



THE CORPORATION OF THE TOWNSHIP OF RAMARA

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MINUTES

TOWNSHIP OF RAMARA

MONDAY, MARCH 27, 2000

The second regularly scheduled meeting for the month of March 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
	Assistant to the CAO/Clerk	Janice McKinnon
	Treasurer	Margaret Black
	Planning Secretary	Kitty Bavington
	Clerk's Department Secretary	Cathy Wainman

1. OPENING OF THE MEETING

Mayor Garry opened the meeting with the Lord's Prayer at 7:00 p.m.

2. ADOPTION OF MINUTES

RESOLUTION NUMBER CR.94.2000

MOVED BY: MCMILLAN

SECONDED BY: FERGUSON

THAT the Minutes of the Regular Council Meeting, dated March 13, 2000 be adopted.

CARRIED.

3. DISCLOSURE OF INTEREST

None

4. PUBLIC MEETINGS

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5. DEPUTATIONS AND RECEIVING OF PETITIONS

- 5.1 Brian Goodreid advised that his client had not yet arrived and Council agreed that the two other scheduled depositions be heard first.
- 5.3 Larry and Donna Barton, addressed Council expressing their concerns with respect to landscape design and site plan issues regarding the proposed Zoning Bylaw Amendment File Z-15/99, Lot 16, Concession 2, Mara (Kaiser-Reid). Their first concern was with the view from their home and neighboring properties, as well as people traveling along Conc. Road 2 to the Lake. A new hedge along this strip would take 8 years to mature and they suggested that a 30" berm be constructed along the length of the property along the 2nd Concession (subject to drainage areas) and evergreens be planted along the berm. This would provide further buffering in the short term. Clusters of trees along the lake on a berm would soften the look from the lake without taking away the view from the trailers.

Mr. Barton suggested that the light be done away with altogether or at least be repositioned northeast so that it is not directly in line with his front window.

Mr. Barton's third concern is with respect to the highwater mark. At highwater there would not be any setback from the water's edge to the road and the setback to three trailers would be in contravention of the zoning bylaw.

Mr. Barton asked what Council could do to ensure that he will not be looking at TV towers, decks, propane tanks, etc. from his property.

Mark Dorfman confirmed that to construct a 2½' berm the base would need to be 15 feet wide and this would have to be considered by the engineers.

RESOLUTION NUMBER CR.95.2000

MOVED BY: BROOKS

SECONDED BY: WHITNEY

THAT the deputation by Larry and Donna Barton, regarding Kaiser-Reid proposed Zoning Bylaw Amendment File Z-15/99, Lot 16, Concession 2, Mara, be received.

AND THAT we thank them for their comments.

CARRIED.

- 5.2 Mark Dorfman, Planner, summarized his report regarding Intensive Livestock Operations in the Township of Ramara, dealing with manure storage, minimum distance separation (MDS) and nutrient management planning. He provided overviews with respect to livestock unit equivalencies, minimum distance separations and storage capacities for liquid manure.

Mr. Dorfman recommends that Council enact a bylaw to regulate new or expanded farms and to not deal with nutrient management plans due to onerous and expensive administrative procedures involved.

RESOLUTION NUMBER CR.96.2000

MOVED BY: BROOKS

SECONDED BY: JAMAL

THAT the deputation and report by Mark Dorfman, Planner, regarding Intensive Livestock Operations Planning Study, be received.

AND THAT we adopt the recommendations set out in Mr. Dorfman's report.

AND THAT staff be directed to prepare the necessary bylaws.

CARRIED.

- 5.1 Brian Goodreid of R.G. Robinson & Associates, representing Rama Resort International Inc., and Ferdinand Wagner, Hansa Financial & Corporate Management Inc., Architect and co-owner of the subject property, Part Lots 28, 29 & 30, Concession 12, Mara, presented a resort development proposal to Council. Brian Goodreid reviewed the uses of the surrounding properties, current and proposed uses of the subject property, and the studies that will be required. Three applications will be made to the Township, being Site Plan Approval for Phase 1, Zoning Amendment to facilitate future development, and removal of Holding provisions. Totten Sims Hubicki have been retained to complete an Environmental Impact Study, Marina Feasibility Study and Traffic Study and R.G. Robinson will be conducting all other required studies. The existing Zoning and Official Plan permits Phase 1 of the development to proceed with no amendments, only site plan approval. With respect to servicing the site, water will be made available by a number of wells, and sewage will be contained by a batching facility with leaching beds and filtration trench along CN corridor (to be negotiated with the Township).

