

Minutes of Special Committee of the Whole  
May 11, 2021



Time: 4:00 pm

Location: Council Chambers and Electronic Participation

**Meeting # 18**

**Council (Present in Council Chambers):** Mayor Ron Vandewal, Pat Barr, Ray Leonard, Alan Revill, Norm Roberts, Ron Sleeth, Ross Sutherland

**Council (Present via Electronic Participation):** Doug Morey

**Staff (Present in Council Chambers):** Neil Carbone - Chief Administrative Officer, Angela Maddocks - Clerk, Claire Dodds - Director of Development Services

**Staff (Present via Electronic Participation):** Anna Gelada - Planner, Christine Woods - Senior Planner, Darcy Knott - Director of Fire and Emergency Services, Louise Fragnito - Director of Corporate Services and Treasurer

1. Call to Order and Roll Call

- a) The Clerk conducted the roll call as outlined in the attendance noted above.
- b) Motion

Moved by Councillor Roberts

Seconded by Deputy Mayor Leonard

That the Special Committee of the Whole meeting of May 11, 2021 be called to order at 4:00 p.m.

Carried

2. Declaration of pecuniary interest and the general nature thereof

- a) There were no declarations.

3. Approval of Agenda

- a) Motion

Moved by Councillor Barr

Seconded by Councillor Sutherland

That the agenda for the Special Committee of the Whole meeting be approved as presented.

Carried

4. Reports Requiring Direction

- a) **New Official Plan - Strategic Directions Workshop**

Staff from the consulting firm - Dillon Consulting were connected virtually to provide an overview of the Official Plan process and the background review of what has been undertaken to date.

Monica Belliveau, Rory Baksh and Amy Greenberg of Dillon Consulting, along with Development Services staff Claire Dodds and Christine Woods, lead the conversation with respect to the key issues for discussion that included housing, economic development, lake ecosystems and agriculture.

With respect to housing, Council input included the following:

- limited rental supply
- seniors low rise housing opportunities
- attracting other types of housing to our hamlets/mixed housing opportunities
- walkable hamlets
- not supportive of rural subdivision development but retain some ability for it.
- maintaining open spaces
- aging in places doesn't need to be in the home where residents currently live
- build it and they will come vs. creating opportunities
- encourage development primarily in hamlets and not in agricultural or environmentally significant areas.
- focus more on selecting a handful of hamlets that are conducive to development

With respect to economic development, Council input included the following:

- the community is unlikely to want industrial development in the township
- recognize light industrial areas
- ability to limit variances around lakes/concern about variances within 30 metres of lake
- post COVID migration back to the workplace
- clustered retail/clustered commercial enhances the area
- no stand along large businesses outside of hamlets
- transition from home-based to hamlet based businesses
- tied closely to housing
- retail within walking distance from housing is important
- a shift to active travel and away from car use

With respect to lake ecosystems Council input included the following:

- remediation work on septic systems is essential
- lack of maintaining vegetation along shore lines is a problem - more education about maintenance is need to prevent erosion
- South Frontenac has been a leader in lots sizes and setbacks
- recognition of at capacity lakes from a water quality perspective
- recognize that water quality may be better around lakes than in the past due to septic requirements changing over the years.
- can a review of septic systems be done when other upgrades are undertaken?
- OP language must be defensible
- waterfront development is supported when it is done within existing regulations

With respect to agriculture, Council input included the following:

- land severance impact on agricultural operations
- safety issues with use of farm equipment (roads are narrower now than in the past with no shoulder)
- land classification needs to be stronger/more enforceable

- alternatives to the minimum distance separations/expansion of livestock operations without relying on MDS2 calculations
- regard for lower class agricultural lands
- niche agriculture/specialized small scale agriculture
- prior to amalgamation, land was classified and designed for protection - agricultural lands (done by Ministry of Agriculture)
- large farms may expand if given the opportunity to purchase more land

Next steps including community engagement and project timelines were reviewed. Council provided the following input on areas and organizations to include with respect to the communication engagement initiative:

- Developers
- Private Lane associations
- Conservation Authorities
- Lake Associations
- Sports Associations
- Agricultural businesses
- Social Service Agencies
- Permanent and seasonal residents
- Local School Boards
- Community Futures Development Corporation
- Frontenac Ambassadors
- Private campground owners
- Committees of council
- Community Associations in hamlets
- Residents concerned with the 30 metre setback from waterfront
- Residents concerned/opposed to the Johnston Point Plan of Condominium
- Residents concerned/opposed to the Hartington Subdivision

5. Information Items:

- a) Fort Erie - Request for resolution endorsement regarding Source Water Protection Legislation

6. Notice of Motion

- a) Councillor Revill served a notice of motion requesting that staff bring forward a report regarding "green burials". The CAO indicated that staff have already been looking into this and this will be brought forward for Council's information and consideration.

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

- a) There were no questions of clarity from the public.

8. Adjournment

- a) Motion

Moved by Councillor Revill

Seconded by Councillor Sleeth

That the Special Committee of the Whole meeting be adjourned at 6:10 p.m.

Carried