

MINUTES OF A PUBLIC MEETING

OF THE TOWNSHIP OF RAMARA

MONDAY, APRIL 10, 2000

A Public Meeting held under The Planning Act was held in the Mara/Brechin Legion, as part of the regular Council Meeting, with the following members and staff in attendance:

Mayor	Dr. Tom Garry
Deputy Mayor	Dan McMillan
Councillor	Marilyn Brooks
Councillor	John Ferguson
Councillor	Nadir Jamal
Councillor	Neal Snutch
Councillor	Norm Whitney
CAO/Clerk	Richard Bates
Assistant to the CAO/Clerk	Janice McKinnon
Treasurer	Margaret Black
Planning Administrator	Kitty Bavington

Mark Dorfman, the Township's Planning Consultant, was also in attendance.

The Mayor opened the Public Meeting at 7:20 p.m., stating:

“As required under The Planning Act, and pursuant to Council policy, Council is holding a Public Meeting prior to either adopting, or rejecting proposed zoning bylaw and Official Plan amendment for: **Files OP-7/98 and Z-16/98, Part Lots 24 and 25, Conc. 10, Mara, Uptergrove Estates (John Noble)**”

The Mayor 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 or Official Plan amendment, does not make oral submissions at a Public Meeting, or make written submissions to the Ramara Township Council before the proposed bylaw or amendment are adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

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. All comments and submissions will be considered by Council.”

Richard Bates, Clerk, gave an explanation of the manner of notice of this public meeting, and reviewed the comments received to date.

Mark Dorfman, Township Planning Consultant, explained this is a second public meeting for this proposal, due to a change to the application to permit severance of the existing dwelling. He reviewed the progress with respect to Council's directions of February 7, 2000: the entrance will be from Highway 12, and the Conc. Rd. 10 access will be for emergency use only; the sites will be wider; only manufactured homes to CSA & Building Code standards will be used; the concept plan has been revised, showing 260-270 homes to occur in 3 phases of a maximum of 100 units per phase.

Prior to an Official Plan amendment or zoning bylaw being approved, the applicant must: provide an Environmental Impact Study for Simcoe County with respect to adjacent wetlands; enter into an agreement with MTO regarding the highway access; satisfy Ministry of Environment with respect to the private disposal system and water taking permit; enter into an agreement with the Township for road improvements, site plan issues, and for maintenance and operation of the sewage system.

John Noble stated that at the last public meeting he realized the public was very concerned for Plum Point Road and Concession Road 10 traffic, and he has agreed to use Highway 12 access. Concession Road 10 access will be blocked except for emergency vehicles. He has pictures of the homes and he stated that everyone agrees they are attractive and well maintained. He stated the people in his other development, Sutton by the Lake, are very helpful and friendly and that seniors gravitate to the old fashioned village style.

Richard Bates stated an explanation of the Official Plan and Zoning is required. John Noble responded that 75 acres is for residential use and 20 acres is for sewage purposes.

Jan Veltheer (4372 Plum Point Road (6-427)) questioned how there will still be 300 lots if the lots are now bigger? Mr. Noble explained that they have absorbed vacant extra land within the property.

Doreen Scott (4612 Plum Point Road (6-650)) asked how the organization is being set up for continuity in the event of a lack of funds, or if Mr. Noble or his partners are no longer involved. Mr. Noble responded that he has four children who are all available as consultants for anyone who wants to take over operations. He can guarantee funds will be available for 20 years, and in fact, this proposal will make a great deal of money. Ms. Scott stated it must, or else Mr. Noble must be very determined, because in spite of the majority of people objecting, he is still proceeding. She felt the proposed numbers are too high for this small rural area, and it will draw on the Township's facilities and disturb the locals, with respect to Highway 12 and water usage. Mr. Noble advised water testing indicates there is plenty - they will only need one third of the amount of water available. Ms. Scott had read articles in the *Star* about lake levels - there are a lot of dug wells in the area, and what alternatives are there? Mr. Noble responded they would use lake water as an alternative.

Frank Sterno (Housing Manufacturer) advised the latest low flow devices, toilets, etc. will be used, resulting in 40% less water being used.