Ferdinand Wagner confirmed that the development on 179 acres will be a four season resort with one owner and not residential units with individual owners. He displayed concept drawings of Phase 1 which will consist of a hotel and marina at the northwest quadrant along the shore of Lake Couchiching, with two lagoons jutting inland and lined with dockominiums. The main entrance to the development is adjacent to the Fern Resort entrance. He confirmed that the required funding is in place and they hope to commence construction in 3 to 4 months time.

Mark Dorfman confirmed that it would be necessary for Council to retain peer consultants to review the studies, a draft site plan agreement would be required, and that the holding zone should remain until the agreement is in place.

Brian Goodreid requested that the Township support this proposal with respect to their application to the Ministry of Environment for servicing approval.

RESOLUTION NUMBER CR.97.2000

MOVED BY: BROOKS

SECONDED BY: WHITNEY

THAT the deputation by Brian Goodreid, R.G. Robinson and Associates (Barrie) Ltd., regarding a proposed development on Part Lots 28, 29 & 30, Concession 12 (Mara), Rama Resorts International Inc. (formerly Orr/Walton Hockey Camp), be received.

AND THAT we thank him for his presentation.

CARRIED.

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6. **TENDER OPENING REPORT**

7. **PASSING OF ACCOUNTS**

RESOLUTION NUMBER CR.98.2000

MOVED BY: MCMILLAN

SECONDED BY: FERGUSON

THAT Accounts Voucher #6, dated March 27, 2000 in the amount of \$914,233.96 be approved.

CARRIED.

8. **ITEMS OF INFORMATION**

RESOLUTION NUMBER CR.99.2000

MOVED BY: FERGUSON

SECONDED BY: MCMILLAN

THAT Items of Information 8.1 to 8.26 inclusive, as listed on the Agenda dated March 27, 2000, be received.

CARRIED.

RESOLUTION NUMBER CR.100.2000

MOVED BY: BROOKS

SECONDED BY: WHITNEY

THAT the correspondence from the Township of Wellesley dated March 9, 2000 regarding downloading of roads be received.

AND THAT we support the resolution and they be so advised.

CARRIED.

RESOLUTION NUMBER CR.101.2000

MOVED BY: FERGUSON

SECONDED BY: MCMILLAN

THAT the correspondence from John A. Bickell dated March 16, 2000, regarding his retirement, be received.

AND THAT we thank Mr. Bickell for his years of service.

AND THAT we advertise the position in local papers.

CARRIED.

RESOLUTION NUMBER CR.102.2000

MOVED BY: WHITNEY

SECONDED BY: BROOKS

THAT the correspondence from Katrina A. Hunt dated March 15, 2000, regarding building permit increases, be received.

AND THAT the Chief Building Official reply to her concerns.

CARRIED.

RESOLUTION NUMBER CR.103.2000

MOVED BY: WHITNEY

SECONDED BY: BROOKS

THAT the correspondence from Geological Investigations dated March 22, 2000, regarding Fowler Construction's request to purchase unopened road allowances adjacent to their property, be received.
AND THAT a deputation be scheduled.

CARRIED.

RESOLUTION NUMBER CR.104.2000

MOVED BY: MCMILLAN

SECONDED BY: FERGUSON

THAT the correspondence from the City of Orillia dated March 13, 2000, regarding the County's Hospital Funding Policy, be received.
AND THAT we advise the City of Orillia that we continue to investigate the matter.

CARRIED.

RESOLUTION NUMBER CR.105.2000

MOVED BY: FERGUSON

SECONDED BY: MCMILLAN

THAT the correspondence from the Alzheimer Society dated March 13, 2000, regarding Tag Days in Ramara Township, be received.
AND THAT we advise that we have no objections.

CARRIED.

RESOLUTION NUMBER CR.106.2000

MOVED BY: MCMILLAN

SECONDED BY: FERGUSON

THAT the application to amend the zoning bylaw 1368 for Part Lot 31, Concession 9 (Mara) to allow for two permanent dwellings on one lot, be denied. (Walker, File Z-2/2000)

Deputy Mayor McMillan requested a recorded vote on the attached resolution #CR.106.2000

Deputy Mayor McMillan	yes
Councillor Whitney	no
Councillor Brooks	no
Councillor Ferguson	no
Mayor Garry	no

DENIED.

