

Staff Report



To Council
Department Economic Growth and Community Development Services
Meeting Date Public Meeting - 15 Dec 2020
Subject Official Plan Comprehensive Review - Statutory Public Meeting - December 15, 2020
Report Number SR- 1587

Recommendation

That the report from the Manager of Development Services, Economic Growth and Community Development, December 15/20 re: Official Plan Comprehensive Review, be received, and that any public and agency comments received since February 10/20 (including those received at today's public meeting) be reviewed and taken into account when the Official Plan returns to Council for final approval.

Executive Summary:

Purpose of Report

The final draft Official Plan containing all of staff's recommended modifications, including changes as a result of public and agency comments received over the course of 2019 and 2020, has now been prepared. Staff have posted the final draft showing all the proposed modifications up on the website as well as re-circulate same to all agencies for a final review. A statutory public meeting is being held on Dec 15/20, following which the final draft Official Plan will be brought back to Council for a decision on either January or February 2021.

Once Council adopts the final changes to the Official Plan, it will be sent to the County for approval (the County of Lennox and Addington is the Approval Authority designated by the province).

Report Details:

Background and Analysis

The Official Plan is a long-range planning policy document that provides the framework to manage land use, growth and development over a 20 year horizon. Section 26(1)(1.1) of the Planning Act requires Official Plans to be reviewed every five years (or every 10 years if a new Plan comes into effect, as opposed to an amendment) in order to ensure that it:

- (a) conforms with provincial plans or does not conflict with them, as the case may be,
- (b) has regard to the matters of provincial interest listed in section 2, and
- (c) is consistent with policy statements issued under subsection 3(1).

Therefore, the Township needs to have regard to a number of applicable provincial interest items and be consistent with the 2014 and 2020 Provincial Policy Statement (PPS). The provincial interest items and policies are discussed further in the analysis section of this report.

Section 27 (1) of the Planning Act also requires the Council of a lower-tier municipality to amend their Official Plan to conform with a Plan that comes into effect as the Official Plan of the upper-tier municipality. An Official Plan for the County of Lennox and Addington was approved by the Ministry of Municipal Affairs and Housing in April 2016. It is also important to note that the approval of the County's Official Plan results in the County being the approval authority for the Township's Official Plan, as opposed to the Ministry of Municipal Affairs and Housing. Details regarding the County's Official Plan and its impact on the Township's Official Plan review process is discussed further in the analysis section of this report.

The Township's current Official Plan was last reviewed in 2009 through Official Plan Amendments 18 and 19. A review process was initiated in 2013, but during that time a requirement was put in place by the Province for the County to prepare an Official Plan. As a result, it was decided that until the County Official Plan was completed, the Township's review would be put on hold in order to eliminate a second round of Official Plan amendments. Now that the County Official Plan is in force, the Township is in a position to update its Official Plan to bring it into conformity.

Status

Staff received authorization to commence a review of the Official Plan from Council on August 8, 2016, and to begin consultations with key government agencies, municipal departments and provincial ministries regarding potential updates. Since that time, staff have conducted two rounds of consultation with these various bodies, and have prepared a series of Official Plan modifications, which we believe satisfy the majority of comments, recommendations and interests of same. There has also been a special

public meeting, as per Section 26 (3)(b) of the Planning Act, where two members of the public provided input on severance policy and the Millhaven Creek Trail alignment.

The following parties were circulated, consulted and have commented on the Draft Official Plan:

- The County of Lennox and Addington
- Ontario Ministry of Agriculture, Food and Rural Affairs
- Ontario Ministry of Natural Resources and Forestry
- Ontario Ministry of Municipal Affairs
- Ontario Ministry of Transportation
- Cataraqui Region Conservation Authority
- Loyalist Township Departments (Engineering, Parks and Recreation, etc.)
- Quinte Conservation
- Mohawks of the Bay of Quinte

Note: This statutory public meeting was originally scheduled to take place in March of 2020, however had to be cancelled because of COVID19 restrictions. It is now being rescheduled and will proceed as a “virtual meeting.” Staff have been using the time since March to continue to perform additional minor refinements to the OP policies to improve clarity as well as to incorporate additional comments received by agencies. An outline of the major changes is provided below.

Analysis

The Official Plan requires a number of revisions in order to conform with the new County of Lennox and Addington Official Plan, the 2014 and 2020 Provincial Policy Statement (PPS), additional relevant legislation, and to reflect any local priorities or changing community needs.

The current proposed Draft Official Plan can be viewed at the following link:
[DRAFT-OP-Red-line-November-2020---incl-Table-of-Contents.pdf \(loyalist.ca\)](#)

Associated Draft Official Plan Schedules can be accessed at the following link:

[Official Plan - Loyalist Township](#)

The following is a summary of the more significant revisions being proposed to the Official Plan.

Provincial Policy Statement (PPS)

The PPS provides direction on matters of provincial interest related to land use planning and development. The document was updated in 2014 and includes a number of new policies that the Township is required to be consistent with. The document was further

modified in 2020 and staff have also made changes to the draft Official Plan to bring it into compliance with this latest edition.

A summary of the more significant revisions to the PPS for incorporation into the Official Plan, are as follows:

- Consideration of potential impacts of climate change, by encouraging green infrastructure and strengthening stormwater management requirements, including promoting Low Impact Design (LID) where possible.
- Encouraging more rural-based businesses (permitting more on-farm diversified uses, i.e. agri-tourism and providing more flexibility for agriculture-related uses).
- Directing development outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire, unless the risk is mitigated in accordance with wildland fire assessment and mitigation standards.
- Recognizing additional elements of healthy communities (i.e. community design, planning for all ages).
- Clarifying that municipalities can determine appropriate locations for required intensification and redevelopment opportunities, and that locally determined intensification targets should be based on local conditions.
- Further protection for major industries, corridors for goods movement and employment areas in close proximity to corridors and facilities for goods and movement.
- Supporting asset management planning.
- Requiring identification of natural heritage systems.
- Promoting the use of archaeological management plans and cultural plans.
- Supporting “community hub” development (encouraging co-location of public service facilities to facilitate service integration and to promote cost savings and accessibility).

Changes Associated with the 2020 PPS

- All references that note consistency with the 2014 PPS has been changed to the 2020
- Planning horizon extended from 2036 to 2041 (Note: at the request of the County that this will be reverted back to 2036. They must update the horizon in the County Official Plan first.)
- Incorporated additional language regarding engaging with indigenous communities on land use planning matters and to consider their interest when identifying, protecting and managing cultural and heritage archaeological resources
- Permitting multiple unit housing in the medium density residential designation
- Additional climate change policies incorporated
- Promoting affordable housing (e.g. permitting one or more residential units in connection with a commercial or industrial use in the hamlet designation).

County of Lennox and Addington Official Plan

It is important to note that having been approved by the Ministry of Municipal Affairs, the County's Official Plan has been deemed to be consistent with the PPS, 2014. Staff, in turn, have prepared a series of modifications / additions to Loyalist's Official Plan to bring it into conformity with the County's Plan. These have been done in cooperation with County officials and their planning consultant, and are summarized as follows:

- Population and employment growth forecasts for Loyalist Township to accommodate population and employment growth to the year 2036.
- Updated intensification targets for Odessa, Bath and Amherstview, and a revised growth management strategy to direct growth to settlement areas to implement these targets. Infill and minor rounding out of development on private services (septic tanks and wells) as permitted in settlement areas, provided there is suitable site conditions with no associated negative impacts.
- Respected direction given by the County by maintaining Township consent policy to only permit a maximum of two severances on a lot as of an identified eligibility date, though added one additional severance would be allowed where there was at least 1km of frontage.
- New policies and schedule overlay to address select bedrock (aggregate) resource areas. These areas cover a large portion of the Township and new policies closely resemble those in the recently approved Official Plan for Stone Mills by introducing the concept of allowing limited rural development by consent in areas containing existing residential "clusters."
- Updated water quality and quantity policies.
- Special policies and mapping on karst topography.

Changes to Reflect Relevant Policies and Legislation

- New policies to allow for secondary units to be permitted in all existing or new single detached, semi-detached and/or townhouse dwellings, in both the rural and settlement areas. These, together with new policies to promote residential intensification, ensure Official Plan housing policy conforms with the Ontario Housing Policy Statement.
- Amending open space acquisition policies as cash-in-lieu of parkland is now only payable at the rate of 1ha/500 units as opposed to the previous 1ha/300 units. To impose the alternative parkland requirement, a parks plan must first be prepared and policies in the Official Plan must be in accordance with that parks plan.
- The Human Rights Code requires that policies that involve separation distances between group homes and special care facilities be removed.
- New policies and an updated schedule to address source water protection conforms with the Cataraqui Source Protection Plan.
- Legal non-conforming use provisions updated to reflect recent case law.

Additional Revisions

- New category: Natural Hazard policies and overlay schedule.
- Policies for Environmental Protection and Environmental Protection areas clarified and updated in consultation with the Ministry of Natural Resources and the Conservation Authorities. This includes policies with respect to “adjacent lands” and requirements for “Environmental Impact Assessment,” as well as updated policies related to species at risk.
- For the Agricultural designation, updated policies to encourage on-farm diversified uses, farm-related commercial and industrial uses, and secondary suites.
- Estate Residential land use policies removed.
- New policies introduced to permit Hobby Farms in rural areas. New Urban Agriculture policies also introduced.
- Policies to promote energy efficient design and orientation of development. New “Dark Skies” policies added.
- New policies to promote active transportation and Crime Prevention Through Environmental Design.
- Industrial land policies updated to include cannabis production facilities.
- Revised / updated Cultural Heritage policies. New Archaeology and Marine Archaeology policies.
- Community improvement plan policies expanded to include the entire Township – which also encompasses rural and agricultural areas.
- Amended policies to reflect repeal of the Green Energy Act.
- Revised mapping to reflect recent updates (i.e. Cataraqui Region Conservation Authority floodplain mapping, etc.).
- New expanded list of definitions.

The above list is not comprehensive. Numerous housekeeping amendments, modifications to improve clarity, and structural changes are also contained in the draft Official Plan being brought forward.

Public Input and Related Changes

Over the course of the past two years staff have received numerous comments from residents and the public on the updated Plan. All comments received to date and actions taken are summarized in the attached table.

Agency Comments Since the Release of Previous Draft Official Plan

Following the circulation of the February 2020 Draft Official Plan, comments were received from the Cataraqui Region Conservation Authority and Quinte Conservation, as well as informal comments from the Ministry of Natural Resources and Forestry.

Staff have addressed these comments in the current Draft Official Plan by undertaking the following amendments:

- Minor amendments to Natural Hazards Schedule to provide clarity
- Providing clarity on the differences between the Environmental Protection Area Designation and the Environmentally Sensitive Area Overlay
- Correcting features and adjacent lands that were previously identified in the Environmental Protection Area Designation and moving them to the Environmentally Sensitive Overlay
- Earth Science ANSI's adjacent lands corrected to being 50 metres rather than 120 metres in accordance with the Natural Heritage Reference Manual
- Adding a policy to clarify how to determine the appropriate distance for a new salvage yard to a waterbody
- Revising the definition of "development" to mirror the definition in the Provincial Policy Statement
- Re-organizing the Natural Hazards Area section
- Noting that Schedule "F" will be updated as further karst formations in the Township become known

Relevant Policy/Legislation

The public meeting is being held in accordance with Section 17(15) of the Planning Act.

- Future Demand

Links to Strategic Plan

Council adopted the Loyalist Township Strategic Plan (2019-2023) at its regular meeting held November 25, 2019. The initiative contained within this report supports the Strategic Priorities as set out in the Strategic Plan as it pertains to the following Strategic Objectives:

- Commercial & Industrial Activity
- Engage public through broad range of communication and marketing on multiple platforms and creating greater opportunities for public communications and engagement fostering a positive public/municipal relationship
- Be a municipal leader in climate action and environmental stewardship
- Long-term viability of maintaining cultural & heritage assets owned by the Township

Consultation

The draft Official Plan has been reviewed internally by all departments, as well as with the County and key agencies and stakeholders.

Notice of the public meeting was circulated in the prescribed manner. Staff have received one written submission on the current proposed Official Plan (attached). Staff will consider and respond to this comment, along with any other comments received at the public meeting as part of the final proposed Draft Official Plan that will be presented to Council for adoption in 2021.

File or Reference

[Summary of OP Public Comments - Updated December 2020](#)
[OP comments ALL - Redacted 2 Redacted final](#)
[Public Comment - Dec 15 - D Barrett Redacted](#)

Prepared by:

Bohdan Wynnyckyj, Manager of Development Services

Approved by

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Bohdan Wynnyckyj, Manager of Development Services

Status:

Approved - 11 Dec 2020
Approved - 11 Dec 2020

Marie-Josée Merritt, Director of Economic Growth and Community Development Services

Approved - 11 Dec 2020

Steven Silver, Chief Administrative Officer

Approved - 11 Dec 2020

Summary of Public Comments

2020 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

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
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 consent from affected property owners.	None

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
		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 retailed commercial and industrial uses, rural-based businesses, Hobby Farms and Urban Agriculture, new policies for secondary and garden suites. Staff feel these	None

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
		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 (5.2.4). 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.
Written Comment –	We believe the acquisition of parkland does not need to be	OP states that land may be required through parkland dedication. The policies	None.

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Community Group 17	tied to any residential development	only reflect the potential illustrated through the Planning Act. No changes are currently necessary.	
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 section of the Official Plan, Part 3.4.1.2, Resource Management	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 back to agricultural condition. Our policies reflect the Provincial Policy Statement	None.

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
	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."	(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.
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	TNPI requires monitoring within	The existing draft of the OP address all of	None.

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
Comment – Agency 19	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	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.	
Written Comment – Community Group 23	Urge greater publicity, understanding and protection of all Township ANSI's. They are all significant ANSI's and specially urge the Township to consider the Asselstine Alvar.	The current draft Official Plan includes both regional and provincially significant ANSI's in the Environmental Protection Area designation. Both Provincially Significant and Regionally Significant ANSI's have been provided the same level of protection. In accordance with the PPS, policies are included that do not permit development and site alteration shall not be permitted in significant and regional areas of natural and scientific interest; unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Staff do not consider changes to the OP necessary.	None.
Written Comment – Organization 24	Barns should be included with severed residential lots and that these smaller lots should be permitted to house animals. If the barn is to remain on the	The current and draft Official Plan requires the retained lot in the rural designation to be 25 acres. With this requirement, there is an opportunity for barns to remain on the retained parcel	None.

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
	retained lot, it needs to be prevented from being used as a livestock facility to be exempt from MDS. These smaller lots are ideal for starting farmers, CSA's and value-added farm operations.	while complying with MDS setbacks, allowing for the barn to be preserved. It is noted that new policies allow for hobby farms on smaller sized existing lots of record. At this time, staff do not consider changes necessary to the OP and any consideration regarding livestock barns on smaller severed lots would need to be reviewed in conjunction with the Zoning By-law Review.	
Written Comment – Organization 24	Recommend that PPS policy 2.3.4.1c regarding surplus farm dwellings be reviewed at a provincial level and encourage municipality to contact the provincial policy department to review this statement.	Comment received. No propose change to Official Plan required.	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	Schedule A - Southshore Road	The properties in question are designated	Schedule A to be

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Comment - Resident 4 (also referenced in Written Comment - Resident 15)	residential should extend to Stella 40ft - there are houses there	"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 designation of these properties can be seen. .	modified accordingly.
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	Section 6.9.3.7 has been amended to state "or any subsequent amendments" to capture any updated noise regulations.
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 <i>character</i> being

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			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 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 have updated Renewable Energy Policies to ensure clarity and to ensure they are in line with regulations.	Section 6.9.3.7 states that "Commercial-Scale Wind Energy Generating Systems shall be permitted as of right in the Industrial designation and may be permitted by zoning by-law amendment in the Rural and Prime Agricultural Area land use designations, where the applicant demonstrates, through appropriate studies undertaken by qualified professionals, that all

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			issues related to the amendment application have been addressed.”
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 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

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			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.
Written Comment - Resident 6	8.3 - Bath is missing	Corrected	<p>8.3 The criteria outlined in the above section were applied to Loyalist 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

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Written Comment - Resident 6	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?	Agreed. Amended 7.4.1 b) to include reference to the registry	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.
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 and 6.9) which have been further updated to reflect input from residents as well as repeal of the Green Energy Act.	Section 3.12 and Section 6.9 updated.
Written Comment - Resident 8	Schedules - issues with current road structure not being represented - Edgewater estates in Bath and newer areas	Agreed. Staff are in the process of making technical amendments to the Schedules.	Schedule being updated

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
	of Amherstview. - propose to include all current roads and communities in planning stage		
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.	5.2.4.8 Radon 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 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
Written Comment –	4.4.1.3. (old Plan) add continuous to frontage	Corrected	5.5.2.4 c) New lots shall only be permitted

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Staff 13	requirement		when the retained parcel measures a minimum of 10 hectares and has a minimum continuous road frontage of 150 metres except where a minor variance has been granted by the Committee of Adjustment or, except where the consent application meets the definition of "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	Agreed. In the draft there could be some confusion. Staff made changes to section 5.5.4.1 to help distinguish Hobby Farm requirements from other uses.	5.5.4.1 Hobby Farms 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

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	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.		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.
Written Comment – Community Group 17	There is no item iii). Is anything missing or is there an error in numbering?	Corrected	Numbering corrected
Written Comment – Community Group 17	expand the definition to include things beyond fruit juice to recognize the growing interest in locally grown	Staff adjusted the winery policies to include cideries and small-scale breweries to allow further diversification	New section - 5.3.2.4A 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 –	Prime Agricultural zones - do not match definition from PPS -	Definition corrected to reflect updates in document.	10.22.39 “PRIME

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
Community Group 17	part 10.22.39		<p>AGRICULTURAL AREA” 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 lands; and</p> <p>b) additional areas where there is a local concentration of farms which exhibit characteristics of ongoing viable agriculture.</p>
Written Comment – Community Group 17	The Official Plan directs the reader to “urban settlement area as outlined in Part 5.6 below.” This should read “urban	Corrected.	Corrected.

