

August 3, 2010

To: Mayor Jim Vanden Hoek
Deputy Mayor Matt Fiene
Councillors Denis Doyle, Wayne Grant, Pat Norris

CC: Terry O'Shea, CAO
Carol Dwyre, Treasurer/Planning Coordinator
Glenn Tunnock, Tunnock Consulting Ltd.

From: Terry Botten, Chair, Howe Island Ratepayers Association
Brian Humphrys, Official Plan Committee Chair, Howe Island Ratepayers Association

The following submission is in follow-up to the open house held on Howe Island on July 29. At that meeting, Mr. Tunnock suggested we send our comments and proposals to you in preparation for your August 5 public meeting on Wolfe Island. Our submission is made on behalf of the members of the Howe Island Ratepayers Association (HIRA).

HIRA-WHO WE ARE: HIRA was incorporated in 2008 with our mission statement being, "Dedicated to the preservation and improvement of Howe Island, our quality of life and public services." Currently, we have 146 households as members or approximately 44% of the 331 single family and seasonal dwellings as determined in the 2008 assessment. Our website, www.howeisland.org is active and year-to-date, we have had 17119 visits.

Specifically with regard to the Draft Amendment of the Official Plan, HIRA's positioning statement that was introduced in May, 2008 following the April 16 and April 23 public meetings is, **'TO SUPPORT THE ORDERLY DEVELOPMENT OF HOWE ISLAND IN SUCH A MANNER AS TO PRESERVE AND ENHANCE THE VALUE OF THE RESIDENTIAL, RURAL AND AGRICULTURAL PROPERTIES OF THE ISLAND'**.

Along with our concerns and suggestions to the Draft Amendment, we have enclosed:

1. A copy of the Frontenac Island Visionary Questions and the answers from the residents of both Howe and Wolfe. You will note that many of the responses to the identical questions are different. We suggest that this supports an Official Plan that addresses, A. the 'motherhood' requirements of the Province, B. addresses the needs of Wolfe Island residents, C. addresses the needs of Howe Island residents.
2. A copy of a snapshot of the 2006 Census that looks at the demographics of Howe Island and its relationship with Canada, Ontario and Kingston. Overall, this supports our argument that the existing ferry operates successfully, today, because of the mix of retirees and working people...meaning, the use of islanders during the rush hours. Unplanned and planned development on Howe Island would/could call for a change in the ferry system.

We suggest that the Draft Amendment of the Official Plan isn't specific to 'island life' and we are one of the few agricultural/residential islands in the Province without retail trade; therefore, Howe Island is unique when it comes to planning for "orderly development".

We ask that our submission is seriously considered and we are prepared to meet with Council at Council's convenience.

August 3, 2010

To: Township of Frontenac Islands
Cc: Tunnock Consulting Ltd

From: Howe Island Ratepayers Association (HIRA)

Re: HIRA's Response to the Draft Amendment-5 Year Review, Official Plan

EXECUTIVE SUMMARY

While HIRA has a number of specific concerns with regard to the Official Plan (OP), we suggest that this OP fails to address the major fact that our Township consists of seven islands, although we will only direct our opinions to Wolfe and Howe, each of which has its own set of opportunities and constraints. We recognize the 'islands' are one political unit but they are distinctly different socially and economically. The differences between Wolfe Islanders and Howe Islanders are well reflected in the responses to the Frontenac Islands Visionary Questions, attached.

Unfortunately, HIRA sees little evidence of these differences reflected in the Draft Amendment. In our opinion, these differences call for the development of individual policies and strategies for each ward of the Township.

HIRA sees this Draft Amendment as a "lost opportunity" to reflect the differences between the two wards of our Township. **We recommend that the decision to adopt the Draft Amendment be delayed until October thus allowing Council to review the comments of HIRA and others.**

TRANSPORTATION

HIRA'S primary concern is transportation and, to this end, suggest the following be included in the OP with respect to Howe Island:

"Council recognizes there will be continued development on the 'islands' and further recognizes that such growth will have a direct pressure on the transportation system. To ensure that a reasonable level of service be maintained through the planning period and into the future, **COUNCIL WILL WITHIN 2 YEARS UNDERTAKE A GROWTH MANAGEMENT STUDY, THE PURPOSE TO:**

- a) define an acceptable level of ferry service**
- b) determine additional efficiencies of service could be implemented with the parameters of the existing facilities**
- c) define the type (ferry or fixed link) and timing of improved infrastructure**
- d) initiate the appropriate approvals and funding for projected improvements**

AGRICULTURAL LAND DESIGNATION

8/4/2010

HIRA recognizes that the Province has the final approval in this regard. HIRA also knows that **the Province discourages strip development**. However, most of Howe Island, by virtue of the shoreline, location of the roads, and past development patterns, is a strip; therefore, **HIRA suggests that Council develop a strong rationale to allow the strip to infill and that such infilling will have less overall impact than allowing new development nodes. HIRA encourages Council to further their discussions with the Province emphasizing the unique 'island' situation.**

