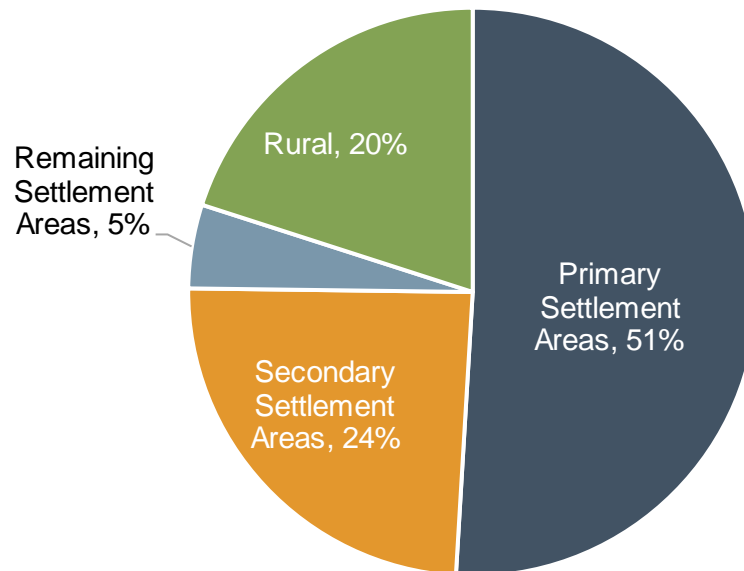
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Figure 4-1 summarizes employment growth forecast between 2016 to 2046 by geographic area. Key observations include:

- Primary settlement areas (Inverary, Sydenham and Verona) are forecast to accommodate approximately 570 new jobs (just over 50% of total employment growth) between 2016 to 2046;
- Population-related employment (commercial/institutional including work at home and off-site employment) is anticipated to generally follow population growth. Alongside forecast commercial employment growth in Inverary, the secondary settlement areas of Hartington and Harrowsmith have potential to facilitate highway commercial employment uses; and
- The majority of Industrial employment growth is forecast to occur in primary settlement areas with some opportunity for rural development. The settlement area of Sydenham has potential for light industrial growth on municipal water services. The Inverary employment area also represents a marketable location to attract and accommodate the majority of forecast industrial employment.



Figure 4-1  
Township of South Frontenac  
Forecast Employment Growth by Settlement Area and Rural, 2016 to 2046



Source: Forecast by Watson & Associates Economists Ltd., 2020.

## 4.2 Township of South Frontenac Permanent Population and Housing Growth Allocations, 2016 to 2046

Figure 4-2 summarizes forecast permanent population growth by location between 2016 to 2046, while Figure 4-3 presents the forecast allocation of permanent + seasonal population growth. In developing the growth allocations provided herein, broad consideration has been given to a number of factors which are anticipated to influence future housing development by geographic area within the Township, such as:

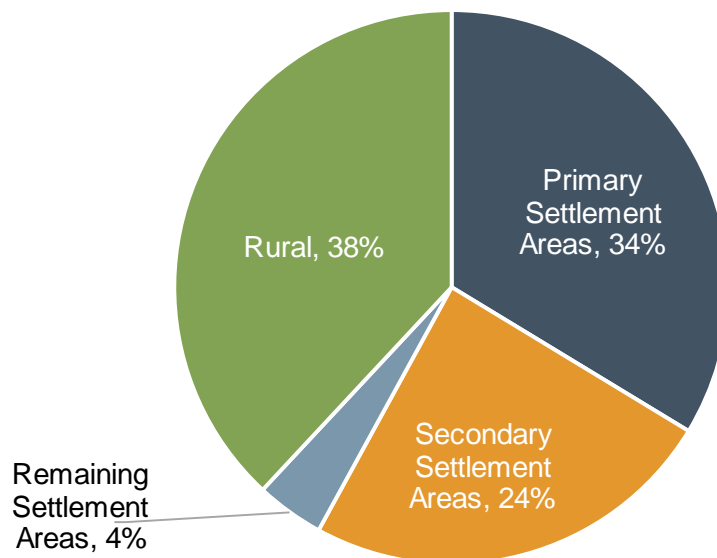
- The hierarchy of existing settlement areas, in relation to their current population and employment base as well as existing infrastructure and community services;
- Development constraints, active/future housing supply, and available land supply within settlement areas; and
- Opportunities for communal servicing.

