



COUNCIL HIGHLIGHTS

Committee of the Whole - January 16, 2023



Please note that all Committee of the Whole decisions are subject to Council approval. The next Council meeting is scheduled for **January 30, 2023** at 7:00 p.m. If you have any questions regarding agenda items or decisions made at Committee or Council meetings, please email council@ramara.ca.

WILLISON SIDEROAD RETIREMENT PARK PROPOSAL

At the December 12, 2022, Committee of the Whole meeting, Council received a presentation regarding a residential development that would include retirement and rental residences. As the area is currently outside of a settlement area, the application does not align with the Provincial Policy Statement, the Growth Plan and the County's Official Plan. A Ministers Zoning Order (MZO) would be required to amend the current zoning (Destination Commercial) to allow for mixed residential use on the property without requiring a Destination Commercial component. Committee approved to support an MZO and prepare a letter for the Province.

Note

The MZO is being used to change land use (Destination Commercial to Residential) to allow for residential with an increase in maximum height (24 m to 34 m). If the Province approves and grants the MZO, the development will proceed through standard planning and building application processes. This includes an application for Site Plan Approval which will require studies, such as:

- Environmental Impact Study including a Natural Heritage Review
- Servicing Studies and Design
- Stormwater Management
- Functional Servicing
- Traffic and Road

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SITE PLAN CONTROL BYLAW

Due to the **More homes Built Faster Act, 2022 (Bill 23)**, Site Plan Control can no longer be required for residential development of up to ten units. As the Township of Ramara requires Site Plan Control for more than four units, the bylaw must conform to the new act. The new bylaw will remove Site Plan Control for residential development that has less than ten units. Please note that Site Plan Approval is a planning review process that examines a proposed development's design and technical aspects and includes all necessary studies. Site Plan Agreements, which need to be approved by Council, provide the details on how the property will be developed and maintained after construction, including all the required deposits and infrastructure improvements.

PRECONSULTATION BYLAW UPDATE

As a result of the **Build Homes for Everyone Act (Bill 109)**, Township staff have re-examined the pre-consultation process to include a two-phase approach. The first phase will consist of an initial meeting

to identify the required plans, studies, information, and material to be submitted with a complete application. The second phase will include a preliminary review of plans and studies to ensure the application can be deemed complete. Bill 109 now requires municipalities to progressively refund application fees if decisions are not rendered within specific timelines, ensuring applications are complete will allow for fiscally responsible processing.

2023 BUILDING FEE SCHEDULE

Building Permit fees are reviewed annually to ensure that anticipated costs of the municipality to administer and enforce the **Building Code Act** are covered while being reasonable to the public. In Ramara's annual review, Staff proposed a 10% increase in nearly all categories to cover the increased costs associated with administration and enforcement and reduce the tax burden on taxpayers. The committee approved preparing a bylaw for Council consideration.

2022 MUNICIPAL ELECTION ACCESSIBILITY REPORT

The committee received the 2022 Municipal Election Accessibility Report as information. The report highlighted measures the Township of Ramara implemented to ensure equal opportunity for all electors, candidates and persons with disabilities, such as Voting, Advertising, the Voter Instruction Letter, Voter Assistance and Voter Assistance Locations.

COVID-19 RELIEF FUND

At the October 3, 2022, Committee of the Whole meeting, Council approved for staff to open a funding program for local organizations impacted by COVID-19 to spend the balance of the Township's COVID-19 relief fund. Staff received five applications and Committee approved to distribute the funding as follows:

1. Porcia Pierre - \$2,000
2. Royal Canadian Legion Brechin/Mara Branch #488 - \$6,000
3. Ramara Historical Society - \$7,400
4. Mariposa Hospice - \$15,000

Any additional funds will be detailed in a staff report outlining how Council can redistribute the remaining funds to the Township Community Centre Boards.

