



REPORT TO COMMITTEE OF THE WHOLE

DEVELOPMENT SERVICES DEPARTMENT



AGENDA DATE: January 21, 2020

REPORT DATE: January 16, 2020

SUBJECT: South Frontenac Official Plan
Summary of Visioning Open Houses & On-line Survey

RECOMMENDATION:

THAT the South Frontenac Council receive the report summarizing the results of the Official Plan Open Houses & On-line Survey for information.

BACKGROUND:

This report was presented to the Development Services Committee at the November 25, 2019 meeting. Development Services Committee recommended this information be presented to Committee of the Whole.

Open House Results

Three visioning open houses were held through September/October 2019 to gain public input into setting a vision for the new South Frontenac Official Plan.

125 members of the public provided input into creating a vision for South Frontenac by attending the Open Houses hosted by the Township. The results of the 3 Open Houses are totaled and summarized below.

Board 1 - What do you love about South Frontenac?

The first board asked people to put down in words what they loved about South Frontenac. The following word cloud identifies what open house participants said they love about South Frontenac. The size of the words indicates how often the word was said (bigger = more frequent).





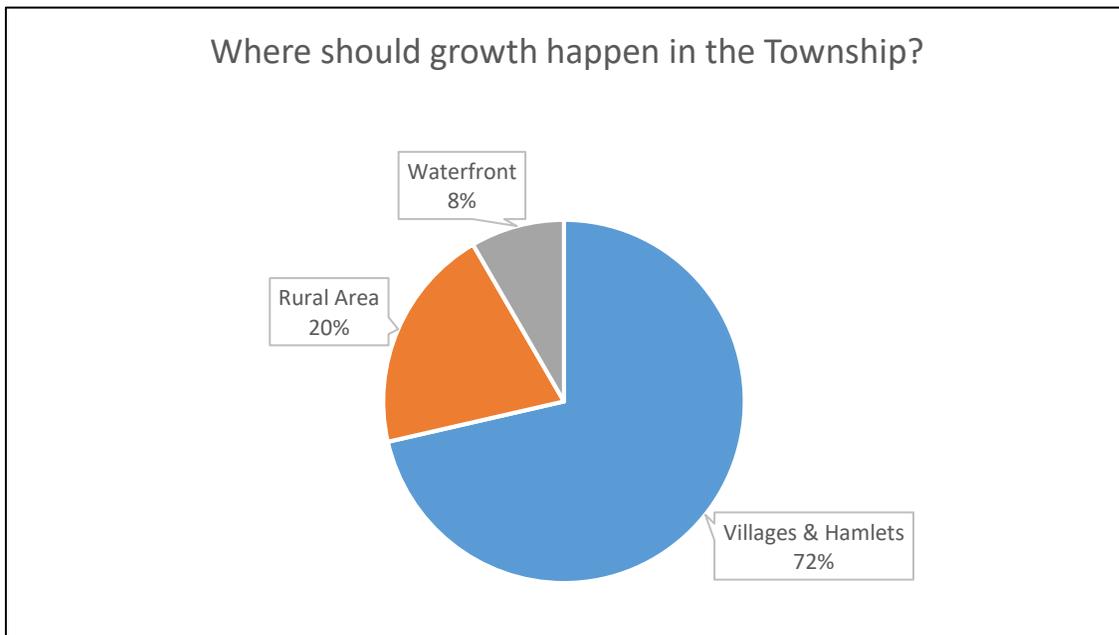
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Board 2 – Where should growth happen in the Township?

Over the 3 Open Houses a total of 119 stickers were placed on Board 2. Participants were able to vote for when they felt growth should occur in the Township. The majority (71%) of open house participants felt that growth should occur in the villages and hamlets. Participants indicated a lesser percentage of growth should occur in the rural area (21%) and indicated that waterfront areas should see the least growth (8%).



There were several comments made indicating that growth should be directed away from good quality agricultural land and be of a size and scale compatible with a rural community.

Comments were also made about the importance of sustainable waterfront development. There was the suggestion to direct mixed uses such as residential and commercial into hamlets and to increase opportunity for transit within the Township. Both were noted to assist with allowing seniors to age in place and attract young people. There was interest at all three open houses about the need to explore new forms of servicing (communal, sewer/municipal water) to be able to create a variety of housing types to facilitate growth occurring in villages/hamlets.