Discussions were also held with Township staff regarding anticipated market demand and land use planning policy objectives. The following trends can be observed:



- The primary settlement areas of Inverary, Sydenham and Verona are expected to accommodate approximately 34% of permanent population growth between 2016 to 2046;
- Of the total permanent population growth forecast, approximately 38% is expected to occur in rural areas. This share increases when adjusting for seasonal + permanent population, since all seasonal population growth is anticipated to occur in the Township's rural areas; and
- Population growth associated with dwelling unit conversions from seasonal to permanent occupancy is also anticipated exclusively in rural areas.

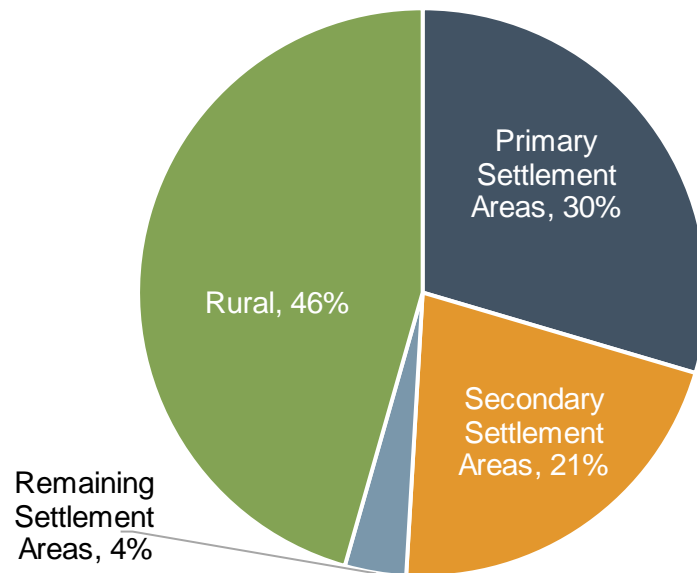
Figure 4-2  
Township of South Frontenac  
Permanent Population Growth by Settlement Area and Rural, 2016 to 2046



Source: Forecast by Watson & Associates Economists Ltd., 2020.



Figure 4-3  
Township of South Frontenac  
Permanent + Seasonal Population Growth by Settlement Area and Rural, 2016 to 2046



Source: Forecast by Watson & Associates Economists Ltd., 2020.

Figure 4-4 and Figure 4-5 summarize the anticipated location of total housing growth between 2016 to 2046 by development type.<sup>1</sup> The following trends can be observed:

- Rural areas are forecast to accommodate approximately 40% of all new permanent housing growth and 46% of total permanent + seasonal housing development.<sup>2</sup> This rural share of growth increases when also considering dwelling unit conversions from permanent to seasonal occupancy as well as demand for new seasonal dwellings;
- As of 2019, 92% of all seasonal dwellings in the Township were waterfront properties. This share is expected to continue into the forecast period, with the majority of seasonal dwelling growth expected to occur on waterfront lots;

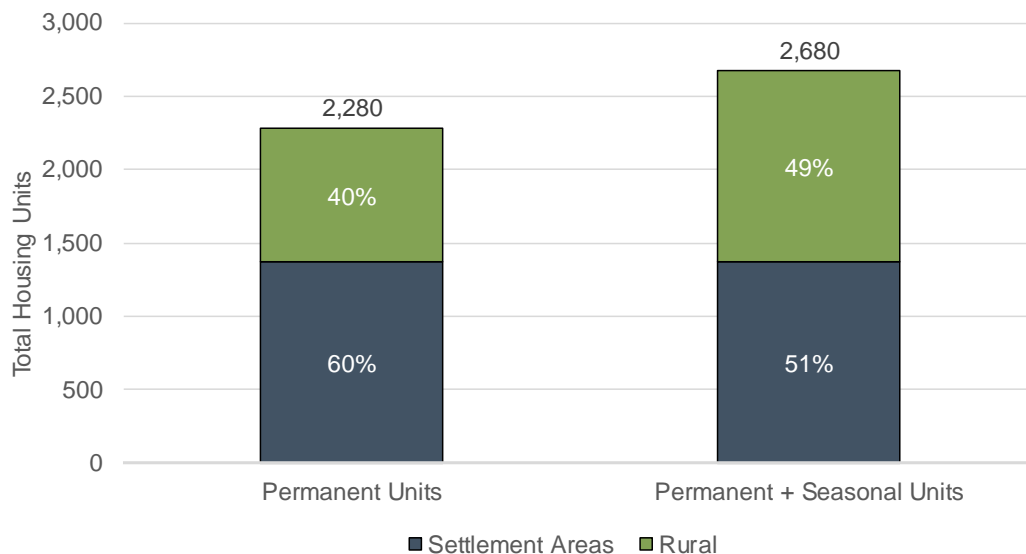
<sup>1</sup> Including conversions as well as the creation of new permanent and seasonal dwellings.

