



**Township of South Frontenac  
Special Council Meeting  
Minutes**



**Meeting # 22**

**Time:** 7:00 p.m.

**Location:** Council Chamber/Virtual Meeting

**Present:** Mayor Ron Vandewal, Ray Leonard, Steve Pegrum, Charlene Godfrey (Virtual), Norm Roberts, Randy Ruttan, Ron Sleeth, Scott Trueman

**Absent:** Doug Morey

**Staff:** Louise Fragnito - Chief Administrative Officer, James Thompson - Clerk, Michelle Hannah - Deputy Clerk, Brad Wright - Director of Development Services, Darcy Knott - Director of Fire and Emergency Services, Kyle Bolton - Director of Public Services, Shelley Stedall - Director of Corporate Services and Treasurer

1 Call to Order

a) Resolution

Resolution No. 2023:22:01

Moved by Councillor Roberts

Seconded by Councillor Leonard

That the Special Council meeting of May 30, 2023 be called to order at 7:00 p.m.  
Carried

2 Declaration of pecuniary interest and the general nature thereof

a)

There were none.

3 Approval of Agenda

a) Resolution

Resolution No. 2023:22:02

Moved by Councillor Pegrum

Seconded by Deputy Mayor Sleeth

That the agenda be approved, as presented.

Carried

4 Public Meeting

a) Resolution - Public Meeting to Order

Resolution No. 2023:22:03

Moved by Councillor Ruttan

Seconded by Councillor Roberts

That the public meeting held under Section 17 of the Planning Act regarding the draft New Official Plan for the Township of South Frontenac be called to order at 7:02 p.m.

Carried

b) Statutory Public Meeting - Draft New Official Plan

Pursuant to Section 17 of the Planning Act, R.S.O. 1990, as amended, a Statutory Public Meeting was held on May 30, 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.

Brad Wright, Director, Development Services and Representatives from Dillon Consulting conducted a PowerPoint presentation regarding the draft Official Plan.

Deputy Mayor Sleeth referenced Bill 97 and noted that it appears that the Provincial Government will permit three severances of prime agricultural land provided that certain conditions are met. He requested that staff review this matter further. He spoke to hamlet development and indicated that the draft Official Plan is requiring a minimum lot size of two acres in hamlets. He noted that in most hamlets there are no remaining two acre lots and indicated that there is a need for flexibility regarding infill.

Mayor Vandewal stated that the Provincial Government has changed the rules with respect to severances on two occasions over the past year and indicated that it is difficult for municipalities to keep adjusting to the changes in legislation. He stated that the Township has limited ability to influence land use policy due to Provincial legislation. He requested further information regarding proposed hamlet and subdivision minimum lot size and whether communal services would influence minimum lot size. He indicated that he does not believe that lot creation on marginally useful agricultural land should be limited and requested that staff review this matter further. He noted that if a property owner has not yet utilized their three severances, they would continue to remain available. Mayor Vandewal expressed that he is not comfortable with the draft Official Plan in its current format.

The Mayor afforded members of the public with an opportunity to provide comment.

Nancy Myers questioned if there is a provincial definition of agricultural land and questioned if all municipalities abide by the same standards regarding agricultural land. She referenced water quality and questioned if the draft Official Plan includes policies related to trout sensitive lakes as well as general protections. She stated that she is impressed with the work completed to date on the draft Official Plan.

Jerri Jerreat commented that she believes that the draft Official Plan is amazing. She suggested that perhaps there is an opportunity to design a true village in Inverary. She stated that she is supportive of the policies related to hamlets. She indicated that Inverary is currently spread out and does not have the feel of a village. She questioned if the Township of South Frontenac could purchase land to complete the village and develop communal and affordable housing. She asked whether consideration could be given to the construction of seniors housing in Inverary. She mentioned that accepting cash-in-lieu of parkland should be prohibited. She suggested that permeable surfaces and tree protection should be promoted in the Official Plan. She stated that the mixture of housing types in future neighbourhoods should be revisited due to the housing crisis.

Representatives from the Dog and Cranberry Lake Association indicated that the Association is generally pleased with the draft Official Plan. She thanked staff for their work on the project to date. She spoke in support of Section 5. of the draft Official Plan. She referenced Section 7. Of the draft Official Plan and noted that consideration should be given to a septic inspection program.

John Armstrong, Masonry Council of Ontario, stated that he believes that the draft Official Plan is a strong document. He noted that due to Bill 23, design standards for the most part are exempt from the site plan control process. He spoke to the pre-consultation process and suggested that the process be amended to require that proposals be compliant with urban design guidelines which would conform to Bill 23 requirements.

