



THE CORPORATION OF THE TOWNSHIP OF RAMARA

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MINUTES

TOWNSHIP OF RAMARA

RB Saturday
~~MONDAY~~, FEBRUARY 5, 2000

A special meeting was held of the Council of the Township of Ramara was held in the Council Chambers with the following members and staff in attendance:

Mayor	Thomas Garry	
Deputy Mayor	Dan McMillan	
Councillor	Marilyn Brooks	
Councillor	John Ferguson	
Councillor	Nadir Jamal	
Councillor	Norm Whitney	
Absent	Councillor	Neal Snutch
CAO/Clerk	Richard Bates	
Planning Secretary	Kitty Bavington	

1. OPENING OF THE MEETING

Mayor Garry opened the meeting with the Lord's Prayer at 10:00 a.m

2. DISCLOSURE OF INTEREST

None

3. PUBLIC MEETINGS

3.1 The Mayor opened the Public Meeting at 10:00 a.m., stating,

"As required under The Planning act, and pursuant to the Council policy, Council is holding a Public Meeting prior to either adopting or rejecting a proposed zoning bylaw amendment for:

Christine Kaiser-Reid, File Z-15/99

Proposed Zoning Bylaw Amendment, Part Lot 15, Conc. 2, Mara

Please be advised that if a person or public body that files an appeal of a decision of the Ramara Township Council in respect to the proposed zoning bylaw, does not make oral submissions at a Public Meeting, or make written submissions to the Ramara Township Council before the proposed zoning bylaw is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

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Council has made no decision on this matter, and is neither in support or opposition. We want everyone present to have a chance to make a statement. Council will consider all comments and submissions.”

Richard Bates, CAO/Clerk of Ramara Township, advised that notification of this Public Meeting was mailed on January 7, 2000, a notice was published in the Local Web newspaper on January 17, 2000, and signs were posted on the property, in accordance with Provincial regulations. He described the location and purpose of this proposal, and reviewed the comments received to date. He explained that site plan approval will be required, indicating sewage servicing, location of site, turning radius for Lot 1, and other issues.

Brian Goodreid of R.G. Robinson & Associates, representing the owners, displayed an updated site plan and servicing plan. He reviewed the proposal, explaining the property is already designated Resort Commercial in the Official Plan, and although it is already zoned Resort Commercial (C3) in the zoning bylaw, a zoning amendment is required to address two issues: storage of the trailers over winter months; and reduction of the setback on Lakeshore Drive. A camping establishment is permitted and this is not being debated.

The year-round storage of trailers is requested, so that the trailers or motorized homes (RV's) can use sites and park throughout the year without having to be removed. These would be established trailers with established occupants, not transients. The site can accommodate 22 camping lots, but an amendment is needed for reduction of the setback, to permit this configuration. The sites could be shifted and placed elsewhere, but the owners prefer all the sites to be together in the same area, with good-sized sites for 40 foot trailers, rather than cramping. The proposed configuration would be similar to other campgrounds in Ontario. Originally, other setbacks reductions had been proposed from the high water mark and from the 2nd Concession, but after consultation with the Township's Planning Consultant, this request was modified to only Lakeshore Drive. The rationale for this is that the adjacent land across Lakeshore Drive is also a trailer park, and so the full setback is not required.

Mr. Goodreid advised the Township has also asked for servicing drawings, including pipes and pumps to be included in the site plan agreement.

Barry Bourne (2410 Lakeshore Drive): Mr. Bourne had a written statement of opposition, which he handed out to Council, then read for the audience. His concerns included the adequacy of the septic system and potential damage from spills, and damage to the road from tunneling. He was also concerned about the timing of this application, to prevent participation by seasonal residents, in spite of his request to Council to hold this Public Meeting in the spring. Mr. Bourne questioned the amount of taxes paid by the park, the effects of the increased density and devalued property values. He was dismayed about the “grandfathering” that had allowed the current situation to continue, and requested Council not to set precedents.

The Clerk responded that the Planning Act required the Municipality to take action within 90 days of receiving the application, and Council had agreed to hold a Saturday meeting to accommodate the seasonal residents.

Brian Goodreid responded that the Ministry of Environment has been consulted regarding the septic system, and has determined it is appropriate and has capacity to handle the 22 sites. With the site plan approval process, the Municipality's engineers will have to approve the system and provide safeguards. With respect to taxes, they are a separate issue from this planning application. He advised that the density of 22 new sites is a modest expansion of the existing operation and can be accommodated without an amendment to the bylaw, however, they are trying to improve the design, protect trees, and have good sized roads and lots.

With respect to “grandfathering”, the Municipality has no authority to remove the existing trailers, as they are a legal non-conforming use.