<sup>2</sup> It is noted that the share of rural housing development is forecast to outpace the share of rural population growth. Currently, a large share of the population live in rural areas. As the rural population base in South Frontenac continues to age, this is anticipated to place downward pressure on population change in the rural area.



- Comparatively, 27% of all permanent dwellings were located on the waterfront in 2019. As housing development shifts towards settlement areas, the share of permanent waterfront dwellings is expected to slowly decline over the forecast period;
- All medium- and high-density housing development is forecast in primary settlement areas due to the for potential communal servicing opportunities; and
- Primary settlement areas are expected to accommodate approximately 57% of total dwelling unit growth within settlement areas between 2016 to 2046, followed by 37% in Secondary Settlement Areas and 6% in Remaining Settlement Areas.

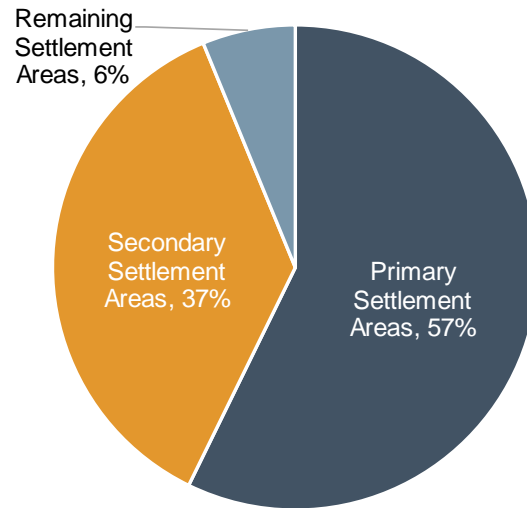
Figure 4-4  
Township of South Frontenac  
Total Housing Growth Allocations by Settlement Area and Rural, 2016 to 2046



Source: Forecast by Watson & Associates Economists Ltd., 2020.  
Note: Seasonal-to-permanent unit conversions included in seasonal unit categorization.



Figure 4-5  
Township of South Frontenac  
Settlement Area Housing Growth by Location, 2016 to 2046



Source: Forecast by Watson & Associates Economists Ltd., 2020.



# Chapter 5

## Conclusion



## 5. Conclusion

The following key findings are provided with respect to forecast population, housing and employment trends for the Township of South Frontenac:

### Regional and Local Economic Growth Drivers

- Economic growth in South Frontenac is 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 the distribution of local housing demand;
- Regional and local employment growth opportunities will continue to drive housing and population development in the Township, as individuals largely seek competitively priced, ground-oriented housing within reasonable commuting distance to the City of Kingston;
- The Township of South Frontenac is characterized by a blend of expansive rural lands and historical settlement areas. The existing employment base is concentrated in retail, small to medium-scale industrial and commercial businesses and home occupations, government and education, accommodation and food services, agriculture and tourism. Growth opportunities within the Township's local employment base also represent a key driver of future housing demand and population growth; and
- Quality of life attributes offered in South Frontenac are also expected to drive net migration from a broad range of demographic groups, including first time home buyers, families, empty nesters and seniors. The Township of South Frontenac's rural character, proximity to the City of Kingston and access to a wide range of recreational opportunities represents a draw to both new residents and businesses.

### Employment Growth Forecast

- The Township's employment base is expected to increase by approximately 1,100 jobs between 2016 and 2046, increasing from 3,300 to 4,400. This represents an annual growth rate of 1% over the 30-year forecast period;
- Employment growth in work at home and no fixed place of work (N.F.P.O.W.) categories is forecast to account for the majority of all job growth in South Frontenac;



- Population-related employment (commercial/institutional including work at home and N.F.P.O.W. employment) is anticipated to generally follow population growth. Alongside commercial employment growth in Inverary, the secondary settlement areas of Hartington and Harrowsmith have potential to facilitate highway commercial employment uses;
- The majority of industrial employment growth is forecast to occur in primary settlement areas with some opportunity for rural development. The settlement area of Sydenham has potential for light industrial growth on municipal water services; and
- The Inverary employment area also represents a marketable location to facilitate the bulk of forecast industrial employment.

