

**MINUTES** of a Public Meeting of Council for the Township of North Frontenac, held Thursday, January 9, 2008, at 9:30 a.m. at the Clar-Mill Community Hall, 6598 Buckshot Lake Road, Plevna, Ontario.

**PRESENT:** Mayor Ron Maguire; Councillor Fred Perry and Councillor Wayne Good – Ward 1; Councillor Lonnie Watkins and Councillor Wayne Cole – Ward 2; and Deputy Mayor Jim Beam and Councillor Bob Olmstead – Ward 3.

**ALSO PRESENT:** Cheryl Robson, CAO; Brenda Defosse, Clerk; Dave Young, CBO; John Kittle; Mary Larson; Ron Higgins; Malcolm Leith; Ken Grant; John Albinson; Gertie and Hugh MacDonald; Carl and Hugh Tooley; Ross Butchart; Bob Garrett and Steve Smart.

**PUBLIC MEETING OPEN:** The Mayor declared the Public Meeting open.

**DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**  
None declared.

#### **MAYOR'S OPENING REMARKS**

The Mayor advised this meeting marked the beginning of the review of North Frontenac's Official Plan (20 year plan), confirming municipalities are mandated to review their Official Plans every five years. He gave a brief history of the present Official Plan and subsequent Zoning By-law being firsts for The Corporation of the Township of North Frontenac that were adopted by Council in 2004. He explained the importance of the Official Plan (OP) to all members of the community (i.e. Guide for future growth) will be ample time for public input and proceeded to introduce Council members and staff present.

The Mayor introduced Glenn Tunnock, the Township's Planner and his assistant David Sappleton.

#### **PRESENTATION BY GLENN TUNNOCK AND DAVID SAPPLETON**

Tunnock welcomed those who were present and explained that the Official Plan should be considered a partnership agreement as the Plan should reflect the input from the community, Council, Public and the Province plays a major role. Attendance/sign-in sheets are available at the back of the room. Comment sheets are also available and can be submitted today or sent to the Clerk/Planning Coordinator. He confirmed this is the first meeting for public input and there will be a minimum of two more meetings (i.e. proposed Spring Open House and Summer Public Consultation as North Frontenac has several seasonal residents) to provide the public an opportunity to provide input. The Province shall approve and will be kept informed throughout the process to try and avoid delays when the Province is approving the Official Plan. There will be consultation with First Nations as well.

A slide show presentation of the Official Plan review and approval processes, how the public can provide input and of the changes that have occurred in North Frontenac since the adoption of the present Official Plan was given. A copy of the presentation is attached hereto.

## **PUBLIC AND COUNCIL INPUT**

Tunnock suggested a Notice of the process could be mailed with tax bills to notify tax payers. He asked that all oral and written comments/presentations and questions be funneled through the Clerk.

The Clerk advised that the Official Plan (OP) and Zoning By-law are on the Township's website, along with all meeting dates which get posted on the website and in the newspaper, as well as notice of the meetings will be sent to the Property Owners' Associations.

John Kittle asked about Tunnock Consulting's municipal experience. Tunnock explained his firm completes the Planning work for North Frontenac, Central Frontenac and Frontenac Islands, etc. (approximately 20 municipalities in Ontario) and he explained that consistency in watersheds, etc. is important.

Beam explained that North Frontenac has started a new initiative to meet with other northern rural surrounding municipalities (Mayors/Deputy Mayors/CAO's) to discuss issues of common interest and the OP review can be discussed, along with several other issues.

Tunnock explained that North Frontenac Township has shown great initiative with land use issues and North Frontenac's approach makes us a leader.

Tunnock explained that this is public information and the Ontario Municipal Board can only deal with information presented to Council prior to Council making a decision. It is a very open and transparent process (i.e. "Your Plan")

Mary Larson noted the 2006 Census shows the permanent population (i.e. Federal Government mails forms). Tunnock explained that the OP tries to reflect year-round population. The Mayor explained how Federal/Provincial Grants use permanent population obtained from the Census; however the municipality shall provide services for everyone. Therefore, the politicians are constantly reminding the senior levels of government of this, through the County, the Township and the Eastern Ontario's Wardens Caucus.