Board 3 – What challenges does the Township need to overcome in the next 20 years?

Participants were able to put as many post-it notes on the boards as they wished to identify challenges the Township needs to overcome in the next 20 years. Of all the boards, participants provided the most responses on Board 3.

A range of challenges were identified. The below points summarizes the major challenges identified by participants:

- It was identified that agricultural practices will be challenged because of the amount of rural residential development that has occurred. Agriculture is challenged to meet the minimum distance separation distances in order to expand because of the number and close proximity of houses. There is a desire for agricultural lands to be protected.
- Seniors housing was one of the most clearly articulated challenges facing South Frontenac. It was identified that there is a shortage of suitable and



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affordable housing options for seniors to age in place in South Frontenac. Individuals saw the villages as a place where senior supported living could occur. There was also interest in permitting second residential units in rural areas so that aging parents could live with their children.

- Balancing the protection of the natural environment and species at risk was a major challenge that was identified. There is a recognition that the natural assets that make South Frontenac an amazing place to live in and visit are also some of the most fragile to protect. The need to protect wetlands, forests, endangered species, protect parks and green space are all things that are valued by the community.
- There were numerous responses that there is a need to improve rural internet connectivity. This was identified as a challenge that needs to be addressed over the next 20 year period.
- Road maintenance and traffic control were also both identified as a challenge for the Township.
- There were some responses that development in South Frontenac is challenged by a lack of municipal sewer and water services.
- Transportation was identified as a challenge, especially for seniors. There was a need expressed for transportation services to connect the hamlets and to connect to Kingston.
- Concerns were expressed about water quantity and quality through the Township for development and protection of property values on the lakes. Concerns were also expressed about how water levels are controlled and their impact on shoreline erosion.
- South Frontenac is challenged by unplanned strip development. It was identified that growth and development must be managed and that there needs to be areas where development can meet the needs for the forecasted population growth the Township is expected to have. Comments included creating a more sustainable Township where commercial, industrial and recreational opportunities were available in the Township so the need to commute to Kingston to access services would be reduced. Overwhelmingly comments support directing more growth and development to the hamlets to meet multiple needs of the community.
- There was a need expressed for the Township to pursue economic development initiatives to create viable community with an increase in the non-residential tax base. Comments included supporting tourism and generating jobs within the Township.
- A clear challenge that was identified is the need to build a strong, defensible Official Plan that balances growth with the protection of Natural Environment features that can be upheld if challenged at the Local Planning Appeal Tribunal.
- Comments included the need for septic inspections to occur in the future, as well as the need to protect lakes and shore erosion through establishing a tree cutting by-law around the lakes. The challenge of enforcing a plan and Township by-laws were identified. There is a public expectation that once we have a plan, it will be enforced.



