



**City Of Kingston
Rural Advisory Committee
Meeting Number 06-2015
Minutes**

**Monday, October 26, 2015 at 6:30 p.m.
Glenburnie Fire Station – 1485 Unity Road**

Committee Members Present

Mr. George Sutherland, Chair
Mr. Brian Tolls, Vice-Chair
Councillor Allen
Councillor Boehme
Mr. Robert Wolfe

Regrets

Ms. Josée Conway
Ms. Lindsay Davidson

Staff Members Present

Ms. Blumenberg, Committee Clerk
Ms. Hurdle, Commissioner, Community Services
Mr. Newman, Manager, Policy Planning
Ms. Quittkat, Manager, Project (Zon BL OP)
Ms. Salter-Keane, Manager, Community Projects, Accessibility Compliance
Mr. Unsworth, Manager, Parks Development
Mr. Wallace, Senior Special Projects Manager

Others Present

Approximately 15 members of the public were present.

Meeting to Order

Mr. Sutherland, Chair, called the meeting to order at 6:30 p.m.

Approval of the Agenda

Moved by Councillor Boehme
Seconded by Mr. Tolls

That the agenda be approved.

Carried

Confirmation of Minutes

Moved by Councillor Allen
Seconded by Mr. Tolls

That the Minutes of the Rural Advisory Committee Meeting Number 04-2015 held on June 22, 2015 be approved

Carried

Moved by Councillor Boehme
Seconded by Councillor Allen

That the Minutes of the Rural Advisory Committee Meeting Number 05-2015 held on August 20, 2015 be amended as follows:

- Change “committee consented” to “committee consensus”

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

- a) Mr. T. Champagne, Executive Director, SWITCH Ontario spoke to the Committee regarding the benefits of large renewable energy projects in Kingston.

In response to a question from Mr. Tolls regarding SWITCH involvement in the community, specifically during the renewable energy municipal resolution process, Mr. Champagne responded that SWITCH learned about the community concerns regarding using farm land and water issues and then took a proactive role in communicating with people and developers.

Mr. Champagne noted that SWITCH needs to improve their involvement with the Rural Advisory committee, as well as enhance their presence at council and committee meetings.

In response to a question from Mr. Wolfe regarding how many projects made under the micro-FIT program (less than 10kw) are in Kingston, Ms. Hurdle responded that she does not have that information readily available and will forward the numbers to the committee.

Mr. Wolfe asked who SWITCH is. Mr. Champagne responded that it is a non-profit civil society group, comprised of experts and businesses who believe in sustainability and green energy. He stated that SWITCH plays a balancing act in creating a hub of expertise.

In response to a question from Councillor Allen regarding employee composition, Mr. Champagne responded that the only paid position is the Executive Director and some activities are outsourced such as bookkeeping. He stated that there are 153 members and revenue comes from hosting events and membership fees.

In response to a question from Mr. Sutherland regarding a subsidy from KEDCO, Mr. Champagne responded that a subsidy from KEDCO was received in the first and second year but there is currently no subsidy from KEDCO.

Mr. Sutherland expressed concern about prime agricultural land that is not officially designated by the province being used for alternative purposes, such as solar farms.

In response to a question from Councillor Allen regarding how SWITCH and the rural advisory committee (RAC) can work together moving forward, Mr. Champagne responded that communicating, attending meetings and being more involved in the next round of IESO applications will be imperative. He advised that SWITCH will be planning an event geared towards rural concerns, and hopes the committee can participate.

b) Ms. C. Bell-Sood, spoke to the Committee regarding Issues of Rezoning Bylaws and applications for changes to the Official Plan.

Mr. Sutherland reminded Ms. Bell-Sood that the committee does not have the authorization to speak about specific Planning applications.

Ms. Hurdle spoke about the Planning Act and the specialized process that has to be followed on all planning applications. She advised that all applications are subject to appeal rights and the process cannot be compromised.

Mr. Wolfe stated that Ms. Bell-Sood's presentation raised generic issues that are troubling to rural residents and that the committee needs to be active in advising Council of such concerns.

Briefings

a) Ms. R. Quittkat, Manager, Projects spoke to the committee regarding Five Year Update to the Official Plan (OP) – Proposed Rural Area Changes.

Councillor Allen sought clarification on local food policies. Ms. Quittkat responded that it comes from the Provincial Policy Statements (PPS) and it provides opportunities for local food growth within the rural area, whether it is small scale industrial or commercial.

In response to a question from Councillor Allen regarding clustering Ms. Quittkat replied that a cluster would be a type of development not defined as a hamlet and residential development is permitted within that cluster. Clustering limits residential uses beyond that.

Councillor Allen advised that the policy framework can at times make it challenging to encourage enough profit from agricultural uses.

Mr. Sutherland expressed concern about the definition of clustering. Ms. Quittkat stated that the wording can be difficult and clarified that the OP would encourage residential clusters to stay as they are and commercial and industrial uses be clustered all in one location, rather than having small scale industrial throughout all rural areas.

Mr. Sutherland advised that clustering makes sense in the urban area, however he noted that in the rural area small businesses can develop from a person's home and clustering them does not encourage economic advancement.

Ms. Quittkat noted that home business occupation would be allowed, but if the business grows it could have adverse effects on neighbouring properties, then it would be ideal to move to a clustered industrial area.

Mr. Tolls asked if farm diversified uses and local food sources are they the same. Ms. Quittkat responded that local food source is more of a directive, something the city would like to achieve and on farm diversified uses are a specific use that can be applied to a property. She added that local food production can be classified as a farm diversified use.

