



FRONTENAC

Notice of Decision with Respect to an Official Plan Amendment under Section 17(35) and 21 of the Planning Act

Municipality: Township of Frontenac Islands

Date of Decision: April 18, 2018

Date of Notice: April 20, 2018

Last Date of Appeal: May 10, 2018

File No: OP-2-18

Take Notice that on April 18, 2018, the Council of the Corporation of the County of Frontenac approved all of Amendment No. 5 to the Official Plan for the Municipality of the Township of Frontenac Islands, as adopted by the Township of Frontenac Islands By-Law No. 05-2018.

Purpose and Effect of the Official Plan Amendment: The purpose of the amendment is to re-designate the subject property from Agriculture to Rural. The subject property is approximately 3 acres in area and has approximately 93 metres (305 feet) of frontage along Howe Island Drive. Currently, the property is developed with a church, parish hall, dwelling, cemetery, and smaller accessory buildings. The subject property has been occupied by the church since 1858, with the parish hall and dwelling being built more recently. The date of the cemetery is unknown; however, it is understood to have been there as long as the church has.

Explanation of the Effect of Written and Oral Submissions Had on the Decision: Submissions and comments received at the Township level were considered by the County of Frontenac in the approval of the amendment.

When and How to File an Appeal: Notice to appeal the decision to the Local Planning Appeals Tribunal must be filed no later than 20 days from the date of this notice as the last date of appeal.

The notice of appeal should be sent to the person and address shown below and it must:

- (1) set out the reasons for the appeal and the specific part of the proposed official plan or plan amendment to which the appeal applies
- (2) indicate the name and address of the appellant;
- (3) contain the completed Appellant Form (A1), which can be obtained directly from the Local Planning Appeal Tribunal website ([LPAT Forms](#)); and
- (4) be accompanied by the fee required by the Tribunal.

Contact for Appeal: Jannette Amini, Manager of Legislative Services/Clerk

County of Frontenac
2069 Battersea Road
Glenburnie, Ontario
K0H 1S0

Tel: (613) 548-9400
Fax: (613) 548-8460

Who Can File an Appeal?

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No personal or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Basis for Appeal

An appeal may only be made on the basis that the part of the decision to which the notice of appeal relates is inconsistent with Policy Statements issued by the Minister that are of provincial interest, fails to conform with or conflicts with a provincial plan or, in the case of the official plan of a lower-tier municipality, fails to conform with the upper-tier municipality's official plan.

When the Decision is Final: The decision of the County of Frontenac is final if a notice of appeal is not received by 4:00pm on the last day of appeal noted above.

Other Related Applications: There are no related applications regarding this file.

Additional Information: Additional information about the application is available for public inspection during the regular office hours at the County of Frontenac Planning and Economic Development Department at the address noted below.

Dated at the County of Frontenac this 24th day of April, 2018.



FRONTENAC

Decision

With respect to an Official Plan Amendment

Subsection 17(34) of the Planning Act

Amendment No. 5 to the Official Plan for the Township of Frontenac Islands, as adopted by Township of Frontenac Islands By-Law No. 05-2018 is hereby approved. This approval was authorized by Frontenac County Council on April 18, 2018.

Dated at the County of Frontenac this 20 day of April, 2018.

Ron Higgins, Warden
County of Frontenac

Jannette Amini, County Clerk
County of Frontenac

RECEIVED

MAR 14 2018

County of Frontenac

Amendment Number 5 to the Official Plan

for the

Corporation of the Township of Frontenac Islands

By-Law No. 05-2018

Being a By-law to adopt Official Plan Amendment No. 5 to re-designate lands legally described as Part of Lot 19, South Range known municipally as 1729 – 1739 Howe Island Drive, Howe Island from Agriculture to Rural (St. Philomena Roman Catholic Church).

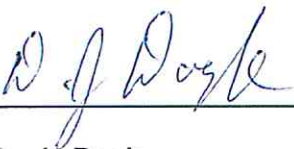
Official Plan Amendment

Amendment Number 5 to the Official Plan

for the

Corporation of the Township of Frontenac Islands

The attached explanatory text, constituting Amendment Number 5 to the Official Plan of the Township of Frontenac Islands, was prepared by the Council of the Township of Frontenac Islands under the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O 1990, as amended.



Mayor Denis Doyle



CAO, Clerk, Treasurer Darlene Plumley

The Corporation of the Township of Frontenac Islands

By-Law Number 05-2018

Being a By-Law to Adopt Official Plan Amendment Number 5 to the Official Plan for the Township Frontenac Islands

Whereas Amendment Number 5 to the Official Plan for the Township of Frontenac Islands has been supported by the Council of the Corporation of the Township of Frontenac Islands;

And Whereas the Council of the Township of Frontenac Islands considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision;

And Whereas the County of Frontenac is the approval authority for Official Plan Amendments for the Township of Frontenac Islands under the *Planning Act, R.S.O 1990, as amended*;

And Whereas The Corporation of the Township of Frontenac Islands has provided a copy of the proposed Amendment Number 5 to the County of Frontenac pursuant to 17(15)(a) of the *Planning Act, R.S.O 1990 as amended*;

Now Therefore, the Council of the Corporation of the Township of Frontenac Islands, in accordance with the provisions of Sections 17 and 21 of the *Planning Act, R.S.O. 1990, as amended*, hereby enacts as follow:

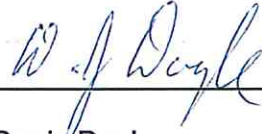
That Amendment Number 5 to the Official Plan the Township of Frontenac Islands, consisting of the attached explanatory text and text amendments, is hereby adopted.

That the Clerk be authorized and directed to make application to the County of Frontenac for approval of Official Plan Amendment Number 5 for the Corporation of the Township of Frontenac islands.

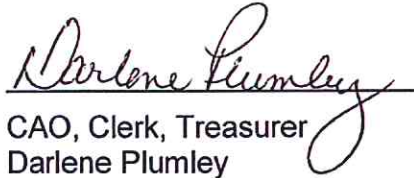
That this by-law shall come into force and take effect on the date of the final passing, subject to the provisions of section 17 and the regulations under the *Planning Act, R.S.O. 1990 as amended*.