### **Residential Growth Forecast**

- The Township of South Frontenac permanent population base is forecast to increase over the next 30 years, from approximately 19,100 in 2016 to 23,800 in 2046.<sup>1</sup> This represents an annual growth rate of approximately 0.7%;
- Over the 2016 to 2046 forecast period, new housing growth is forecast to be comprised of 90% low-density (singles and semi-detached), 4% medium-density (townhouses) and 6% high-density (apartments);
- Compared to historical trends, housing growth is forecast to shift more towards settlement areas between 2016 to 2046. This shift is anticipated to be largely driven by the aging of the population, local desire for more housing options within settlement areas, opportunities in primary settlement areas for communal serving and continued upward pressure on local housing prices;
- Housing growth in settlement areas is anticipated to be concentrated in the primary areas of Inverary, Sydenham and Verona; and
- Rural areas are forecast to contain 40% of all new permanent unit growth. This rural share of growth increases when also considering dwelling unit conversions from permanent to seasonal occupancy as well as demand for new seasonal dwellings.

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<sup>1</sup> Population figures include an upward adjustment of approximately 2.3% to account for the net Census undercount.

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# Township of South Frontenac Official Plan

## Review of Prime Agricultural Lands

Prepared by: Christine Woods, Senior Planner  
April 2023

### Introduction

The Provincial Policy Statement 2020 requires municipalities to protect prime agricultural areas for long-term use for agriculture. Development Services staff, with assistance from Frontenac County GIS staff, conducted a review of agricultural lands in the Township of South Frontenac to inform the Agricultural Lands designation of the draft Official Plan.

### Methodology

The methodology used to identify prime agricultural areas was based on criteria of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) (<http://omafra.gov.on.ca/english/landuse/prime-ag-areas.htm#5>).

Claire Dodds (former Director of Development Services) worked with Charlene Godfrey (Frontenac County GIS Specialist) and the Frontenac County Ontario Federation of Agriculture (OFA) Land Use Committee to identify and map parcels of land that met the OMAFRA criteria for prime agricultural areas.

The criteria for identifying prime agricultural areas are:

- Areas primarily comprised of Canada Land Inventory (CLI) Class 1 to 3 lands with some class 4 to 5 lands included,
- A local concentration of agricultural operations which exhibit characteristics of on-going agriculture,
- An area greater than 250 hectares, and
- Relatively unconstrained from incompatible uses

Areas with concentrations of agricultural operations were reviewed by looking at the CLI classification mapping, considering the contours and reviewing the land use shown on aerial photography. The OFA members provided some local context and history as to why some parcels were designated Agricultural in the existing Official Plan.

Four prime agricultural areas were identified based on the mapping exercise (Sunbury, Inverary, Hartington, Westport Road). Development Services staff then conducted a visual assessment of the parcels within the candidate prime agricultural areas.