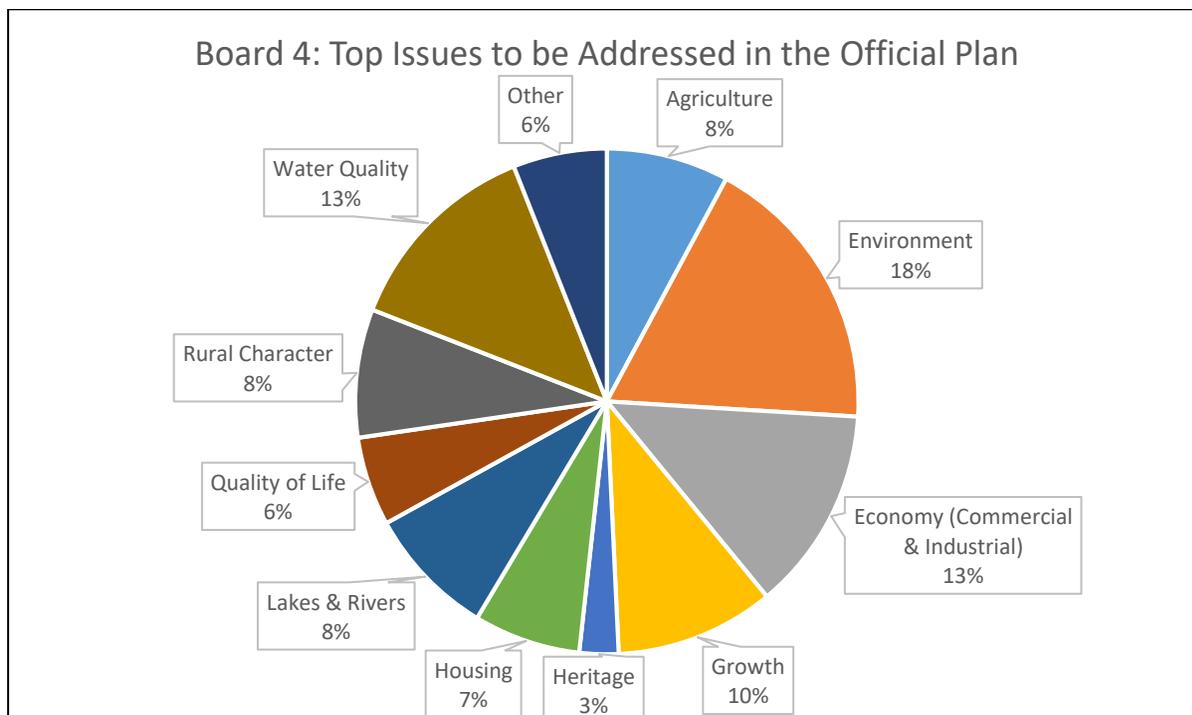
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Board 4 – What do you feel are the top issues that need to be address in a new Official Plan for South Frontenac?

The results of board 4 are illustrated in the graph below. Participants were able to vote for the issues that they felt were most important to address as part of the development of a new Official Plan.



Board 5 – What do you want South Frontenac to look like in 20 years?

Participants were able to put an unlimited number of post-it notes with responses to the question.

Below is a summary of responses received:

- Growth should be managed with stricter controls and directed to settlement areas with servicing
- South Frontenac is a great place to raise a family
- Focused development of hamlets strengthening economy and social fabric of community as a whole
- The rural character of South Frontenac is maintained
- There are controls on waterfront development so South Frontenac doesn't end up looking like Muskoka/Kawarthas
- There is a high standard of environment protection for features such as wetlands and ANSIs.
- Green technology and alternative transportation options are implemented to reduce the carbon foot print and help with climate change.
- Hamlets are invested in and are a source of local services and employment
- Recreation facilities are available to meet the community's need in South Frontenac