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
	settlement area as outlined in Part 5.7. The rural settlement area is outlined in Part 5.8".		
Written Comment – Community Group 17	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 "	Agreed. Added to 6.4.2	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 does not further pollute water quality with respect to nutrient, bacterial, and toxic contaminants;
Written Comment – Community Group 17	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 C02	Agreed. Added wording into 6.4.7	6.4.7 Tree Planting Council recognizes the benefits which accrue from tree planting and landscaping associated

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
	emissions.		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. Accordingly, it is the intention of this Plan that Council develop 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

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
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 3.9.1.10 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 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	Shade Audit included in list of studies and assessments that can be required.
Written Comment – Agency 18	shade implementation audit tool to ensure no implementation failure	Agreed. Will be addressed through 10.12b.1	Shade Audit included in list of studies and assessment that can be required.
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.	7.5.2 Universal physical and barrier free access to public

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
			<p>spaces and buildings will be ensured by:</p> <ul style="list-style-type: none"> 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; b) Requiring that plans for all new buildings and additions meet the guidelines set out in the Township's and/or County of Lennox and Addington Accessibility Plan and any regulations under the Ontario Building Code Act and Accessibility for Ontarians with Disabilities Act; c) Retrofitting over time all existing

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
			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.
Written Comment – Organization – 20	Masonry Org. provided a list of potential changes to the wording of the OP, suggesting to strengthen guidance around built form	Agreed. Staff have worked to incorporate some components of their requests where it was deemed appropriate.	Section 5.7.7.2 Urban Design speaks to encouraging excellence in the design of the built environment. It is noted that staff will be undertaking Community Design Guidelines and Standards. A reference in the Official Plan will be included to note this. Components of comments submitted can be incorporated in the Community Design

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
			Guidelines.
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.	Renewable Energy Policies have been updated to ensure clarity and to ensure they are in line with regulations.	Various policy amendments have been made to Section 6.9.3. Note that this section states “The siting of renewable energy systems such as wind turbines, solar panels, and other sources of energy are subject to Township land use planning approvals, and to the following policies...”
Written Comment – Community Group 23	In sections regarding climate change, drought should figure as well as flooding	Staff are supportive of noting drought impacts related to climate change. Flooding and climate change is specifically referenced in the Natural Hazards section, and referencing droughts in this section would not be appropriate, however it is appropriate to reference droughts in other areas of the Plan.	
Written Comment – Community Group 23	Depletion of ground water supplies by the development of new housing should be a criterion when Council is considering possible new rural severances where the ground is the source of water.	Agreed. Objectives and Policies have been incorporated into Section 3.3.1.5 and 5.2.3 to consider groundwater quantity.	Section 3.3.1.5 Environmental and Climate Change Objectives has included a new objective to protect and improve or restore the

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
			<p>quality and quantity of water (such as e) “implementing necessary restrictions on development and site alteration to protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrological functions.” A new policy has also been included in Section 5.2.3 Environmentally Sensitive Areas which states “In considering a development application within or near a groundwater/discharge area, Council in conjunction with the appropriate agency, will consider the need for a hydrogeological study to assess the</p>

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
			impact of the proposed development on groundwater resources.”
Written Comment – Community Group 23	Do not understand significance of Schedule J, Aggregate Reserves (red and blue lines in schedule) – could it be clarified or simplified?	Agreed that additional language should be included in the Official Plan document and associated Schedule to assist in interpreting the Schedule.	In Section 5.3.3.2 – Aggregate - Application of Policies, an additional policy has been added to provide clarification on how to read Schedule J: “Schedule “J” depicts the above noted constraints by identifying Constraint Area Overlays, which include the use of two different colours along the frontage of all lots (i.e. “red” along the frontage identifies those lots that are not constrained by a rural cluster and would therefore be a Bedrock Study Area and subject to Section 5.3.3.2 (d), whereas “blue” along the frontage identifies those lots that are included in a rural

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
			cluster and are not subject to Section 5.3.3.1(d).” Schedule J now also contains the following notation “Note: Details on how to read and interpret this Schedule can be found in Section 5.3.3.2 (c) of the Official Plan”
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 Community and Customer Services 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 Community and Customer Services Department.	None
Written Comment – Agency 18	add objective to ensure affordable, healthy foods and drinks are available at all	This is better addressed in Parks and Recreation Master Plan	None

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
	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 Community and Customer Services 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 – Organization 24	Change of use under the Building Code is only required to limit the use of the barn for livestock. This can be achieved by removing water and stalls from the building. The barn remains an existing agriculture building by unable to “reasonably house animals.”	Providing interpretation on change of use permits as they relate to the Building Code would not be appropriate to include in the Official Plan.	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.

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
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.
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.
Written Comment – Organization	Provide a zoning category for small lots that are sized to permit limited livestock,	This would further need to be reviewed in conjunction with the Zoning By-law Review. Changed are not proposed at	None.

Comment Number	Synopsis of Comment	Staff Position	Response in the Official Plan
24	alternative and value-added agriculture operations. These can also be separate provisions within your existing rural or agricultural designations. For example, provisions for lots larger than 10 acres, and lots less than 10 acres.	this time.	
Written Comment – Resident 25	Requesting to lift restriction on no more than two severances per one piece of property. Noted also that current property has previously merged.	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.

December 10, 2020

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* (asterisks) indicate the same commenter

WE HAVE A LARGE RURAL PROPERTY (N 20 ACRES, 300 M FRONTAGE) AND WE WOULD LIKE TO BUILD A SECOND HOME FOR OUR PARENTS (OR SOMEHOW PUT THE PROPERTY TO USE). IT IS NOT CLEAR HOW THE COMMITTEE OF ADJUSTMENT WOULD PLAY OUT OR IF OTHERS HAVE OBTAINED A THIRD SEVERANCE IN THIS MANNER. NEW RULES FROM THE PROVINCE WHICH REQUIRE 25 ACRES AND 1000 M OF FRONTAGE ARE TOO RESTRICTIVE.

IT WOULD MAKE SENSE TO SPLIT 799 FAIRBANKS IN HALF. THE NORTH PORTION OF THE PROPERTY APPEARS TO BE ABANDONED DESPITE OUR BEST EFFORTS TO MAINTAIN IT (INCLUDING THE PURCHASE OF A SMALL TRACTOR) - I BELIEVE WE WOULD HAVE THE SUPPORT OF THE ENTIRE NEIGHBOURHOOD TURNING A 20 ACRE LOT WITH 300 M FRONTAGE INTO 2 10 ACRE LOTS WITH 150 M FRONTAGE WOULD BE IN LINE WITH B.S.1 GENERAL PRINCIPLES AND AT NO COST TO THE TOWNSHIP. APPARENTLY THIS WOULD BE ALLOWED IN AMHERST ISLAND?

IT SEEMS LIKE 1.3.3 (1) DETACHED SECONDARY UNIT (COMBINED WITH A WORKSHOP) MAY BE AN OPTION ALTHOUGH A SEVERANCE WOULD BE CLEANER.

DYLAN CARP AND LILY ZHANG





Loyalist Township Official Plan Comprehensive Review Comment Sheet

Name: *LARRY & DEBBIE HARE*

Address: [Redacted]

Please note that all written comments will become part of a public record and may be accessible to the public.

Please return this comment sheet by:

- mail: Loyalist Township Official Plan Comprehensive Review
PO Box 70 Odessa ON K0H 2H0
- fax: 613-386-3833, attention: Bohdan Wynnyckyj
- email: op-review@loyalist.ca

For more information, or to download additional copies of this comment sheet, please visit: www.loyalistship.ca/GO/OfficialPlan

If you would like a response to any questions or comments, please include contact information (telephone number or email address):

Please use the space provided (on both sides of the sheet) to comment on any or all of the following:

1. Are there other areas that you would like to see addressed?
2. Are there other changes that you would recommend?
3. Are there any proposed changes that concern you?
4. Any other comments or questions.



My name is [REDACTED] my wife [REDACTED] and I would like to address the policy 6.3.5.2 that only allows 2 severances per parcel of land that has been in place since 1986.

We have 30 acres and would like to sever 5 acres from the 30 acres but can not because of this policy of 33 years.

My proposal is that the council reconsider this policy to allow more than 2 severances if the lot meets the residual min acreage and less than 1000 m. of frontage.

Thank You

Larry Ware

Libbi Ware

P.S. Amherst Island allows 3 and we are all Loyalist.



Carly Fielding 3 2



Loyalist Township Official Plan Comprehensive Review Comment Sheet

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Address:

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2. Are there other changes that you would recommend?
3. Are there any proposed changes that concern you?
4. Any other comments or questions.



- ① Industry }
 ② Commercial } - Jobs!!!

If township residents continue to go to Kingston for employment then, there will be no success for residents or businesses.

- ③ Bath needs historical tourism development — Bath is a unique place — capitalize on that.
 If Westport can attract tourists — why can't Bath? The Township must support local initiatives in this area
 Capitalize on the local volunteer efforts

- ④ Develop smaller homes for downsizing families. People want homes with gardens & space but not unmanageable property demands. So many people are looking for affordable homes — offer it & we can grow.





Loyalist Township Official Plan Comprehensive Review Comment Sheet

Name: *Andrea Cross*
Address: [Redacted]

Please note that all written comments will become part of a public record and may be accessible to the public.

Please return this comment sheet by:

- mail: Loyalist Township Official Plan Comprehensive Review
PO Box 70 Odessa ON K0H 2H0
- fax: 613-386-3833, attention: Bohdan Wynnyckyj
- email: op-review@loyalist.ca

For more information, or to download additional copies of this comment sheet, please visit: www.loyalsttownship.ca/GO/OfficialPlan

If you would like a response to any questions or comments, please include contact information (telephone number or email address):

Please use the space provided (on both sides of the sheet) to comment on any or all of the following:

1. Are there other areas that you would like to see addressed?
2. Are there other changes that you would recommend?
3. Are there any proposed changes that concern you?
4. Any other comments or questions.



Schedule B Environmental & Resource Overlay

- Environmentally Sensitive area @ lower 40ft ~~west~~^{EAST} belongs to KFN - they recently (in 2018) purchased property west of lower 40ft ~~to~~ - this is not shown on map

Schedule A - Land Use Plan
South Shore Rd Residential should extend to Stella 40ft - there are houses there

Schedule F Natural Hazards Overlay
Is there any thought to changing zoning for properties in the defined floodplain
Our concern is South Shore Rd



1. Is a redline version available?
2. 2.2.1.9 – remoteness of Amherst Island may not be the key issue – proximity to the lake, environment, serenity. Sentence seems gratuitous

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 remoteness being an attractive feature.

3. Are there policies within the OP to address shoreline erosion, high lake waters climate change. For example, would the Township allow rebuilding if shoreline properties and dwellings were flooded? Has the defined floodplain on Schedule F been updated to reflect 2017 and 2019 water levels?
4. Are there policies within the OP to enable relocation of shoreline roads required as a result of erosion/climate change/high waters?
5. Is there a proposed change related to allowing public uses in all land use designations on Amherst Island? This was mentioned recently in a report concerning a proposed OP Amendment and rezoning on Second Concession?
6. Will the references to the provincial legislation and regulations be updated to reflect their current status for example noise regulations were updated in 2018 and the OP refers to 2008. Regulation 359/09 under the Green Energy Act has recently been updated. References to the ferry continue to mention side-loading as a constraint when indeed no use of the ferry should be permitted for turbine construction.
7. The Plan continues to encourage turbine development on Amherst Island. Why? Surely blanketing the Island with turbines for the next 20 years is sufficient? Why is turbine development proposed in lands designated agricultural rather than limited to industrial designations? Why isn't a rezoning required from agricultural to industrial and the assessment adjusted accordingly?
8. The Plan identifies the ferry as a constraint to resort and other forms of development rather than showing what would need to change to enable Island development. Half hour service, transportation links etc. rather than using a Ferry Capacity Study as the basis for analysis
9. Limestone District has identified the Island school as a candidate for closure in the next decade. What would need to change in the OP to promote development and attract young families?

10. Schedule I shows an Amherst Island hiking trail? Is it real or conceptual? Are there agreements with existing landowners? Is the "trail" passable? Is there provision for using the unopened road allowance down the centre of the Island as a hiking trail?
11. Do all public works need to comply with the OP. For example, the Plan encourages eco-friendly tourism on the Island specifically bird watching and yet Public works does not maintain Marshall 40 Foot and indeed is considering closing public access?

3.13.1.5 To recognize, preserve and enhance structures and sites of historical and/or architectural value in order to maintain the heritage of the people and the Township.

To promote a variety of tourism opportunities, including but not limited to:

- the Township's history as a destination for United Empire Loyalists, and its role in the War of 1812;
- agri-tourism, to promote locally grown and/or produced and agricultural products
- eco-tourism, for example bird-watching on Amherst Island; marine tourism;
- hiking, cycling, cross-country skiing, and such initiatives as the Waterfront Trail, Amherst Island Trail, and County Trails;
- the rich and diverse architectural inventory of the Township.

12. Are home businesses permitted in all residential designations?
13. Did staff consider policies to encourage population growth given the Hemson population projections? Immigration? Refugees? Affordable housing?
14. Where is the innovation and creativity in the plan to create and sustain a vibrant, thriving Township?



From: Gus Panageotopoulos <gcp1967@gmail.com>
Sent: Tuesday, June 4, 2019 9:55:36 PM
To: Bohdan Wynnyckyj
Subject: OP Review

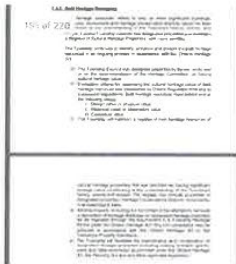
Hello Bohdan,

I reviewed the draft OP.

All looks good.

I have 2 questions

In 7.4.2 e) 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?



In 8.3.3 Bath is not mentioned. Is there a reason for that?

8.3 SELECTION OF COMMUNITY IMPROVEMENT AREAS

The criteria outlined in the above section were applied to Loyalist Township and are described as follows:

- a) Amherstview;
- b) Odessa;
- c) the Hamlets of:
 - Millhaven,
 - Morven,
 - Stella,
 - Violet, and
 - Wilton
- d) Rural and Agricultural areas of the Township; and
- e) Trails such as:
 - the Waterfront Trail, and
 - the Amherst Island Trail.

The actual limits of Community Improvement "Project" Areas shall be established at the implementation stage of the community improvement process.

Cheers!
Gus

From: [Bohdan Wynnyckyj](#)
To: [Dylan C](#)
Cc: [Nicole Goodbrand](#); [David Casemore](#)
Subject: RE: Planning Meeting
Date: Monday, June 03, 2019 12:55:26 PM

Hi Dylan,

I believe you are referring to the upcoming town hall meetings on the comprehensive review of our Official Plan – which begin on June 13/19. You can find additional information on these meetings and the Review here:

<http://www.loyalisttownship.ca/index.cfm/business/planning-and-development/official-plan/2019-official-plan-review/>

Regards,

Bohdan Wynnyckyj, R.P.P.
Supervisor of Planning Services
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
Tel: 613-386-7351 Ext 144
bwynnyckyj@loyalist.ca | www.loyalist.ca



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From: [REDACTED]
Sent: June 3, 2019 12:12 PM
To: Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>
Cc: David Casemore <DCasemore@loyalist.ca>; Lily Zhang [REDACTED]
Subject: Planning Meeting

Hello Bohdan,

David passed along your card in regards to an upcoming meeting regarding secondary dwelling units & severances, we are hoping to get on the list so that we are able to attend. Apologies as I cannot recall the name of the meeting.