Read a first and second time this 12th day of February, 2018

Read a third time and finally passed this 12th day of February, 2018



Mayor Denis Doyle



CAO, Clerk, Treasurer
Darlene Plumley

**Amendment Number 5 to the Official Plan
for the
Corporation of the Township of Frontenac Islands
Index**

	Page
Amendment	2
By-law Number 05-2018	3
Index.....	4
 Part A – The Preamble does not constitute part of this amendment.	
Purpose	5
Location	5
Basis of the Amendment	5
 Part B - The Amendment consisting of the following text constitutes Amendment Number 5 to the Official Plan for the Township of Frontenac Islands.	
Introductory Statement.....	5
Details of the Amendment.....	5
Implementation and Interpretation	6
 The Appendices – The appendices do not constitute part of this amendment.	
Appendix A – Certification of Compliance with Public Involvement and Notice Requirements	
Appendix B – Notice of Public Meeting	(Not Attached)
Appendix C – Minutes of the Public Meeting	(Not Attached)
Appendix D – Written Submissions.....	(Not Attached)
Appendix E – Certification of True Copy	(Not Attached)

Part A - The Preamble

The title of this amendment is "Amendment No. 5 "to the Official Plan of the Township of Frontenac Islands hereinafter referred to as "Amendment No. 5".

Purpose

The purpose of Amendment No. 5 is to amend the Official Plan of the Township of Frontenac Islands to re-designate the lands legally described as 1729-1739 Howe Island Drive (St. Philomena Roman Catholic Church), Howe Island from Agriculture to Rural.

Location

Amendment No. 5 will apply to the lands legally described as Part of Lot 16, South Range municipally known as 1729-1739 Howe Island Drive, Howe Island. The subject property is the St. Philomena Roman Catholic Church.

Basis of the Amendment

The purpose of Amendment No. 5 is to re-designate Part of Lot 16, South Range known municipally as 1729-1739 Howe Island Drive, Howe Island from Agriculture to Rural to recognize the current and historic uses of the property. The designation limits activities on the land to agriculture and agriculture related uses, which does not reflect the historic, continued use of the property. The subject property is approximately 3 acres in area and is developed with the St. Philomena Roman Catholic Church, parish hall, dwelling, cemetery and a few smaller accessory buildings. The re-designation will reflect the uses on the subject property; constraints of the subject property including the historic use as a church and cemetery, significantly limit the potential for agriculture on the property. The agricultural designation restricts new residential lot development; the congregation is interested in exploring the possibility of severing the dwelling from the church property. Further, the subject property is zoned Community Facility in which agricultural activities is not a permitted use.

Part B – The Amendment

Introductory Statement

All of this part of the document entitled "Part B – The Amendment" consisting of the following text is Amendment No. 5 to the Official Plan of the Township of Frontenac Islands.

Details of the Amendment

The Official Plan is amended as follows:

The area indicated on the attached Schedule of the Official Plan, labelled as Schedule "A" to Amendment No. 5 are hereby re-designated from "Agriculture" to "Rural".

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with relevant policies of the Official Plan.

Appendix A

Certification of Compliance with Public Involvement and Notice Requirements

I, Darlene Plumley, CAO, Clerk and Treasurer, hereby certify that the requirements for the giving of notice, and holding of at least one public meeting as set out in Subsection 17(15) of the *Planning Act, R.S.O. 1990*, as amended and giving of notice as set out in Section 17(24) of the *Planning Act, R.S.O. 1990*, as amended have been complied with.



CAO, Clerk and Treasurer, Darlene Plumley

Township of Frontenac Islands
 Howe Island
 Council Chambers
 December 11th, 2017
 6:30 p.m.

A meeting of the Council of The Corporation of the Township of Frontenac Islands was called to order on December 11th, 2017 at 6:30 p.m. in the Howe Island Council Chambers, Howe Island, Ontario.

Members Present:

Mayor: Denis Doyle

Councillors: Wayne Grant
 Bruce Higgs
 Barb Springgay

Deputy Mayor: Natalie Nossal

Staff Present:

C.A.O./Clerk/Treasurer Darlene Plumley
 Public Works Manager Rob Dillabough
 Deputy Clerk/Treasurer Carol Dwyre

Frontenac County Community Planner Megan Rueckwald

A number of members of the public were there to observe the meeting.

The Agenda for December 11th, 2017 was introduced

Moved By: Councillor Grant (01-11/12-2017)

Seconded By: Deputy Mayor Nossal

THAT the Agenda for December 11th, 2017 be approved.

CARRIED

The Motions Before Council report was introduced.

Moved By: Councillor Higgs (02-11/12-2017)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Motions Before Council Report as presented.

CARRIED

No Disclosure of the general nature thereof was declared.

The Public Meeting Minutes and the Council Regular Minutes for November 13th, 2017 were introduced.

Moved By: Deputy Mayor Nossal (03-11/12-2017)

Seconded By: Councillor Higgs
THAT the Council of the Corporation of the Township of Frontenac Islands approve Public Meeting Minutes and the Council Regular Minutes for November 13th, 2017.

CARRIED

Moved By: Councillor Grant (04-11/12-2017)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands enter into a Public Meeting component to entertain the Planning Applications presented.

CARRIED

Mayor Doyle invited Megan Rueckwald, Frontenac County Community Planner to present Consent Application B-04-17-H.

Hearing no comments from the Public the following motion was brought forward.

Moved By: Councillor Grant (05-11/12-2017)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands amend the Notice of Decision on Consent Application B-04-17-H made on October 10, 2017 by adding conditions # 6 and 7 below:

6. That 33 feet from centreline be deeded to the Township for road widening on the south side of North Shore Road along the severed and retained portions.

7. And that the road widening, being Part 4 on 13R9449, be transferred into the Township's name.

CARRIED

Application B-07-17-W was introduced.

Properties had merged, the application restores one of the original lots and makes it larger. It was stated that no further development was proposed. There will be no change to the right of ways, except that they will be larger.

Moved By: Deputy Mayor Nossal (06-11/12-2017)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac islands approve application B-07-17-W to sever one lot from the subject parcel at Part of Lot 7 & 8, Concession 17, South of Baseline, Wolfe Island subject to the following conditions;

1. That the Right of Ways of Stuart's Land and Berry's Lane road width be widened to a minimum of 15.6 metres.
2. That a copy of the deeds/schedules and one copy of the Registered Reference Plan be provided to the Township prior to the issuance of a certificate under Section 53(42) of the Planning Act;

3. That cash-in-lieu of parkland is provided to the Municipality as determined by By-Law No. 15-2013;
4. That the taxes are current;
5. That the deeds be registered within one year of the date of certification under Section 53(42) of the Planning Act; and
6. That confirmation is filed with each application file that conditions have been fulfilled to the municipality's satisfaction.

