





Summary of Public Comments

2019 Loyalist Official Plan Review

-  Comment / Question – No Need for OP Modification
-  Change Requested – Supported
-  Change Requested - Not Appropriate for OP
-  Change Requested – Not Supported

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
Written Comment - Resident 1	7.3.3.b Resident with rural property who would like to build a second home and split the lot - exploring detached secondary units for aging parents	Comment only. The new policies for garden suites and secondary units will provide relief for these situations. No changes required.	N/A
Written Comment - Resident 3	Industry and Commercial - If residents continue to go to Kingston for employment there will be no success for residents and businesses - Bath needs historical tourism development , township should capitalize on local volunteer efforts - need for smaller homes for downsizing that have outdoor space and gardens but are not unmanageable	The new strategic plan will speak to promoting commercial expansion in the township. This was one of the reasons behind the creation of the Heritage District, and there are opportunities for the Township to support these efforts outside of the OP. There are several changes in the Official Plan that support creating more affordable housing e.g. secondary units and garden suites. Staff believes additional changes are not required.	N/A

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Written Comment - Resident 4	Schedule F - Natural Hazards Overlay - thoughts to changing zoning for properties in the defined floodplain - concern for south shore road	The current Official Plan and schedules reflect the most current information available. Once the OP is approved zoning will be updated and Staff will look at this at that time.	None.
Written Comment - Resident 5	2.1 did staff consider policies to encourage population growth?	Identified in 2.1.2. There are policies that promote intensification as well as healthy communities. No changes necessary.	None.
Written Comment - Resident 5	3.13.1.5 Do all public works need to comply with the OP? - eco-friendly tourism and lack of maintenance for Marshall 40 foot	All activities and policies within the Township align with approved Official Plan policies. Public works priorities are identified and prioritised annually through the budget process, as well as in-year on an as needed basis. No Action Required.	None
Written Comment - Resident 5	has Schedule F been updated to reflect 2017 and 2019 water levels	Our proposed policies and mapping reflect the most recent floodplain information provided by the CRCA and existing OP policy allow staff the ability to update mapping as new information becomes available. Currently no changes are necessary.	None
Written Comment - Resident 5	Schedule I - Amherst Island hiking Trail - is this real or conceptual? Are there agreements addressing this?	The current trail system on the Island is predominantly based on existing roads and road allowances. However, there are locations where the trail will use unopened allowances or cross private land. Further improvements will only occur with public consultation and	None

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		consent from affected property owners. No changes necessary.	
Written Comment - Resident 5 (also asked by Resident commenter 18)	LDSB has identified the island school for closure - how do we promote development and attract young families	School Openings/Closure are outside the parameters of the OP and are determined by enrolments and local needs. The Official Plan is meant to support land use planning throughout the Township. Community specific planning is better addressed through alternative means such as these Community Improvement Plans or Heritage Conservation Districts and Plans. Staff have included a new OP policy which would extend the use of Community Improvement Plans to the entire township including the Island. There are also 161 vacant developable lots on the Island which could provide opportunities for further development and therefore potentially more students for enrolment. No change is necessary.	None
Written Comment - Resident 5	7.3.4.2. are home businesses allowed in all residential designations	Yes, addressed in 7.3.4.2. No change is necessary	None
Written Comment - Resident 5	Where is the innovation and creativity in the plan to create and sustain a vibrant, thriving Township?	There have been substantial changes to the Official Plan to promote energy efficient design, extending Community Improvement policies, promote on-farm diversified uses, farm retail commercial and industrial uses, rural-based businesses, Hobby Farms and Urban Agriculture, new policies for secondary	None