Both my spouse (Lily Zhang) and myself (Dylan Carr) [REDACTED]. It's an awkward 20 acre lot with over 370 m of frontage, and the foundation of the home is 100+ years old. The in-

laws are getting older and we are hoping to accommodate them on the property somehow in the next 5 years. We are thinking about a secondary dwelling unit, complete rebuild of the existing home, or severance and David was kind enough to discuss some of our options and limitations with us today. Sounds like the meeting would be a good place to start!

Please let me know if you need any addition information from us so that we can be included on the list.

Much appreciated,

- Dylan

██████████

From: [Bohdan Wynnyckyj](#)
To: [Nicole Goodbrand](#)
Cc: [David Casemore](#)
Subject: FW: Comment on Official Plan - graphic schedules
Date: Friday, June 14, 2019 10:09:06 AM

FYI – comment last night on the roads shown on our OP schedules. Mr. Eedson pointed out that the road network shown in the background (for Bath, but it might be true for everywhere else in the Township) in several of the schedules is old and should be updated.

Bohdan Wynnyckyj, R.P.P.
Supervisor of Planning Services
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
Tel: 613-386-7351 Ext 144
bwynnyckyj@loyalist.ca | www.loyalist.ca



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From: T. Edward Eedson [REDACTED]
Sent: June 13, 2019 8:16 PM
To: Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>
Subject: Comment on Official Plan - graphic schedules

Hello Bohdan

Thank you for the opportunity to offer comment to you and Mayor Bresee (Rick). As per your suggestion I am following up with that comment in this email.

With regard to the graphic representation of all Schedule Plans when seeking comment from residents it is likely that they first attempt to locate their residences (or street) on the plans. While the plans are dated April 2019 there are several locations where the current road structure is not presented. I pointed out Edgewater Estates in Bath and the current expansion in the Loyalist golf community. Rick also pointed out some newer areas of Amherstview.

My recommendation is to include all the current roads and ideally some of the communities in the planning stage now. In Bath these would include Windermere north of Bath Road (as well as south of Bath Road - Edgewater Estates) and the proposed community off of Country Club Dr. I'm not sure of other areas such as in Odessa and Amherstview.

Once a resident feels included in the Office Plan (their street can be found) they will then take more interest in the plan and proposals with respect to their specific community.

I will take the opportunity to download and read the plan as well as schedules and may have further comments to put forward.

As with any community gathering your meeting provided a opportunity to discuss with Rick and other community leaders related subjects. It is a worth while opportunity in which to participate.

Thank you and your staff.

Ted Eedson

[Redacted signature block]

From: [Bohdan Wynnyckyj](#)
To: [Deborah Barrett](#)
Cc: [Nathan Townend](#); [Nicole Goodbrand](#)
Subject: RE: Official Plan Review
Date: Monday, June 17, 2019 12:57:22 PM

Good afternoon Ms. Barrett,

Thank you for taking an interest in our Official Plan review.

There are no Amherst Island – specific amendments to the Official Plan being proposed at this time. However, there are multiple general (i.e., “Township-wide”) policy updates which would / could affect Township residents. For example, Community Improvement policies are proposed to be extended to the entire Township, updated Agricultural policies will encourage more on-farm diversified uses, farm-related commercial and industrial uses, and secondary suites.

Policies with respect to wind turbines have not changed under the Official Plan revisions being proposed.

I trust this answers your enquiry. Looking forward to seeing you at the upcoming open house this Thursday.

Regards,

Bohdan Wynnyckyj, R.P.P.
Supervisor of Planning Services
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
Tel: 613-386-7351 Ext 144
bwynnyckyj@loyalist.ca | www.loyalist.ca



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From: Deborah Barrett <[REDACTED]>
Sent: June 16, 2019 8:04 PM
To: Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>
Cc: Nathan Townend <gntownend@gmail.com>
Subject: Official Plan Review

Good day Mr. Wynnyckyj

It is very difficult to understand the proposed changes to the 200 plus page Official Plan as it affects Amherst Island.

Is a redline version available that shows the proposed amendments, deletions and additions?

What specific changes affect Amherst Island?

Can you tell me if the proposed version amends policies related to turbines?

Will staff present an overview of the changes affecting the Island at the Open House on Thursday?

Thank you

Deb Barrett

From: [Bohdan Wynnyckyj](#)
To: [Nicole Goodbrand](#)
Subject: FW: Planning Documents
Date: September 12, 2019 1:39:17 PM

Bohdan Wynnyckyj, R.P.P.
Manager of Development Services
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
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From: Nancy Pearson [REDACTED]
Sent: May 1, 2019 5:18 PM
To: Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>
Subject: Re: Planning Documents

I had assumed these properties were for similar use - conservation of habitat. That doesn't appear to be the case. I understand the ownership is different. Does either have property taxes? What's the difference and why? I know the plans for Owl Woods call for a parking area. Will the KFN install parking for their members? The roads adjacent these properties were abysmal this past winter.

Thanks Nancy

On Wednesday, May 01, 2019 01:12:48 PM EDT, Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca> wrote:

Good afternoon Ms. Pearson,

Can I ask you to clarify what you mean by "status?"

Bohdan Wynnyckyj, R.P.P.
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From: Nancy Pearson [REDACTED]
Sent: April-30-19 4:58 PM
To: Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>
Subject: Planning Documents

I hate to trouble you with this question. I'm sure you're busy. In a review of the planning documents I noted that the Kingston Field Naturalists property at the east end of Amherst Island at the corner of the Lower Forty Foot and the South Shore Road has a different status to that of the Owl Woods Conservation Area. What's the difference?

Thank you, Nancy Pearson [REDACTED]

From: [Bohdan Wynnyckyj](#)
To: [Nicole Goodbrand](#)
Subject: FW: Loyalist Official Plan
Date: July 12, 2019 8:22:27 AM

Hi Nicole,

Please log this comment in with the other OP comments.

thx

Bohdan Wynnyckyj, R.P.P.
Supervisor of Planning Services
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
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From: Murray Beckel <MBeckel@loyalist.ca>
Sent: July 12, 2019 8:17 AM
To: Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>
Subject: RE: Loyalist Official Plan

Hi Bohdan,

It looks like in August that Public Health is going to say radon is a health risk in this area. I was just looking for a line in the OP that it is present and may pose a health risk.

Murray Beckel, M.C.I.P., R.P.P.
Director of Planning and Development Services
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
Tel: 613-386-7351 Ext 130
mbeckel@loyalist.ca | www.loyalist.ca



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From: Bohdan Wynnyckyj
Sent: July-11-19 4:17 PM
To: Murray Beckel <MBeckel@loyalist.ca>
Subject: RE: Loyalist Official Plan

Thanks Murray. Referencing Radon risks/threats might get tricky without some sort of strengthened prov/federal policy on the subject (not that I disagree with the intent to do so). There was some rumor that the feds were going to do something stronger last year I recall.....I'll have to research it

Bohdan Wynnyckyj, R.P.P.
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From: Murray Beckel <MBeckel@loyalist.ca>
Sent: July 11, 2019 10:34 AM
To: Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>
Subject: FW: Loyalist Official Plan

Murray Beckel, M.C.I.P., R.P.P.
Director of Planning and Development Services
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
Tel: 613-386-7351 Ext 130

mbeckel@loyalist.ca | www.loyalist.ca



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From: Mather, Rachael
Sent: June-21-19 10:58 AM
To: Murray Beckel <MBeckel@loyalist.ca>
Cc: Hayes, Erin [REDACTED]
Subject: Loyalist Official Plan

Hi Murray,

It was nice meeting you on Tuesday at the Loyalist Official Plan session. I recall that you had asked about whether we would advise on radon in the Official Plan. I have cc'd my colleague Erin Hayes, who covers the radon portfolio and can speak to your question.

Kind regards,

Rachael Mather, RD, MSc
Public Health Dietitian

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
www.kflaph.ca

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From: [Proximity](#)
To: [Op-Review](#)
Subject: FW: Notification of Loyalist Township Official Plan Review Open Houses - CN Rail Comments
Date: Thursday, June 06, 2019 11:58:38 AM
Attachments: [Notice - Open Houses - Official Plan Comprehensive Review \(003\).pdf](#)

Good afternoon Bohdan,

Thank you for notifying CN Rail on the upcoming open house for the Loyalist Township Official Plan Review. I have reviewed the 2019 draft on the website and support the rail policies noted in sections 3.8.1, 5.7.1, 6.2.3 and 9.3. CN is always concerned about new residential development in proximity to our lines, but I believe the OP as drafted balances the need for new development with rail safety and public security.

Regards

Susanne



Susanne Glenn-Rigny



From: Op Review <op-review@loyalist.ca>
Sent: Tuesday, June 04, 2019 3:33 PM
Subject: Notification of Loyalist Township Official Plan Review Open Houses



Good Afternoon,

We are contacting you today to notify you about the Loyalist Township's ongoing Official Plan Review process. The Official Plan provides a policy framework intended primarily to manage and

direct physical development and its effects on the social, economic and natural environment of Loyalist Township. The plan outlines the Township's goals and objectives, states the policies to be followed and outlines the means for carrying out the policies.

The Official Plan reduces the element of uncertainty as to the manner and sequence of growth and land use changes so that coordination of public and private investment can occur. Although the policies adopted are to guide changes in the physical structure of the Township, such changes should be in harmony with social needs, economic needs, municipal financial capabilities, environmental considerations and the management of natural resources. The Official Plan, therefore, contains much more than a set of land use controls.

Next month, we begin the public engagement process of conducting Open Houses. You are more than welcome to attend any one (1) of the three (3) scheduled open houses. We encourage everyone to attend the open house most conveniently located for them. The notice is attached to this email.

Any person may attend the Open Houses and/or make written representation either in support of or in opposition to the proposed amendments. If a person or public body would otherwise have an ability to appeal the decision of Loyalist Township Council to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Loyalist Township before the proposed official plan is adopted, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting or make written submissions to Loyalist Township before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you have further questions or would like to access more information please contact:

Bohdan Wynnyckyj, Supervisor, Planning Services, 613-386-7351 x144

Murray Beckel, Director of Planning & Development Services, Chief Building Official, 613-386-7351x130

email: op-review@loyalist.ca

Kind Regards,

Bohdan Wynnyckyj, R.P.P.
Supervisor of Planning Services
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
Tel: 613-386-7351 Ext 144
bwynnyckyj@loyalist.ca | www.loyalist.ca

BW:ng

From: [Bohdan Wynnyckyj](#)
To: [Peter Vass](#)
Cc: [Nicole Goodbrand](#)
Subject: RE: Rural - 150m frontage note
Date: July 23, 2019 11:24:55 AM

Thanks Peter.

Nicole: please log in this OP modification with the rest of the ideas/comments we have received.

thx

Bohdan Wynnyckyj, R.P.P.
Manager of Development Services
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
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From: Peter Vass <PVass@loyalist.ca>
Sent: July 23, 2019 10:45 AM
To: Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>
Subject: Rural - 150m frontage note

Hi Bohdan,

Below is the excerpt from the existing OP that mentions the 150 metres of road frontage for a consent. It does not mention "continuous".... As discussed, perhaps we should consider adding it to the new OP. I haven't run across any other policy yet that speaks to continuous frontage requirements. I will keep you apprised if I find anything else.

Peter

4.4.1.3 Year Round Residential Development by Consent and Existing Lots of Record

- 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 metres except where a minor variance has been granted by the Committee of Adjustment or, except where the consent application meets the definition of "Infilling" in Section 8.21 of this Plan.

Peter Vass *BES, GISP*

Planning Technician/ GIS Coordinator
Loyalist Township
263 Main St. Odessa ON, K0H 2H0
T. 613 386 7351 Ext 124
pvass@loyalist.ca www.loyalist.ca



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Nicole Goodbrand

From: Pam Barnard
Sent: July 31, 2019 3:49 PM
To: Bohdan Wynnycky; Nicole Goodbrand
Cc: Murray Beckel
Subject: FW: OP Review letter
Attachments: Jim OP Review overview comments.docx

Here are our comments for the Official Plan Review

Thank you

Pamela Barnard
Administrative Assistant - Planning/Building
Loyalist Township
263 Main Street, Odessa, Ontario K0H 2H0
613-386-7351, Extension 126
pbarnard@loyalist.ca | www.loyalist.ca



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We welcome the opportunity to comment on the proposed changes to the Loyalist Official Plan. The changes to the Plan reflect more slight changes in direction rather than a wholesale overhaul as the overall direction has served the municipality well.

The "Rural" designation has been seen to some extent as the "leftover" land, not prime ag land, not operating pits or quarries and not yet serviced area. It then becomes a target for landfills, solar facilities and random residential housing. The rural designation is in fact home to a significant number of farms and significant agricultural production. The nature of the farming has changed from mostly dairy to beef, cropping and horses, but a large portion of the rural area is still cropped for row crops or hay or grazed yearly. The introduction of random housing or solar facilities limits the land available and pushes the price of land to its value to grow as many houses as severances will permit or solar panels that are subsidized to locate there. Biomass production is likely to be a significant component of the rural economy of this township in the future if LaFarge begins using biomass as part of their fuel source. If the land base is available, the closest land is the lowest shipping cost, but the introduction of too many conflicting uses or too small parcel sizes may limit the access to that market and may make it more difficult for LaFarge to source the biomass.

The changes to the rural policies to add hobby farms as a specific use is interesting and reasonable, but it may result in a number of issues in the implementation that should be more specifically dealt with in Official Plan policies. In order for 4 hectare parcels to be usable for livestock facilities, they need to have sufficient frontage to allow a barn to be away from lot lines. A frontage as well as an area requirement should be provided. It would appear that the intent is that the "hobby farm" parcel is included in the "no more than two" severances rule, but it should be explicit so that acreages with long frontages are not divided into multiple long narrow hobby farms as exists on Old Wilton Road. It also needs to be clear that they are residential severances and do not qualify as severing farms or as severances for "agricultural-related" uses.

The 10 hectare 150 metre frontage parcel has been used as both a minimum retained parcel size and minimum parcel to qualify for farm uses under zoning. If the 4 hectare parcel is to now be used as a minimum to permit farming use under zoning, it need to be clear that the 10 hectare, 150 metre retained parcel still applies as a limit on subdividing small rural parcels into even smaller parcels.

We wish to be notified of any public meetings or any decisions related to these changes to the Official Plan.

Jim Sova & Pam Barnard

██████████ ██████████ ██████████ ██████████

From: [andrea.cross](#)
To: [Bohdan Wynnycyk](#); [Nicole Goodbrand](#)
Cc: [Bruce Burnett](#); [Nathan Townend](#)
Subject: Tonight's Presentation on Amherst Island - follow up
Date: Thursday, June 20, 2019 8:43:40 PM

Hi Bohdan and Nicole,

Thank you so much for the presentation at the Amherst Island Public School. It was good to review the Schedules you had displayed and Bodhan's presentation was very good! So congratulations on a job well done!

We just had a couple of comments that we had written out in hardcopy and left with Nicole, and wanted to confirm them with you by email as well.

1) First of all the Kingston Field Naturalists (KFN) now own property to the West of the Lower Forty Foot Road as well as the indicated right (or East) side of the Lower Forty-Foot Road and that is not reflected in your documentation - Schedule A, I believe.

The following is taken from the February 2018 KFN Minutes at:
<https://kingstonfieldnaturalists.org/wp-content/uploads/2018/10/2018-02-15-General-Meeting.pdf>)

Paul Mackenzie spoke on behalf of the committee (of Larry McCurdy, Erwin Batalla, Kurt Hennige, Dale Dilamarter and Paul), who have been dealing with the family of Jack Sylvester concerning the donation of a property on Amherst Island. Jack Sylvester has died and it was his wish that the property be kept for a nature conservation area. His daughter, Emily Sylvester, wants to donate funds to the KFN that we can use to purchase the property from its current owners. The current owners are Jack's son and Emily's two daughters; they have agreed to sell the land to KFN.

The property is 92 acres on the eastern part of Amherst Island adjacent to the Martin Edwards Reserve. The original property had three lots along the southern (lakeside) border; the middle one of these lots has been sold, the other two are part of the property being offered. **The whole property is zoned residential.** The appraised value of the property is \$140,000.

Jack Sylvester and his son planted many trees on the property. Much of the land is open grassland; there is a seasonal stream. Bobolinks and Meadowlarks, both species at risk, have been observed here. A wind turbine is planned for an area to the north west of the property, but a strip of land to compensate for this loss of bird habitat is planned **for an area adjacent to the Sylvester property.** The committee felt that this property is highly valuable for protection because of its natural state, and because it will provide a buffer for the Martin Edward Reserve.