John Albinson of Brule Lake asked about the number of permanent versus seasonal homes.

Sappleton explained there are approximately 897 permanent households; 1,904 Permanent population; and 7,500 total population including seasonal residents. Social policy is affected by the age of the population. Most development is on existing lots (not by new severances). Crown Land (Provincial responsibility) makes up approximately 70% of the area in North Frontenac. Building permits increase especially with Seasonal Residential buildings. A vacant land study could be completed to review possible future development.

Malcolm Leith questioned changes to the legislation last year versus the existing OP. Are there inconsistencies and has an analysis been completed? (i.e. potential impacts) Tunnock explained that Source Water Protection is a key concern and there are policies that deal with water.

Energy Conservation/Global Warming – encouragement of alternative systems and sources (i.e., wind, hydro, solar, etc.), to work toward subsistence, inclusion of alternative energy – macro and micro will be addressed in the new OP.

Brownfield Rejuvenation – Re-use of existing, some abandoned, sites after clean-up (i.e. old industrial sites). Better legislation is needed to encourage clean-up and possibly Provincial Grants. Perhaps we could take advantage of existing hamlets, instead of expansion. We need to balance hamlet versus rural development.

Tunnock explained that Resource Management consists of minerals, aggregate, Areas of Natural and Scientific Interest (ANSI), wetlands and all natural features. Provincially Significant Wetlands as classed by the Province means development is prohibited.

The development setback from shorelines for all buildings and sewage systems is to be maintained at the Provincial standard of 30 metres. Malcolm Leith explained that bedrock, silt, etc. should be considered and that 30 metres is just a number versus actual studies. Tunnock agreed that all areas are different.

Lake Management Planning may be looked at in North Frontenac, to include determination of capacity for development, assessment of shoreline features, special habitats (i.e., fish; spawning grounds/ ecological issues). Tunnock advised of a Lake Association in Central Frontenac who undertook a Lake Plan which was identified as a resource in an appendix to the municipality's Official Plan. Tunnock stated it is good to see such lake plans being initiated by the public. Beam stated that MVC has a role and screen applications if there is shoreline development. John Albinson asked about other Conservation Authorities and Tunnock explained the different areas in North Frontenac (i.e. MVC, Quinte/MNR in northern areas all have a limited role) and Council needs to look at good development.

Perry explained the excellent Re-Inspection of Waste Water Systems Program.

An important change we are faced with is how we deal with septic systems and the resultant effluent. Presently when a new lot is created we are obligated to determine how septage will be dealt with in the future (i.e., system will be pumped and the discharge of the pumped septage must be addressed properly). Under the new Provincial Policy standards, the Municipality needs to address these impacts.

Carl Tooley noted Tunnock's presentation shows water quality is better, even with 358 new seasonal residences built. This means we are doing a better job, along with North Frontenac's Committee of Adjustment and the Public Health Inspector, we don't need to do overkill.

Tunnock explained that the Committee of Adjustment completes inspections and his firm completes Planning Reports for the Township to ensure we are completing our due diligence. However, there are challenges, continued public awareness is needed and the need to continue to monitor as things can change quickly.

John Kittle asked for clarification on Energy Conservation. Tunnock explained that first the OP could have an enabling statement that the Municipality encourages Energy Conservation and then explain some types of systems (i.e. environmental impacts, noise, etc.). The OP may set out criteria (i.e. Frontenac Islands has a Wind-farm policy in their OP) and policies for these types of development. As part of the public process, thoughts will come forward. Wind studies may be a requirement to even support that type of development. Solar Energy farms, bio-mass systems, etc. may affect other uses of the land. We need to determine where we want them and what makes sense for North Frontenac. Mr. Kittle asked if there are Federal/Provincial incentives available. Tunnock explained the new OP could have an Appendix as a Source Document to show where other information may be available (i.e. Conservation Authorities; other Agencies; possible Grants, etc.).