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		and garden suites. Staff feel these policies promote greater creativity and will stimulate areas of the local economy that previous policies did not. No further changes are considered necessary.	
Written Comment - Resident 7	(same as Comment 2)	See Comment 2 discussion. No changes necessary	See Comment 2 responses
Written Comment – Agency (CN Rail) 12	CN supports policies in sections 3.8.1., 5.7.1., 6.2.3., and 9.3	None	None
Written Comment - Resident 15	Residences along the South Shore Road and in other locations on Amherst Island are shown in floodplain, have been identified as shoreline residential - any plans for protection from wave uprush?	With the help of the CRCA Staff did include new policies on Wave Uprush (5.2.2.2 and 5.2.4). Future review and update of the Comprehensive Zoning Bylaw will also speak to this. No further changes required.	None.
Written Comment – Community Group 17	perceived disconnect between soil preservation (6.4.8) and rural policy - does not reflect rural agricultural makeup - confusion to what constitutes agricultural lands, viable agricultural activity and lands with high agricultural capabilities - suggest an inventory of active farms	Active Farm Inventory could be an extensive study and not viable at this time. Staff believe the new policies do clarify difference soil types as they relate to Agricultural production. No further changes required.	None.

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Written Comment – Community Group 17	We believe the acquisition of parkland does not need to be tied to any residential development	OP states that land may be required through parkland dedication. The policies only reflect the potential illustrated through the Planning Act. No changes are currently necessary.	None.
Written Comment – Community Group 17	Alvars - should be listed in 4.2.2, 5.2.1 and 5.2.2 - for habitat for grassland birds and are not idle lands -alvars also need more protection	The Asselstine Alvar and Camden East Alvar are captured in the Environmental Protection designation. If identified, they may be incorporated into Significant Wildlife Habitat. No change is necessary.	None.
Written Comment – Community Group 17	what does "too expensive" constitute? - contradiction between 4.2.3.2. and 7.4.2. -	Issues of budget are left to the Council. No further action is required.	None.
Written Comment – Community Group 17	do not support the site of Wilton creek valley at Camden braes, county rd 4, Sharpe road, and maple road for light industry	Existing site for resort commercial decided through a OMB decision. No change necessary.	None.
Written Comment – Community Group 17	1. Page 56-57, 5.2.3.2: A paragraph in (d) is repeated in (e). Is this an error or intentional for emphasis?	While similarly worded, the statements are made in relation to differing situations. No changes necessary.	None.
Written Comment – Community Group 17	We believe that agricultural areas should also be excluded from bedrock extraction, and the Official Plan should recognize the importance of agriculture by adding this exception. This harmonizes well with another	The Provincial Policy Statement requires the protection of aggregate as well the removal of hinderances to aggregate extraction except in specific circumstances. Aggregate extraction is permitted in prime agriculture areas provided that the site can be rehabilitated	None.

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	section of the Official Plan, Part 3.4.1.2, Resource Management Objectives: "To strengthen the agricultural function through land use policies which protect farmlands from incompatible uses and from the fragmentation of ownership of the land base into uneconomic units."	back to agricultural condition. Our policies reflect the Provincial Policy Statement (PPS). No further changes necessary.	
Written Comment – Community Group 17	5.3.3.2.should not waive studies or assessments of potential damage to the environment	The cluster policies are based on approved OP policies in Stone Mills which has satisfied the County and the Ministry of Natural Resources. No changes are necessary.	None.
Written Comment – Community Group 17	"If the Township grants more rural severances, it will become more difficult to uphold the predominant use of the land for agriculture, conservation, forestry and recreation"	Agree. Staff are recommending Consent policies remain the same (except for one minor addition to the "Notwithstanding" clause. No changes necessary	None.
Written Comment – Agency 18	ensure development is planned using complete streets approach consider needs of all road users - priority to active transportation infrastructure and street connectivity	Largely incorporated through the new Health Community polices. No change considered necessary.	None.