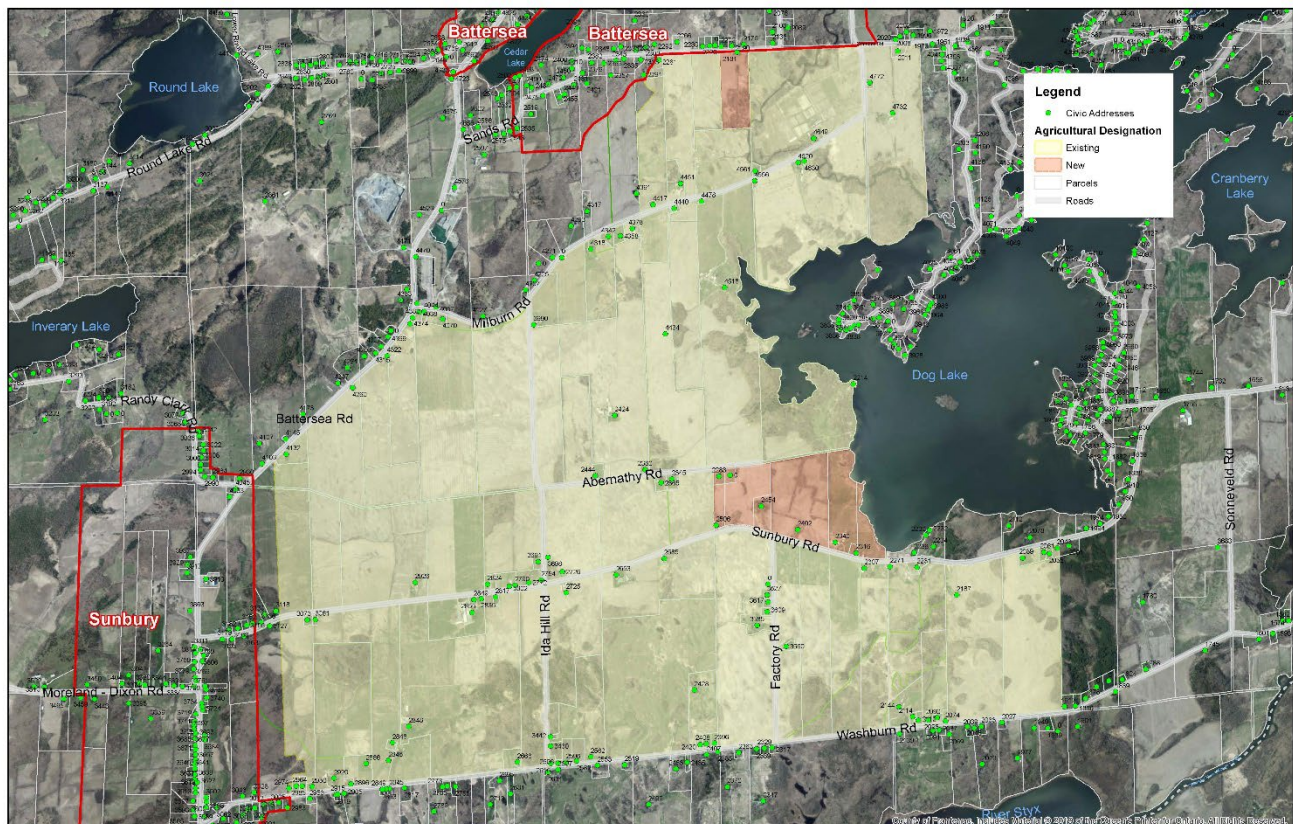
# Township of South Frontenac Official Plan

## Review of Prime Agricultural Lands

The following factors were considered through the visual assessment:

1. Capability – What is the actual land use? Is the land being used or have potential for agricultural purposes?
2. Farm Investment – Have investments been made into crops (e.g., perennial plant stock such as trees or grapevines), or agricultural infrastructure (e.g., livestock facilities, other agricultural buildings, drainage systems, fencing)?
3. Compatibility – What are the lot size(s) within the study area? Is there a high degree of lot fragmentation? Any recent residential lot creation?

### Area 1. Sunbury



Most of the candidate Sunbury prime agricultural area has been designated Agricultural since the 1970s. This area consists of Class 1 and 2 soils.

There are between 13 and 15 livestock farms.

## Township of South Frontenac Official Plan Review of Prime Agricultural Lands

There has been significant farm investment in this area including clearing fence rows to make larger fields, and ditch cleanouts and tile drainage to support the cultivation of more row crops (e.g. corn, soybeans, wheat), as well as the addition of farm storage buildings, grain bins and hoop greenhouses, as well as livestock facility and manure storage facility expansions.

Lot sizes are generally large, with the majority of lot areas greater than 50 acres. There is minimal fragmentation.