CARRIED

The re-designation of the lands occupied by the St. Philomena Roman Catholic Church and associated property was introduced.

The designation of agricultural was not accurate, this re-designation will change the entire properties to rural as it should be.

Moved By: Councillor Springgay (07-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive public comments and direct staff to proceed with the re-designation of the lands occupied by the St. Philomena Roman Catholic Church and associated property.

CARRIED

Moved By: Councillor Springgay (08-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands close the Public Meeting component and resume the Regular Council Session.

CARRIED

By-law 2017-16 BEING a by-law to Appoint and establish remuneration for a Livestock Evaluator was introduced.

Moved By: Councillor Grant

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands give First, Second, Third and Final Reading to By-law 2017-21 Being a By-law to Appoint John Dwyre as Livestock Evaluator for Howe Island;

AND FURTHER THAT the remuneration for the position of Livestock Evaluator for the Township of Frontenac Islands be set at \$40.00 per call with mileage expense of .55 cents per kilometer;

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2017-21.

AND FURTHER THAT any by-laws relating to Livestock Evaluation for Howe Island are hereby repealed.

CARRIED

The Report prepared by Public Works Manager Dillabough concerning Actions Pending was introduced.

Moved By: Deputy Mayor Nossal (09-11/12-2017)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the "Public Works Manager Actions Pending Report".

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning the Actions Pending Report was introduced.

Moved By: Councillor Higgs (10-11/12-2017)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the "C.A.O./Clerk Actions Pending Report".

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning Transfer to Reserves was introduced.

Moved By: Councillor Higgs (11-11/12-2017)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands authorize any unspent funds in any department for 2017 remain in that department and transferred to reserves for that purpose;

AND FURTHER THAT and that the transfers to reserves and reserve funds noted in the 2017 budget be transferred as stated.

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning the Appointment of an Auditor was introduced.

Moved By: Councillor Springgay (12-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Appointment of Auditor Report;

AND FURTHER THAT THE Council of the Corporation of the Township of Frontenac Islands authorize the appointment of the audit firm Allan Chartered Accountant Professional Corporation, as auditor for 2018 - 2022;

AND FINALLY THAT a bylaw be introduced at the January 8th, 2018 Regular Council Meeting to confirm this appointment.

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning appoint of Members to the Wolfe Island Community Centre Board for the 2017-2018 Season was introduced.

Moved By: Councillor Springgay (13-11/12-2017)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands appoint the following Members to the Wolfe Island Community Centre Board for the 2017-2018 Season;

Kevin Hulton

Jeff Pyke

Chevon Kerr

Melissa Fawcett

Leanne McGuinness

Nicole Lapage

Erin White

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning the Wolfe Island Community Centre Custodian/Caretaker Position was introduced.

Moved By: Councillor Grant (14-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands extend the appointment of Ben Woodman in the salaried position of Operator/Custodian of the Wolfe Island Community Centre for the 2017-2018 season;

AND FURTHER THAT the salary for that position be \$11,000 and paid in bi-weekly payments during the operation of the rink.

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning Vacation Dates and Holiday Bonus for full and part time employees was introduced.

Moved By: Deputy Mayor Nossal (15-11/12-2017)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands issue a Christmas Bonus to Full Time Employees in the amount of \$100.00 and to Part Time Employees in the amount of \$50.00.

AND FURTHER THAT the Township of Frontenac Islands authorize the Administration Offices on Howe Island and Wolfe Island to be closed from December 27th, 2017 to January 2nd, 2018 with the 20.5 hours accommodated through the vacation hours of the Administrative Employees.

AND FURTHER THAT the Closure of the Administrative Offices be posted accordingly.

CARRIED

The Year to Date Budget to Actual Variance Summary was introduced.

Moved By: Councillor Grant (16-11/12-2017)
Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Variance Summary ending November 30th, 2017.

November Accounts \$166,479.63 Payroll \$82,279.00

CARRIED

Livestock Loss Claims:

Moved By: Councillor Grant (17-11/12-2017)
Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands authorize the compensation to John Van Strien for Livestock Loss in the amount of \$ 679.00.

CARRIED

Committee Minutes were introduced.

Moved By: Councillor Grant (18-11/12-2017)
Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the minutes of the;

Wolfe Island Community Centre Board Minutes, 2017

Seniors Housing Board Minutes, 2017

CARRIED

Action Items were introduced.

Moved By: Councillor Springgay (19-11/12-2017)
Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the correspondence from Linda Sutherland concerning upgrades to the Wolfe Island Craft Shop;

AND FURTHER THAT the request be given consideration during the 2018 budget process.

CARRIED

Moved By: Councillor Springgay (20-11/12-2017)
Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the correspondence from Margaret Knott concerning the ongoing upkeep of the community website; www.wolfeisland.com;

AND FURTHER THAT the Municipality continue to maintain the financial obligations associated with the site.

CARRIED

Items for information were introduced.

Moved By: Councillor Higgs (21-11/12-2017)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the following:

Ministry of Municipal Affairs and Housing/Financial Indicator Review

Ministry of Finance/Ontario Municipal Partnership Funding 2018 Allocation

Frontenac County/Frontenac-Howe Islander Ferry Fees and Fares Schedule

AORS/Public Works Manager Dillabough-Achievement Acknowledgement

Howe Island Waste and Recycling Calendar

CARRIED

Other business was introduced.

Deputy Mayor Nossal informed Council that;

- Howe Island Fire and Rescue will be celebrating its 40 years anniversary with a celebration planned for June 16th, 2018. The event will take place at the Fire Hall and will profile the various types of services that the HIFR provides the community.
- The consolidation of school bus services has not been successful as many children have been arriving at school late. Scheduling will be revised in the near future.
- Since the return of the County Ferry it has been observed that the crossing is slower; investigation as to why this is so is being undertaken.

Councillor Higgs requested the status on the responsibility of the costs associated with the law suit concerning the County's decision regarding agricultural vehicles.

C.A.O./Clerk Plumley stated that a review of the responsibility for the costs has been initiated, it is hoped that further information will be available before the end of the year.

Councillor Springgay thanked municipal staff for their efforts throughout the year. These thanks were echoed by the rest of Council.

Terry Botten questioned the variance in the amount charged for fees citing an increase of \$5 which was not presented in discussion at the Township level or the by-law presented.

C.A.O./Clerk Plumley is to look into why the increase was implemented.

Margaret Knott stressed the need for young families to move back to Frontenac Islands. With the option available now for seniors housing, might there be a way young people who wish to farm could enter into an agreement to rent homesteads from seniors.