Tim Almeida provided three items of correspondence to the Clerk. A copy of the documents are attached to the original set of minutes located in the Clerk's Department. Tim Almeida advised Council that he attended an Official Plan, Open House. He stated that he is concerned about the proposal to designate some areas around Inverary as agricultural land. He elaborated that the proposal impacts his property and noted that his plans for his property do not include an agricultural use. He requested that his property be removed from the agricultural designation. He mentioned that he was not consulted regarding the proposed designation. He requested that his property retain the current rural designation.

Jeff Hall stated that he would like to echo the comments provided by members of Council regarding marginal agricultural land. He stated that the proposed policies related to accessory dwelling units appear to be a solution suitable for a city that is being pushed on a rural area. He indicated that he does not believe that accessory dwelling units should be developed in the rural area. He requested that further discussion occur regarding this matter. Mayor Vandewal clarified that accessory dwelling units must meet water and septic requirements to receive approval.

Louise Langlais requested that the draft Official Plan permit backyard chickens. Mayor Vandewal explained that this matter is governed by the Zoning By-law.

Roger Romero stated that he appreciates the work that has been completed to date on the draft Official Plan. He suggested that consideration be given to an accountability framework related to creation of sustainable housing. He sought further information regarding public consultation regarding planning matters. He stated that policies related to water bodies should include streams and wetlands. He emphasized the importance of addressing environmental concerns.

Jane Brown referenced Bill 23 and spoke to the impact of the legislation on conservation authorities. She questioned if the Township has raised concerns with the Provincial government regarding this matter. Mayor Vandewal noted that as Warden of the County of Frontenac he prepared a motion which requested that the Eastern Ontario Wardens Caucus and townships within the County of Frontenac request that the Provincial Government review this matter. He stated that the MPP was also consulted regarding this issue.

Christine Woods, Senior Planner, provided a high-level response to the questions and comments raised by members of the public. She noted that the issues raised by members of the public and Council would be considered as staff prepares the final draft of the Official Plan.

Fran Willis commented that Council has little authority regarding planning matters as the Provincial Government has most of the control. In response to a question, staff provided further clarification regarding Bill 23. She stated that it is important for members of the public to provide comment regarding subdivision plans.

Taylor Orser thanked staff for their work related to the preparation of the draft Official Plan. He stated that he commends the Township for expanding the agricultural areas. He expressed concern that Bill 97 will further impact

agricultural areas. He indicated that it is unfortunate that a municipality cannot create policies that are stricter than the PPS. He stated that if the Provincial Government should provide funding for communal services for hamlets as they are requiring additional homes to be built. He noted that he supports increasing density in hamlets. He spoke to the importance of protecting agricultural land. He indicated that there is little agricultural land in the country and it cannot be used for development. He suggested that MDS calculations should occur from the property line rather than the livestock facilities.

Councillor Ruttan stated that Township of South Frontenac residents need to be aware that often Council does not have the ability to influence planning decisions. He stated that staff are doing a great job given the constraints imposed by the Provincial Government.

c) Notice of Collection

The Deputy Clerk reviewed the Notice of Collection for the Public Meeting.

d) Resolution - Close Public Meeting

Resolution No. 2023:22:04

Moved by Councillor Pegrum

Seconded by Councillor Roberts

That the public meeting held under Section 17 of the Planning Act regarding the draft New Official Plan for the Township of South Frontenac be closed at 8:37 p.m.

Carried

5 Reports Requiring Action

a) Statutory Public Meeting – Draft Official Plan

Resolution No. 2023:22:05

Moved by Councillor Pegrum

Seconded by Councillor Leonard

That Council direct staff to engage the Heritage Advisory Committee and Lake Ecosystems Advisory 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.

Carried

6 Confirmatory By-law

a) Resolution

Resolution No. 2023:22:06

Moved by Councillor Leonard

Seconded by Councillor Roberts

That By-law 2023-46, being a by-law to confirm generally all actions and proceedings of the Council of the Township of South Frontenac, be given first and second reading.

Carried

Resolution No. 2023:22:07

Moved by Deputy Mayor Sleeth

Seconded by Councillor Ruttan

Minutes of Council  
May, 30, 2023

That By-law 2023-46, being the confirmatory by-law, be given third reading,  
signed and sealed.

Carried

7 Adjournment

a) Resolution

Resolution No. 2023:22:08

Moved by Deputy Mayor Sleeth

Seconded by Councillor Roberts

That the Council meeting of May 30, 2023 be adjourned at 8:40 p.m.

Carried

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Ron Vandewal, Mayor

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James Thompson, Clerk