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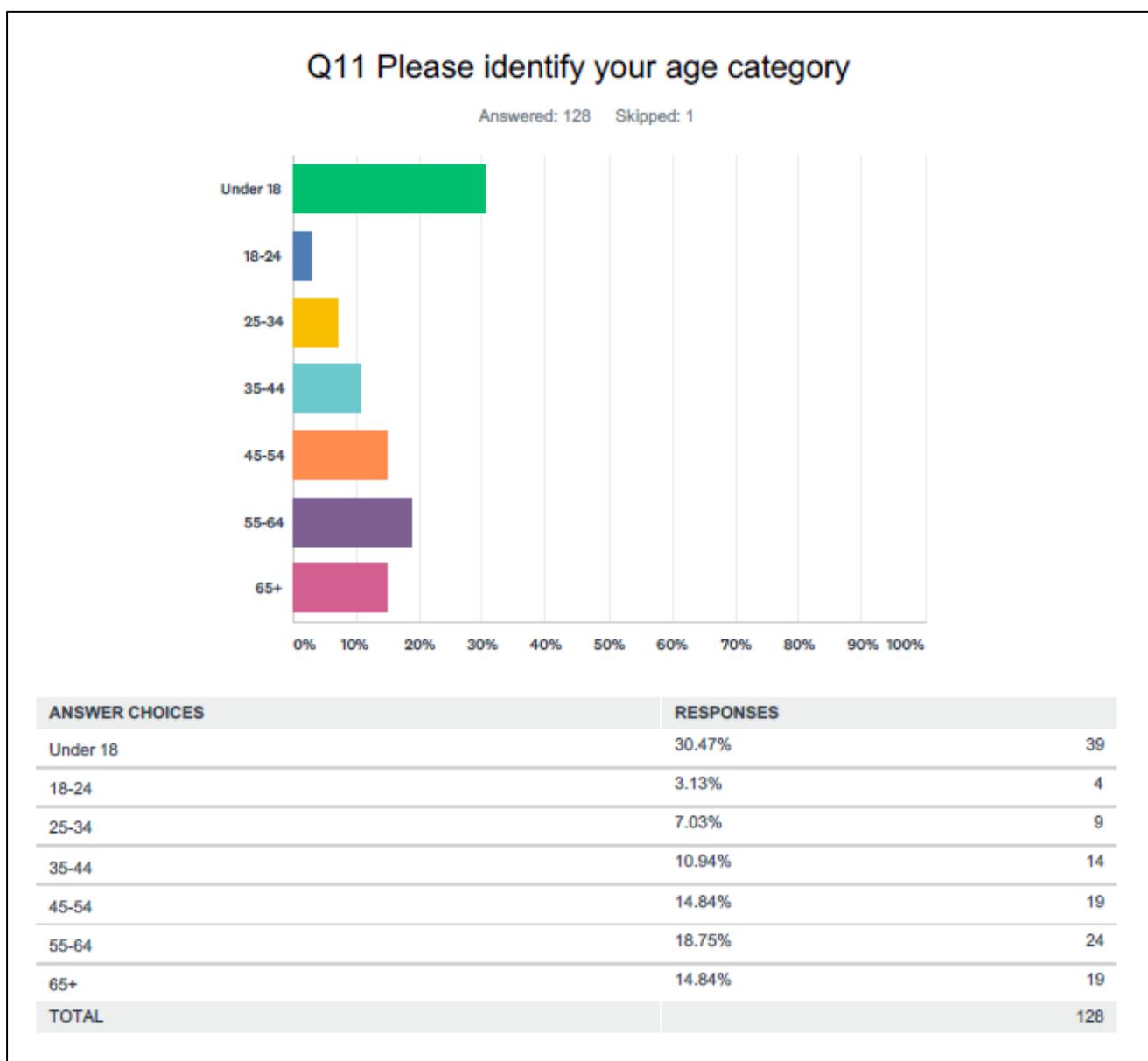
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On-line Survey

The Township received 129 completed surveys.

The following graph illustrates the age category of those who responded to the survey. The largest demographic category was completed by individuals under 18 years of age. It is wonderful to have had this type of participation by some of our youngest Township residents. This is demographic was not reflected in the attendance at the public open houses. It is valuable to have the perspective of this demographic included in the survey results.