Barry Bourne questioned how much life is left in the existing septic system, and will a bond be posted? Brian Goodreid stated the Municipality will determine appropriate security. If the system doesn't function, the park will be shut down by the MOE. He suggested his clients wouldn't be investing money in this proposal if the septic was questionable. Mayor Garry confirmed that the Township's engineers will review the system, and the public can be advised of their determination.

Miriam Krieger (39 Ridelle Avenue, Toronto, Ontario, M6B 1H9) questioned when the application is made to MOE? Brian Goodreid responded that there is a large existing system, and calculations have been done by the owner's engineers which determine the existing capacity is adequate, under the existing Certificate of Approval. Since no expansion of the system is planned, no new certificate is required. An approval is only required for the plumbing works. Ms. Krieger stated that Dave Woods at the MOE had advised her a new certificate would be required for the septic system and water use for 22 new sites at 10,000 litre/day or more. Mr. Goodreid advised he had been consulting with the Toronto branch of MOE, and clarified that a new system involving 10,000 litres/day would require a certificate, but not if it is an existing system with proven capacity. 50,000 litres/day of water intake requires a permit. The Township's engineers will be reviewing these issues and the site plan agreement will require all issues to be dealt with before any development occurs.

Mayor Garry referred to Mark Dorfman's report dated January 21, 2000 regarding the servicing and the certificate of approval, and he advised the applicant has already entered into agreement with the Township for servicing to be located under the road.

Bill Duffy, (R.R. #7, Orillia) representing the Ramara Chamber of Commerce, advised that the applicants are members. A survey was done of other members, and most were in favour of this proposal, as the development would be “favourable for the clients, and businesses will benefit from the type of occupants proposed” They support this development, as long as the Township and Ministries support it.

Pat Kline - stated she is a member of the New Gamebridge Beach Association, and is opposed to the Chamber's support, suggesting it may be profitable for Foodland, but not for the cottagers.

Scott Mollison stated he had been at the trailer park over 20 years, and would continue to do so, and he felt this expansion was favourable.

Larry Barton (RR # 1 Brechin, # 2271 Conc. Rd. 2) Mr. Barton had a written statement of opposition, which he handed out to Council, then read for the audience. His statements included:

- he has reviewed the Official Plan and Zoning policies, and feels this proposal does not comply with policies regarding expansion of non-conforming uses, as it would create detrimental effects, and property depreciation. It does not comply with policies regarding lake capacity, adjacent uses, parking areas, buffer planting, etc.
- the hedge to the south will take 10 years to grow in, and the hedge on the east is old and thinning
- the park would contain more permanent structures such as decks and sheds
- the park is currently used in the summer, but for 6 months it becomes green space. He does not want 12-month trailers as neighbors
- Mark Dorfman's report (Oct.18) requires a minimum lot size of 186 square metres, but the proposed

lots are 10% smaller. The roads require a width of 6 metres, but are proposed to be 20% narrower. According to the site plan and his calculations, 54 % of the trailers would be in contravention of the bylaw requirements

- the low season's water edge is used to determine the highwater setback, therefore some lots have improperly calculated setbacks
- on Lot 8, the trailer could not conform to the setback, so the trailer was merely moved to the other side of the lot - how will the location and trailer lengths be monitored every year? The setbacks should be to the lot lines, not the trailers
- roads should not be permitted in buffer zones or within the highwater setback
- the site plan must show water and septic systems and lines. Is the existing system actually in the parking lot for "Cheers"?
- there are already 50 non-conforming trailers on east side, plus non-conforming uses on the west
- there are no other tent or trailer parks on all of Lake Simcoe water front, year round or not
- when he purchased and improved his property, he understood about the legal non-conforming existing campground and he would have no objection to this expansion if it conformed to the bylaws
- on page 2 of Mark Dorfman's report he states it is "desirable for the convenience of the tenants" - what about residents who pay taxes. There are no taxes paid on trailers, or for year-round storage
- the current owners may be fine managers, but they won't always own it and this could set a dangerous precedent

Brian Goodreid responded that there is nothing in the policies of the Official Plan that restricts storage on a seasonal basis, and he advised the site plan displayed by the Township is not the up-to-date version.

Pat Kline - questioned the measurement and location of the road in relation to the water, and Mr. Goodreid explained the highwater point is shown as the location of the water's edge at the time the survey is prepared.