Katie Nolan from OMAFRA is to be contacted to determine whether there might be a way to pair the two markets.

Stephen Sorensen directed a question to Deputy Mayor Nossal with regard to a statement made concerning the cost implications to Howe Island Residents with regard to a law suit associated with lifting the restrictions for agricultural vehicles on the County Ferry. The decision was made by County Council not by the Township, why would the associated costs be borne solely by Howe Island ratepayers? He felt that this has caused the circulation of misinformation and as a result, a retraction of that statement is requested.

Deputy Mayor Nossal responded that the statement indicated that the Township may or may not be responsible for costs, and was made in the interest of full disclosure and transparency to residents. This statement came as a result of a request from HIRA to have cameras installed at the ferry docks, which will be considered during budget discussions.

Mayor Doyle stated that the agreements which outline the terms of responsibility are under Solicitors review. The information Deputy Mayor Nossal provided resulted from discussion with Senior County Staff relating to the responsibility of costs.

Mayor Doyle indicated that there has been a request to have MTO to cover the costs as the change in status to lift the restrictions for agricultural vehicles may be deemed operational, and therefore may be eligible to be covered by the Province.

Moved By: Deputy Mayor Nossal
Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands give First, Second, Third and Final Reading to By-law 2017-22 Being a By-law to Confirm the Proceedings of Council for the Meeting of December 11th, 2017;

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2017-22.


CARRIED

Adjournment was then introduced.


Motioned By: Councillor Grant (22-11/12-2017)
Seconded By: Councillor Springgay

THAT the meeting be adjourned at 7:25 p.m.

CARRIED



Mayor Doyle



C.A.O./Clerk Plumley

Township of Frontenac Islands
Howe Island Council Chambers
February 12th, 2018
6:30 p.m.

A meeting of the Council of The Corporation of the Township of Frontenac Islands was called to order on February 12th, 2018 at 6:30 p.m. in the Howe Island Council Chambers, Howe Island, Ontario.

Members Present:

Mayor: Denis Doyle

Councillors: Wayne Grant

Bruce Higgs

Deputy Mayor: Natalie Nossal

Barb Springgay

Staff Present:

C.A.O./Clerk/Treasurer Darlene Plumley

Administrative Assistant/Health and Safety Coordinator Theresa Quist

A number of members of the public were there to observe the meeting.

The Agenda for February 12th, 2018 was introduced.

Moved By: Deputy Mayor Nossal (01-12/02-2018)

Seconded By: Councillor Springgay

THAT the Agenda be approved.

CARRIED

The Motions Before Council report was introduced.

Moved By: Councillor Higgs (02-12/02-2018)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Motions Before Council Report as presented.

CARRIED

No Disclosure of the general nature thereof was declared.

The Minutes were introduced for the following;

Special Meeting Budget January 8th, 2018

Regular Council Meeting January 8th, 2018

Moved By: Councillor Higgs (03-12/02-2018)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands approve the minutes of the;

Special Meeting Budget January 8th, 2018

Regular Council Meeting January 8th, 2018

CARRIED

Planning:

Mayor Doyle invited Frontenac County Planner Joe Gallivan to provide an update concerning Planning and Staff Resources.

Moved By: Councillor Grant (04-12/02-2018)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands receives and endorses the Administrative Report provided to County Council regarding Land Use Planning approving the addition of a Senior Planner position, the costs associated with the County Planning Department's three positions being apportioned based upon a three year rolling average of utilization based on local planning issues, the costs being phased in over a three year period, (with the phase in costs being taken from the County's stabilization reserve for 2018 with funding for subsequent years being determined by the next term of Council and it being clearly understood that phase-in costs will not be subject to a levy based weighted assessment).

CARRIED

The Planning Report prepared by Community Planner Rueckwald concerning the Official Plan Amendment to re-designate the St. Philomena Roman Catholic Church was introduced.

Moved By: Deputy Mayor Nossal (05-12/02-2018)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands adopt the Official Plan Amendment to re-designate the St. Philomena Roman Catholic Church lands at Part of Lot 16, South Range municipally known as 1729-1739 Howe Island Drive, Howe Island from Agriculture to Rural;

AND FURTHER THAT staff be directed to prepare and send the Official Plan Amendment package to the County of Frontenac for approval.

CARRIED

By-law 2018-04 Being a By-law to Provide for an Interim Tax Levy and to provide for the payment of taxes and to provide for penalty and interest was introduced.

Moved By: Deputy Mayor Nossal

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands give First, Second, Third and Final Reading to By-law 2018-04 Being a By-law to Provide for an Interim Tax Levy and to provide for the payment of taxes and to provide for penalty and interest of 1.25% per month;

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2018-04.

CARRIED

By-law 2018-05 Being a By-law to Adopt Official Plan Amendment No. 5 to re-designate lands legally described as Part of Lot 19, South Range known municipally as 1729 – 1739 Howe Island Drive, Howe Island from Agriculture to Rural (St. Philomena Roman Catholic Church was introduced).

Moved By: Deputy Mayor Nossal

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands give First, Second, Third and Final Reading to By-law 2018-05 Being a By-law to Adopt Official Plan Amendment No. 5 to re-designate lands legally described as Part of Lot 19, South Range known municipally as 1729 – 1739 Howe Island Drive, Howe Island from Agriculture to Rural (St. Philomena Roman Catholic Church);

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2018-05.

CARRIED

Delegations:

Mayor Doyle invited Lana Saunders to speak to Council concerning the future development of Howe Island Recreation.

Ms. Saunders stated that through involvement with the Kingston Road Runners she is the organizer of the Annual Howe Island Hustle which is held on the second Saturday in May. The event began three years ago and in 2016 \$1,500 was raised, in 2017 \$1,000. The intent for the fundraising is to further develop Howe Island Recreation. A very preliminary costing has been undertaken with a full size tennis court and half basketball court being in the \$75,000 to \$100,000 range. Ideally the goal is to provide a facility for all ages to enjoy.

Deputy Mayor Nossal stated that there could be money available from outside agencies but to apply a more detailed plan would be required. The next step would be to set up a committee or community team to gather information and develop the project and make a formal presentation.

Mayor Doyle referred to the reserves which have been allocated for recreation of Howe Island and they could be used to assist with the project.

Moved By: Deputy Mayor Nossal (06-12/02-2018)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the delegation of Lana Saunders concerning the future development of Howe Island Recreation;

AND FURTHER THAT during upcoming budget deliberations consideration will be given to the developments proposed.