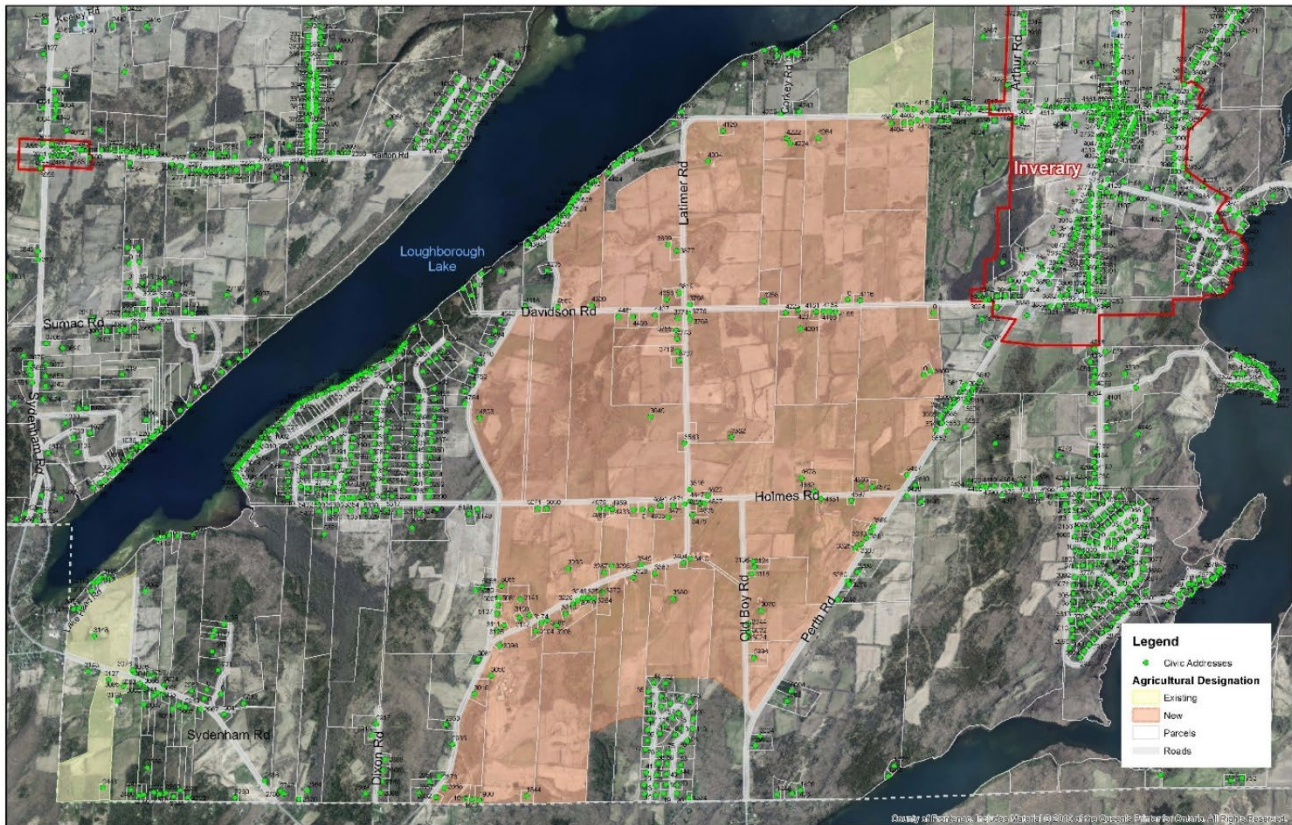
It is proposed that one property south of Sands Road be added to the Agricultural designation. This property contains a portion of a field that spans three properties and that is tile drained.

It is also proposed that several properties between Abernathy Road and Sunbury Road, at the east end of Abernathy Road, be added to the Agricultural designation. These properties range in size from 1 acre to 50 acres, and are used for a mix of residential and agricultural purposes. These properties would round out the Sunbury prime agricultural area.



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## Area 2. Inverary



Most of the candidate Inverary prime agricultural area was designated Agricultural in the 1970s. The original area was significantly reduced in size over the years to the two small areas designated today. The candidate area consists of Class 1 and 4 soils.

There are between 18 and 20 livestock farms.

There are clusters of fragmentation for residential properties throughout the area. However, there are still many large agricultural properties with lot sizes ranging from 50 to 200 acres. There are still many fields that are the traditional 10 acres in area.