PROPOSED STOP UP, CLOSURE AND SALE OF A PORTION OF ROAD ALLOWANCE IN FRONT OF 8122 LAIDLAW AVENUE

In 2022, a potential land purchaser requested to purchase Township owned land between 8122 Laidlaw Ave and the privately maintained road. The intended purchaser proceeded according to the Sale of Land Policy/Bylaw as per Council direction and provided a deposit to cover costs such as appraisal, survey, legal expenses and notice requirements. The committee approved declaring the road allowance portion as surplus lands and proceeding with a public meeting on February 27, 2023.

DEVELOPMENT CHARGES UPDATE

At the first review of the proposed 2023 Budget, Council requested more information on the reserve balance for development charges and the projected development charges for 2023. In 2022, the Township of Ramara received \$338,524.46 and projected \$1,486,450.00 in 2023. A large increase in development charges is expected due to the Brechin subdivision.

REQUESTED BUDGET ITEM REPORTS/QUESTIONS

At the first review of the proposed 2023 Budget, Council requested information or reports to help answer questions related to the 2023 proposed Budget. Many requested reports are presented in the Agenda; however, minor questions or requests for information are outlined in the report.

The information is as follows:

1. Breakdown of Administration Contract Services in more detail
2. Breakdown of Planning Capital Budget
3. Planning fees at other municipalities
4. Water and Sewer Rates at other Municipalities (per 200 m³/year)
5. Five-Year Quarry revenue Breakdown

RAMARA CHAMBER OF COMMERCE CORRESPONDENCE DATED JANUARY 10 REGARDING FUNDING

The Ramara Chamber of Commerce provided a letter detailing how the Chamber built community relationships, the success of its events in 2022 and a funding request of \$3,400.00. The committee approved providing \$2,900 of funding to the Chamber of Commerce and eliminating all advertising to allow other potential businesses to utilize the advertising space.

APPOINTMENT OF ALTERNATIVE COUNTY COUNCILLOR

Committee approved to appoint David Snutch as the Alternate County Councillor.

GOOD DOCTORS CORRESPONDENCE DATED JANUARY 13, 2023 REGARDING VIRTUAL CLINICS

The committee received correspondence from the Good Doctors regarding writing a support letter regarding the cuts in OHIP fees for virtual care and the distinction between Virtual Practices and the Nurse Delegated model. The committee approved sending a letter to the Minister of Health to support the Good Doctor's concerns and to include the amount the Township of Ramara pays to support Good Doctor services. Also, the Township of Ramara will request funding contributions from the Township of Brock and the City of Orillia based on the percentage of users Good Doctors reported utilized their services. .

LAND ACKNOWLEDGMENT

The committee approved for staff to develop a report that outlines the process and education in creating an Indigenous Land Acknowledgment Statement.

LIBRARY STAFF REPORT

As a result of the termination of the Simcoe County Library Cooperative (SLC) and succession planning, the Ramara Township Public Library is requesting to increase the hours of the part-time Library Clerk from 9 hours to 24 hours per week. The committee approved bringing this discussion to the 2023 Budget meeting.

OPERATING EXPENSES FOR RAMARA PUBLIC LIBRARY - BRECHIN BRANCH

Since November 25, 2022, the Brechin Branch located at the Brechin Medical Centre has been closed due to mould. The remediation process is scheduled to begin this week with the tentative reopening of the Brechin Branch occurring in mid to late February. The staff time allocated to the Brechin Branch has been utilized by incorporating the SCL collection and weeding some existing material from the current collection with plans to complete a full collection inventory once the SCL project is complete. As a result, there have been no staff wage savings from the closure.

NON-RESIDENT USE OF RECREATION PROGRAMS AND FEES

In 2022, the Recreation Services department implemented a priority enrollment for residents to access children, youth, adult and senior programming before non-residents. In 2022, 28% of the registrants for children's programs were non-residents compared to 72% of residents. Also, 32% of the registrants for adult programs were non-residents compared to 68% of residents.

CURRENT AND FUTURE USE OF COMMUNITY CENTRES

In early 2023, staff will investigate the current and future use of the Township of Ramara community centres to explore how the public and the Recreation Services department can utilize these facilities to its fullest potential. To get an accurate depiction of its current state, staff will meet with Community Centre Boards for Udney, Brechin, Longford Mills and Atherley to explore current and future uses, programming and required maintenance.