Gary Christie (53 Roosevelt Dr., Richmond Hill, Ont. L4C 6V2 - # 2362 Lakeshore Drive) questioned if the septic system is not ready yet, how can they add 22 trailers? Richard Bates advised the owners intend to use the existing system because a preliminary engineering review indicates it will be sufficient, but this will be reviewed in more depth by Township engineers. The location of the system is south of the Cheers parking lot, surrounded by a high cedar hedge. Mr. Christie suggested if it is revealed the system is not sufficient, installation of a new system may change the set up. Mayor Garry clarified sewage for the 22 trailers will be pumped under the road to the existing system, there will not be a septic system within the area of the trailers. Mr. Christie stated he would like to review the septic system, and will the feelings of the public be considered? Mayor Gary agreed the information can be provided as requested, and the public can be in attendance when a decision on this matter is made, scheduled for February 14th, 2000.

Helen Harela (2300 Lakeshore Road) stated that on behalf of her family, they are opposed to an increase in density. They no longer go to their cottage on long weekends because of the noise and traffic, but at least they are only temporary, and are gone after the weekend. She invited the Chamber of Commerce to visit their cottage on a long weekend to see the effects, and stated 22 additional permanent residences are unacceptable.

Eveleen Armour (# 304, 30 Hillsboro Ave., Toronto, M5R 1W7 - # 2052 Lakeshore Road) Her family has owned a property on the point for 50 years, and have enjoyed it as a sanctuary. She has a degree in Urban Planning and a Master in Environmental Studies, and feels the degradation of Lake Simcoe over the last 30 years is appalling. The noise pollution from small power craft at the subject site and worsening water quality have eroded the aesthetic quality and will erode the tax base.

Beverley Bourne (2410 Lakeshore Drive) stated the Township has to be accountable for the amount of animosity due to allowing detrimental "grandfathering" to continue.

Karl Rednick (2308 Lakeshore Drive) stated his family was the 4th or 5th in that area. There have been years of ups and downs with ownership of the subject property, but the Reids are one of most responsible groups. He suggested the traffic will decrease because there will be fewer transients. Campers have been using his vacant lot for picnics, but he hopes the new development and regulations will improve the situation.

Vev Kline (1966 Lakeshore Drive) questioned if he would be able to rezone the property from Resort Commercial to just Resort, to change the permitted uses - can Council or other individuals do it?

The Clerk, Richard Bates, explained the Official Plan and Zoning documents and Site Plan Control. County approvals that are required, and the OMB appeal process. It was clarified that the owner's permission would be required to do an Official Plan amendment on the property.

Mervin Johnston (2272 Ramara Road 47, R.R. #1, Brechin) farm located at southeast corner) Mr. Johnston stated he has been a long time neighbour, and he finds most of the concerns expressed are nit-picking, and NIMBY. Trailer campers are grateful to use Lake Simcoe and enjoy the sunsets, and the Reids offer this opportunity to people who can't afford lakefront property. He stated he felt nervous, being in the middle of a hostile crowd.

Deiter Dabis (2376 Ramara Road 47, R.R. #1, Brechin) owns the farm on northeast corner, and he would like to get all the properties along the lakeshore to make a green belt. He complained about noise levels and of thefts, stating Police interventions are required on weekends due to the weekenders. He felt there wouldn't be this type of problem from permanent trailers. The Reids run a professional site, and this plan will better the community and reduce noise levels.

Larry Barton clarified he doesn't have anything against the trailer park sites, he just doesn't want year-round storage. He has lived with this situation, and feels that a good site plan may resolve a lot of problems

Miriam Krieger questioned if there will be transient trailers coming and going as well as the permanent ones? Brian Goodreid responded that "camping establishment" permits a variety, including motorized mobile home, which could be parked on the lots during winter months. Ms. Krieger asked if other than residents would store their trailers there too? Mr. Goodreid stated they could not, it would be covered in site plan agreement. Ms. Krieger asked if the road is sufficient for heavy vehicles and if it is torn up for the septic installation, who will pay? Mr. Goodreid advised the septic lines will bore under the road, and any digging will be fixed up. The Clerk confirmed a certified agreement for the work is in place - 1 pipe will be bored under road. Mayor Garry stated the road is a 66 foot road allowance, and that it is sufficient.

Vev Kline observed the majority present are opposed, and he asked Council to stop this proposal.

Barry Bourne questioned if transients will also be permitted on the rest of the property, such as the area by the motel, marina, and north side, or just the 22 permanent trailers? Brian Goodreid stated only 22 sites are being sought in this application, and there is another trailer stored on the property that is owned by the Reids. This would be a lawful operation, and the trailers would only be within the approved site, however the bylaw also permits tents on the rest of the property. The owners had offered to exchange tents for permanent trailers in that area. To expand the area of permanent trailer storage, another amendment would be needed.

Bill Duffy stated he had been under the impression that if the trailers are coming in, the tents and transients campers are out. Brian Goodreid agreed that is the case, but for only for the site of the 22 lots. Christine Kaiser-Reid clarified they are concentrating on this area at this time.