HOUSEKEEPING ITEMS IN THE DRAFT AMENDMENT

1. section 1.2.2 should read, "...year 2030"
2. section 1.4 the phrase, "...has embraced wind power...". HIRA does not agree with this statement and while we recognize that the Province has removed much of the Council's authority in this regard, such wording sends the wrong message in light of the unanswered questions to the economics of such projects and long term health concerns
3. section 2.1.1 the phrase "...nearly total reliance...". On Howe, it should read, "...total reliance..."
4. section 2.1.3 why were the detailed growth projections removed? This is the detail required to ensure proper planning particularly with ferry service. **NOTE THE DETAIL IN THE ATTACHED CENSUS SNAPSHOT** and HIRA's contention that the demographics of Howe Islanders currently makes the ferry system work
5. section 2.2.6 "...encourage growth...which avoids the need for unnecessary and/or uneconomical expansion of infrastructure...". What kind of growth is this?
6. 2.2.3.8 How does this tie into not allowing smaller agricultural holdings?
7. 2.2.3.12 "...encourage tourism...". What is the impact on the ferries and who benefits on Howe, an island without retail or sanitary infrastructure?
8. 3.1 HIRA recognizes there is a significant problem in Marysville; however, the Township simply cannot afford this and as such the OP should indicate significant outside funding will be necessary to undertake any remedial measures
9. 3.2.6.1 & 3.2.8...not on Howe. This is another example of why it is important to develop individual sections for each island. The fact that there is no school on Howe adds a particular burden to the ferry system
10. 3.4.3 "...ferry services...improvement of ferry services..." This paragraph should be expanded to be more definitive should Council adopt HIRA's recommended study
11. 3.6 "...secondary plans..." Develop secondary plans for Howe and Wolfe. This would improve the clarity of the plans and provide a document that can address the differences between the islands
12. 4.14.6 include a study on how such development will impact ferry operations
13. 5.1.2 given that the permitted uses include "specialized crop production" lot sizing must facilitate such opportunities
14. 5.2.4.3vi include reference to ferry impact

2006 Census Census Snapshot

2006 Census Census Snapshot	All of Canada		Ontario		Kingston, ON		Howe Island	
		%		%		%		%
Total Population	31,612,900		12,160,280		152,360		560	
Males	15,475,970	49%	5,930,700	49%	74,175	49%	290	52%
Females	16,136,930	51%	6,229,580	51%	78,185	51%	270	48%
2006 Population by Age								
0 to 4 years	31,612,900		12,160,280		152,360		560	
5 to 19 years	1,690,540	5%	670,765	6%	7,280	5%	10	2%
20 to 24 years	6,029,790	19%	2,373,145	20%	27,500	18%	60	11%
25 to 34 years	2,080,385	7%	797,255	7%	11,200	7%	25	4%
35 to 44 years	4,005,805	13%	1,535,640	13%	18,670	12%	35	6%
45 to 54 years	4,818,730	15%	1,916,395	16%	22,375	15%	50	9%
55 to 64 years	4,977,905	16%	1,861,375	15%	23,310	15%	125	22%
65 to 74 years	3,674,495	12%	1,356,510	11%	18,680	12%	140	25%
75 to 84 years	2,288,360	7%	868,185	7%	12,115	8%	75	13%
85 years and over	1,526,280	5%	589,175	5%	8,420	6%	30	5%
	520,610	2%	191,810	2%	2,830	2%	5	1%
Average age of population	39.1		38.7		40.2		48.3	
Median age	39.5		39		40.6		53	
Families	8,896,840		3,422,320		42,995		195	
Persons per family	2.9		3		2.8		2.5	
Two-parent families	7,482,775	84%	2,881,605	84%	36,450	85%	185	95%
With no children at home	3,420,850	38%	1,217,850	36%	18,105	42%	125	64%
With children at home	4,061,930	46%	1,663,755	49%	18,350	43%	60	31%
Lone-parent families	1,414,060	16%	540,715	16%	6,540	15%	10	5%
Children per family	1.1		1.2		1		0.6	

April, 2008 - Islanders provide vision for Official Plan

There were Special Meetings of the Council of the Township of Frontenac Islands on Wednesday April 16, 2008 on Howe Island and April 23 on Wolfe Island.

The purpose of these meetings was to obtain public input into the review of the Township Official Plan required by Section 26(1) of the Planning Act. There were approximately 70 persons present on Howe Island and 80 on Wolfe Island.

Deputy Mayor Norris introduced Mr. Glenn Tunnock and Mr. David Sappleton of the firm Tunnock Consulting Limited who have been hired by the Township to complete the review of the Official Plan.

The evening included a Visioning Session during which the audience took several minutes to review the following 10 Official Plan related questions and were then asked to indicate which question(s) they would like to discuss. The audience was split into groups with each group discussing the question of choice for those members in the group. The audience was then reconvened as a whole to share the ideas brought forth in group discussions. A summary of the comments to each question follows. The original text can be found in April Minutes on the Township website.

1. In what way can Frontenac Islands become a “sustainable” community and what kind of actions and strategies should take place to ensure this?

