



# Recommend Planning Report

**To:** Members of Central Frontenac Council

**From:** Joe Gallivan, Director, Planning & Economic Development, County of Frontenac

**Re:** Township of Central Frontenac Official Plan – 3<sup>rd</sup> Draft Official Plan

**Date Prepared:** December 18<sup>th</sup>, 2020

**Date of Council Meeting:** December 22<sup>nd</sup>, 2020

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## Recommendation

**Whereas** the Council of the Township of Central Frontenac has received comments from the public at five Open Houses held to date on the Official Plan Review;

**And Whereas** Council has considered all written and oral submission received to date on the Official Plan, the effect of which helped Council make informed decisions;

**And Whereas** staff have reviewed these comments, made revisions to the Plan, and have prepared a 3<sup>rd</sup> draft dated December, 2020;

**Now Therefore Be It Resolved That** the Council of the Township of Central Frontenac receive the 3<sup>rd</sup> Draft of the Central Frontenac Official Plan dated December 2020;

**And That** Council directs staff to move to the next stage of the Official Plan review, either:

- 1) Set a date for an additional Open House to provide an informal review of the revised plan with citizens; or
- 2) Set a date for a formal Public Meeting as required by the *Planning Act* and send out public notice.

## Background

The Township of Central Frontenac commenced a review of the existing Official Plan in 2017. The current Plan was approved by the Ontario Ministry of Municipal Affairs in June, 2008. Since the time of approval a new Provincial Policy Statement (PPS) was issued in 2014 and the County of Frontenac had its first Official Plan approved in 2016. On May 1st, 2020 a revised Provincial Policy Statement came into effect. It is important

for the Township Official Plan to conform to the County Official Plan and be consistent with the new PPS.

Township Council have held five well-attended Open Houses to engage with members of the public on a variety of policy direction in the Official Plan from August 2017 to date. On August 26, 2017 and July 18, 2018, two general open houses were held at Soldier's Memorial Hall to provide direction for the Official Plan. Comments were received from the public on a number of topics which informed the second draft of the Official Plan. The second draft of the Official Plan was made available to the public in July 2019, in advance of the three Open Houses held in August 2019. The Open Houses held in August included:

- Waterfront Development and Lake Protection;
- Settlement Areas and Growth Management; and
- Rural Areas and Agriculture.

In addition to the public engagement sessions, planning staff have met with representatives from White Lake Cottagers Association and have attended the White Lake fish hatchery with Ministry of Natural Resources and Forestry staff.

Extensive comments have also been provided by the Algonquins of Ontario in correspondence dated June 24<sup>th</sup>, 2020 (the letter is attached to this report).

## **Summary of Changes**

The following is a summary of changes included in the 3<sup>rd</sup> Draft of the Official Plan. Note that the version of the 3<sup>rd</sup> Draft will be posted on the Township website and provides highlights of policies that have been added, revised, or deleted.

### **2020 Provincial Policy Statement**

The draft Official Plan was reviewed in its entirety to ensure that the plan conforms to the new Provincial Policy Statement that came into effect on May 1<sup>st</sup>, 2020. A number of changes have been made as a result of this review. It is interesting to note that the Natural Heritage polices of the new PPS remain the same as the 2014 PPS, and the strong level of environmental protection remains in place. Also of note, the planning timelines for Official Plans have been extended from 20 years to 25 years.

### **Algonquins of Ontario**

The Algonquins of Ontario consultation office provided detailed comments on the draft plan in correspondence dated June 24<sup>th</sup>, 2020 (attached to this report). The Algonquins support many of the policy sections in the draft Official Plan, including waterfront protection, economic development, the Highway 7 Parkway concept, special protection

for White Lake including the Provincial Fish Culture Station, and the 'Destination Sharbot Lake' policy section.

Section 3.5 (Cultural Heritage) of the plan has been revised to include policy statements provided by the Algonquins.

### **Communal Services**

Wording has been added to formally recognize the work that is being done by Frontenac County to promote development of future residential, commercial, and industrial development using communal water and sewer services – see new policy Section 3.17.3.7. (Note: it is expected that the County work will be completed by mid-2021 that may result in amendments to the Township Plan.)

### **Agricultural Uses in Settlement Areas**

There were a number of comments provided by citizens requesting that the Township should support certain types of agricultural uses to be permitted in the Settlement Area boundaries. As a result a new Section 4.1.2.5 has been added that states: "Permitted uses may include low-impact agricultural and farm operations such as livestock, apiaries, poultry (e.g., backyard hens), community gardens, greenhouses. Council will consider passing a licensing by-law under the *Municipal Act* to regulate and monitor such uses."

### **Community Planning Permit System**

Wording has been added to formally recognize that Council may consider implementing a Community Planning Permit System as a planning tool to enhance waterfront protection – see new policy Section 4.8.7.G.

### **Special Policy Area - White Lake and Provincial Fish Culture Station**

Section 4.8.10 has been extensively revised to enhance the waterfront and water quality protection for White Lake. The changes are based on consultation with the Algonquins of Ontario and the White Lake Cottagers Association.

### **Land Use Schedule**

The draft Land Use Schedule (map) is not included in this report. Planning staff are finalizing revisions to the Schedule and will provide to Council and the public in January, 2021. It is the opinion of staff that there is enough information included in the revised Official Plan to allow Council to make a decision on whether to hold an additional Open House or proceed to the formal Public Meeting.

## **Next Steps**

Council direction is required for the next stage of public consultation prior to Council considering adoption of the draft Official Plan.

Under the *Planning Act*, a Public Meeting is required to be held by Council. The format of the public meeting is more formal than an open house and typically occurs during a special Council meeting. The *Planning Act* requires that notice be sent out a minimum of 20 days in advance of the meeting and that the draft be available for review.

Council can also choose to hold an additional Open House (virtual) prior to setting a date for a Public Meeting.