LAKESHORE DRIVE SERVICING

Since the summer of 2021, the Township of Ramara has been investigating solutions on how properties on Concession Road 3 can obtain municipal water, including extending a water main line down Lakeshore Drive from Simcoe Road to Concession Road 3. Staff surveyed homeowners to explore interests in Water and/or Sanitary Services on Lakeshore Drive, Concession Road 3, Lone Birch Trail, Maple Trail and Ridge Avenue. The committee approved proceeding with option 3B, which would extend water services only on Lakeshore Drive from Simcoe Road to Concession Road 3 with an estimated cost of \$25,400 per property and sewer services on Ridge Avenue, Lone Birch Trail and Maple Trail with an estimated cost of \$39,500 per property.

PHOTO RADAR IMPLEMENTATION IN RAMARA

At Council's request, staff reviewed the possibility of establishing a photo radar speed monitoring throughout the Township in places considered high risk, such as school and community safety zones. The committee approved scheduling a deputation from a potential photo radar contractor to understand the services and impact it may have on the Township.

BYLAW ENFORCEMENT 2022 CALLS FOR SERVICE AND ADMINISTRATIVE MONETARY PENALTY (FINES) REVIEW

At the 2022 Proposed Budget meeting, Council requested a report on the breakdown of calls, licensing fees and administrative monetary penalties. In 2022, the Bylaw Enforcement department received 455 calls with top complaints around Short-Term Rental Accommodations, Property Standards, General Bylaw and Animal Control. Staff recommended increasing licensing fees, administrative monetary penalties and creating new fines under the property standards bylaw to help offset the costs of the Bylaw Enforcement department and increase deterrence. Committee approved the following:

- increase Licensing Fees for Short-Term Rentals from \$1,000 to \$3,000
- increase Administrative Monetary Penalties for Short-Term Rentals by 500.00
- increase Request for an Appeal Hearing from \$150 to \$300 per matter.
- increase Administrative Monetary Penalties for Long Grass and Weeds from \$100 to \$300 for property inspections with violations confirmed and notice issued, and \$500 (plus grass cutting) to \$600 (plus grass cutting) for property re-inspection.
- new property standards fines

STRAY CATS

In late 2022, Council received a deputation requesting financial assistance to assist with stray cats in the community. Currently, the Township of Ramara doesn't regulate, license or have a program related to stray cats. Still, it will continue to monitor the situation through 2023 and identify any recommendations for financial assistance.

MID ONTARIO SNOWMOBILE TRAILS CORRESPONDENCE - REQUEST TO USE CONCESSION 15 ROAD ALLOWANCE

In consultation with the Carden Snow Drifters Snowmobile Club, the Mid Ontario Snowmobile Trails Club requested to use the Sideroad 15 road allowance that runs perpendicular to Concession Road 7. The snowmobile club is requesting to complete some excavator work, including adding culverts and fill to bring the trail up to standard. The Ramara Trails Committee and staff have worked on the same initiative for the past three years with Lake Simcoe Region Conservation Authority and Tatham Engineering. This project has been delayed due to COVID-19 and the trail's location through a floodplain. Currently, a permit is under review by the Lake Simcoe Region Conservation Authority. Committee approved for staff to continue to work with Engineers and LSCRA to develop a plan to construct a multi-use trail along Sideroad 15 south of Concession Road 7.

WALLACE STREET UNOPENED ROAD ALLOWANCE

At the September 26, 2022, Council meeting, residents presented a petition to Council for the Township to deem Wallace Street road allowance Surplus and be conveyed to abutting properties. After staff's conversations with the Ministry of Transportation regarding using Holmes Road as the only access to Highway 12 for that immediate area, Wallace road may be needed in the future to be used as a service road. As a result, staff recommend that the Township retain the unopened road allowance. The Committee approved retaining Wallace Street as an unopened road allowance.

For more details on any of these items, see the [full meeting Agenda](#) or view the meeting on the [Township of Ramara's YouTube Channel](#). The Meeting highlights are prepared to give residents a timely update on decisions of Council. The Council Meeting Minutes are the official record of the meeting.

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