The anticipated costs are:

- \$3200 for appraisal (KFN has paid \$1600, the other half was paid for by Land Conservancy of Kingston, Frontenac, Lennox and Addington.)
- closing costs \$2800. (Lawyer Annie Clifford is providing her services at a reduced rate.)

- on-going maintenance cost including taxes (\$??), signs, and fences. There is a possibility of applying to the provincial Ministry of Natural Resources and Forests for Managed Forest Tax Incentive Program (which reduces taxes by 75%) or Conservation Land Tax Incentive Program (which reduces taxes by 100%).
- Even without the reduced taxes, there is enough money in the KFN's habitat preservation fund to sustain this property.
- Treasurer Larry McCurdy noted that members can donate funds to KFN habitat preservation (the Marion Webb Fund) through the Kingston Community Foundation.

In accepting this property, the Kingston Field Naturalists agree to conserve the property in perpetuity. The agreement with Emily Sylvester is in effect until 18 March.

At the 15 March general meeting, KFN members will be asked to accept this property with its costs and responsibilities. According to KFN bylaws, no proxy votes will be recorded.

> Here is the section of the March 2018 Minutes where the decision to purchase the property carried unanimously (the notes below can be found at: <https://kingstonfieldnaturalists.org/wp-content/uploads/2018/10/2018-03-15-General-Meeting.pdf>):

4. Property Acquisition, Amherst Island

Paul Mackenzie, representing the ad hoc committee (Larry McCurdy, Erwin Batalla, Kurt Hennige, Dale Dilamarter and Paul Mackenzie) for the donation of the Sylvester Property on Amherst Island to Kingston Field Naturalists, reviewed his presentation given at the February General Meeting (please see February Meeting minutes for details). The closing date for sale of the property is prior to May 4, 2018.

Discussion centered on whether severed properties could be sold to relieve annual property taxes of \$2,000 and on whether KFN could be forced to erect wind turbines on the property. Members were assured that the taxes are affordable at this time although severance could be considered in future, if necessary. Wind turbines cannot be forced on unwilling property owners.

Motion 1

Moved by Kurt Hennige, seconded by Larry McCurdy that the Kingston Field Naturalists enter into an Agreement to Purchase the Sylvester Property on Amherst Island, the cost of which will be covered by a donation from the Sylvester family.

Carried unanimously

Discussion prior to Motion 2 concerned work that KFN must undertake following purchase. Paul noted that Kurt Hennige will take responsibility for preparing a management plan. Signage is required and possibly some fencing. The property immediately to the west of the Sylvester Property is a sheep farm, which has a contract to

accommodate 2 wind turbines. A buffer strip must be placed on the sheep farm between the turbines and the Sylvester Property.

Motion 2

Moved by Erwin Batalla, seconded by Jacqueline Bartnik that upon purchasing the Sylvester Property on Amherst Island, it would become a Nature Reserve covered by the by-laws of the Kingston Field Naturalists, for the purpose of protecting and conserving the habitat and natural values of the property in perpetuity.

Carried Unanimously

Following the vote, Chris Grooms asked that members applaud the Executive and the ad hoc committee for their work in acquiring the Sylvester Property.

2. Residences along the South Shore Rd run from the end of the Stella Forty-Foot Rd East - presently not shown as such on your diagram.

3. Residences along the South Shore Road and in other locations on Amherst Island are now shown as clearly in the current floodplain, although they have been identified as Shoreline Residential. Does the Township have anything in their planning to protect these locations from wave uprush?

Thank you again,

Andrea Cross

[REDACTED]

cc: Councillor Nathan Townend

From: [Bohdan Wynnyckyj](#)
To: [Nicole Goodbrand](#)
Cc: [Murray Beckel](#)
Subject: FW: Loyalist Township Growth Projections
Date: Tuesday, June 18, 2019 11:06:11 AM
Attachments: [image001.png](#)
[Loyalist Township & Amherst Island Age Structure 18Jun19.pdf](#)

Hi Nicole,

Just FYI and for the record – as there are comments related to the OP review.

Bohdan Wynnyckyj, R.P.P.
 Supervisor of Planning Services
 Loyalist Township
 263 Main St. Odessa ON, K0H 2H0
 Tel: 613-386-7351 Ext 144
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From: Lara Nelson [REDACTED]
Sent: June 18, 2019 11:00 AM
To: Deborah Barrett [REDACTED]
Cc: Nathan Townend <gntownend@gmail.com>; Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>
Subject: RE: Loyalist Township Growth Projections

Hi Ms. Barrett,

Thank you for your enquiry, we appreciate your interest in the study and questions regarding the growth outlook for Amherst Island. I have attached the historical and draft forecast age structure for Loyalist Township and a summary of historical and current age structure information for Amherst Island, for your information.

At this stage in the study, we have prepared three Township-wide forecast scenarios – the attached is based on the draft reference scenario. Like most of Canada, we do anticipate the aging of the existing population will result in older population profile in Loyalist and communities within. The forecast results show a moderate decline in school-aged children over the forecast period. This is in large part because the peak population age groups are the mid-to-late baby boomers who were in their 50s in 2016 and will be in their 80s by 2046. Significant in-migration of young adults (and

consequently their children) would be needed to change the outlook for counts of school age children. We have not yet prepared age structure forecasts by community within Loyalist, though we may be preparing complete age structure forecasts by community based on the Township Staff and County endorsed growth scenario in the next steps of the study. The reference scenario that will be presented next week would represent, in our view, the most likely outcome and our recommended growth outlook to use as a basis for planning in the Township. We will also be presenting a preliminary distribution of the reference scenario growth within Loyalist, however that work is still ongoing.

In terms of the policy questions, yes, the official plan did provide context and the projections will be an input to the broader official plan review. The policy questions are somewhat outside the scope of our study and are more so part of the official plan review work ongoing by the Township. In general, however, the provisions of affordable family-oriented housing and employment opportunities could help to offset the out-migration of younger aged adults and potentially increase in-migration of those in family aged cohorts. It is difficult to significantly influence where people choose to live through policy however.

Hope this helps. Look forward to meeting you at the information session next week.

Thanks,
Lara

HEMSON
Consulting Ltd

Lara Nelson

[REDACTED]

From: Deborah Barrett [REDACTED]
Sent: June 16, 2019 8:15 PM
To: lnelson@hemson.com
Cc: Nathan Townend <gntownend@gmail.com>
Subject: Loyalist Township Growth Projections

Good day Ms. Nelson

Can you please tell me the growth projections by age group for Amherst Island prior to the Information Centre Open House?

What constraints specific to Amherst Island are identified in the study? What opportunities for growth specific to Amherst Island have been identified?

Did the existing or proposed Official Plan provide the context for the review of growth projections?

As you may be aware the Limestone District School Board has identified the Amherst Island Public School as a candidate for closure in the next decade or so. What does the Hemson study project with respect the future number of school age children in the next decade and to 2046? What policies or land use changes could be amended to increase the proposed projections of school age children? What incentives are possible i.e. what could be done to increase the number of school age children?

Thank you

Deb Barrett

Nicole Goodbrand

From: Jane McDonald [REDACTED]
Sent: July 24, 2019 11:41 AM
To: Op-Review; Murray Beckel; Bodhan Wynnckj
Cc: Ric Bresee; Penny Poter; Ron Gordon; Mike Budarick; Jim Hegadorn
Subject: Friends of Wilton Creek Watersheds, Comments/Review of Draft Official Plan, 2019
Attachments: Comments.FWCW.jul2019.docx

***Comments on the
 Draft Official Plan (April, 2019)
 of Loyalist Township
 by the Friends of Wilton Creek Watersheds***

The Friends of Wilton Creek Watersheds (FWCW) applaud the Draft Official Plan (2019) of Loyalist Township because it recognizes the environmental values important to the Township's landscape, health and well-being, addressing current and future climate change challenges (2.1.9) and developing land use policies "to ensure an orderly and environmentally sensitive pattern of development and redevelopment" (2.1).

We have concern that in this Draft and the present Official Plan, mention is made that "when detailed mapping becomes available..." Then we are presented with Schedule J, **Select Bedrock Overlay** as prepared by the Loyalist Township Planning Department on April 2, 2019 which, to us, is confusing, inaccurate and unwelcome. We encourage the Township to take action to produce detailed, accurate mapping of the Township as soon as possible to help its politicians and planners make important decisions and ratepayers understand the basis for their decisions.

Water: Parts 4, 5 and 6

One of the Official Plan's most important pages is **Schedule K**, a map provided by the Cataraqui Region Conservation Authority: **Significant Groundwater Recharge-Vulnerable Aquifer Overlay** showing the vulnerable aquifers in this area of limestone, much of which is karstic. Every summer numerous wells and cisterns in the rural part of the Township run dry and need to be filled with water trucked in from municipal supply points. **Part 4: Growth Management** recommends that new wells be drilled to avoid damage to the substrate from blasting or digging. In addition, Part 6.3.5 (h) discourages dug and blasted wells where a drilled well is not feasible. When blasting is used to create a new well there can be substantial damage to underground aquifers resulting in existing wells going dry or their loss of quantity and quality. 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.

FWCW are pleased to see that the Official Plan recognizes watershed management. Water in the township drains to Hay Bay from Wilton Creek and its sub-watersheds. It also drains to Lake Ontario through Millhaven Creek, which has one of the best wildlife areas in the Township, near Mud/Odessa Lake.

Millhaven Creek management necessitates cooperation with the City of Kingston and the Cataraqui Conservation Authority, while the Wilton Creek watershed works with South Frontenac, Greater Napanee and

Quinte Conservation. Its end in Hay Bay means that the Wilton Creek Watershed is a part of the Bay of Quinte Remedial Action Program (BQRAP) that has worked since the 1960s to have water in Hay Bay, as in the rest of the Bay of Quinte, that is drinkable, in which people can swim, and from which the fish can be eaten.

When the Friends of Wilton Creek Watershed was founded this spring its members were shocked to find that our watershed receives a poor rating from the Cataraqui Region Conservation Authority (2018), scoring as “poor condition” in the quality of its ground water, its wetlands and its forests and only scoring “fair” in surface water quality. The Friends will seek to improve future conditions when and where possible. (See also 6.4.1, 6.4.2, 6.4.3 and 6.4.4.)



In Part 4.4.1.6 the area of Wilton Creek Valley at Camden Braes, 401, County Road 4, Sharpe Road and Maple Road is proposed as a site for light industry. (See attached satellite image X.) Our reasons for not supporting light industry in this area include:

- Runoff into the creek would be increased, from the main roads, from the commuter parking lot off 401, from the ONRoute, from Camden Braes Golf Club and from any new industry allowed in the area. Water quality would likely be adversely affected, as it was in a similar scenario in Kingston in an intensively studied branch of Collins Creek (immediately south of the Cataraqui Shopping Centre beside Gardiner’s Road). BQRAP aims for less runoff.
- The area is already subject to heavy use of ground water because of the ONRoute and Camden Braes Golf Club. It is also subject to problems of waste disposal, especially at times of heavy 401 traffic.
- Traffic in the area from 401, County Road 4, Sharpe Road, Maple Road and the parking lot (off 401) is already complex.
- A marsh south of Sharpe Road, recognized as a breeding bird marsh by Ducks Unlimited, would be affected by changes in water quality or flow, destroying bird habitat
- Camden Braes Resort plans expansion and tourism would be enhanced by pastoral surroundings, rather than an industrial view. The Township’s industrial park near County Road 6 and Taylor Kidd Boulevard would be better suited for light industry zoning.
- Possible flooding due to climate change needs to be considered in both areas suggested as sites for light industry. (5.7.4.4)

A lack of watershed planning in the past has allowed development of housing along the courses of creeks, which are often also the line of roads and hydro lines. Both wells and septic systems are also concentrated along these lines. The Township has insisted on a somewhat large acreage for new severed lots, but it has ignored the grouping of new wells and septic systems linearly described above. (See attached map Y as a typical example of a linear pattern). We suggest that climate change now presents a hazard where this pattern occurs. The septic systems could become overloaded and leak during frequent, very wet periods. (Think of the Muskoka area this last spring.) Bacterial contamination could spread to neighboring wells and into the creek by flow down the sides of the valley.

Land: Parts 4 and 5

Environmentally sensitive areas and environmental protection areas are listed. We welcome this extended list in the Draft Official Plan of 2019. Schedules A, C, D and E include environmentally protected areas, ANSIs, significant provincial wetlands, all other MNRF evaluated wetlands, significant habitat of threatened or endangered species, fish habitat, lands with hazards such as poor drainage, organic soil, steep slopes, dynamic beaches and areas subject to flooding or erosion. In lists of sensitive areas unevaluated wetlands and woodlands

are now included, as are groundwater exchange and discharge areas and significant valley lands. Wisely, soil conservation is recommended. We look forward to future maps and definitions from the Township, for example for sites and terms such as “unevaluated wetlands”.

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.

Part 4.2.3.2 states that the Township does **not** have to protect an environmentally sensitive area if protection is too expensive, and that such areas can also be re-designated. What exactly is “too expensive” and who decides? While 4.2.3.2. states that sensitive areas can be in parks, Part 7.4.2. states that they cannot. Should such areas be considered individually? We believe the acquisition of parkland (Part 10.15) does not need to be tied to any residential development.

ANSIs. Areas of Natural and Scientific Interest

In the 1960s the Ontario Ministry of Natural Resources and Fisheries (MNRF) designated and mapped two ANSIs in the Township -- Camden East (including Thorpe) and Asselstine. They are alvars, sensitive areas on limestone or dolostone, with thin soils which may be lacking in places, subject to droughts and flooding and with a characteristic assemblage of plants and invertebrates. See. *Crowder, A., H. Knack and T. Norris. 2006: A multispecies recovery strategy for the Alvar Ecosystems of the Napanee – Prince Edward Plain in southeastern Ontario.* This MNRF report identified 50 sites of which Loyalist Township has 5, with Camden East and Asselstine rated highly. A conservation area of about 100 acres has generously been created in Camden East by Loyalist Township, Lennox & Addington Stewardship Council and the Nature Conservancy of Canada (NCC) this year. It is now owned and managed by the NCC. The alvars contain rock pavements, sedge-grass meadows, shrublands, savannas with red cedars and some very dry treed barrens.

Alvars should be listed in Parts 4.2.2, 5.2.1 and 5.2.2 as well as Schedule E1. They are recognized in 5.3.7.1 as ~~habitat for grassland birds and are not “idle lands”~~.

The current state of Asselstine Alvar is threatened because ATVs and other vehicles have been allowed to drive over it, killing plants. Despite its private ownership, may we draw the attention of the Township to its importance in relation to the plans for Odessa (see Schedules E and E1) because:

- The ANSI, by definition, needs protection
- Sites of mills and houses are of historical interest
- The right-of-way from Odessa to Caton Road is a favourite walking route
- The shore of Millhaven Creek is attractive and needs protection
- Open space needs to be preserved. (5.7.3.5)

Wildlife corridors win popular approval, but the potential corridor shown on Schedule C1 might require funding for bridges or overpasses to allow deer and other animals across County Road 6, then the CN line, and then Taylor Kidd Boulevard.

Designation of Prime Agricultural Land, Agricultural Land and Rural Land:

In **Part 5.3** Resource Lands Policies, section 5.3.2 Prime Agricultural Area notes “it is the intent of this Plan to preserve prime agricultural areas to ensure its availability for food production on a long-term basis by protecting it from incompatible uses.” The Provincial Policy Statement defines prime agricultural areas as those where prime agricultural lands predominate, which includes specialty crop areas and/or land where Canada Land Inventory Class 1, 2 and 3 lands exist.” However, this draft Official Plan now includes with this category of Prime Agricultural Areas: a) associated Canada Land Inventory Class 4 through 7 lands; and b) additional

areas where there is a local concentration of farms which exhibit characteristics of ongoing viable agriculture. No mention of these added categories is made in Part 10.22.39.

We think the 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.

The Plan has many lands designated as Rural, not Prime Agricultural, whereon long-established, historical farming operations and hobby farming occur. These rural agricultural lands are not well protected from “incompatible” uses such as residential severances, light industry and aggregate operations. We encourage the Township to recognize and protect these important rural lands.

Aggregate

In **Part 5.3.3.2** and Schedule ‘J’ Bedrock Resource Areas, it is indicated that most of Loyalist Township lies within an area of high potential for bedrock extraction with only two exceptions: 1) Settlement areas and 2) Rural Clusters (groupings of 4-6+ residential and other non-agricultural units).

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 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.”