CARRIED

Presentations: none

The Report prepared by Public Works Manager Dillabough concerning Actions Pending was introduced.

Moved By: Councillor Grant (07-12/02-2018)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the "Public Works Manager Actions Pending Report".

CARRIED

The Report prepared by Public Works Manager Dillabough concerning decommissioning and declaring surplus the 2006 Ford F150 was introduced.

Moved By: Councillor Grant (08-12/02-2018)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands approve this report to decommission and declare surplus the 2006 Ford F150 from the Wolfe Island Fleet of vehicles;

AND FURTHER THAT the Manager of Public Works be authorized to advertise and sell the Unit as is where is.

AND FURTHER THAT the Deputy Clerk Treasurer be authorized to deposit the funds from the sale into the Wolfe Island Equipment reserve.

CARRIED

The Report prepared by Public Works Manager Dillabough concerning the tender for Curbside Solid Household Waste collection for Howe Island was introduced.

Moved By: Deputy Mayor Nossal (09-12/02-2018)

Seconded By: Councillor Grant

THAT the Council of the Corporation of the Township of Frontenac Islands approve the tender from Island Property Management for the amount \$ 144,300.00 plus HST for 3 years of Curbside Solid Household Waste collection.

AND FURTHER THAT the Manager of Public Works be authorized to sign all documents to give effect to the contract.

CARRIED

Councillor Higgs stated that this increase in pick up costs is excessive and more emphasis should be placed on recycling. Going forward is there an option to have it reduced to two bags and have pick up every two weeks in the winter months.

The initial tender released called for two bags maximum per household but as the past practice was to have three bags an addendum was released to increase the limit to an estimated three bags maximum per household and fifty two pickups per year.

Discussion will take place during budget deliberations to determine how the increased costs for waste collection will be accommodated.

The Report prepared by Public Works Manager Dillabough concerning the tender for the supply, delivery and application of calcium chloride was introduced.

Moved By: Councillor Grant (10-12/02-2018)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands accept the tender from Morris Chemicals for the supply, delivery and application of calcium chloride for the amount of \$ 0.2618 per liter for 10,000 and \$.2290 for per liter plus for 20,000 liter loads plus HST.

AND FURTHER THAT the Manager of Public Works be authorized to sign all documents to give effect to the Frontenac Islands part of the contract.

CARRIED

The Report prepared by Deputy Clerk/Treasurer Dwyre concerning the Petition for subsidy on operating costs of ferries under the provisions of the Public Transportation and Highway Improvement Act was introduced.

Moved By: Councillor Higgs (11-12/02-2018)

Seconded By: Deputy Mayor Nossal

a) THAT the Council of the Corporation of the Township of Frontenac Islands Petition for subsidy on operating costs of ferries under the provisions of the Public Transportation and Highway Improvement Act on expenditures made for the Simcoe Islander during the Year 2017 the sum of \$395,465.70.

b) THAT the Council of the Corporation of the Township of Frontenac Islands Petition for subsidy on operating costs of ferries under the provisions of the Public Transportation and Highway Improvement Act on expenditures made for the Howe Islander during the Year 2017 the sum of \$290,571.72.

CARRIED

The Report prepared by C.A.O./Clerk Plumley concerning the Actions Pending Report was introduced.

Moved By: Councillor Higgs (12-12/02-2018)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the "C.A.O./Clerk Actions Pending Report".

CARRIED

Councillor Higgs questioned the status of the independent legal opinion on a County Council decision.

C.A.O./Clerk Plumley stated that Frontenac County considers the cost as part of the operating expense for the ferry and have included it in the subsidy application to MTO. Independent legal opinion will be sought once it is determined whether or not it is considered to be an operational expense.

It was the consensus of Council that the Township of Frontenac Islands is not in favour of having the legal fees associated with the law suit resulting from a Frontenac County Council decision regarding the elimination of the restrictions placed on agricultural vehicles on the County Ferry becoming a cost to Howe Island Ratepayers.

The Report prepared by C.A.O./Clerk Plumley concerning Rental Rates for the Wolfe Island Community Centre was introduced.

Moved By: Councillor Grant (13-12/02-2018)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands amend the fee schedule of By-Law 2017- 05 Being a By-Law to Regulate Public Events to incorporate the inclusion of rates specific to the Community Centre Rink Surface;

Summer Rental Rates	Hourly base rate	Hourly With lights	Half day	Per day
Community Centre Rink Surface	\$60	\$75	\$250	\$400
Waste Disposal Deposit/refund based on bin capacity <i>*The average cost for one bin of garbage is \$1,250. This includes tipping and haulage. Diversion and Recycling is strongly encouraged.</i>				\$300

CARRIED

Councillor Springgay stated that the newly renovated washroom/dressing room building would be available with all rentals.

The Report prepared by C.A.O./Clerk Plumley concerning Candidates' Election Campaign Advertisements/Responsibilities under the Municipal Elections Act was introduced.

Moved By: Councillor Higgs (14-12/02-2018)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Candidates' Election Campaign Advertisements/Responsibilities under the Municipal Elections Act provided by C.A.O./Clerk Plumley.

CARRIED

The Statement of Accounts for the month of January was introduced.

Moved By: Deputy Mayor Nossal (15-12/02-2018)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the January 31st, 2018 statement of accounts.

Accounts \$102,738.19 Payroll \$58,600.

CARRIED

Livestock Loss Claims:

Moved By: Councillor Grant (16-12/02-2018)

Seconded By: Deputy Mayor Nossal

THAT the Council of the Corporation of the Township of Frontenac Islands authorize payment

to: Gerard Whalen \$714.00

Leo Greenwood \$721.00

Marion Eves \$689.50

For loss of livestock.

CARRIED

Committee Minutes:

Moved By: Deputy Mayor Nossal (17-12/02-2018)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Committee Minutes as follows;

Howe Island Waste and Recycling December 14th, 2017

Wolfe Island Community Centre Board Minutes January 4th, 2018

Howe Island Ferry Committee Minutes January 15th, 2018

CARRIED

Moved By: Councillor Grant (18-12/02-2018)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the Wolfe Island Ferry Committee Minutes of February 8th, 2018;
AND FURTHER THAT THAT the Council of the Corporation of the Township of Frontenac Islands give endorsement to the Transportation Environmental Study Report concerning the Preliminary Design and Class Environmental Assessment for the Wolfe Island Ferry and Docking Improvements as provided in the January 2018 release to the public;
AND FURTHER THAT the Wolfe Island Ferry Committee requests that during the detailed design phase of the project consideration be given to the inclusion of parking at the Kingston Terminal;
AND FURTHER THAT ongoing discussion take place with the Municipality regarding the functional and operational needs relating to the project during the Detail Design phase of the Environmental Assessment.