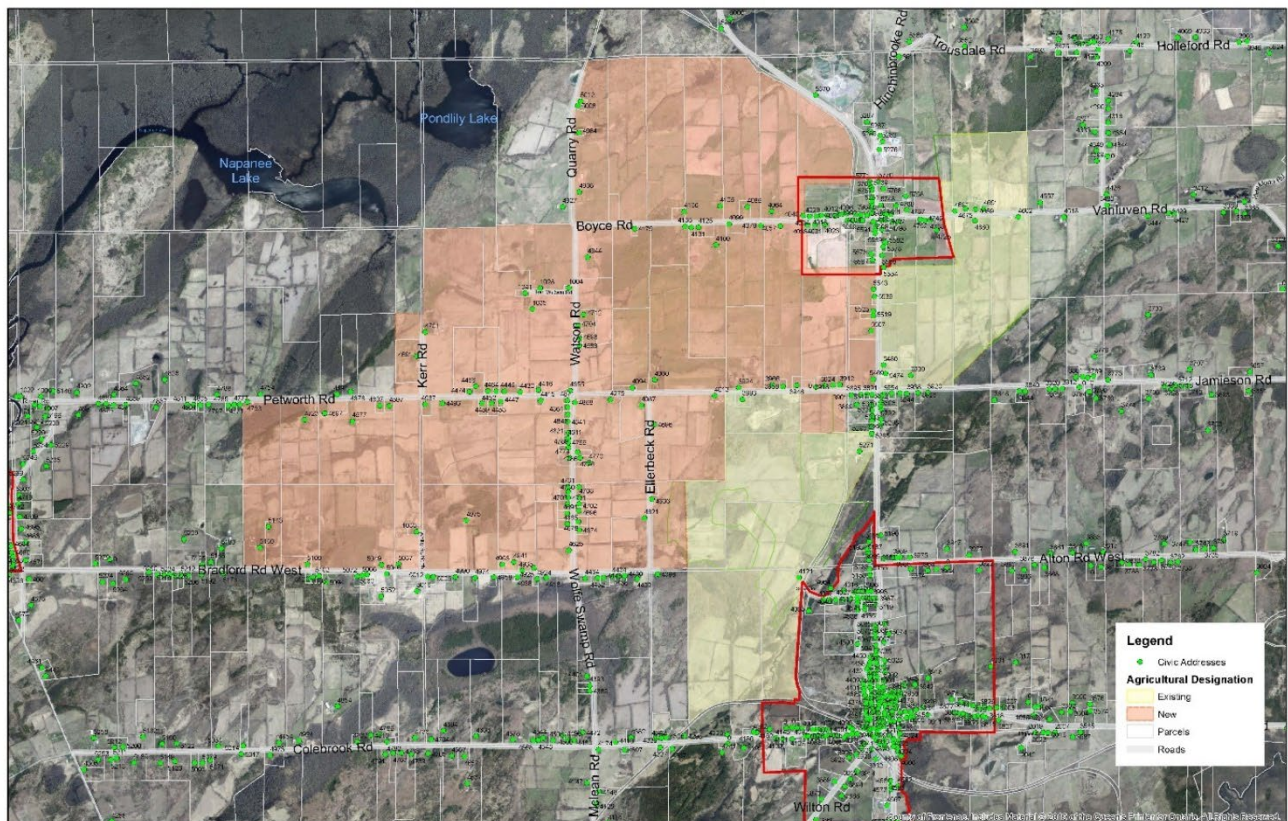


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There has been some farm investment in this area including some clearing of fence rows to make larger fields to support the cultivation of more row crops, as well as livestock facility expansions in the past 20 years. There is some tile drainage.



### Area 3. Hartington



There are two existing Agricultural areas in the Hartington area. They consist of agricultural properties and have Class I soils. The majority of the candidate Hartington prime agricultural area consists of Class 1 soils with a pocket of Class 2 soils. The southern portion of the candidate area consists of Class 4 soils.

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There are approximately 20 livestock farms in the area. There are several livestock farms surrounding the candidate area.

There are clusters of fragmentation for residential properties throughout the area, and most notably along Boyce Road, Petworth Road and Watson Road. However, there are still many large agricultural properties with lot sizes ranging from 50 to 120 acres and wide road frontages. There are still many fields that are the traditional 10 acres in area, particularly in the area of the Class 4 soils.