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Written Comment – Agency 18	create neighbourhood hubs that address the needs of all residents and focus on health equity	Agreed. No change necessary. In 2018/2019, Council was deliberating on creating a new community hub.	None.
Written Comment – Agency 19	TNPI requires monitoring within 200m of their pipelines, work within 30m to have locates and authorization, and have preference for their right-of way to be incorporated into open spaces, mapping should also include approximate location of TNPI pipelines	The existing draft of the OP address all of these required distances and preferences. The OP schedules currently do not include approximate pipeline location but these locations are and will continue to be included in our GIS mapping which is used in the review of all planning applications. Staff do not consider changes to the OP necessary.	None.
Written Comment - Resident 4 (As well as Written Comment - Resident 10 and Written Comment - Resident 15)	Schedule B Environmental and Resource Overlay - KFN purchased land on East end of Amherst Island - not on ES map	Currently accurate - no rezoning has occurred nor interest expressed by the property owner. Further discussions regarding additional studies with CRCA required and Staff has reached out to KFN to determine their willingness to proceed with a re-designation of the property.	Potential change in Official Plan Designation should the property owner be interested.
Written Comment - Resident 4 (also referenced in Written	Schedule A - Southshore Road residential should extend to Stella 40ft - there are houses there	The properties in question are designated “Shoreline Residential” though this cannot currently be seen on Schedule A because it is obstructed by the line showing the outline of the Island. Staff will have Schedule A modified so that the	Schedule A to be modified accordingly.

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Comment - Resident 15)		designation of these properties can be seen. .	
Written Comment - Resident 5	6.9 - will references be updated to reflect current regs - noise regulations 2018 not 32008 - regulation 359/09 under green energy act has been updated	Agreed. Staff are updating the wind energy systems policies to better reflect updated policies and regulations	Updates to 6.9 forthcoming in final Draft.
Written Comment - Resident 5	2.2.1.9 - remoteness of Amherst island may not be key issues - proximity to lake, environment, serenity	Agreed. Modified accordingly	Changed to 2.2.1.9 - Amherst Island has seen a significant historical decline in agricultural activity and in population. Only since 1980 has population begun to increase due primarily to building activity along the shoreline. It is assumed there will be continued interest in shoreline development as a result of the Island's character being an attractive feature.
Written Comment - Resident 5	5.5.3.3 - plan identifies ferry as restraint for resort development rather than highlighting what needs to change	The ferry service is in the process of being upgraded. A capacity study would have to be undertaken to better understand the restraints surrounding resort development on the Island.	5.5.3.3.c)Proposals for Resort Commercial development on Amherst Island will be reviewed in light of the

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			ferry capacity and will only be approved where Council as well at the MTO are satisfied with the capacity in order to facilitate the proposed development.
Written Comment - Resident 5 (Same comment and submission as Comment 21)	6.9.1 -plan continues to encourage turbine development - why is turbine included in agricultural - should be limited to industrial - why is rezoning not required	Different types of wind turbine development are permitted in different zoning based on power and physical footprint. Staff will continue to update Renewable Energy Policies to ensure clarity and to ensure they are in line with regulations.	Updates to 6.9 forthcoming in Draft.
Written Comment - Resident 5	6.9.3.5 references to ferry side loading still in - not allowed for turbine construction?	Agreed. Staff have adjusted section 6.9.3.5 to reflect changes to the ferry.	6.9.3.5 The proposed sites for Commercial-Scale Wind-Energy Generating Systems shall have suitable access to a public road with the existing design capacity to accommodate the necessary construction and maintenance vehicles. Any upgrades needed to public roads to facilitate the transfer of wind turbine

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			<p>components and necessary construction and maintenance vehicles shall be undertaken at the full expense of the owner of the Commercial-Scale Wind Energy Generating System and shall not negatively impact heritage stone fencing found along roads on Amherst Island. Any proponent proposing wind turbine development on Amherst Island shall be aware that the Amherst Island ferry is not capable of being used to transport unusually large objects due to its physical capacity and its side-loading configuration.</p>
<p>Written Comment - Resident 6</p>	<p>8.3 - Bath is missing</p>	<p>Corrected</p>	<p>8.3 The criteria outlined in the above section were applied to Loyalist</p>