CARRIED

Action Items were introduced.

Moved By: Deputy Mayor Nossal (19-12/02-2018)

Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Island receive for information the correspondence for the Kingston Frontenac Lennox and Addington Public Health concerning the review of existing sewage systems, prior to issuing a building permit;
AND FURTHER THAT going forward applicants seeking building permits will be directed to the KFLA for review;
AND FURTHER THAT as indicated in the correspondence there will be no fees collected in situations where no review is required or necessary.

CARRIED

C.A.O./Clerk Plumley is to invite Public Health Inspector Gord Mitchell to provide a presentation at an upcoming Council Meeting.

Items for information were introduced.

Moved By: Deputy Mayor Nossal (20-12/02-2018)

Seconded By: Councillor Higgs

THAT the Council of the Corporation of the Township of Frontenac Islands receive for information the following:

Frontenac County Appointment of County Warden and Deputy Warden
Briefing Notes/Meeting with Minister of Transportation at ROMA Conference
Briefing Notes/Meeting with Minister of Agriculture at ROMA Conference
Watson and Associates/Asset Management Planning for Municipal Infrastructure
Walter and Margaret Knott/Road Maintenance

CARRIED

Other business was introduced.

Councillor Higgs stated that he and Deputy Mayor Nossal had been in attendance at the prequalification meeting for the deck replacement on the Howe Islander earlier in the day and were impressed by the process. The closing date for the bid submissions is March 5th.

Moved By: Councillor Grant
Seconded By: Councillor Springgay

THAT the Council of the Corporation of the Township of Frontenac Islands give First, Second, Third and Final Reading to By-law 2018-06 Being a By-law to Confirm the Proceedings of Council for the Meeting of February 12th, 2018;

AND FURTHER THAT authorization be given to the Mayor and CAO/Clerk to sign, seal and place in the By-law Book for the Municipality By-law Number 2018-06.

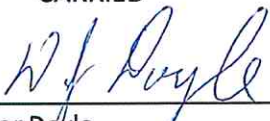
CARRIED

Adjournment was then introduced.

Motioned By: Councillor Grant (21-12/02-2018)
Seconded By: Councillor Springgay

THAT the meeting be adjourned at 7:40 p.m.

CARRIED



Mayor Doyle



C.A.O./Clerk Plumley

Township of Frontenac Islands
Notice of Public Meeting
Concerning Official Plan Amendment for the
Re-designation of Lands from Agriculture to Rural



Take Notice that a public meeting will be held to receive comments from the public concerning an Official Plan Amendment to allow for the re-designation of the lands at **1729-1739 Howe Island Drive (St. Philomena Roman Catholic Church), Howe Island** from Agriculture to Rural. The proposed amendment will recognize the current uses on the subject property.

Public Meeting
Monday, December 11, 2017
6:30pm
Howe Island Council Chambers
Howe Island

The Township of Frontenac Islands encourages all those interested in learning about the amendment to attend the public meeting. Staff will provide context to the application and offer the public an opportunity to provide comments on the proposed amendment. Members of the public may make representations in respect to the purposed amendment and re-designation of the lands from Agriculture to Rural.

Subject Lands: The lands subject to this application are legally described as Part of Lot 16/ South of Baseline and municipally known as 1729-1739 Howe Island Drive. The subject property is the St. Philomena Roman Catholic Church.

Purpose and Effect: The purpose and effect of the public meeting is to receive comments from the public for the proposed amendment from Agriculture to Rural designation. The proposed amendment will recognize the current uses on the lot.

Additional Information related to the proposed Official Plan amendment is available during regular office hours at the municipal office.

Dated at the Township of Frontenac Islands this 22nd day of November, 2017.

Carol Dwyre, Deputy Clerk/Treasurer/Planning Coordinator
Howe Island Township Offices
50 Base Line Rd, RR# 4, Gananoque, ON K7G 2V6
(613) 544 6348



Planning Report

To: Mayor and Members of Council

From: Megan Rueckwald
Community Planner
County of Frontenac

Prepared: January 16, 2018
Public Meeting: February 12, 2018

Re: **St. Philomena Roman Catholic Church Property - Official Plan Amendment (Part of Lot 16, South Range).**

Recommend: Adopt Official Plan Amendment to Re-designate lands from Agriculture to Rural

Proposal

It is recommended that Council adopt the proposed Official Plan Amendment to re-designate the lands of the St. Philomena Roman Catholic Church at Part of Lot 16, South Range, known municipally as 1729 - 1739 Howe Island Drive, Howe Island from Agriculture to Rural (see attached map). And further, that Council direct staff to prepare and send the Official Plan Amendment package to the County of Frontenac for approval.

Background

Township Council directed planning staff to prepare a Township-initiated Official Plan Amendment for the St. Philomena Roman Catholic Church property at 1729-1739 Howe Island Drive, Howe Island at the September Council meeting.

A request from a member of the Church for a Township-initiated Official Plan Amendment to re-designate the lands from Agriculture to Rural to allow for the creation of a new lot was supported by Council. The intention of the new lot is to separate and sell the land and structure associated with the residence on the property. The Agriculture designation restricts the creation of new residential lots in order to protect agricultural land from development, thus requiring an Official Plan Amendment.

A public meeting was held on December 11, 2017, to receive comments from the public. A member of the public expressed concern about how large the severed lot would be and who would propose this. Planning staff assured the public that the current proposal was to re-designate the lands and a future severance (if this is the direction the congregation chooses to take) would be a decision of the Church.

Official Plan Amendment

The proposed Official Plan Amendment is to re-designate the subject property from Agriculture to Rural. The subject property is approximately 3 acres in area and has approximately 93 metres (305 feet) of frontage along Howe Island Drive. Currently, the property is developed with a church, parish hall, dwelling, cemetery, and smaller accessory buildings. The subject property has been occupied by the church since 1858, with the parish hall and dwelling being built more recently. The date of cemetery is unknown; however, it is understood to have been there as long as the church has.

To either side of the subject property are large lots with the potential for agricultural activities. Across Howe Island Drive are residential waterfront properties fronting on the St. Lawrence River. According to the aerial imagery, a wetland exists to the rear of the subject property; no development is proposed in the vicinity of this feature. At this time, no development is proposed for the subject property. Should the Official Plan Amendment be approved, the Church congregation may proceed with a severance application, likely also requiring a rezoning.