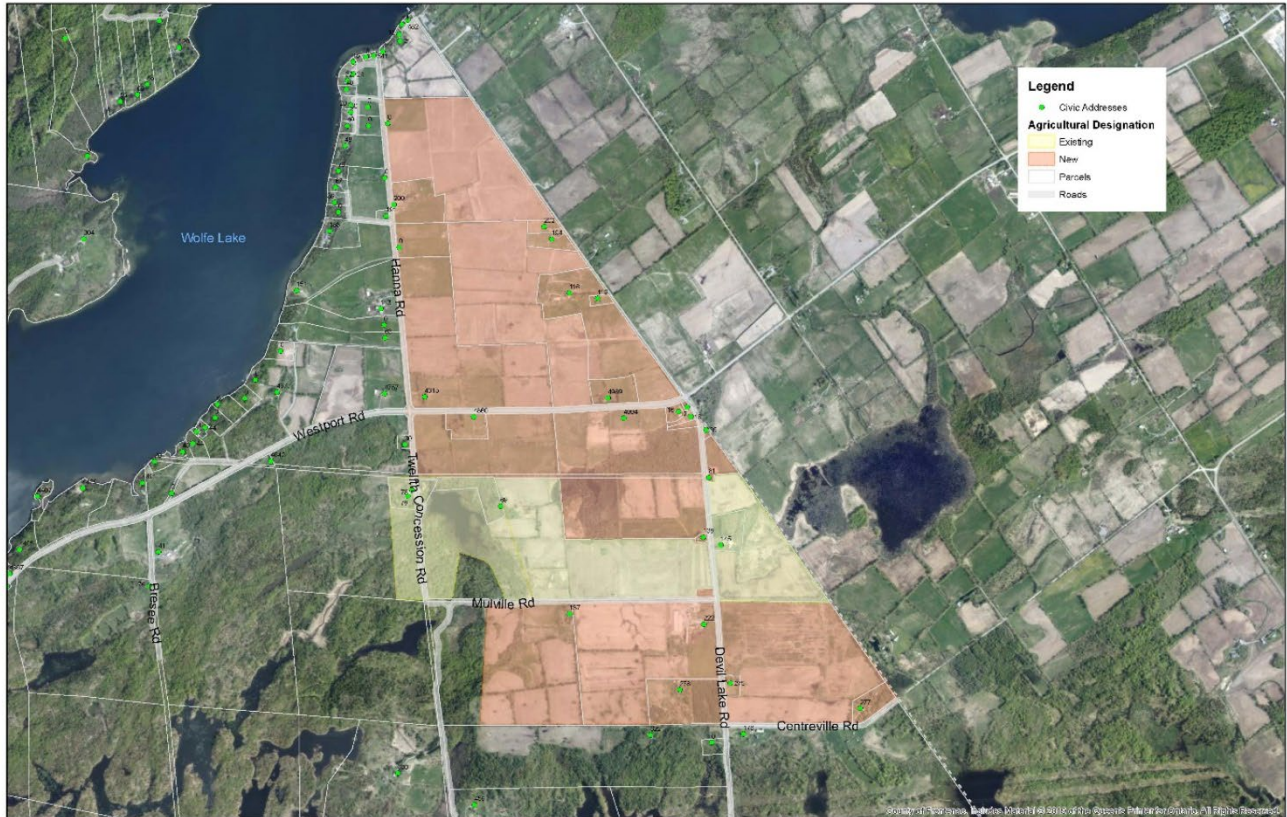
There has been some farm investment in this area including some clearing of fence rows to make larger fields to support the cultivation of more row crops, the addition of the addition of farm storage buildings, grain bins as well as a few livestock facility expansions in the past 20 years. An established agricultural equipment dealership is constructing a new, expanded facility in the candidate area.

The area surrounds the Hartington Settlement Area. There is a residential subdivision being developed in Hartington.



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## Area 4. Westport Road



The candidate Westport Road prime agricultural area consists of agricultural properties. The area consists of Class 2 soils, with small pockets of Class 6 and 7 soils on the periphery. The agricultural properties range in size from 10 to 140 acres.

There has been farm investment in this area including clearing fence rows to make larger fields for row crops. There is one area with tile drainage south of Westport Road.

There are three livestock farms south of Westport Road, including one that underwent a large livestock facility and manure storage facility expansion. There are several livestock barns in the area north of Westport Road, however, they do not appear to be in use. There are two livestock farms immediately west of the candidate area, and one livestock farm east of the candidate area in the Township of Rideau Lakes.



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There is minimal fragmentation of land and few houses along Hanna Road because Hanna Road was a seasonally maintained public road until recently (i.e. lot creation and year-round homes were not permitted). There are dozens of waterfront residential properties accessed from three private lanes off Hanna Road.