9. REPORT OF COMMITTEES
RESOLUTION NUMBER CR.107.2000
MOVED BY: FERGUSON
SECONDED BY: MCMILLAN

THAT Report 05/00, of the Committee of the Whole meeting held on March 20, 2000, be adopted.

CARRIED.

10. ITEMS REQUIRING THE IMMEDIATE ATTENTION OF COUNCIL

RESOLUTION NUMBER CR.108.2000
MOVED BY: WHITNEY
SECONDED BY: BROOKS

THAT Report BD-10-00 dated March 27, 2000, regarding Paradise Cove Marina, be received.
AND THAT we do require a site plan agreement to address drainage concerns.
AND THAT this matter be deferred to the next Council meeting.

CARRIED.

11. UNFINISHED OR NEW BUSINESS

12. ANNOUNCEMENT AND ENQUIRIES

Mayor Garry advised he had been invited to make a presentation to the Rural Economic Renewal Task Force on Wednesday, March 29, 2000, and would outline some of the concerns of the municipality.

13. COUNTY COUNCIL UPDATE

14. MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN

15. NOTICE OF MOTION

16. QUESTION PERIOD FOR MEDIA AND PUBLIC DEALING WITH AGENDA ITEMS

Bruce Galway commented that maybe we will see a change in Orillia's attitude towards Ramara when they see what is developing across the lake (Rama Resort International Inc.).

Bruce Galway inquired with respect to the following:

1. With respect to item 8.4 listed on the agenda, did the County consult the Treasurer with respect to Charities and if so what was our response? He stated that a year ago when he made a deputation Council would support Lagoon City's position in this regard and that a letter would be sent.

2. With respect to the County Libraries On-Line time, why does Atherley branch show as using all the time and Brechin no time?
3. With respect to Bill 2000.18, why do you need to take out debentures, what is the interest rate, and why does the 2000 capital budget not show any interest charges for the project?

Win Robertson questioned if someone came in with an application for a larger septic could they put up 2 buildings. If Paradise Cove Marina fills in the lake bed they will have to buy back the land from the Ministry of Natural Resources when surveying, mortgaging or selling.

Cliff Armstrong confirmed that the Township would receive more taxes when property sizes are increased due to the filling in of the lake bed.

17. **BILLS AND CONFIRMATION BYLAW**

Bill #2000.18 Authorize Capital Expenditures for the Ramara Centre.

RESOLUTION NUMBER CR.109.2000

MOVED BY: MCMILLAN

SECONDED BY: FERGUSON

THAT Bill 2000.18 as listed on the Agenda of March 27, 2000, be considered read a first, second and third time and finally passed as bylaws.

CARRIED.

RESOLUTION NUMBER CR.110.2000

MOVED BY: FERGUSON

SECONDED BY: MCMILLAN

THAT we now enter in-camera at 10:37 p.m. to discuss a potential litigation matter.

CARRIED.

RESOLUTION NUMBER CR.111.2000

MOVED BY: FERGUSON

SECONDED BY: MCMILLAN

THAT we now Rise and Report from in-camera at 11:15 p.m.

CARRIED.

RESOLUTION NUMBER CR.112.2000

MOVED BY: BROOKS

SECONDED BY: WHITNEY

THAT Bylaw 2000.22, a Bylaw to Confirm the Proceedings of Council at the meeting held on the 27th day of March, 2000, be considered read a first, second and third time and finally passed.

CARRIED.

18. ADJOURNMENT

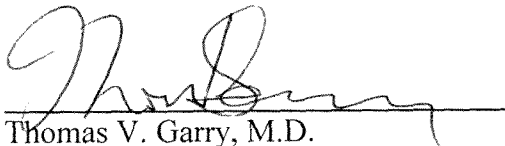
RESOLUTION NUMBER CR.113.2000

MOVED BY: BROOKS

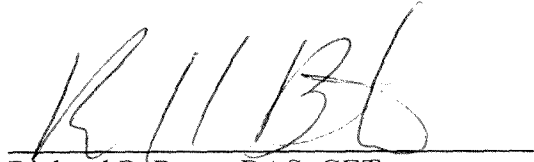
SECONDED BY: WHITNEY

THAT we do now adjourn at 11:16 p.m. until April 10, 2000 at 7:00 p.m.

CARRIED.



Thomas V. Garry, M.D.
Mayor



Richard P. Bates, BAS, CET
CAO/Clerk