Planning Analysis

Provincial Policy Statement, 2014

The 2014 Provincial Policy statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

Section 2.3 Agriculture provides policy direction for the protection of prime agricultural areas for long-term use for agriculture. Permitted uses in Section 2.3.3 include agricultural uses, agriculture-related uses and on-farm diversified uses. The creation of new lots in prime agricultural areas shall not be permitted.

When assessing development on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS; this section requires application of relevant policy under Section 1: Building Healthy Communities, Section 2: Wise Use and Management of Resources, and Section 3: Protecting Public Health and Safety by the approval authority. Section 1.1.5.2 lists permitted uses on rural lands in municipalities including: c) limited residential development; e) cemeteries; and f) other rural land uses. The permitted uses on rural lands reflect the current uses of the subject property.

New residential lot creation on lands designated as agriculture is not permitted in the Township Official Plan, consistent with the Provincial Policy Statement, 2014. However, the designation of the subject property as Agriculture does not reflect the historic and existing uses on the property. The Church was established in 1846, far before Provincial Policy Statements existed to guide development. The uses of the land are better reflected with a rural designation; the permitted uses on rural lands a municipality match the current uses on the property. Further, the subject property does not meet the area requirements in the Township's Zoning Bylaw for Non Residential Uses (agriculture) and the existing buildings and cemetery limit the potential of the land for agriculture.

As such, the proposed Official Plan Amendment is consistent with the Provincial Policy Statement, 2014.

County of Frontenac Official Plan, 2016

The County of Frontenac Official Plan is a framework for guiding development in the County through the management and protection of the natural environment and by providing direction and influence on growth patterns. It is focused on the six themes of economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability.

Section 2. Economic Sustainability recognizes Agriculture as a natural resource in the County. Policies in the Plan encourage the Townships to protect prime agricultural land for agricultural purposes and encourage the development of agricultural support services within designated hamlets. The Townships are required to designate Prime Agricultural Areas in their respective Official Plans in accordance with the PPS. And may only permit non-agricultural uses in Prime Agricultural Areas in accordance with the PPS.

Section 3.3 Rural Lands state that rural lands comprise all lands outside of settlement areas in the County that are not natural heritage area, resource lands, and waste disposal sites. Low density residential development as well as rural-related commercial, industrial, recreational and institutional development is desirable, provided it is appropriately located.

The proposal to re-designate the lands from Agriculture to Rural in the Township of Frontenac Islands Official Plan Land Use Schedule, reflects the current use as part of the Rural Lands designation in the County Official Plan. The re-designation will reflect the current uses on the subject property; constraints of the lot including the existing buildings and cemetery and area, significantly limit the potential for agriculture on the property.

As such, the proposed Official Plan Amendment conforms to the County of Frontenac Official Plan, 2016.

Township of Frontenac Islands Official Plan, July 2013 Consolidated Version

The property is currently designated as Agriculture in the Township Official Plan. This designation arises from the fact that the lands are prime agricultural but does not accurately reflect the historic use of the land.

Section 5.1 Agriculture includes policies to maintain a permanent and viable agricultural industry throughout the Township. It is the intent of the Plan that the predominant use of land within the Agriculture designation shall be for agriculture and farm related uses inclusive of associated residential dwellings. The Plan aims to prevent development of non-farm related uses within the agriculture designation and to prevent scattered development leading to the unnecessary fragmentation of farmland. The proposal will not result in the development of new non-agricultural uses but instead the re-designation will reflect a historic, continued use of the property. The church was constructed in 1858 and has been operated as a community facility since then. The Plan does encourage the consolidation of lots too small to be viable agricultural units

with adjacent farm properties. The existing development on the property, church, dwelling, parish hall, and cemetery limit the ability of the land for agricultural uses.

Section 5.2 Rural includes policies have the intent of protecting land suitable for agricultural production from scattered development and land uses which are unrelated to agriculture. The Township will direct limited non-farm growth to the Rural areas provided it will not interfere with or limit existing farm activity in the Rural designation. There are no anticipated impacts of re-designating the lands from Agriculture to Rural on the production of agriculture in the Township. The lands are currently occupied with a church, residence, parish hall, and cemetery; the church has existed for over 150 years with the cemetery being active for that long as well. The current development combined with the size of the lot limit the potential for agriculture on the subject property; the continued existence of the property designated as Rural is not anticipated to impact agricultural production.

Township of Frontenac Islands Zoning Bylaw

The subject property is zoned as Community Facility in the Township's Official Plan. The Community Facility zoning permits a variety of non-residential uses including assembly halls, cemeteries, libraries, parks, and places of worship amongst others. Residential uses are prohibited except a single housekeeping dwelling house accessory to a place of worship. Although the property is designated as Agriculture in the Official Plan, the zoning does not permit agricultural uses. As such, the re-designation of the lands to Rural will not limit the permitted uses and instead reflect the historic, continued use of the property.

Comments

No comments, outside of the public meeting, have been received by the Township regarding the re-designation of the lands.

Recommendation

It is recommended that Township Council adopt the Official Plan Amendment to re-designate the St. Philomena Roman Catholic Church lands at Part of Lot 16, South Range municipally known as 1729-1739 Howe Island Drive, Howe Island from Agriculture to Rural. And further that, Township Council direct staff to prepare and send the Official Plan Amendment package to the County of Frontenac for approval.

Sincerely,

Prepared by:
Megan Rueckwald
Community Planner
County of Frontenac

Reviewed by:
Joe Gallivan
Director of Planning and Economic
Development
County of Frontenac



Administrative Report

To: Mayor and Members of Council

From: Megan Rueckwald
Community Planner
County of Frontenac

Prepared: December 5, 2017

Public Meeting: December 11, 2017

**Re: St. Philomena Roman Catholic Church Property - Official Plan Amendment
Receive Public Comments**

Background

Township Council directed planning staff to prepare a Township-initiated Official Plan Amendment for the St. Philomena Roman Catholic Church property at 1729-1739 Howe Island Drive, Howe Island (map attached).

A request from a member of the Church for a Township-initiated Official Plan Amendment to re-designate the lands from Agriculture to Rural to allow for the creation of a new lot was supported by Council. The intention of the new lot is to separate and sell the land and structure associated with the residence on the property. The Agriculture designation restricts the creation of new residential lots in order to protect agricultural land from development, thus requiring an Official Plan Amendment.