Bob Garrett of Canonto Lake Association asked about Waterfront Lots and Lake Frontage. Tunnock explained presently there is a tendency toward a larger frontage. Most municipalities are looking at a minimum between 150' and 200'.

The Mayor asked if there were any formal presentations to be made, which there were none. He then opened the meeting up for questions from the public and from members of Council. Tunnock asked for specific concerns (i.e. balance needed in communities; land use concerns and process, etc.)

Ron Higgins of the Malcolm Lake Association asked about Environmental Assessment and Lake Capacity Studies (subdivisions, new buildings; trailer parks; public access, etc.). Tunnock explained an Environmental Assessment/ Environmental Impact Study may be required to determine impacts if you have Natural Heritage Features on your property, depending on the type of development. Every water body has some capability of fish habitat.

Lake Capacity Studies – calculation / analysis to include water quality, all types of dwellings present (i.e. permanent; seasonal - 3 cottages = 1 dwelling), total number of vacant lots and watershed (upstream and downstream) features, number and types of boats used on the lake, water access for the public, etc. Provincial Policies require public access to lakes (i.e. subdivisions require them to provide public access). Mr. Higgins explained their Cottage Association is in the process of developing a Lake Plan.

Perry asked about trailer park setbacks, lot sizes, etc. Tunnock explained Trailer Park Impact – (i.e. 3 “seasonal” = 1 permanent). Recreational vehicles used as a seasonal dwelling should be considered a seasonal dwelling. Proper systems for septic and water are imperative for recreational vehicles. Tunnock noted that North Frontenac is a leader on policies for RV Parks. Environmental impacts need to be looked at; along with Community Standards/Quality of Life issues (i.e. add-ons are limited).

The Mayor stated that the Introduction to the OP monitors the guide to growth. Most of today's questions have dealt with the environment. What about Social and Economic Issues? We have a large seasonal population, and an aging population. The 2006 census shows we are losing our youth. North Frontenac is taking in more retirees. How do we keep all of them? Support of long term care facilities closer to our community. The tax system may need changes, as property taxes have to increase to maintain services.

What future does the community want for North Frontenac? North Frontenac's tax base is mainly residential. If the status quo is maintained, the tax burden increases? Mr. Higgins explained he lives in Ottawa and wants to retire here. However, Council needs a strategic means to increase revenue. (i.e. forestry; lakes; snowmobiling etc.) Tunnock suggested more home based businesses as they provide opportunities, but still create nuisances. (1 in 8 Canadians have one) – Employee numbers? More than one business per dwelling permitted? Gertie MacDonald noted high speed internet and cell phone use are crucial to businesses.

The Mayor explained that the County and the Township are constantly working on this problem (i.e. Plevna School will be receiving high speed; North of 7 have wireless; some areas in Cloyne have high speed; and cell phone towers are being reviewed). North Frontenac continues to put pressure on the County as needed for Economic Development, Business and Personal use. It is part of the County Strategy for 2007/2008. However, no Provincial grant monies have been received yet.

Mr. Higgins stated the option for individuals now is satellite. Mr. Kittle added that businesses can write-off this expense and safety is a concern, as we have no cell phone coverage. Beam explained Lanark County is in receipt of a Provincial grant and there should be a cell phone tower this spring at Robertson Lake, which may help part of our Township,

Carl Tooley recommended use of pavement rather than the tar and chip surfacing if the road base is good. Roads are the blood veins to municipalities; hard surfaces will help with Economic Development in North Frontenac. Road surfaces are different in municipalities. The North Frontenac Roads Department is doing their best with the limited monies.

Mr. Leith asked if only one Township park is too limited and what about recreation facilities, as we need public parks for hamlets and public use. There should be a statement in the OP to attract people to live in hamlets and also statements with respect to Waste Sites; Solid Waste; Liquid Sites, etc. in the OP.