Application of Policies

In **Part 5.3.3.2**, under d) of this section, VII the wording states that “the Township may waive the requirement for a study/assessment provided they are satisfied of the following: “The nature and location of any sensitive surface water and ground water features in the area and its impact on mineral aggregate operations.” It appears to us that the Township is giving more value to water needs for aggregate extraction than to the sensitive surface or ground water itself. Or perhaps, it is more worried about how water might adversely affect an aggregate operation than to the water supply of nearby homes and farms. No waivers of studies or assessments of potential damage to the environment should be given.

Rural Policy Area

Part 5.5 states that “rural lands are defined as lands which are located outside settlement areas and are outside prime agricultural areas”. Within the Rural designation there are agricultural activities, but they tend to be dispersed. Use of lands for these purposes (residential, seasonal residential and other non-farm uses) is desirable as long as it takes place within a planning framework.”

However, Part 6.4.8 Soil Preservation states: “Soil is a valuable resource in the municipality as evidenced by the ongoing viable agricultural activity”.

It is our assertion that there are areas within the rural designation that have many long-term, productive farms in operation and cannot be described as “dispersed”. This terminology gives the sense that the rural area of the Township is merely dotted with rural residences and an occasional farm that is not very productive. This is not an accurate reflection of our rural area and fails to recognize land use on improved soil for locally grown produce (organic or not) and an increasing demand for such produce. Is the Plan stating that Township soil is a valuable resource only if it exists in the areas currently designated as Prime Agricultural Land? We see confusion in the Official Plan as to what constitutes agricultural lands, viable agricultural activity and lands with high agricultural capabilities.

In order to deal with this confusion, we recommend that the Township create an inventory of the active farms in the “rural” areas and assign definitions to each property after an actual “feet-on-the-ground” survey to clearly identify agricultural lands, viable agricultural activity and lands with high agricultural capabilities (2.2.1.7)

Permitted Uses

In **Part 5.5.2**, the Plan states that within the Rural designation, “the predominant use of the land shall be for agricultural, conservation, forestry, public and private recreation”.

The Official Plan notes that there is pressure on the Township to allow more severances in the rural areas. 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. This could also result in more demands on the Township to provide services to these areas with higher concentrations of residential dwellings, conflicts between farms and individuals who just wish to live on a small property in the rural area, increased traffic on the rural roads and conflict between land use priorities. (See also page 2 of this report and Map Y.)

Environmental Management: Part 6.4

The Bay of Quinte Remedial Action Plan (BQRAP)

Part 6.4.2: We applaud the Township for supporting the BQRAP. It demonstrates an awareness of the importance of our water systems and watersheds to the overall health of our environment and our communities. Perhaps this part could include a statement about ensuring that contamination from septic systems does not occur, just as stated in 6.4.3 Stormwater Management to prevent a negative impact on the Bay of Quinte.

Forestry

Part 6.4.6 The Township is demonstrating very forward thinking in supporting and encouraging forestry as a use of land. The Official Plan 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.

Recreation: Part 7.1

The Council does an excellent job in providing facilities for many kinds of recreation and sometimes the facilities are provided to channel an activity into an area where it is welcome and is not irritating to neighbours. Greater Napanee has an example of such a facility in its skateboard park.

The activities of ATV enthusiasts give the riders pleasure, but they also damage some land, often not owned by the riders. Such areas need protection because they are sensitive or environmentally important. An example of such an area is the alvar grassland and shrubland lying parallel to Highway 6 south of Odessa, which is part of Asselstine ANSI. In the spring of 2019 this area of significant vegetation looked like a ploughed field. We suggest that the Township consider providing ATV enthusiasts with areas devoted to their sport where they can race, have water jumps, etc. -- an ATV Park.

Implementation and Interpretation: Part 10

Part 10.22.30. This definition should be expanded beyond fruit or fruit juice used in the production of wine. With the increase of organic farms across the township and/or farms selling their produce and livestock as “locally grown” the Township needs to include some definition that recognizes these products. Increasing numbers of farmers’ markets demonstrate the popularity of food that is grown locally.

Noticed Errors or Omissions

- 1) Page 56-57, 5.2.3.2: A paragraph in (d) is repeated in (e). Is this an error or intentional for emphasis?
- 2) Page 90, Part 5.6.1: 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”.
- 3) Page 124, Part 6.7: There is no item iii). Is anything missing or is there an error in numbering?

Respectfully submitted for Friends of Wilton Creek Watersheds (FWCW),

Laurie Davey-Quantick, President

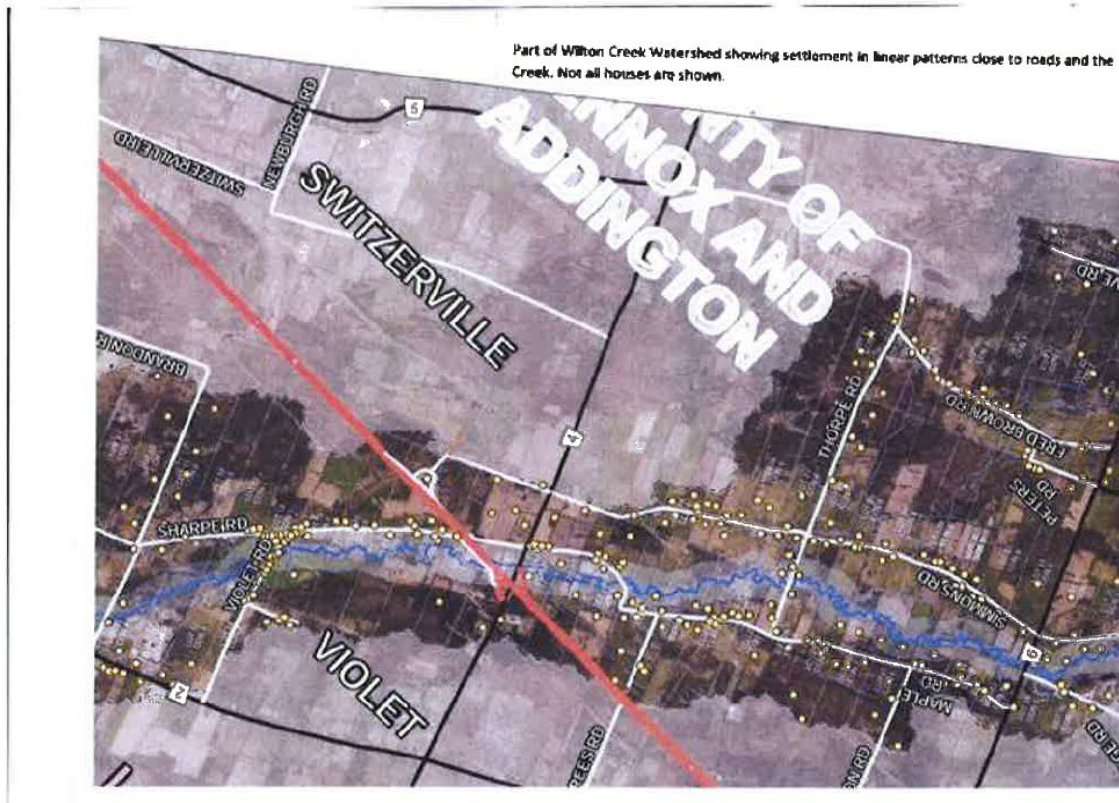
Adèle Crowder, Founder,
Liaison, Lennox & Addington Stewardship Council

Jane McDonald, Secretary/Publicity
friendsofwiltoncreek@gmail.com



Map X

The area proposed for light industry in Part 4.4.1.6 showing Camden Braes Resort, Wilton Creek, the ONRoute and Ducks Unlimited Marsh



Map Y

A portion of the Wilton Creek Watersheds. Yellow dots are civic addresses.

Each is likely to have at least one well and one septic tank. Note the linear pattern of these wells and septic tanks along the sides of the Valley.



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Nicole Goodbrand

From: Mather, Rachael [REDACTED]
Sent: July 26, 2019 11:17 AM
To: Op-Review
Subject: KFL&A Public Health feedback on draft Loyalist Township Official Plan
Attachments: KFLA feedback Loyalist OP.pdf

Dear Mr. Wynnyckyj and Mr. Beckel,

I was pleased to meet your team in person at the draft Loyalist Township Official Plan session on June 18th, 2019, and am happy to follow-up with recommendations on behalf of many content experts from KFL&A Public Health (see attachment). Feel free to get in touch with me if any clarification is needed.

Kind regards,

Rachael Mather, RD, MSc
Public Health Dietitian

[REDACTED]

[REDACTED]

[REDACTED]

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KFL&A Public Health Recommendations

July 26, 2019

General Recommendation:

KFL&A Public Health is committed to improving the health of residents through health protection and health promotion. The creation of supportive environments for health is a key part of our work. Upon reviewing the draft Loyalist Township Official Plan, we are pleased to see the inclusion of many health-related aspects, including commitments to promoting active transportation and preserving agriculture land.

We recommend the addition of a health impact assessment to section 10.12b.1 and are keen to work with Loyalist Township to support the development of a tailored health impact assessment tool, to assist with integrating health impact considerations into assessing and evaluating planning and projects and practices.

Health Topic Recommendations:

Section 1: Healthy eating

Section 2: Active transportation

Section 3: Sun safety

Section 4: Alcohol

Section 5: Age-friendly communities

Note: Each Health Topic Recommendations section has been provided by different content experts, so the format varies by section.

Section 1: Healthy eating

Healthy Eating Recommendation #1:

Promote the health of individuals, families and our community through: policies and practices that acknowledges how food contributes to physical, mental, spiritual, and emotional well-being; strategies to prevent and manage chronic diseases through access to adequate, healthy, safe, affordable and culturally appropriate food.¹

- a) Enhance the built environment to increase access to healthy food, including through transportation, safety and design.^{2,3,4}
- b) Health Canada recommends that foods and beverages offered in publicly funded institutions align with Canada's Dietary Guidelines.⁵ To create supportive environments for healthy eating, publicly funded institutions should offer healthier options that align with Canada's food guide and limit the availability of highly processed foods and beverages, such as sugary drinks and confectioneries.

Opportunities for integration into Loyalist Township's Official Plan:

- o **3.5.1.11** Growth Management Objectives: This section could be further strengthened to promote healthy food access by defining "walkable distance", and identifying access to healthy

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food as a priority, by including healthy food premises such as grocery stores, produce markets and specialty food stores (i.e., meat, dairy, fish markets etc.).

- o 3.9.1 General Policies: Add an objective to ensure affordable, healthy foods and drinks are available at all municipal facilities. This could be the focus of public consultation, a phased-in approach or pilot program. Contact KFL&A Public Health for support in implementing nutrition initiatives in the facilities overseen by the municipality.

Healthy Eating Recommendation #2:

Protect our environment through preservation of local farmland, protection of watersheds and wildlife habitat, food production methods that sustain or enhance the natural environment in rural and urban settings, agriculture and land use policies that support the production of healthy sustainable food, and food waste reduction and recycling policies and practices.¹

- a) Support urban agriculture in settlement areas

We commend Loyalist Township for including supportive language allowing urban agriculture in all land use categories and having a comprehensive definition of urban agriculture in the Official Plan.

Opportunities for integration into Loyalist Township's Official Plan:

- o 5.4.3 General Policies: Include composting as supportive food waste reduction practice.

Healthy Eating Recommendation #3:

Foster economic sustainability of our community through affordable agricultural land, and production, preparation, storage, distribution and consumption of regional food as an integral part of our economy¹

- a) Communities can support local food through the various types of value-retention and value-add facilities, such as processing facilities, food hubs, farmers' markets, and mobile vendors.

We commend Loyalist Township for supporting agriculture in the following sections, 3.1.3.15, 4.2.3:f, 5.3.2 and 6.48.

Healthy Eating Recommendation #4:

Promote the health of infants, parents, and our community by ensuring that all public buildings, facilities, and outdoor spaces protect, promote and support breastfeeding.

- a) Institute policy to protect the human right to breastfeed in public.⁶
- b) Enhance the built environment to accommodate breastfeeding. This includes posting breastfeeding-friendly signs or decals, having diaper-changing stations in washrooms of all genders, and having comfortable chairs available.
- c) Uphold the World Health Organization's *International Code of Marketing of Breastmilk Substitutes* wherever possible in the community.^{7,8}

Opportunities for integration into Loyalist Township's Official Plan:

3.9.1. Community, Cultural, and Recreation Objectives: Add an objective to encourage optimal infant nutrition by protecting, promoting, and supporting breastfeeding in the community and among employees of Loyalist Township.

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7.1.1. General Policies: Add a policy that the Township's parks, open spaces, and public buildings shall protect, promote, and support breastfeeding by upholding the human right to breastfeed in public and by upholding the World Health Organization's *International Code of Marketing of Breastmilk Substitutes*, particularly at community events and when considering requests from private businesses to advertise to the general public. Contact KFL&A Public Health for support in implementing the World Health Organization's *International Code of Marketing of Breastmilk Substitutes*.

References:

1. Food Policy Council for Kingston Frontenac Lennox & Addington. Food Charter. 2012. Available from: <http://foodpolicykfla.ca/>
2. Institute of Medicine. Local government actions to prevent childhood obesity. Washington: The National Academics Press; 2009. Available from: <http://iom.edu/Reports/2009/Local-Government-Actions-to-Prevent-Childhood-Obesity.aspx>
3. Secretariat for the Intersectoral Healthy Living Network, F/P/T Healthy Living Task Group, F/P/T Advisory Committee on Population Health and Health Security. The integrated pan-Canadian healthy living strategy. Toronto: Queen's Printer for Ontario; 2005. Available from: <http://www.phac-aspc.gc.ca/hp-ps/hl-mvs/ipchls-spimmvs/pdf/ipchls-spimmvs-eng.pdf>
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5. Health Canada. Canada's Dietary Guidelines for Health Professionals and Policy Makers. 2019. Ottawa. Available from: <http://food-guide.canada.ca>
6. Ontario Human Rights Commission. Pregnancy and breastfeeding (brochure). Retrieved 25 July 2019. Available from <http://www.ohrc.on.ca/en/pregnancy-and-breastfeeding-brochure>.
7. Ontario Public Health Association. OPHA Position Paper: The WHO Code and the Ethical Marketing of Breastmilk Substitutes. (2010). Retrieved 25 July 2019. Available from <http://breastfeedingcanada.ca/documents/OPHAStatement.pdf>.
8. World Health Organization. International Code of Marketing of Breast-milk Substitutes. (1981). Available from https://www.who.int/nutrition/publications/code_english.pdf.

Section 2: Active transportation

3.8.1: To ensure land use and development is planned using a Complete Streets approach, considering the needs of all road users – pedestrians, cyclists, transit users and motorists – of all ages and abilities. Priority shall be given to active transportation infrastructure and street connectivity.

3.9.1: Expand and maintain the system of publicly accessible parks, nature trails, and other greenspaces to support increased contact with natural elements.

5.7.7.2: Create neighbourhood hubs to provide opportunities for recreation and social interaction that address the needs of all residents and considers health equity and access issues in the design of these spaces.

10.12b1: Add Health Impact Assessment.

Section 3: Sun safety

5.9.3: municipal outdoor spaces shall be designed to include natural and constructed shade features to protect residents from sun exposure and ultraviolet radiation.

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- a shade audit shall be incorporated into the planning process to maximize protection from ultraviolet radiation.

6.4.7.1 b: Shade will be incorporated strategically, using a shade audit tool to prevent implementation failure.

10.12b.1: Add Shade Audit.

Section 4: Alcohol

Limiting density and location of alcohol outlets is an evidence-based policy recommendation for local governments. Even relatively small increases in the availability of alcohol leads to increases in alcohol consumption and related problems and harm.¹

Alcohol Availability Recommendation #1:

Zoning by-laws shall require a minimum distance between schools, youth facilities, housing developments, and all locations that sell, serve or produce alcohol (e.g. retail outlets, licensed establishments, craft breweries, wineries, ferment-on-premise outlets) to minimize normalization and create a culture of moderate consumption.²

- Create location restrictions to protect sensitive land uses, such as schools and parks, and to address clustering by establishing minimum separation distances for alcohol outlets.
- With proposed increases in retail accessibility of alcohol in Ontario, local governments may experience an increased cost burden due to increased consumption and related harms. Alcohol-related costs in Ontario total more than \$5.3 billion / year including health care, enforcement, and lost productivity.³
- Municipalities have the tools to limit alcohol access and protect populations at high risk of alcohol related harms (e.g. youth, young adults, those in recovery) as well as those exposed to the effects of harmful drinking by others e.g. licensing, land use planning, zoning by-laws.