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			<p>Township and are described as follows:</p> <p>a) Amherstview; b) Odessa; c) Bath d) the Hamlets of:</p> <ul style="list-style-type: none"> • Millhaven, • Morven, • Stella, • Violet, and • Wilton
<p>Written Comment - Resident 6</p>	<p>In 7.4.2 c) it does not mention the inclusion of properties that have no other official recognition. IAW with the OHA properties of cultural heritage value or interest can be included in the Register. Will that be mentioned in this section?</p>	<p>Agreed. Amended 7.4.1 b) to include reference to the registry</p>	<p>7.4.1 b) The Township will continue to identify cultural heritage resources in the Township through formal designation through the Ontario Heritage Act and through a heritage registry, including; built heritage, cultural heritage landscapes, and areas of known or potential archaeological sites.</p>

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Written Comment - Resident 9	Are there specific policies for Amherst island? Specific to turbines?	While there are no new specific sections for Amherst Island, there are “legacy” policies that predate the establishment of Loyalist Township including some that are specific to Amherst Island. There are also policies in relation to Wind Energy production in the entire Township (3.12) which will be further updated to reflect input from residents as well as repeal of the Green Energy Act.	Section being updated.
Written Comment - Resident 8	Schedules - issues with current road structure not being represented - Edgewater estates in Bath and newer areas of Amherstview. - propose to include all current roads and communities in planning stage	Agreed. Staff are in the process of updating the schedules.	Schedule being updated
Written Comment - Agency 11	5.2.4 Radon referencing - no provincial/federal policy on subject - potential change in August	Agreed. A new policy has been included in Hazards.	<i>5.2.4.4 Radon</i> The geological make up of the Township makes land within the township susceptible to the production of Radon. Radon is colourless, odourless, tasteless gas that is formed naturally through the breakdown of uranium, and while usually dissipating into the air, the gas is a known carcinogen and

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			<p>can become problematic when it enters enclosed spaces such as basements. The Township will address these issues through soil gas mitigation program in new construction where applicable under the Ontario Building Code</p>
<p>Written Comment – Staff 13</p>	<p>4.4.1.3. (old Plan) add continuous to frontage requirement</p>	<p>Corrected</p>	<p>5.5.2.4 c) New lots shall only be permitted when the retained parcel measures a minimum of 10 hectares and has a minimum road frontage of 150 continuous metres except where a minor variance has been granted by the Committee of Adjustment or, except where the consent application meets the definition of</p>

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			"Infilling" in Section 10.23 of this Plan.
Written Comment - Resident 14	6.3.5. rural designation is seen as leftover land - has been used for various uses but also still viable agricultural land - potential for biomass - issue with adding hobby farms to rural policies - need to have frontage requirement as well as 4 Hectare parcels - should be explicitly including in the 2 severances rule - also make clear they are not farm or agricultural but residential severances - if 4 hectare parcel being used as minimum and not 10 hectare 150 metre frontage then it needs to be clear that the retained parcel still needs to meet size to limit further subdividing of small rural parcels.	Agreed. In the draft there could be some confusion. Staff made changes to section 5.5.2.3 to help distinguish Hobby Farm requirements from other uses.	<p><i>5.5.2.3 Hobby Farms</i></p> <p>Council recognizes that hobby farming is an agricultural use that is in keeping with the character of the rural area. Agricultural uses including hobby farms are permitted in the Rural designation on an existing lot of record provided the minimum lot size is 4.0 hectares. Hobby Farms shall comply with the Minimum Distance Separation (MDS) Formula prescribed by the Province, respect best practices in nutrient management, and should be registered with the Township.</p>
Written Comment –	There is no item iii). Is anything missing or is there an error in numbering?	Corrected	Numbering corrected