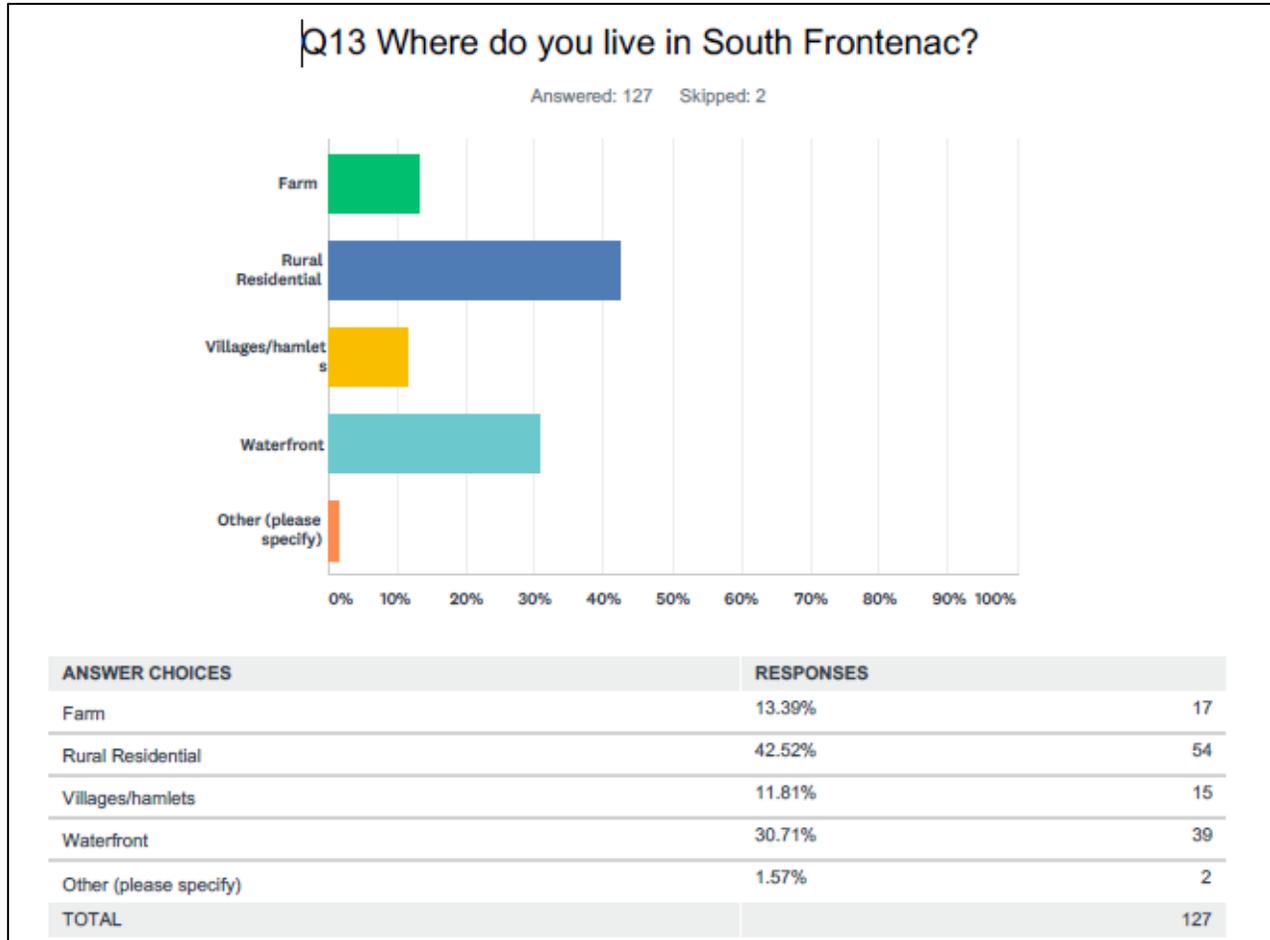


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The majority of survey participants are permanent residents of South Frontenac. The majority of participants live on rural residential properties. 84.5% of participants live on waterfront properties with the balance of participants living on either farm properties or in villages/hamlets within the Township.