Opportunities for integration into Loyalist Township's Official Plan:

5.7.5 Commercial Land Use

Alcohol Availability Recommendation #2:

Guidelines shall be developed for acceptable alcohol outlet density within the community to reduce harms related to alcohol use. The recommended gold standard is < 2.0 off-premise (retail) outlets per 10,000 capita ages 15+, and < 2.0 on-premise outlets (bars, restaurants) per 10,000 capita ages 15+.⁴

- Regulating the physical availability of alcohol through density and location restrictions have shown to lower alcohol consumption and reduce alcohol related injuries, assaults, public disorder and violence.⁵
- In addition to the substantial negative health and social effects resulting from alcohol consumption, municipal governments bear significant costs for alcohol misuse from police, EMS, and fire services, the health care system, and public health.⁶ Planned increases in retail availability in Ontario through additional grocery stores, corner stores and big box stores can lead to an increased cost burden for municipalities.

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Opportunities for integration into Loyalist Township's Official Plan:

5.7.5 Commercial Land Use

Alcohol Availability Recommendation #3:

Alcohol consumption is prohibited in public spaces such as parks as per current Liquor License Act regulations.

- Under the Liquor License Act, public consumption of alcohol is prohibited. However, recent proposed changes permit municipalities to designate public areas, such as parks, for the consumption of alcohol.
- Permitting alcohol consumption in public areas will further normalize alcohol use and may hinder the public's enjoyment of these areas, particularly, in family- or child-oriented areas and natural spaces such as conservation areas.
- In the absence of any access controls, the risk increases significantly for underage drinking, harmful alcohol consumption behaviour including intoxication, and alcohol-related harms.⁷ Without the ability to cite an individual or group for public drinking, the management of public nuisance issues such as noise and other crowd-related disturbances will be more difficult. For example, authorities may have to wait until a situation escalates to a dangerous level before they can intervene (essentially having to wait until intoxication has set in).
- The designation of public areas for the consumption of alcohol could also significantly increase the risk of serious injury and death (e.g. waterways, parks with open water or dangerous geological features, remote or inaccessible trails, or areas close to major roadways) and consequently the liability for municipalities, specifically under the Occupiers' Liability Act.⁷
- Municipalities have the tools to limit alcohol access and protect populations at high risk of alcohol related harms (e.g. youth, young adults, those in recovery) as well as those exposed to the effects of harmful drinking by others.

Opportunities for integration into Loyalist Township's Official Plan:

7.1.2 Healthy Communities – Parkland classifications and standards

References:

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4. Stockwell, T., Wettlaufer, A., Vallance, K., Chow, C., Giesbrecht, N., April, N., Asbridge, M., Callaghan, R.C., Cukier, S., Davis-MacNevin, P., Dube, M., Hynes, G., Mann, R., Solomon, R., Thomas, G., Thompson, K. (2019). *Strategies to Reduce Alcohol-Related Harms and Costs in Canada: A Review of Provincial and Territorial Policies*. Victoria, BC: Canadian Institute for Substance Use Research, University of Victoria.
5. Simcoe Muskoka District Health Unit. *Healthy community design: Policy statements for official plans* [Internet]. Barrie, Ontario; 2014 [cited 2017 November]. Available from: http://www.simcoemuskohealth.org/docs/default-source/jfy-communities/Healthy_Community_Design.pdf?sfvrsn=0
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Section 5: Age-friendly communities

Loyalist Township commit:

- to planning using a health, equity and inclusion lens, and
- to ensuring that the needs of older adults for suitable housing options, recreational and social opportunities, and accessible health care are met. This will contribute to the development of an age friendly community and will also help the municipality to align with the required accessibility standards for people with disabilities (AODA).

There are several examples in this draft OP of attention to what contributes to age friendly communities (e.g. safe and healthy community considerations in 3.6.1.6, Community, Cultural, and Recreation Objectives in 3.9.1, Design of Attractive and Healthy Neighbourhood Goals in 3.10, and housing considerations outlined in 7.3.3, 5.7.1.6 e), and 5.7.1.7 e)); however, ideally all of the eight themes (see below) developed by the World Health Organization's *Global Age-Friendly Cities: A Guide* would be addressed to some degree.

1. Outdoor Spaces and Public Buildings
2. Transportation
3. Housing
4. Social Participation
5. Respect and Social Inclusion
6. Civic Participation and Employment
7. Communication and Information
8. Community Support and Health Services

Loyalist Township Official Plan Update:
KFL&A Public Health Recommendations

July 26, 2019

Rationale: These factors are important determinants of health that need to be considered across the lifespan. Seniors and the community as a whole benefit when healthy aging and age-friendly features are trademarks of a community.

References:

1. World Health Organization (WHO). 2007. Global age-friendly Cities: A Guide. Available from https://www.who.int/ageing/publications/Global_age_friendly_cities_Guide_English.pdf

From: [Alyssa Rhynold](#)
To: [Op-Review](#)
Subject: Trans-Northern Pipeline Comments
Date: Wednesday, June 19, 2019 3:23:08 PM
Attachments: [image003.png](#)
[T-N-MUN-LTR-20190619OPR.pdf](#)
[1744_Crossing_Guidelines_FINAL.1.pdf](#)
[Ontario_brochure.pdf](#)
[Living_and_Working_Near_Pipelines_DPR.pdf](#)
[Pipeline_Damage_Prevention_-_NEB_2016.pdf](#)

Good afternoon,

Please find attached TNPI's comments related to the Official Plan review.

I have also included information on living and working near pipelines.

Kind regards,

Alyssa Rhynold



June 19, 2019

Loyalist Township
263 Main Street
P.O. Box 70
Odessa, Ontario
K0H 2H0

Attention: Bohdan Wynnyckyj, Supervisor, Planning Services

RE: Loyalist Township Official Plan Review

Dear Mr. Wynnyckyj:

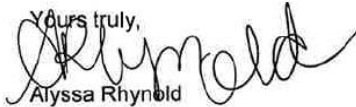
Thank you for providing Trans-Northern Pipelines with notice of the Loyalist Township Official Plan review.

Trans-Northern Pipelines Inc. (TNPI) operates federally regulated pipelines throughout Ontario and Quebec. TNPI is active in the development process in all communities where our pipelines are present and we hope to be consulted during the Official Plan review. Our initial comments related to the Official Plan review as it relates to TNPI operations are as follows:

- TNPI is required to monitor all development within 200 metres of the pipeline. This is especially significant for emergency planning purposes where new development of high occupancy buildings (i.e. schools, hospitals, and seniors' residences) is being considered.
- Under section 112 of the National Energy Board Act and Damage Prevention Regulations, ground disturbance within 30 metres on either side of the pipeline centre, requires a locate and authorization from TNPI.
- TNPI's preference is for our right-of-way to be incorporated into open space. Developers should consult TNPI in the early planning stages to discuss setbacks and subdivision configurations. A standard setback of 10 m from the TNPI right-of-way is acceptable to TNPI.
- TNPI mapping should be included to show approximate location of TNPI pipeline.

We look forward to working with Loyalist Township as they move forward with the next stages of the Official Plan review.

Yours truly,



Alyssa Rhynold
Land and Right-of-Way Administrator

TORONTO

310-45 Vogell Road, Richmond Hill ON L4B 3P6
TEL (289) 475-5369 • FAX 905-770-8675

CALGARY

109-5305 McCall Way NE, Calgary AB T2E 7N7
TEL (403) 476-1646 • FAX 905-770-8675

TRANS-NORTHERN PIPELINES INC.

Nicole Goodbrand

From: Jeff Bolichowski [REDACTED]
Sent: August 23, 2019 12:04 PM
To: Nicole Goodbrand
Subject: Comments from MasonryWorx
Attachments: MasonryWorx - Loyalist Recommendations - August 23 2019.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nicole,

Per your discussion with John, please find attached our comments for the OP Review, as well as some extracts from the OPs of Cornwall and Russell for your review. If there is anything else we can provide, please let us know.

Jeff Bolichowski - Senior Media & Policy Analyst

There's Always a Strategy



[REDACTED]





Good day,

Please find attached the following comments on Loyalist Township's Draft Official Plan. The recommendations contained herein are intended to provide advice on means of raising the bar on urban design for intensification projects through a focus on a high quality of architectural design and exterior materiality. This document also includes samples of progressive language utilized in the municipalities of Cornwall and Russell, excerpted to demonstrate policies in comparable communities.

Broadly, many of the policies espoused here, particularly those speaking to the power of the municipality to have a say in the exterior design of most structures in the community, are broadly applicable. MasonryWorx urges that Official and Secondary Plan policies such as these be supported with robust external Urban Design Guidelines which address factors such as materiality alongside other important design concepts, including massing and streetscaping.

Many progressive municipalities support Official and Secondary Plans by using Design Guidelines to delineate preferred primary and secondary materials. MasonryWorx recommends that such Guidelines call for the use of brick, stone and architectural block as the primary materials, with other materials, such as stucco and siding, used as accents in concert with the primary materials.

In its current form, the Planning Act, through policies delineated in Section 41, gives municipalities the authority, should they wish to exercise it, to have input into the exterior character of virtually any building constructed within the community. Exercising these powers at the infill level is vital in maintaining a cohesive, unified community character which respects and enhances the built character of the community.

We encourage all parties to continue to pursue progressive planning policies, particularly the use of brick, block and stone masonry as primary building materials.

We hope to continue to engage with you as the OP process moves forward.

Yours,

Andrew Payne, Executive Director
MasonryWorx

RECOMMENDATIONS

Section	Existing Text	Recommended Changes
2.2.1.3	There is a strong historical character to the Township and there are features worthy of historic preservation.	There is a strong historical character to the Township. Its historic features, character and built environment are worthy of historic preservation, and this plan shall endeavour to preserve that character in new developments by requiring contemporary exterior design to reflect a high architectural and material standard.
3.5.1.7	To ensure compatibility between new development and existing builtup areas.	To ensure compatibility between new development and existing built-up areas and to require a high standard of articulation and exterior design for new development.
3.10	To promote excellence and innovation in urban and environmental design.	To promote excellence and innovation in urban environmental design, and to create a sense of identity and continuity for the Township through high-quality design and resilient, distinctive architectural treatments that residents and visitors can recognize as characteristics of the Township and its settlement areas.
3.10.1.3	Adopting urban design policies and establishing and encouraging adherence to general design guidelines which are sensitive to and scaled to the natural and built environment and which are supportive of the goals and objectives of the plan.	Adopting urban design policies and establishing and expecting adherence to general and architectural design guidelines which are sensitive to and scaled to the natural and built environment and which ensure built form that is well-designed, utilizes high-quality architectural design and building materials, and provides for high-quality public and semi-public spaces.



Section	Existing Text	Recommended Changes
5.7.7.1	<p>It is the Township's intent to promote the development of an attractive, safe, accessible, and sustainable urban environment within the urban residential areas shown on Schedules 'C', 'D', and 'E' of this Plan.</p> <p>Council envisions the creation of diverse and interesting residential areas which exhibit a high standard of design. New residential development will be guided by the policies below.</p>	<p>It is the Township's intent to promote the development of an attractive, safe, accessible, and sustainable urban environment within the urban residential areas shown on Schedules 'C', 'D', and 'E' of this Plan as well as urban commercial areas throughout the Township.</p> <p>Council, Township staff and the public expect a high standard of urban and architectural design across the public and private realms. To that end, these policies emphasize a high-quality built environment across both the public and private realms.</p> <p>New residential development and urban commercial and institutional development shall be guided by the policies below. In addition to these core policies, the Township shall develop Urban Design Guidelines addressing specific settlement areas and uses. Development proponents shall implement the policies of this chapter as well as the detailed Urban Design policies delineating the Township's policies for these specific areas and uses, where they apply.</p>



Section	Existing Text	Recommended Changes
5.7.7.2	Policies (Urban Design)	<p>Add bullets, ordered as appropriate:</p> <p>r) In areas where the prevailing character of the municipality is of a lower quality, development should enhance the character of the community through high-quality architectural treatments;</p> <p>s) Primary exterior building materials used shall be durable, natural materials with low maintenance requirements and are climate resistant, particularly brick, stone and engineered stone, with other materials used based on architectural merit and in combination with the preferred materials;</p> <p>t) Building materials which age quickly and require high maintenance to maintain their quality, such as EIFS and vinyl siding, are discouraged;</p> <p>u) Exterior cladding materials utilized on the front elevation shall be carried to the side and rear elevations in order to avert a “false fronting.”</p>
6.6	Such plans are intended to provide detailed strategies to address and coordinate matters such as:	<p>Add a bullet:</p> <ul style="list-style-type: none"> • Exterior design, building materials, articulation and architectural character;
6.6	Neighbourhood plans which are not adopted as Secondary Plans to the Official Plan have no legal status under the Planning Act, although they continue to serve as guidelines for land use and coordination of development in areas covered by such plans.	<p>Amend:</p> <p>In addition to the Secondary Plans contained within the Official Plan, Council may approve additional Urban Design Guidelines or Architectural Control Guidelines to provide further guidance as to the form and standards expected for new development. Proponents of new developments shall demonstrate adherence to such guidelines, where applicable, as well as the policies of the Official Plan and relevant Secondary Plans.</p>



Section	Existing Text	Recommended Changes
10.10	It is generally intended that the following uses be exempted from the site plan control requirements unless approval conditions as part of the creation of a new lot by plan of subdivision or consent to land severance require they be subject to site plan approval: i) a single unit dwelling; ii) a semi-detached dwelling; iii) a duplex dwelling;	Remove bullets i, ii and iii. Site Plan Control within all urban settlement areas should be applied to all new developments, with exemption given to residential units in rural areas only.
10.10	Council may require site plan drawings, elevations and cross-sections for all residential buildings containing three (3) or more dwelling units.	Pursuant to Section 41(5) of the Planning Act, all urban settlement areas and Secondary Plan Areas are identified by this Plan as areas in which Council may require site plan drawings, elevations and cross-sections for all residential buildings containing one (1) or more dwelling units.

10.10		<p>Add a new bullet b):</p> <p>b) Pursuant to section 41(4) of the Planning Act, no person shall undertake any development in an area designated a Site Plan Control Area, including residential developments with fewer than 25 dwelling units, barring approval of the following:</p> <p>1. Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required including facilities designed to have regard for accessibility for persons with disabilities.</p> <p>2. Drawings showing plan, elevation and cross-section views for each building to be erected, which drawings are sufficient to display,</p> <p>(a) the massing and conceptual design of the proposed building;</p> <p>(b) the relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;</p> <p>(c) the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;</p> <p>(d) matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design;</p> <p>(d.1) matters relating to exterior access to each building that will contain affordable housing units or to any part of such building;</p>
-------	--	---



Section	Existing Text	Recommended Changes
		<p>(e) the sustainable design elements on any adjoining municipal highway, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities;</p> <p>(f) facilities designed to have regard for accessibility for persons with disabilities.</p>

PROGRESSIVE LANGUAGE: CORNWALL

3. Establish Built Form and Architecture that is Compatible with Existing Conditions

It becomes important for a city like Cornwall, with a rich history and culture, to ensure that any development, redevelopment and intensification are responsive to the existing conditions. New and renewed/repurposed built form should be context sensitive to ensure that the City of Cornwall retains its unique sense of place. For example, building materials should be chosen for their functional and aesthetic quality, sustainability, ease of maintenance, long term durability, and match with the cultural heritage of the overall community. Such is the case with the use of brick, stone and engineered stone as preferred types of cladding materials. Other materials, such as stucco, wood, metal, decorative concrete or glass for example may be considered based on design merit and possibly when used in combination with such preferred materials. Establishing appropriate built form and architecture can be achieved in many ways. Building heights, for example, should have a smooth transition to adjacent existing built form, in turn protecting the existing stable neighbourhood. Development, redevelopment and intensification through the provision of a mix of densities, and encouraging higher density close to major street intersections, can be achieved through moderately scaled building varying in height. This built form scale responds well to the existing built fabric as well as local market demands. It also promotes liveability through pedestrian scaled development. In addition, an effective design practice is to use the same or compatible detail and design consideration on all sides of the building. Materials should turn corners to extend beyond the façade. Avoid exposed edges that may cause a jarring material change and artificial appearance.

5. Create Healthy Communities and Sustainability Through Urban Design

Technology will also play an important role in promoting and evolving sustainable design practices. All efforts should be made to study and update measures for sustainable urban design practices within the Official Plan. For example, site designs that conserve energy will be encouraged. Energy conservation will be analyzed at the development application stage and during the preparation of building and site designs. Buildings should preferably be designed, oriented, constructed and landscaped to minimize interior heat loss and to capture and retain solar heat energy in the winter and to minimize solar heat penetration in the summer. The use of natural materials, particularly masonry, in the construction of buildings is strongly encouraged both as structural elements due to their thermal mass properties and as exterior facing for buildings due to their environmental sustainability. The use of green roof and/or solar collector technology and techniques is also encouraged to be considered.