Tunnock explained we need to determine "what's missing" in the Official Plan and what North Frontenac needs and can afford. Must look at what improvements the Community would like to see in North Frontenac and list same. (i.e. Is one park sufficient; a neighborhood park in each Hamlet; high speed internet; cell phone service; liquid waste sites – volume, etc.)

Presently most development is outside of hamlets, should try to strike a balance between rural and hamlets. Look for the balance the community as a whole wants. All existing studies undertaken in North Frontenac can be referenced in the OP.

The Mayor explained the two feasibility studies North Frontenac completed over the last few years as follows:

- Waste Diversion (jointly with Addington Highlands) – results showed not enough volume to justify the large expense and the Ministry of the Environment would not approve bringing in waste from other municipalities.
- Liquid Waste – options are very expensive and a location(s) would need to be considered closely.

Mr. Leith stated Council should identify possible sites now with low population in the Township, before additional development limits them.

Mr. Albinson asked about the Hazardous Waste Collection. The Mayor explained the COMRIF Grant North Frontenac received (1/3 Municipal Expenditures) for Household Hazardous Waste Depots (at least 2 – Plevna and 506 sites) with a total expenditure of \$117,000.00. The Clerk will be providing details to the public once they are established.

Tunnock explained infrastructure (i.e. Waste Sites) development shall be approved in the OP. The OP will also identify potential improvements (i.e. Roads – improvements can be identified; new Fire Halls; Parks; etc.). Economic Development statements can be in the OP (i.e. may assist with grants).

Councillor Cole asked how or if we could add to the Official Plan the use of four wheelers as presently they are using privately maintained roads/lanes and destroying same. Tunnock stated we need to determine what “stressors” there are, (i.e., ATVs stressing lands and roads) and incorporate transportation policies in the OP, to include trails and encourage ATV use on “trails”; must be a community decision; trail use is changing from just snowmobile use to year round ATV use. If Council wants to encourage this use, the OP will form the basis for Township By-laws to regulate.

Mr. Garrett stated that climate changes affect this and these issues need to be addressed.

John Kittle questioned the mining topic, uranium in particular in North Frontenac’s Official Plan and this review. Tunnock advised Central and South Frontenac have updates in their new Official Plans re: Environmental impacts of mining, and North Frontenac may want to review same and consider similar wording; the municipality is obligated to protect mineral extraction and identify areas of potential on a schedule and also should not inhibit access to that particular mineral however separation distances must be in place and adhered to; plan should stipulate what developers must do to move from one stage to another; recognize, identify, crossover to meet the requirements of The Mining Act. Tunnock explained that Council needs to look at strengthening Commercial/Industrial assessment to assist with residential property taxes.

Mayor Maguire questioned the need to amend the 20 year planning period as set out in the existing Official Plan (i.e. Waste Site life expectancies, changes). Tunnock confirmed with this 5 year review which will amend the existing Official Plan it is not necessary to amend the "20 year planning period". The Official Plan can always be reopened to look at one particular option, progressively, down the road before 25 years. The Mayor explained that North Frontenac needs to sell ourselves and look at strategies and all opportunities (i.e. limited Commercial/Industrial development options are available in our area). Tunnock explained we need to seek balance.

Mr. Kittle explained that he was surprised to hear these comments with respect to opportunities when North Frontenac Council passed a resolution about mining; groups petition against it; environmental concerns re: uranium mining as legislation does not protect; one kilometer separation does not deal with water supply/lakes; and he understood Council agreed this is not a Land Use for our Community.

Tunnock explained that the Municipality/Council has to decide on what goes in the OP document and the Ministry need to talk to you about legislation. The Provincial Policy Statement is clear and it states all potential areas shall be identified. Other issues still need to be addressed, such as social, environmental, etc. Council decisions will be affected by partnerships (Public input; First Nations; Provincial Statements, etc.) and identified throughout the consultation process.

Good explained Council did petition the Province re: a Mining Moratorium and asked about the OP statement(s) versus the Mining Act, which overrides us. Tunnock explained the Act is a Provincial decision but Municipalities can appeal to the OMB. Good mentioned that Randy Hillier, MPP, at a meeting last night stated he voiced his opposition at Queen's Park against it as well.