Mr. Tolls advised that the OP needs to encourage development.

Mr. Wolfe spoke about the planning process and how easy it can be to amend the official plan and amend the zoning by-law for development, even if it is prime agricultural land. Ms. Quittkat stated that she will examine state residential provisions about re-designation of prime agricultural land and can get back to committee with that. She noted that mineral resource areas are provincially regulated so it takes priority over prime agricultural lands.

Mr. Wolfe advised that with solar farms, the provincial decision overrides the municipal decision even if the development is in close proximity to a large residential area.

In response to a question from Mr. Sutherland regarding new residential designations Ms. Quittkat replied that there is a new boundary expansion not beyond the mineral resource area, and the 500 metre setback would remain the same. She explained that with minor applications, staff have more ability to assess whether the mapping is

consistent with what is on the ground with site visits instead of creating so many obstacles to getting minor applications in.

Mr. Newman Manager, Policy Planning added that there is now better mapping where you can drill into the property line and the policies in the OP can help staff interpret where the boundaries should be or if there is a distinct physical feature.

Ms. Quittkat added that significant woodlands have a different set of categories to evaluate the woodlands. She stated that the city has the ability to look at the mapping with CRCA to see if it is consistent with the province's mapping.

Councillor Allen stated that the new mapping will clear up a lot of discrepancies and being able to utilize photographic evidence to make a change is great.

Ms. Bell-Sood expressed concern for clustering, water safety and asked what the long term vision is for the rural area.

Ms. Quittkat noted that the intent of the OP to map out the vision of the City of Kingston.

Ms. Hurdle added that the policies in OP state what the vision is and if the lands are identified to be residential or institutional. She explained that legally, the city cannot prevent anyone from submitting an application to request an OP or Zoning By-Law amendment.

Mr. Newman spoke to the Planning committee process and the Planning Act requirements.

Ms. Bell-Sood expressed concern with the process and noted it is not easy to navigate.

Mr. Sutherland opened the floor for members of the public to provide comment.

In response to a question from Mr. Walker regarding Zoning and the OP for a quarry Ms. Quittkat replied that the Natural Resources Act trumps prime agricultural designation.

Mr. Tolls commented that municipalities do not have a lot of power on what they can and cannot do.

b) Mr. N. Unsworth, Manager, Parks Development spoke to the committee regarding the Waterfront Master Plan Update.

In response to a question from Councillor Boehme about Grass Creek Park, Mr. Unsworth responded that Waterfront Master Plan is about prioritizing and which development comes first, and that Grass Creek park is a real community space with a lot of potential.

Mr. Proulx, member of the public advised that there is a beaver dam; Mr. Unsworth responded that they are aware of it.

Mr. Unsworth spoke about the public engagement conducted to formulate the Waterfront Master Plan and the success with the community feedback.

Mr. Wolfe spoke in favour of the barricade for the boat launch on Aragon Road and stated that there are opportunities with developing the trail network and having the connectivity. Mr. Unsworth stated that trail connectivity will be taken into consideration.

Councillor Allen stated that different accesses to different parts of the lakes is important, and noted that parking to serve the boat launch could be an issue. He asked if Collins Lake access could be negotiated with the neighbouring municipality.

In response to a question from Mr. Tolls regarding if the boat launch at the West end of the lake is city owned, Mr. Unsworth responded that the parking along the street is not owned by the city.

Mr. Sutherland advised that thousands of miles of waterfront is on private property. Mr. Unsworth noted that the policies within the Waterfront Master Plan needs to identify access to private lands as the plan needs to dictate what the future of Kingston's waterfront will look like. He advised that the city if need be in the future will access private land through relationship building with the landowners.

Mr. Sutherland stated that a careful balance needs to be achieved as people can park their cars on private property, or use private property as public and it can create vandalism as there is no policing.

Ms. Hurdle explained that staff conduct maintenance on parks, however the parks are not monitored and it can be a challenge to ensure they are respected. The city relies on residents to report incidents of vandalism to ensure they are dealt with appropriately.

Mr. Proulx asked if the existing boat launch on Aragon road can be changed to non-motorized water transportation like canoes. Mr. Unsworth responded that the proposed plan sought improved parking for existing launch to be used safely.

Mr. Proulx encouraged staff to provide amenities for canoes, kayaks and paddle boarding.

Business

a) Five Year Update the Official Plan - Proposed Rural Area Changes

Please see briefing 'a'.

b) Committee Comments on Recommendations – Non-Statutory Citizen Advisory Committee Review Report 15-385

Mr. Wallace spoke to the details of the report.

In response to a question from Mr. Wolfe inquiring if staff will be preparing the end of the year report describing what the committee accomplished and the goals, Mr. Wallace responded that the committee appoints a member to put author the report.

Moved by Mr. Wolfe
Seconded by Mr. Tolls

That the Rural Advisory Committee accept and endorse the Non-Statutory Citizen Advisory Committee Review Report 15-385; and

That the committee will work with the City Clerk's department in formulating the first draft of the annual report.

c) Waterfront Master Plan Update

Please see briefing 'b'.

Motions

There were none.

Notices of Motion

There were none.

Other Business

Ms. Hurdle discussed the committee annual work plan. Items we might bring later in the year. Work being done on climate action plan. Need to verify a date.

Correspondence

There was none.

Date of Next Meeting

Mr. Sutherland noted that the tentative date of the next meeting of the Rural Advisory Committee will be at the call of the chair.

Adjournment

Moved by Mr. Wolfe
Seconded by Mr. Tolls

That the Rural Advisory Committee meeting adjourn at 9:14 p.m.

Carried