Built Form and Landscape Treatment:

xi) Building massing and detailing at retail unit entrances should be designed to emphasize the entry. This can include but is not limited to increased height, use of architectural projections, change in the roofline, or material changes to increase transparency. Street facing façades should have the highest design quality. Materials used for the front façade should be carried around the building where any façades are exposed to the neighbouring/public view at the side or rear.



xv) Further to item xi) in this listing, high design quality can include the use of an array of natural building materials such as brick, stone and architectural block masonry as examples

Downtown and Le Village – Built Form

xvii) Facing materials consisting of high quality, natural materials, particularly masonry, should be used wherever possible. Side and rear façades should preferably have a design and materials standard equal to the front façade treatment.



PROGRESSIVE LANGUAGE: RUSSELL

Land Use Objectives

To ensure a high standard of architectural design and building materials throughout the Township and across all uses, including residential, and non-residential structures.

Policies: Village Design Guidelines

9 Primary exterior building materials used should be durable, natural materials that have low maintenance requirements and are climate resistant, particularly brick, stone, and engineered stone, with other materials used based on architectural merit and in combination with the preferred materials.

11. The character, materials, and architectural treatment of development within the Village of Russell shall be compatible with the unique heritage character of the Village. Innovative architectural treatments shall be considered based on design merit and compatibility with the Urban Design objectives of this plan and any applicable Urban Design Guidelines.

12. Development within the Village of Embrun shall contribute to the particular enhancement of the Village's built community character and convey a sense of permanence and resilience through high quality architectural design and building materials.

Commercial Park Design Guidelines

36 Primary exterior building materials used should be durable, natural materials that have low maintenance requirements and are climate resistant, particularly brick, stone, and engineered stone, with other materials used based on architectural merit and in combination with the preferred materials.

From: [Bohdan Wynnyckyj](#)
To: [Nicole Goodbrand](#); [Murray Beckel](#)
Subject: Fwd: Objection to the draft Official Plan
Date: September 5, 2019 7:00:41 AM
Attachments: [359-09 amendment Support for Municipalities-FINAL-June19.pdf](#)

FYI

Get [Outlook for Android](#)

From: Deborah Barrett <justdebarrett@gmail.com>
Sent: Thursday, September 5, 2019 6:30:11 AM
To: Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>; Debbie Chapman <dchapman@loyalist.ca>
Cc: Nathan Townend <gntownend@gmail.com>
Subject: Objection to the draft Official Plan

Good day Mr Wynnyckyj and Ms. Chapman

This is a formal objection to the wording in Section 6.9.3.1 of the draft Official Plan which reads in part as follows:

6.9.3 Policies for Commercial-Scale Wind-Energy Generating Systems

6.9.3.1 Commercial-Scale Wind-Energy Generating Systems shall generally be located on Amherst Island, and in Concessions Broken Front, 1 and 2 on the mainland, where wind speed resources are rated acceptable or very good by the Ministry of Natural Resources' Ontario Wind Atlas.

The wording implies a predetermination of approval for additional wind turbines on Amherst Island, a community that is already blanketed by 26 turbines. The wording encourages further turbine development on Amherst Island and is inconsistent with recent provincial amendments to Regulation 359/09.

The Planner is encouraged to further review recent amendments to Regulation 359/09 with respect to Environmental Registry decision posted on June 19, 2019 and to have regard for the attached submission from Wind Concerns Ontario which sets out a summary of changes and proposals for future consideration of renewable energy projects.

In the meantime, I recommend that the wording of Section 3.9.3.1 be deleted and replaced by the following:

6.9.3.1 Commercial Scale Wind Generating Systems shall be located on lands designated Industrial and shall be considered industrial facilities. Consistent with provincial policy no wind turbine generating systems shall be permitted on prime agricultural land. All commercial scale wind generating systems shall be located a minimum of 2000 metres from the property boundary of non-participating residential, commercial, recreational or institutional uses.

The proposed wording would ensure that an Official Plan Amendment and rezoning would be required for all future commercial scale wind generating systems and would enable Council to set conditions for development specific to the each application.

Further amendments to the Township Zoning By-law are also required to address future consideration of commercial scale wind generating facilities.

Please give me notice when the draft Official Plan is to be considered by Council.

Thank you for your consideration of this important matter.

Deborah Barrett
4455 South Shore Road
Stella ON K0H 2S0
613-634-4460

Changes Introduced by PC Government

- Planning authority for wind turbines has been returned to municipalities
- Green Energy Act repealed to remove restrictions
- Planning Act has been amended to prevent appeals or lawsuits related to municipal zoning decisions related to renewable energy projects
- New regulations require wind power proponents to provide written confirmation from municipal authorities that use of land is not prohibited by local **zoning bylaw**.
- Important Note: The Regulations indicate that the bylaws **do not affect existing turbine projects or repowering of existing projects** unless locations of turbines change.

Provincial Policy Statement

All decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The most recent version provides helpful direction:

- Prime agricultural areas shall be protected for long-term use for agriculture.
- In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.
- No indication that wind turbines are considered a compatible use of prime agricultural land.

Current Planning Provisions

- Situation varies with each municipality, but they usually consist of a general Official Plan and Zoning Bylaws which provide more details.
- Many plans/bylaws do not reflect current community views as they were written in a period where wind turbines were viewed positively and even promoted as an agricultural land use by the OFA. While attitudes have changes, the documents were ignored for 15 years when municipal plans were not considered in siting turbine projects.
- Given the new municipal powers, Official Plan and Zoning Bylaws **need to be updated** to reflect current understanding of wind turbines.
- Only zoning bylaws are considered by the new regulation, but zoning bylaws need to be consistent with the Official Plan.
- Planning provisions **cannot prohibit wind turbines**, only regulate their location within the municipality.

Interim Control Bylaws

- Amending Official Plans and zoning bylaws is a lengthy process which could take 6 months to a year.
- Section 38 of the Planning Act gives municipalities the power to act quickly by passing "Interim Control Bylaws" when they have directed that a study be undertaken of land use planning policies in the municipality. This bylaw can be effective for up to one year.
- Using this provision, the Council could direct that a study of land use planning policies related to wind turbines in rural areas be undertaken, and in this period, no projects would be considered.

Possible Changes to Official Plans

- Restrict placement of turbines to protect people and resources
- **Define wind turbines as an industrial land use**
 - All land area covered by turbine leases would be rezoned to industrial and be **fully taxed** at the industrial rate
- Exclude wind turbines from being located on prime agricultural land
- Exclude wind turbines from all areas designed for residential as well as areas designated for residential development. Require buffer zone.
- Zoning amendments needed to implement any project

Possible Considerations for Rural Zoning Bylaws

- Establish rules for setbacks from other uses
 - Include full time and seasonal residences, schools, residential facilities, workplaces including farm buildings and buildings housing livestock.
 - Extend protection to areas designated for future growth and vacant lots where residences could be built.
- **Existing setback of 550 metres is not sufficient;** suggest 10 times height of turbine plus blade or about 2,000 metres to include some protection against low frequency noise and infrasound.
- Establish rules for setbacks from property lines/roads
 - Protect non-participating neighbours from ice throw and blade problems
 - Sufficient space to allow aerial spraying of crops
- Existing setback from property line of blade length plus 10 metres is not sufficient; suggest at least 500 metres to protect against ice throw and blade failure.
- Establish rules for setbacks from all types of existing airport facilities.
- Require turbine siting to avoid emergency services flight paths.
- Establish rules preventing the placement of turbines in sensitive natural areas and lands subject to flooding.
- Require turbine operation to prevent Shadow Flicker/strobe effect from extending beyond property controlled by leases
- Require fire safety measures including fire detection systems in nacelle and direct connection to 911 systems.
- Use of road allowances and creation of road accesses require specific municipal approval.
- Require distribution lines to be buried to reduce the impact of stray voltage

From: [Pam Barnard](#)
To: [Nicole Goodbrand](#)
Subject: FW: Objection to the draft Official Plan
Date: September 9, 2019 8:41:10 AM
Attachments: [359-09 amendment Support for Municipalities-FINAL-June19.pdf](#)
[ATT00001.htm](#)

Pamela Barnard
 Administrative Assistant - Planning/Building
 Loyalist Township
 263 Main Street, Odessa, Ontario K0H 2H0
 613-386-7351, Extension 126
pbarnard@loyalist.ca | www.loyalist.ca



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From: Debbie Chapman <dchapman@loyalist.ca>
Sent: Monday, September 09, 2019 8:12 AM
To: Pam Barnard <PBarnard@loyalist.ca>
Subject: Fwd: Objection to the draft Official Plan

FYI

Regards
 Debbie

Sent from my iPhone

Begin forwarded message:

From: LAURIE KILPATRICK [REDACTED]
Date: September 8, 2019 at 6:28:01 PM EDT
To: Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>, Debbie Chapman <dchapman@loyalist.ca>
Cc: Murray Beckel <MBeckel@loyalist.ca>, Nathan Townend <gntownend@gmail.com>, Debbie Barrett [REDACTED]
Subject: Objection to the draft Official Plan

Dear Mr. Wynnyckyj and Ms. Chapman:

We strongly object to the wording in Section 6.9.3.1 of the draft Official Plan for the reasons set out by Deborah Barrett in her letter of September 5, 2019 (attached below) and fully support Deborah Barrett's recommended wording.

Loyalist Township's draft wording does not reflect the current understanding of the negative impacts of industrial-scale wind turbines in Ontario nor does it reflect the policy direction of the Ontario government. The wording is regressive.

The wording of Section 6.9.3.1 clearly affects future development on Amherst Island. Such an important matter calls for in depth research, consultation with the Multi-Municipal Wind Turbine Working Group, Wind Concerns Ontario and above all, Amherst Islanders.

Now that the municipality has regained some authority over wind turbine development, the Official Plan review can be seen as an opportunity for Loyalist Township and the new Council to demonstrate its commitment to democracy, evidence-based decision-making, environmental stewardship and protecting the health of residents.

All Amherst Islanders need to be aware that the future development of Amherst Island is being determined through the Official Plan review.

We are late... but we are involved in the review process now. Please give us notice when the draft Official Plan is to be considered by Council.

Regards,

Laurie Kilpatrick and John Moolenbeek

[REDACTED]
[REDACTED]

Begin forwarded message:

From: Deborah Barrett [REDACTED]
Subject: **Objection to the draft Official Plan**
Date: September 5, 2019 at 6:30:11 AM EDT
To: Bohdan Wynnyckyj <BWynnyckyj@loyalist.ca>, Debbie Chapman <dachapman@loyalist.ca>
Cc: Nathan Townend <gntownend@gmail.com>

Good day Mr Wynnyckyj and Ms. Chapman

This is a formal objection to the wording in Section 6.9.3.1 of the draft Official Plan which reads in part as follows:

6.9.3 Policies for Commercial-Scale Wind-Energy Generating Systems

6.9.3.1 Commercial-Scale Wind-Energy Generating Systems shall generally be located on Amherst Island, and in Concessions Broken Front, 1 and 2 on the mainland, where wind speed resources are rated acceptable or very good by the Ministry of Natural Resources' Ontario Wind Atlas.

The wording implies a predetermination of approval for additional wind turbines on Amherst Island, a community that is already blanketed by 26 turbines. The wording encourages further turbine development on Amherst Island and is inconsistent with recent provincial amendments to Regulation 359/09.

The Planner is encouraged to further review recent amendments to Regulation 359/09 with respect to Environmental Registry decision posted on June 19, 2019 and to have regard for the attached submission from Wind Concerns Ontario which sets out a summary of changes and proposals for future consideration of renewable energy projects.

In the meantime, I recommend that the wording of Section 3.9.3.1 be deleted and replaced by the following:

6.9.3.1 Commercial Scale Wind Generating Systems shall be located on lands designated Industrial and shall be considered industrial facilities. Consistent with provincial policy no wind turbine generating systems shall be permitted on prime agricultural land. All commercial scale wind generating systems shall be located a minimum of 2000 metres from the property boundary of non-participating residential, commercial, recreational or institutional uses.

The proposed wording would ensure that an Official Plan Amendment and rezoning would be required for all future commercial scale wind generating systems and would enable Council to set conditions for development specific to the each application.

Further amendments to the Township Zoning By-law are also required to address future consideration of commercial scale wind generating facilities.

Please give me notice when the draft Official Plan is to be considered by Council.

Thank you for your consideration of this important matter.

Deborah Barrett



Friends of Wilton Creek Watersheds

c/o 657 Simmons Road, Odessa ON K0H 2H0

April 30, 2020

Mayor Ric Bresee
Loyalist Township
Main Street
Odessa ON K0H 2H0

Dear Mayor:

Comments on Review of Official Plan, April 2020

On July 24, 2019 the Friends of Wilton Creek submitted detailed input and comments about the Draft Official Plan prepared in April 2019 by the Planning Department of Loyalist Township.

We wish to commend the planning staff for their review of the Official Plan 2020. They have produced a model review, acknowledging the considerable input they have received from the public. They have considered and evaluated each point made in the public submissions and then indicated whether they recommend any forthcoming action or not. This information has been presented in a classified matrix that makes potential changes easy to follow. In many cases the public's proposals are negated by provincial rather than municipal attitudes, and the review makes that clear.

We thank the Planning Department of the Township for this thorough and accessible work; it should be a model for other organizations.

May we bring one major omission to your attention? Watershed management and domestic water management receive excellent attention -- except that drought in parts of the Township is not discussed. In the northern part of the Township areas with shallow soil or karstic features frequently suffer from drought. The Township has a water tap at its building in Odessa to provide water to residents whose wells dry up. Discussion with firms which sell water from tanker trucks indicates that in all summers the number of wells requiring top-ups is in the hundreds, not only in particularly dry years. Therefore, in the sections about climate change, drought should figure as well as flooding.

Schedule K shows the precariousness of ground water sources in the entire Township, which is not apparent to many Loyalist residents because they live in settlements such as Amherstview and Odessa and use water piped from Lake Ontario. We have pointed out that depletion of ground water supplies by the development of new housing should be a criterion when Council is considering possible new rural severances where the ground is the source of water, and that supply has already to be demonstrated to be limited by existing landowners.

Despite explanations from staff, we still do not understand Schedule J, Aggregate Reserves (the map in which roads have red and blue lines drawn beside them). We do not understand its significance for landowners. Could it be clarified or simplified, as the province's appetite for aggregate reserves is always a matter of concern?

We applaud the importance given in this Plan to the environment. May we urge greater protection for shoreline trees beside Lake Ontario considering recent depredations at Bath? We believe this concern has also been expressed to you recently by the Lennox and Addington Stewardship Council.

Also, we urge greater publicity, understanding, and protection for all Township ANSIs. How many people are aware of the big post-glacial waterfall near Thorpe? The planners mention insignificant ANSIs, but, by definition, they are all significant *Areas of Natural and Scientific Interest*. Specifically, we urge the Township to consider the Asselstine Alvar, an ANSI and asset that future generations will treasure if we look after it now by taking a long-term protective view of such natural assets of the Odessa area along with its planned population expansion.

With regards,

[REDACTED]

[REDACTED]

for Friends of Wilton Creek Watershed



PRESERVING ONTARIO'S HISTORY, ONE BARN AT A TIME

info@ontariobarnpreservation.com

May 28, 2020

Addressed to: Planning Department

To whom it may concern

Our not-for-profit organization was formed in 2019 with the goal of conserving barns of cultural heritage significance in Ontario. In order to fulfill this goal, we have been conducting research and analysis on a variety of topics, including Planning Policy frameworks which either help or hinder the conservation of barns.

It has come to our attention that many municipalities are demolishing heritage barns during the process of severance of surplus farm dwellings. The purpose of this letter is to provide you with a brief summary of our findings regarding how existing Planning Policies at the Municipal and Provincial levels impact these cultural heritage resources. We hope that this will help to provide insight on how these policies may be managed in the future so that the conservation of significant cultural heritage resources can work in cooperation with planning for new development.

Barns have potential to be identified as significant cultural heritage resources and may be worthy of long-term conservation. According to PPS, significant cultural heritage resources shall be conserved:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Under *Ontario Regulation 9/06*, cultural heritage resources demonstrate significance related to legislated criteria including design/physical value, historical/associative value and contextual value

Although they may not have the same functionality they once did, we believe our heritage barns are an important part of Ontario's cultural history and rural landscape.