Tunnock stated that we need the Ministry of Northern Development and Mines at a meeting. Then Council needs to decide what is reasonable.

Mr. Albinson asked about First Nations meeting(s)/consultations and who will be representing them? Tunnock explained the land claim has 3 different groups in our area and there could be several organizations (i.e. Warrior Groups, Chiefs in Counsel, etc) with different issues and impacts.

Tunnock confirmed that a consulting company in Pembroke is to act as a liaison for First Nations; however, more information is required as to exactly what group(s) they will represent. Consultation protocol and process with the First Nations must be set out in the Official Plan. North Frontenac Mayor and Council are very informed on aboriginal issues.

Ross Butchart of Little Marble Lake asked about the outlined area on the OP maps re: sensitive features. Tunnock explained the map legend and water bodies (fish habitat, etc.). Mr. Butchart asked about the Aboriginal sensitive area. Tunnock explained this includes all of North Frontenac and other areas.

Tunnock explained Archeological experts Assessments/Studies may need to be done if there are potential concerns (see Ministry of Culture restrictions – i.e. 300 metres from a water body; other sites like burial grounds). The Ministry has a data base on areas identified and records are available. The Ontario Heritage Act states if findings, such as bones and/or artifacts are found, buildings/development shall stop immediately or a \$10,000.00 fine is issued. Also, the Ministry, Township and OPP shall be notified immediately.

Beam explained that Eastern Ontario and all of North Frontenac along with areas in the U.S. are part of the lands in dispute with Native people and the Land Claim Areas are available on websites.

The Mayor explained approximately 70% of the land mass in North Frontenac is known as Crown Land. (Aboriginals may call it something different.) Tunnock stated the Ministry and Council agree that we need to consult First Nations right from the start. There are several outstanding issues and maybe the Consulting Company will deal with these issues.

Tunnock explained not all sites are known at this time (i.e. Archeological, Mines, etc.). The Township OP and Zoning By-law and maps are on their website.

The Mayor asked about the number of contaminated sites and what Council can do to encourage site clean-up. Tunnock explained, re: contaminated sites, the OP must set out what can be done with such sites; encourage clean-up or the authority to clean-up; reuse of sites, to residential, once the mandatory "Record of Condition" re: contaminant present, then cleaning the site is complete; and consider possible incentives (i.e. tax break). The Municipality could defer taxation for a number of years to help owners clean up sites.

Tunnock recommended the next meeting to be set for June or July, 2008. Between now and then a draft OP should be ready and a summer meeting will include input from the seasonal population also. Today's power point presentation will be viewable on the Municipal website. Tunnock stated we want participation and encouraged everyone to keep involved.

The Mayor advised he inadvertently forgot to introduce the members of the Committee of Adjustment and the CBO sitting in the audience and then introduced those present. The Mayor stated Brenda Defosse, Clerk/Planning Coordinator is an excellent liaison between the Committee of Adjustment, Tunnock Consulting and Council. The Mayor explained Township permits in relationship to the OP and the Zoning By-law.

Glenn Tunnock, on behalf of himself and David Sappleton stated "We thank the Council and the community for allowing us to engage them in this important step of the Official Plan review. We appreciated the impressive turnout and, even more so, the excellent questions people asked, the issues they raised, and their obvious demonstration of their desire to take part and be part of the process. Some of the important issues we covered include setbacks from water, lake capacity and protection, alternative energy options, social, economic and recreational implications in the community, infrastructure



concerns, and First Nations consultation. We look forward to working more with the community, Council and staff in this process and we thank all for bringing important issues and ideas to the forefront for further investigation and review.”

**PUBLIC MEETING CLOSED**

The Mayor thanked Tunnock and Sappleton for their excellent presentation and thanked everyone for attending and providing input. He explained the importance of the Official Plan and encouraged the Public to continue with communications through the Clerk/Planning Coordinator. He then declared the Public Meeting Closed at 12:30 p.m.

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**Mayor**

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**Clerk**