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Community Group 17			
Written Comment – Community Group 17	expand the definition to include things beyond fruit juice to recognize the growing interest in locally grown	Staff are adjusting the wineries policy to include breweries, distilleries, and cideries to allow further diversification	See Attached - 5.3.2.3A Estate and Farm Wineries, Breweries, Cideries and Distilleries
Written Comment – Community Group 17	Township should amend Part 10.22.39 definition to include a) associated Canada Land Inventory Class 4 through 7 lands; and b) additional areas where there is a local concentration of farms.	Agreed. Staff amended definition to ensure consistency	Corrected in Section 10.22
Written Comment – Community Group 17	Prime Agricultural zones - do not match definition from PPS - part 10.22.39	Definition corrected to reflect updates in document.	<p>10.22.39 “PRIME AGRICULTURAL LAND” means <i>specialty crop areas</i> and/or Canada Land Inventory Class 1, 2 and 3 lands, as amended from time to time, in this order of priority for protection. Prime Agricultural Areas may also include:</p> <p>a) associated Canada Land Inventory Class 4 through 7</p>

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			<p>lands; and</p> <p>b) additional areas where there is a local concentration of farms which exhibit characteristics of ongoing viable agriculture.</p>
<p>Written Comment – Community Group 17</p>	<p>The Official Plan directs the reader to “urban settlement area as outlined in Part 5.6 below.” This should read “urban settlement area as outlined in Part 5.7. The rural settlement area is outlined in Part 5.8”.</p>	<p>Corrected.</p>	<p>Corrected.</p>
<p>Written Comment – Community Group 17</p>	<p>6.4.2 - "include a statement about ensuring that contamination from septic systems does not occur, just as stated in 6.4.3 Stormwater Management "</p>	<p>Agreed. Added to 6.4.2</p>	<p>d) ensure, in cooperation with the appropriate government agencies, that the effluent from on site sewage treatment plant as well as the quality of stormwater runoff from development</p>

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			<p>does not further pollute water quality with respect to nutrient, bacterial, and toxic contaminants;</p>
<p>Written Comment – Community Group 17</p>	<p>6.4.7 - could enhance this section further by including a statement of the importance of forests and tree planting to the broader Climate Change challenges of lowering CO2 emissions.</p>	<p>Agreed. Added wording into 6.4.7</p>	<p>6.4.7 Tree Planting</p> <p>Council recognizes the benefits which accrue from tree planting and landscaping associated with new and existing development. This is reflected in the Urban Design Policies of this Plan. Council also recognizes the aesthetic and environmental benefits (including lower CO2 emissions) that tree planting and landscaping can provide to the existing urban community.</p> <p>Accordingly, it is the intention of this Plan that Council develop</p>

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			tree planting policies and landscaping standards.
Written Comment – Agency 18	10.12b.1 addition of a health impact assessment	Agreed. Added to section 10.12b.1	Added to additional information list
Written Comment – Agency 18	10.12b.1 add shade audit	Agreed. Added to section 10.12b.1	Added to additional information list
Written Comment – Agency 18	promote healthy food access by defining walkable distance and identifying access to food as a priority	Agreed. Added to 3.10.1.4	3.10.1.4 Promote healthy and local food access in walkable distances in settlement areas
Written Comment – Agency 18	3.9.1. expand and maintain the system of publicly accessible parks, nature trails, and other green spaces to increase contact with natural environment	Agreed. adjusted 3.9.1.9 to better incorporate contact with natural environment	Amended.
Written Comment – Agency 18	include composting as supportive waste reduction practice	Agreed. Staff included statement about composting in 5.4.3	Council supports the principles of reduction, re-use and recycling as part of its waste management strategy, including waste diversion strategies such as composting

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			and yard waste recycling
Written Comment – Agency 18	outdoor spaces should be designed with natural and constructed shade features to protect residents from sun exposure and ultraviolet radiation	Agreed. Will be addressed through 10.12b.1	See Shade Audit Tool
Written Comment – Agency 18	shade implementation audit tool to ensure no implementation failure	Agreed. Will be addressed through 10.12b.1	None.
Written Comment – Agency 18	address all age friendly components	Agreed. Modified Accessibility to be more inclusive of removing all barriers not just physical to universal access.	<p>7.5.2 Universal physical and barrier free access to public spaces and buildings will be ensured by:</p> <p>a) Creating a connected network of streets, parks and open spaces that are universally accessible, including sidewalks with unobstructed pathways and curb cuts on all Township streets;</p> <p>b) Requiring that plans for all new</p>