Howe Audience Responses (April 16):

- energy, transportation and food are sustainable
- in past expectations were lower and more reachable
- the feel and flavor of the Island needs to be sustained
- independence needs to be sustained
- there is no need for a settlement on Howe Island but there should be a community hub
- the ferry needs to be dependable, there should be a seasonal pass, it should be faster, it should be free

Wolfe Island Responses (April 23):

- must consider all ages
- transportation on and off the island and public transit
- need to plan further than 20 years
- examine health issues
- need balances in all things
- need more business
- need self sufficiency
- address environmental issues
- seniors services
- eco tourism
- clean water
- multi use community centre
- safe community
- energy production and use
- waste disposal
- communications
- our (Island) culture

2. What rate of growth is appropriate to maintain the quality of life and character currently enjoyed by residents of Frontenac Islands?

Howe Audience Responses:

- for Howe Island we need to define growth
- growth should be restricted at a low level
- growth is currently restricted by the ferry service
- growth can be restricted by maintaining resource protection, e.g. agricultural lands, aggregate lands etc.

Wolfe Island Responses:

- need to increase growth
- need to increase tax base
- encourage different uses of land
- seniors community
- more people means more sustainability
- arena, community centre
- public transit
- must be well managed growth

3. Agriculture in Frontenac Islands has changed. How can the municipality take advantage of the good agricultural land and reinvent viable and marketable uses for it?

Howe Audience Responses:

- it is not economically feasible to farm on Howe Island due to nature of soil and government restrictions and prices received for goods vs. costs
- there are lands improperly identified as prime agricultural lands
- prime agricultural lands are frozen, there should be the opportunity to sever lots especially for family members

Wolfe Island Responses:

- lot size for severance in agriculture zone should be reduced
- more land should be designated rural
- some lands not properly designated
- potential for hobby farms
- potential for local food supply

4. Shoreline residential development has been the primary type of growth in the Township . How can the community ensure that this growth continues in an organized and controlled manner and how do we ensure there is public access to to the amenities that the shoreline offers? What measures should be used to protect or enhance the natural features of the shoreline?

Howe Audience Responses:

- feel that the current minimum lot size is too small, recommend 3 acre minimum
- lots could be more pie shaped to reduce frontage yet have large side yards for privacy
- there should be more public access to the water
- growth should be restricted by limiting infrastructure

Wolfe Island Responses:

- should be more public access to water
- sidewalk to winter ferry dock
- 2nd line road should be made accessible to water
- Simcoe Island needs public water access especially in winter
- Enhance natural features and return to natural state after construction e.g. shore wells
- concern about water levels and plans for future water levels

5. Marysville is meant to be the centre of residential and commercial development on Wolfe Island. Is this realistic? What limits growth in Marysville? What is an appropriate size for Marysville?

Howe Audience Responses:

- no comments

Wolfe Island Responses:

- lack of municipal water and sewers limit village growth
- Marysville would grow with municipal services
- There should be an economic development fund/officer and representation from business on planning committees

6. Is it a disadvantage that Howe Island does not have a designated and identified settlement area or centre? What are the most significant attributes on Howe Island?

Howe Audience Responses:

- it is a disadvantage to not have a settlement area
- we do not need a Village but there should be a community gathering spot
- Howe Islands identity is diluted by Wolfe Island
- Attributes include 2 ferries, seasonal residential area, water based community, no commercial development
- A detriment is lack of high speed internet

Wolfe Island Responses:

- no comments

7. What types of home based businesses are/are not suited to Frontenac Islands? How do we ensure they are compatible with surrounding uses?

Howe Audience Responses:

- there are currently many home based businesses
- as long as you do not disturb your neighbours there should be no problem with home based businesses
- home based businesses should not include trailer parks, auto wreckers, pig farms
- there should not be businesses which impact the ferry

Wolfe Island Responses:

- no comments

8. What are the benefits and downfalls of development on private roads in the Township?

Howe Audience Responses:

- some residents like the privacy afforded by a private road others feel the roads should be assumed by the Township and upgraded to allow easier access for emergency vehicles, this is especially important to seniors
- there should not be any seasonal or limited access roads or any private roads, all should be treated equally

Wolfe Island Responses:

- no comments

9. Are the Township's cultural heritage resources being respected and preserved appropriately? Are there sites or features that could be designated as a cultural heritage feature and/or site?

Howe Audience Responses:

- not much effort has been put into this so far but there are some significant old farmhouses which should be preserved and there are some areas which should be identified as historically significant

Wolfe Island Responses:

- no comments

10. Should alternative energy systems be promoted i.e. wind, solar, biomass? What controls are important?

Howe Audience Responses:

- there is an issue with wind plant amenity funds going to Howe Island
- there are noise and icing problems with wind turbines
- there is support for individual private energy systems

Wolfe Island Responses:

- alternative energy should be promoted provided there is good planning and protection of environment and health

11. Environmental concerns (Wolfe Island)

- important bird area which should be recognized in OP
- municipal owned lands should be protected especially water access
- Big Sandy Bay should be protected from commercial encroachment