Comments

On February 13, 2017, Council was presented with a Planning Report from staff with respect to a potential Official Plan Amendment for the church property. At the February meeting, it came to Council's attention that further conversations were needed within the Church community regarding the Official Plan Amendment before Council would consider the planning application.

At the request of Deputy Mayor Nossal, a Township-initiated Official Plan Amendment was brought back to Council in September for discussion. Deputy Mayor Nossal explained that the creation and sale of a new lot containing the existing residence had been discussed in a parish meeting, and parish members supported the proposed Amendment. Subsequently, Council directed planning staff to prepare the Township-initiated Official Plan Amendment and to hold the public meeting at the December Council meeting.

Comments received at the public meeting will be incorporated into the final recommendation to Council. Should Council adopt an Official Plan Amendment, re-designating the lands from Agriculture to Rural, the amendment would be sent to the County of Frontenac for approval. This process would involve the amendment

appearing before the County's Planning Advisory Committee and then before County Council, the approval authority. An appeal period would follow the decision of County Council.

Recommendation

It is recommended that Township Council receive public comments at the public meeting and direct staff to proceed with the re-designation of the lands occupied by the St. Philomena Roman Catholic Church and associated property.

Sincerely,

Prepared by:
Megan Rueckwald
Community Planner
County of Frontenac

Reviewed by:
Joe Gallivan
Director of Planning and Economic
Development
County of Frontenac



b c

Planning Report

To: Mayor and Members of Council

From: Reid Shepherd
Community Planner
County of Frontenac

Prepared: February 1, 2017
Meeting: February 13, 2017

Re: St Philomena Roman Catholic Church Property - Official Plan Amendment

Recommendation:

THAT the Council of the Corporation of the Township of Frontenac Islands accept the St Philomena Roman Catholic Church Property Official Plan Amendment recommend report;

AND FURTHER THAT the Council of the Corporation of the Township of Frontenac Islands direct staff to prepare a Township-initiated Official Plan Amendment, associated report and a public meeting to re-designate the lands occupied by the St Philomena Roman Catholic Church and associated property.

Background

A resident and congregation member of the St Philomena Roman Catholic Church on Howe Island contacted planning staff in 2016 to investigate the potential of severing off and selling a portion of the church property located at 1733 Howe Island Drive. There are currently three main structures located on the property including the church building, a residence and an associated hall. The church building is used to hold regular services, while the hall is used for church functions, and is available to rent by the wider community. Finally, the house, which is located directly to the west of the church building was formerly used as a residence for the church pastor. The residence now serves as a rental property, which is still owned and maintained by the local congregation.

The intention of the church congregation is to separate and sell the land and structures associated with the residence in order to alleviate the burden of maintaining the property as a rental unit, and re-invest that money into repairs on the buildings that remain on the retained land (the church and hall). Planning staff have reviewed the potential for severance and it appears that based on the current available knowledge of

the property, the severance proposal would be a suitable use of land from a planning perspective.

In order for the church congregation to sever the dwelling from the property, an amendment to the Frontenac Islands Zoning By-law and Official Plan would first be required. The property is currently zoned as Community Facility (CF), which is an appropriate zone for a church, cemetery and associated buildings (See Map 1). If the dwelling were severed from the rest of the property, the new lot would only contain a rural residence and not align with the CF zone. In order to permit the severance, an amendment to the zoning by-law would first be required.

The need for a change to the Official Plan designation on the property is due to the fact that the entire property is currently designated as Agriculture, which restricts the creation of new residential lots in order to protect agricultural land from development (See Map 2). This designation does not align with the former and existing uses of the property, as it has been used for religious purposes for many years. In the opinion of planning staff, the Agriculture designation on this property is not appropriate for its existing and future uses.

Next Steps

In order to change the Official Plan designation from Agriculture to Rural, which does permit severances of this nature to occur, Council can request that a Township-initiated Official Plan Amendment be undertaken. In this case, the amendment would correct an inaccurate designation on the property and also provide a public good, as it would facilitate the continued use of the St Philomena church and hall for the community. The amendment would then have to be approved by County Council, which is the approval authority for Official Plan amendments. This process would not involve any cost to the St. Philomena congregation.

Following the approval of the amendment by County Council, the church could then apply to re-zone and sever the proposed lot with the residence from the remaining property. Application costs from this portion of the process (as well as any other related studies or fees) would be borne by the applicants.

It is recommended that Township Council direct staff to prepare a Township-initiated Official Plan Amendment, associated report and a public meeting to re-designate the lands occupied by the St Philomena Roman Catholic Church and associated property

Sincerely,

Prepared by:
Reid Shepherd
Community Planner
County of Frontenac

Reviewed by:
Joe Gallivan, MCIP
Director of Planning and Economic
Development
County of Frontenac

TOWNSHIP OF FRONTENAC ISLANDS
OFFICIAL PLAN AMENDMENT -
RE-DESIGNATION OF LANDS FROM AGRICULTURE TO RURAL
1729 - 1739 HOWE ISLAND DRIVE, HOWE ISLAND



St Philomena Catholic Church Property - Zoning



0.1 0 0.04 0.1 Kilometers

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Notes

Enter Map Description



Legend

- FL_Signs**
- STOP
 - STREET SIGN
 - TOWNSHIP SIGN
 - FERRY SIGN
 - COMMUNITY SIGN
 - COUNTY ROAD 22
 - HWY 95
 - HWY 96
 - SPEED LIMIT 20
 - SPEED LIMIT 50
 - SPEED LIMIT 60
 - SPEED LIMIT 80
 - ROAD ENDS
 - DO NOT BLOCK
 - STOP AHEAD
 - INTERSECTION
 - TURN AHEAD
 - SIDE ROAD
 - WINDING ROAD
 - SLIPPERY WHEN WET
 - STEEP HILL
 - SCHOOL ZONE
 - SCHOOL CROSSING
 - WATCH FOR CHILDREN
 - WATCH FOR BICYCLES
 - CROSSING
 - CHEVRON
 - INFO
 - PARKING
 - NO PARKING
- FI_Zoning**
- A - Agricultural Zone
 - C - Commercial Zone
 - CF - Community Facility Zone
 - CT - Tourist Commercial Zone

1:1,768



Amend to:
potential bridge
locations

Amend by
redesignating
Hazard Land to Rural

Amend by redesignating all of Lots 22,
23 and 24 from Agriculture to Rural

Amend to add Local Roads

Special Policy
5.3.4 e

Change from Agriculture to Rural

