



Report to the Planning Advisory & Committee of Adjustment	
Date of Meeting: April 15, 2026	Date of Report: April 10, 2026
Subject of Report: Manager's Report	
Recommendation: Be it resolved that the Planning Advisory and Committee of Adjustment receives the April 15, 2026 Manager's Report for Information Purposes.	
Report Prepared By:	 <hr/> Tom Fehr Manager of Development Services
Departmental Approval:	 <hr/> Tom Fehr Manager of Development Services
CAO Approval:	<hr/> Shellee Fournier, CAO

Manager Site Plan Approvals – None
SP-55-2025 HUGHES & PRITCHARD

North Shore Rd – no civic address, Ward of North Crosby-Newboro

- construct a 53.5sqm (576sqft) 1 storey dwelling with a 14.9sqm (160sqft) attached covered deck and a 31.6sqm (340sqft) attached uncovered deck
- install a grey water septic system
- property currently contains a 9.3sqm (100sqft) shed and a 2.2sqm (24sqft) shed with a composting toilet

Manager Consent Approvals - None

Updates, Notices & Communications

Bill 98, Building Homes and Improving Transportation Infrastructure Act

The Province introduced Bill 98 on March 30, 2026. The Bill introduces a number of measures across multiple pieces of legislation. The most significant changes that will impact the Township are the proposed changes to the Planning Act.

Bill 98 fundamentally changes how official plans are structured under the Planning Act by mandating a fully standardized format to be implemented across the Province, including prescribed chapters, sections, and mapping schedules that municipalities must follow. The legislation sets out the exact table of contents, covering everything from growth management and housing to waterfronts, hazards, and implementation, leaving little ability for municipalities to organize their plans around local priorities.

In addition, the Bill introduces a mandatory, province-wide land use designation system with 12 fixed designations. Each designation includes required permitted uses written directly into the legislation, limiting what municipalities can allow or prohibit within those areas. This represents a significant shift as the Township may no longer be able to structure its Official Plan or land use categories to reflect local conditions as it had in the past and will instead be required to conform to a uniform, province-wide planning framework.

The required table of contents in the Bill is as follows:

Chapter 1 – Introduction and How to Use this Plan

1.1 Purpose

1.2 Plan Organization

Chapter 2 – Strategic Planning Framework

2.1 Provincial and Regional Planning Context

Chapter 3 – Indigenous Engagement

3.1 Indigenous Engagement

Chapter 4 – Settlement Area Structure and Growth Needs and Management

4.1 Settlement Areas

4.2 Growth Management

Chapter 5 – Residential and Mixed Uses

5.1 Housing

5.2 Mixed Uses

Chapter 6 – Economy and Employment Areas

6.1 Economic Development

6.2 Employment Uses

Chapter 7 – Rural Areas and Agricultural System

7.1 Rural Areas

7.2 Agricultural Land Base

7.3 Agri-Food Network

Chapter 8 – Infrastructure, Facilities and Community Services

8.1 Transportation

8.2 Infrastructure Corridors

8.3 Public Service Facilities

8.4 Water and Wastewater

8.5 Waste Management

8.6 Parks and Open Space

Chapter 9 – Local Landscape and Resource Management

9.1 Natural Heritage

9.2 Water Resources

9.3 Cultural Heritage and Archaeology

9.4 Mineral Aggregate Resources

9.5 Petroleum, Salt and Mineral Resources

9.6 Energy Conservation

9.7 Waterfronts and Shorelines

9.8 Natural Hazards

9.9 Human-made Hazards

Chapter 10 – Implementation and Interpretation

10.1 Land Use Designations

10.2 Processes

10.3 Implementation Tools

10.4 Definitions

Chapter 11 – Schedules (Mapping)
A1 Settlement Boundaries / Structure
A2 Strategic Growth Areas
A3 Land Use Designations
B1 Transportation
B2 Infrastructure
B3 Public Service Facilities / Parks
C1 Natural Environment
C2 Water Resources
C3 Resource Potential
C4 Natural & Human-made Hazards

The required land use designations area as follows:

- Neighbourhoods
- Mixed Use Areas
- Mixed Use Commercial Areas
- Employment Areas
- Major Facilities
- Parks and Open Spaces
- Natural Environment and Water Resource Areas
- Resource Areas
- Rural Lands
- Prime Agricultural Areas
- Specialty Crop Areas
- Shoreline Areas

Based on the timelines outlined in the bill, if passed the Township would have until January 1, 2029 to comply with the required OP framework.

OLT Decision 23-001153 - Skycroft Campground Expansion – Opinicon Lake – South Frontenac

The Ontario Land Tribunal recently issued a decision respecting an appeal by Skycroft Campground (2011) Ltd. regarding applications to amend the Official Plan and Zoning By-law to permit a significant expansion of an existing seasonal campground on Opinicon Lake at 2827 Opinicon Road in the Township of South Frontenac. The proposal sought to add 118 campsites and 30 rental cabins to the east parcel of the property, representing a substantial increase in the overall scale and intensity of use. The Township had previously refused the applications following a staff recommendation and public opposition, and that refusal was appealed to the Tribunal.

In its decision, the Tribunal dismissed the appeals and upheld the Township's refusal, finding that the applicant had not satisfied the applicable planning tests, particularly the requirement under the Provincial Planning Statement, 2024 to demonstrate that the proposed development would result in no negative impacts on natural heritage features or their ecological functions. Central to the Tribunal's findings was the Environmental Impact Study submitted in support of the applications, which was determined to be deficient. The Tribunal found that the study was improperly scoped, as it assessed only the portion of the property proposed for development rather than the entire campground, despite the functional relationship between all lands and the shared use of shoreline amenities. The study was also found to rely on insufficient survey effort, did not follow established protocols in several instances,

and failed to adequately assess the presence and potential impacts to species at risk, including the Gray Ratsnake and Cerulean Warbler.

The Tribunal preferred the evidence of the Township's and other parties' ecological experts, who identified that the proposed expansion, including the associated increase in human activity, would likely result in adverse impacts to natural heritage features and habitat. The Tribunal also rejected the applicant's position that outstanding environmental matters could be addressed at a later stage through consultation with provincial agencies or the use of holding provisions, finding that such matters must be appropriately resolved at the land use planning stage. While not necessary to its determination, the Tribunal further noted concerns with the scale of the proposal in relation to the Township's Official Plan policies, including provisions intended to limit the concentration of campground development in waterfront areas. Overall, the decision reinforces the requirement for a comprehensive and methodologically sound environmental analysis and confirms that applicants bear the burden of demonstrating no negative impacts where development is proposed in or adjacent to sensitive natural heritage features.

Attachments

1. OLT-23-001153 Decision