Garry Christie questioned if the tenters would move to the other side of the property? There is already a major density problem. He stated "grand fathering" is a critical issue for long-term benefit, and although he is sure the Reids are responsible, he hopes the elected officials will also be responsible, because if filling the rest of the property with tenters and transients is an option, it could be trouble. Christine Kaiser-Reid stated their main focus is to bring back families and values. They want to get rid of the tenters too, because they are bothersome, but they may require sites for half a dozen tents for visitors, etc.

Vev Kline questioned if concessions can be made regarding the tenters, in order to obtain this approval. He reiterated that their only option is to stop this - he doesn't want other concessions being made. The Reids may be responsible, but who knows who it may be sold to, such as a Lagoon City-type developer.

Vic Topper (5 Hearthstone Crescent, Willowdale - 2018 Lakeshore Drive) stated he has lived in the area for 35 years, and has seen lots of changes. The socio-economic effect must be considered, and there must be a plan to deal with that effect. He is not happy with the noise and traffic levels.

Deputy Mayor McMillan questioned Larry Barton's statement that there are no trailer parks on Lake Simcoe. Mr. Barton clarified he did not include Provincial Parks, as they have huge setbacks with public beaches, and they also have a limit to the number of days you can stay.

Councillor Whitney stated his concern that the tents would merely move to the other area. Doug Reid admitted they are not ruling that out. Councillor Whitney asked if there is any way to control it. Richard Bates advised the Township can initiate a rezoning of the rest of the property, but that would be subject to appeal. Christine Kaiser-Reid stated they want to eliminate the tenters, but have to provide for a few. Besides, it will take a while to convert the current use to trailers.

Martha Muncie (2 Merrylynn Drive, Richmond Hill - 2168 Lakeshore Drive) suggested if the Reids don't want tenters, they just shouldn't take them.

Mayor Garry stated he would like to have the elimination of tenters re-affirmed. Doug Reid confirmed it is their intention to get away from it.

Councillor Jamal observed there have been varied arguments, and he would like Mark Dorfman to review the submissions, particularly Larry Barton's statement about other campgrounds on Lake Simcoe.

Gary Christie requested an updated site plan. He suggested a show of hands would provide an indication to Council. Mayor Garry declined the suggestion, and stated the Township will accept letters up to February 9th, and that Council intends to make a decision on February 14th. The meeting is open to the public, but no public participation will be permitted. A copy of the site plan will be available Monday, for pick-up at the office, or by Fax on request.

Mayor Garry concluded the meeting by stating:

"If any person who has not spoken or who has not received Notice of this meeting, wishes to receive Notice of the Passing of the bylaw please leave your name, address and phone number with the Township staff before you leave. This concludes this portion of the Public Meeting and Council will take the various comments into consideration prior to making a decision."

RESOLUTION NUMBER CR.25.2000

MOVED BY: BROOKS

SECONDED BY: WHITNEY

THAT we met at a public Meeting concerning Christine Kaiser-Reid, File Z-15/99, Proposed Zoning Bylaw Amendment, Part Lot 15, Concession 2, Mara;

AND THAT we take under advisement the comments received at the public meeting, all letters received by the Township up to and including February 9, 2000, and our Planner's report dated January 21, 2000;

AND THAT we consider the application at the regular meeting of Council on February 14, 2000.

CARRIED.

4. BILLS AND CONFIRMATION BYLAW

RESOLUTION NUMBER CR.26.2000

MOVED BY: BROOKS

SECONDED BY: WHITNEY

THAT Bylaw 2000.04, a Bylaw to Confirm the Proceedings of Council at the meeting held on the 5th day of February, 2000, be considered read a first, second and third time and finally passed.

CARRIED.

5. ADJOURNMENT

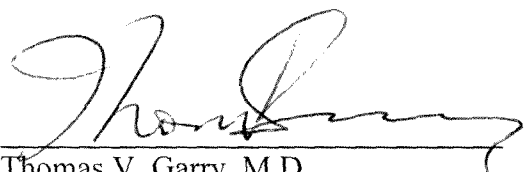
RESOLUTION NUMBER CR.27.2000

MOVED BY: MCMILLAN

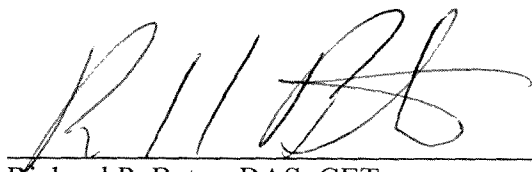
SECONDED BY: WHITNEY

THAT we do now adjourn at 12:10 p.m. until February 14, 2000 at 7:00 p.m.

CARRIED.



Thomas V. Garry, M.D.
Mayor



Richard P. Bates, BAS, CET,
CAO/Clerk