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			<p>buildings and additions meet the guidelines set out on the County of Lennox and Addington Accessibility Plan and any regulations under the Ontario Building Code Act and Accessibility for Ontarians with Disabilities Act;</p> <p>c) Retrofitting over time all existing Township-owned buildings and open spaces that are open to the public and open spaces to make them universally accessible and barrier free. Encouraging the owners of private buildings and spaces to do likewise through public education and retrofit programs.</p>
Written Comment –	Masonry Org. provided a list of potential changes to the wording of the OP, suggesting	Agreed. Staff will work to incorporate some components of their requests where deemed appropriate.	To be determined.

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Organization 20	to strengthen guidance around built form Masonry Org.		
Written Comment – Resident 21 (Duplicate submission) (also supported by Written Comment - Resident 22)	Concern that current wording in Wind Energy Systems (6.9.3) is predetermining approval.	Staff will continue to update Renewable Energy Policies to ensure clarity and to ensure they are in line with regulations. Changes to wording are forthcoming.	To be determined.
Written Comment – Resident 5	addressing shoreline erosion, high lake waters and climate change? - would township allow rebuilding should properties be destroyed	Various parts of the OP have been updated with policies to address climate change (eg: updated stormwater management policies). The Township is aware of the situation and Public Works is working to address pressing issues with respect to shoreline erosion. This is best addressed through the Public Works- and Building Divisions.	None
Written Comment – Resident 17	Consider an ATV park to detour use of Asselstine ANSI	This would be best addressed through the Recreation department and the Parks and Recreation Master Plan	None.
Written Comment – Agency 18	protect, promote, support breastfeeding in community and among employees	may be more appropriately addressed as a policy outside of OP. This will be passed on to the Recreation Department.	None
Written Comment – Agency 18	add objective to ensure affordable, healthy foods and	This is better addressed in Parks and Recreation Master Plan	None

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	drinks are available at all municipal facilities		
Written Comment – Agency 18	protect breastfeeding in public spaces - parks, open spaces, and public building	May be more appropriate as a policy outside of OP. Staff will pass this on to the Recreation department.	None.
Written Comment – Agency 18	healthy communities - park classification does not change to allow alcohol consumption in public spaces such as parks	This is best addressed in the Parks and Recreation Master Plan and by the Recreation department	None.
Written Comment – Community Group 17	"We recommend that the Township use stronger language and either ban blasting or impose tighter restrictions on this practice that is often attractive to new rural homeowners by being less expensive than drilling. New owners are often unaware of the environmental consequences of each method. "	Blasting is permitted and regulated by provincial regulations so the Township can not limit its use. No change is necessary.	None.
Written Comment – Community Group 17	5.2 We believe the Official Plan's language should give greater or better protection for environmentally sensitive areas. The present language seems to demand proof that a development has caused damage, rather than trying to forestall or prevent any environmental damage.	Environmental Policies including Environmental Protection Areas, Environmentally Sensitive Areas, Natural Hazard Areas, as well as Part 6 general development policies have been written to best conform with the needs of ministries and agencies. It is not clear whether rewording all of these sections in the manner suggested would meet PPS conformity thus staff suggest no changes are necessary.	None.

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Written Comment – Agency 18	consider language addressing alcohol use in sensitive areas - next to schools etc. - consider alcohol outlet density requirements	Not an appropriate change for the Official Plan. No change is necessary.	None.
Written Comment - Resident 2	6.3.5.2. - 2 severances for lots - wanting to split 5 acres off of 30 - suggests that more than two severances allowed if the lot meets residual minimum acreage and less than 1000m frontage - Resident noted Amherst island is allowed 3	Staff are not recommending any significant changes to Consent policies at this time. We have added to the “Notwithstanding” clause: “...more than 2 lots may be permitted in exceptional circumstances such as an urban setting where a road extension is not required, and servicing is already in place, where infilling policies can be met, or where a parcel has a frontage of one km or more , an additional severance may be permitted.”	None.

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