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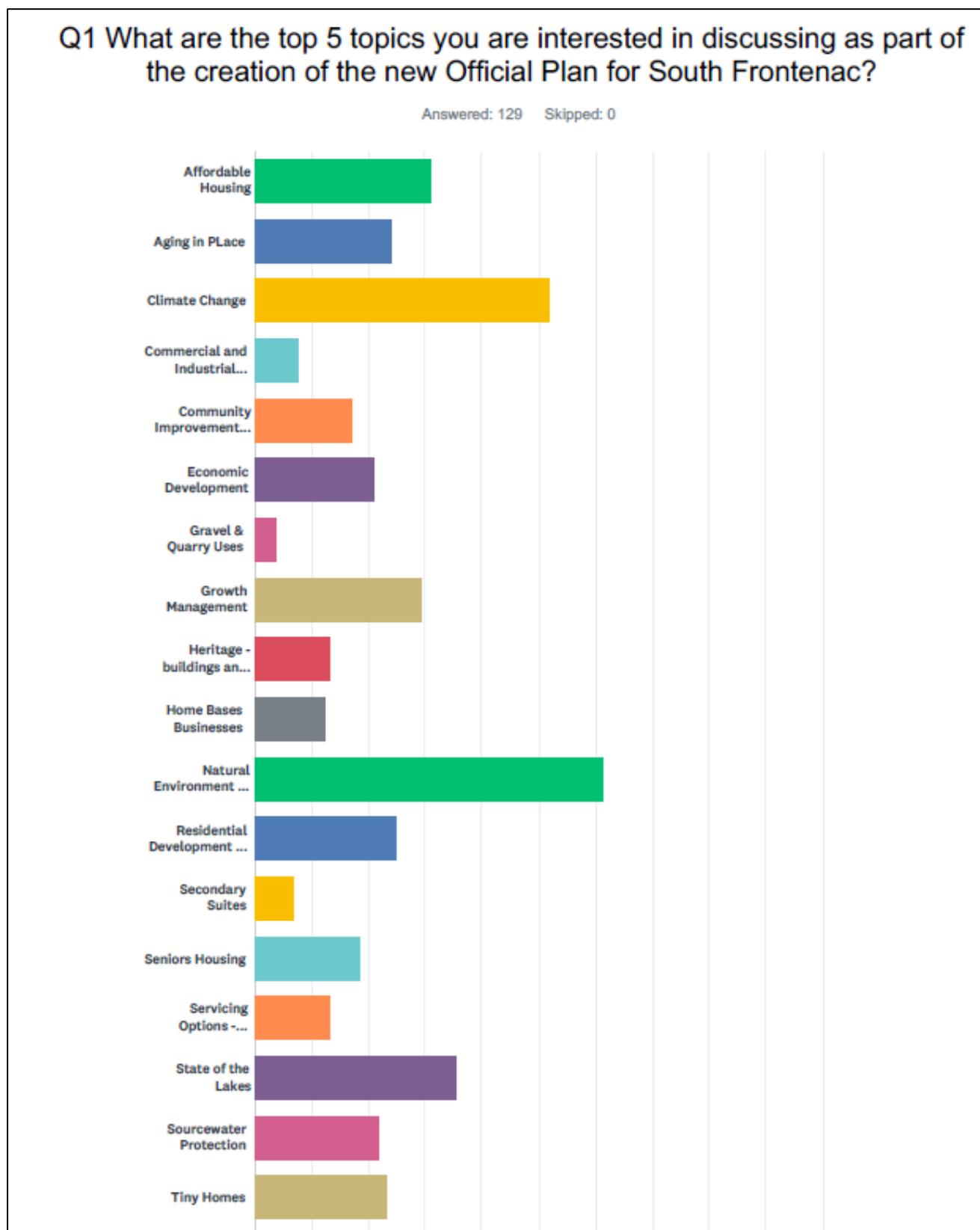
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The top 5 topics identified in the on-line survey that participants are interested in discussing in the new Official Plan are:

1. Natural Environment
2. Climate Change
3. Water Quantity and Quality
4. State of the Lakes
5. Affordable Housing

Growth management, aging in place and residential development were also areas of interest.





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Themes Identified in Responses to Survey Questions

The responses provided to the survey questions are attached for information. The below bullet points outline a summary of themes that have come from the on-line survey responses:

- Direct growth to settlement areas
- Protect agricultural land
- Protect water quality and quantity across the Township
- Lakes need to be protected by putting controls on development
- Keep South Frontenac green
- It is important to protect the natural environment
- Preserve natural assets, biodiversity and natural heritage features
- Embrace green technology and prepare for climate change
- The focus should be sustainable growth that can foster local business to create jobs and provide local services
- Affordable housing is important to meet the needs of all population.
- Control un-planned development while maintaining the rural feel of the Township.
- Engage citizens in planning for the community through surveys, open houses, social media and direct emails.
- Plan for everyone – not just the loudest voices
- Public consultation is important. Ensure there is time for meaningful public engagement.

- Residents of South Frontenac want multiple forms of communication in order to participate in the development of an Official Plan, including:
 - Email
 - Social media
 - Newsletters
 - Newspapers
 - Open Houses
 - Surveys
 - Webpage
 - Focus groups/stakeholder meetings

- Residents look to the following sources for information:
 - Frontenac News
 - Newsletter in the Tax Bill
 - Township website
 - Word of mouth

FINANCIAL/STAFFING IMPLICATIONS:

The Official Plan Update & Growth Management Study are already budgeted items in the approved 2019 budget and proposed to continue into the 2020 Budget year.

Watsons & Associates has been engaged to prepare the population projections to support the Growth Management Study.



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NEXT STEPS

1. Release the RFP to engage planning consultants to assist with the preparation of the new Official Plan and Growth Management Background study.
2. Obtain the results of the population projections being prepared by Watson & Associates. It is anticipated that results will be available in March 2020. This is foundational information to support a growth management background study.

ATTACHMENTS:

- Summary of the Official Plan Visioning Open House Participation Boards
- South Frontenac 2040 Official Plan Visioning On-line Survey Results

Submitted by:

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Approved by:

Neil Carbone, CAO