- They serve as landmarks in the countryside
- They have the potential to be reused and repurposed, sometimes into agriculture-related uses as municipalities search for value-added opportunities for farmers
- They have historic value for research of vernacular architecture and cultural history of areas and communities in Ontario
- They are a testament to the early farmers and pioneers in our province
- They convey an important sentiment and image to our urban counterparts about the hardworking farm community
- They contribute to agritourism in both a functional and an aesthetic way. Some European countries fund maintenance of rural landscape features such as buildings, hedge rows and fences for the very purpose of world-wide tourism and cultural heritage protection
- They are useful for small livestock or other small farm operations

We have recognized a growing trend in Ontario, where barns are seen as good candidates for conservation and adaptive re-use. Barns can be made new again and communicate their history while serving a new purposes. Barns can be made into single detached residences, Craft breweries, agro-tourism related destinations, and more.

In an effort to recognize the significance, historic and cultural value of these buildings, Ontario Barn Preservation was formed March 30, 2019. This not-for-profit organization is reaching out to barn owners, local and county historical societies, authorities, and the general public, to recognize the value of these amazing buildings. Often these barns are close to their original condition when they were built between the early 1800s and the early 1900s.

We understand the planning and building code regulations that municipalities enforce. There are often conflicting priorities, resources required for enforcement, and provincial goals and protection to uphold. The following provides a review of key policies of Provincial Policy Statement (PPS 2014), OMAFRA and Ontario Building Code regulations which creates difficulties in the conservation of barns. We hope these solutions from other municipalities have implemented might be considered in your municipality.

POLICY ITEM 1: “New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.” –Provincial Policy Statement (PPS) 2.3.3.3

POLICY ANALYSIS

Barns that remain with a dwelling on a smaller severed residential lot are already in compliance with MDS setbacks since there would be no new odour conflict. If this landowner wants to house animals a Nutrient Management Plan/Strategy is required for anything over 5 Nutrient Units (NU, this is equivalent to 15+ beef feeders, OR 5+ medium-framed horses, 40+ meat goats, or 5+ beef cows), and are required to have a plan for manure removal either on their own property or in agreement with another land owner as per the OMAFRA Nutrient Management Plan/Strategy Guidelines. Any livestock count under 5NU does not require a Nutrient Management Plan. Although the capacity of these heritage barns is generally above 5 NU, in practice it is unlikely an owner would exceed this number because heritage barns are not usually that large and owners of this type of property are likely to only have a hobby-size operation.

On the other hand, barns that do not remain with a dwelling on a smaller severed residential lot, but remain on the larger retained agriculture lot often immediately become a violation of the MDS setbacks should that barn house livestock, or potentially house livestock. However unlikely this may be due to the nature and condition of the barn for livestock housing, it is a possibility. Many barns could house up to 30 Nutrient Units, or more, depending on the size of the barn. This capacity would require a separation distance from the house on the new severed lot much larger than existing to allow the barn to remain standing. Thus barns on the larger retained agriculture lot have limited options to avoid demolition.

POSSIBLE RESOLUTION:

The MDS guidelines state that a building must be “reasonable capable of housing animals” in order for MDS to be triggered. Therefore, a barn that is in a decrepit state is automatically exempted from MDS as it cannot house livestock. Thus the barn can be severed off from the dwelling without MDS implications.

However, some barns are not in a decrepit state and are the ones that are worth saving. If the barn is to remain on the retained agriculture lot, it needs to be prevented from being used as a livestock facility to be exempt from MDS. This can be done by removing water, stalls, electricity to the barn and make it “incapable of housing animals”.

Some municipalities have had the livestock restriction written into the special conditions of the zoning amendment exception. Two examples are

1. that the barn not be permitted to hold livestock. For example *“A livestock use shall be prohibited in any farm buildings existing on the date of passage of this by-law.”*
2. The amendment can also be used to only restrict the quantity of livestock in the barn as such as 1.2NU (animal nutrient units) per hectare *“Notwithstanding their General Rural (RU1) or Restricted Rural (RU2) zoning, those lots 4.0 hectares (9.9 ac.) in size or less shall be limited to no more than 1.25 nutrient units per hectare (0.5 nutrient units per acre). Minimum Distance Separation Guidelines shall apply.”*

The Ontario Building Code does not differentiate between agricultural buildings for livestock vs. implements storage, therefore a change of use of this type is not clearly defined as a possibility through the building code. A change of use permit could also be undertaken to change the occupancy of the building from agriculture to part 9. However, this solution is costly and prohibitive for most Owners.

We feel that the best case of survival for the barn is to include it with the severed residential lot. If the barn is to be severed with the residential lot we feel that the barn best use is for animals within compliance with the MDS requirements. Some municipalities use a minimum lot size required for livestock (but you have to be willing to sever that lot size where appropriate). We recommend that these smaller lots be permitted to house animals. These lots are ideal for starting farmers, CSA's, and value-added farm operations. The owners of these smaller lots are often in a position to invest in restoration of our heritage barns.

POLICY ITEM 2: A residence surplus to a farming operation as a result of farm consolidation, provided that:

“1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;” - PPS 2.3.4.1c

POLICY ANALYSIS

Provincial policy has limited the lot creation size to only accommodate the water and sewage to maintain large lots and maximum land remaining for agriculture uses.

POSSIBLE RESOLUTION

Many municipalities use a minimum and maximum lot size rather than the above strict guideline to determine the lot line and review each severance on a case by case basis.

The Ministry of Environment provides “reasonable use guidelines” on lot size for sewage systems. These guidelines recommend that a lot should have a “Reasonable Use Assessment” be done to ensure that the lot is adequately sized for septic systems. A rule of thumb that has been used is clay soil lots should be a minimum of 2 acres, and a lot with sandy soil be 1 acre.

However, we would recommend that this statement be reviewed at a provincial level and we would encourage you to contact the provincial policy department to review this statement.

POLICY ITEM 3: Designation of severed lot to be zoned “non-farm” and permitted uses as “non-farm” dwelling

POLICY ANALYSIS

Provincial policy does not dictate the residential lot be “non-farm”. In fact, the PPS states that

"Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations."

We would argue that the “non-farm” designation does create an incompatible use, encouraging non-farming residents, but it also limits the possible use of the small land for small scale farm operations within Prime Agriculture Zones.

POSSIBLE RESOLUTION:

Provide a zoning category for small lots that are sized to permit limited livestock, alternative and value-added agriculture operations. These can also be separate provisions within your existing rural or agricultural designations. For example Provisions for lots larger than 10 acres, and lots less than 10 acres.

POLICY ITEM 4: Change of Use for the building to not permit livestock.

POLICY ANALYSIS

A change of use to non-livestock building is a challenging proposition. The building code does not differentiate between livestock agriculture building and implement agriculture building. This change of use permit is quite simple and would not require any investment or structural upgrade by the owner.

If a change of use to a non-agriculture building is required, it would fall into part 9 of the building code (unless other uses are proposed). This upgrade would often require significant structural reinforcement and investment by the owner. Most owners would not be willing or in a position to invest this type of capital on a building that does not have function in a farm operation, nor for a residential property owner, also without a major purpose for the building other than storage, garage, or workshop.

This Change of Use requirement will most likely end with the demolition of the barn when required.

POSSIBLE RESOLUTION:

Change of use is only required to limit the use of the barn for livestock. This can be achieved by removing water and stalls from the building. The barn remains an existing agriculture building but unable to “reasonably house animals” (see issue 1 above for further details or options).

CONCLUSION

We hope that you will consider our review of Provincial and Municipal Planning Policy as it relates to any future Reviews of Official Plans, Comprehensive Zoning By-laws, and approaches to the conservation of built heritage resources related to agricultural use.

Too often we see these community raised historic structures in poor condition with loose boards flapping in the wind, roofs caved in, or just a mass of timbers and roofing decaying into the ground. On behalf of Ontario Barn Preservation, we encourage you to help find ways to prevent the further unnecessary demolition of our heritage barns especially in relation to surplus farm dwelling severances. It is our hope that barns of significant cultural heritage value are conserved for future generations.

Please don't hesitate to contact us if you have any questions, and we hope to hear from you in the future.

Regards,

Krista Hulshof, Vice President, architect,


From: [MJ Merritt](#)
To: [Andrea Furniss](#)
Cc: [Bohdan Wymnycki](#)
Date: September 8, 2020 11:55:37 AM
Attachments: [image002.png](#)
[image005.png](#)
[image006.png](#)

[Redacted]

[Redacted]

MJ

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[Redacted]

Loyalist Township | *"Building a Healthy, Engaged Community"*
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(613) 386-7351 x111

ssilver@loyalist.ca | loyalist.ca | [lg](#)

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From: Ric Bresee <RBresee@loyalist.ca>
Sent: Tuesday, September 8, 2020 11:00 AM
To: Penny Poter [Redacted]; Jim Hegadorn <JHegadorn@loyalist.ca>; Mike

[Redacted text block]

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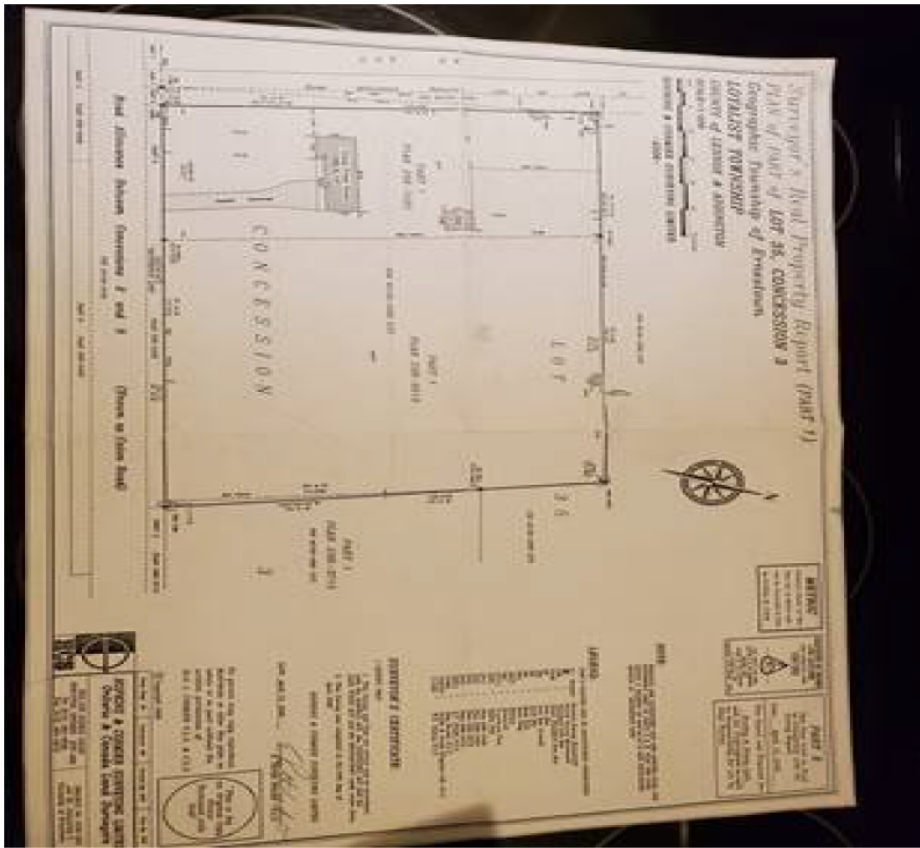
From: Angela Benn-DaCosta
Sent: Monday, September 7, 2020 9:46 PM
To: pporter@loyalist.ca
Subject: Lifting restrictions

Penny Porter and Loyalist Township Members.

In regards to your rules on your severances from the 1980's. We would like you to lift the restrictions on no more than two severance per one peice of property.

We purchased the house over 12yrs ago, the previous owner had purchased the lot next door to him, the lot therefore merged and became one.

I would like yous to reconsider taking a look at this property, as this is not more that a building lot, and would like to build a small house on the property. Thank you George



Dacost

he



From: Deborah Barrett <[REDACTED]>
Sent: November 25, 2020 2:43 PM
To: Laurissa Tassielli <ltassielli@loyalist.ca>; Debbie Chapman <dchapman@loyalist.ca>
Cc: Andrea Furniss <afurniss@loyalist.ca>; Bohdan Wynnyckyj <bwynnyckyj@loyalist.ca>; Nathan Townend <ntownend@loyalist.ca>
Subject: Re: Notice of Public Meeting - December 15, 2020

Thank you for the opportunity to comment on the draft Official Plan and thank you to staff for modifying the text to require a zoning by-law amendment for some classes of land prior to approval of wind energy generating systems. This version is a significant improvement over the original draft.

1. I continue to object to the use of the term "wind farm" and request that it be replaced throughout the document with the term "wind energy generating system" which is defined in section 10.22.71. This change would ensure both consistency and accurate terminology.

2. I continue to object to the minimum distance set out in section 6.9.2: "Wind turbines should be set back a minimum distance measured from the limit of the highway property, equal to the distance of the height of the wind turbine structure plus the length of one blade.". This wording has been shown on Amherst Island to fail to protect the public.

Accordingly I request that this sentence be replaced by "Wind turbines shall be set back a minimum of 300 metres from the limit of any highway and from the boundary of any non-participating property owner to address potential injury and damage from ice throw".

As you are aware ice throw adjacent to Stella 40 Foot on Amherst Island presents a real danger. A similar situation exists for all property owners and their flocks on lands in close proximity to turbines. The installation of signs with a flashing light does nothing to reassure residents and creates an unacceptable risk. No one has been able to say what a driver should do in icy circumstances and no assurances have been provided to the public about the immediate shutdown of turbines in the event of specific weather conditions. Liability for injury and damage has also not been addressed to the satisfaction of the community.

Based on the experience on Amherst Island, the Township has an obligation to ensure that future turbines do not create a similar unsafe situation. The request for studies in section 6.9.3.7 (i) is insufficient to address the very real danger.

3. I request that the following be added to section 6.9.3.7

(o) Consistent with the policy statement set out in 6.9.1 Wind Energy Systems " . . . Loyalist Township supports the development of wind energy systems for electricity production as a source of renewable energy for the

economic and environmental benefit of the municipality and the Province", the applicant shall submit a study to the satisfaction of Township setting out a cost benefit analysis of the economic, social and environmental impacts specifically on Loyalist Township generally and on all property owners within a radius of 5 km of any proposed wind energy generating system.

4. The references to provincial noise regulations and policies appear to be outdated. It may be preferable to simply refer to then current provincial law and regulations concerning noise.

5. The Township's position on tourism promotion generally and specifically on Amherst Island is unclear throughout the document. Mention is made of agri-tourism associated with farms and birding in Owl Woods but there do not appear to be stated policies and objectives. I appreciate that tourism is a County function but it would be helpful to know whether the OP is intended to facilitate tourism on the Island. Yes or No?

6. The Amherst Island Trail does not appear to exist except for references in the Official Plan. If it is to become a reality consideration should be given to ensuring the road safety of pedestrians and cyclists, providing services such as signage, washrooms and a bike repair station, a trail map and information about points of interest. Consideration should also be given to opening the road allowance which runs east west in the centre of the Island for hiking, birding and cycling. Sole use by Windlectric of the easterly end of the road allowance should be terminated as the process for closing the road allowance has not been followed.

6. Schedule G Transportation has no legend entry to correspond to the Amherst Island roads shown by red lines. Marshall **Forty** Foot and Lower **Forty** Foot are spelled incorrectly. It is unusual to show a "Private Drive" in the Sand Beach Conservation area. The Private Drive at the easterly end of Front Road is not shown.

7. Schedule I Transportation shows an extremely unsafe route at the westerly end of Amherst Island through the marsh between Third Concession and South Shore Road. To show Amherst Island roads as hiking routes is generally unsafe as there are few shoulders and the travelled portion of the roads is very narrow in many places. Similarly, the hiking routes shown along Highway 33, Taylor Kidd, Millhaven Road and so on where the speed limit is 80 km on the mainland are extremely unsafe. To show these as hiking routes misleads the public and creates Township liability.

Thank you for your consideration. Ms. Chapman, please register this as a formal objection and give me notice of all relevant decisions and notice of the opportunity to appeal.

Deborah Barrett

[REDACTED]

Stella ON
KOH 2SO

On Thu, Nov 19, 2020 at 1:40 PM Laurissa Tassielli <ltassielli@loyalist.ca> wrote:

Good afternoon,

Please find attached a notice of public meeting regarding the Township's Official Plan Review. A revised draft of the Official Plan Review document is now posted on the Township's website. The link to the Official Plan Review website can be found in the attached notice.

If you have any questions or comments, please feel free to contact Bohdan Wynnyckyj (613-386-7351 ext. 144 or bwynnyckyj@loyalist.ca) or Andrea Furniss (613-386-7351 ext. 208 or afurniss@loyalist.ca).

Thank you,

Laurissa Tassielli

Administrative Assistant
Economic Growth and Community Development

Loyalist Township

Economic Growth & Community Development Services | "Building a Healthy, Engaged Community"

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