Allan Scott (4481 Plum Point Road (6-413)) enquired about the time frame for each phase. John Noble indicated 50 home the first year, 100 the second year, and the rest the third year.

Jean Campbell (RR #7, 4146 Fountain Drive (6-60010)) questioned the age restriction, and visitors. Mr. Noble stated there would only be 2 people permitted per home, as was done in Sutton. They never have young people, except temporarily or visiting. Visitors are permitted a limited stay, and families visiting on weekends are common. Ms. Campbell responded that at her home in Florida visitors are permitted to stay 2 weeks maximum.

Keith Forgie (P.O. Box 50, Sebright Ont. L0K 1W0) questioned if the County requires the EIS because of environmental land on, or in proximity to, the subject property, and is this under the new or old County Official Plan? John Noble stated he and his engineer had gone over the property that day. His engineer advised him the Ministry maps are out of date, as there are no wetlands on the property, and he would assume the County would not require an EIS. Mark Dorfman clarified the wetlands are downstream, and there is a concern for discharge into wetlands, therefore, an EIS will be required. The new County Official Plan is in effect.

Rochelle Strath (5215 Highway 12 (6-55350)) questioned the traffic impact, traffic lights, and access for fire response. If there are future traffic problems, who is responsible? Mayor Garry advised traffic impact is the developer's responsibility. Highway 12 access will be used. The Ministry of Transportation has advised no signalization will be required, but improvements will have to be made. The township has no concerns except improvements will be required to be made to township roads, which will be addressed by the developer. Mr. Noble advised that in Sutton, they use a 400 watt sodium light at the entrance, which is very helpful, and they have never had an accident. Mark Sterno added that a retirement community does not create bunching and rush hour traffic, it is a more leisurely flow with a lighter impact.

Lee Rosenzweig (4095 Conc. Rd. 10 (6-509)) made a presentation, and provided Council with written copies. Her main issues were: Council turned this proposal down 4 months ago at the last public meeting, what's different about this one? Concerns about increase in traffic, population, and beach use, and ability to guarantee a retirement community, have not been addressed. Ms. Rosenzweig felt this proposal is not appropriate for this location, and questioned the credibility of the developer.

John Noble suggested they wouldn't have objected if 1,000 homes were built in Brechin, which would have the same effect on Highway 12 in Uptergrove as this proposal. He has been banned from using Conc. Road 10. With respect to the impact of using the lake, the swimming pool in Sutton is hardly used, and the shallowness of the lake is not practical for swimming. He stated they would not infringe on Uptergrove and Mrs. Rosenzweig was exaggerating the impact far beyond reason.

Lee Rosenzweig stated that Sutton is very beautiful, but you can't control people's actions or lock them up at 9 p.m., and that Mr. Noble is not being realistic.

Gail Seaward (4432 Plum Point Road (6-415)) questioned if they would be subject to lot levies, and Mr. Noble stated they would be. Ms. Seaward asked about the derelict trailers still there, and Mr. Noble advised he has been too lenient with the person, and he has told him the trailer will be towed out onto Conc. Road 10 if it is not removed. Mr. Noble has been receiving regular fines from the Township. He stated he did not think the trailers are as derelict as the farm to the south.

Lois LeBarr (5402 Highway 12 (7-159)) made a presentation on behalf of North Mara Beach Residents Association, and provided a written copy for Council. The Association agrees with the 5 conditions laid out by Council and also agrees with the "Hamlet" designation. She listed some questions, concerns and requests, and asked Council for a response. Mark Dorfman responded to some of the questions: the houses will be on foundations; if there are liens on the property or restraints to the title, the necessary agreements could not be registered; Concession Road 10 will still need to be improved, even if just open for emergencies; reduction of speed limits can be considered; landscaping details are part of the agreement, required prior to zoning; restricting the community centre to only a club room may be difficult, as it is a private facility, but township facilities are also available to any residents. Mr. Dorfman confirmed he will respond in writing.

John Noble stated the Sutton development is a close knit community with a clubhouse for dancing and other activities, and a library. They don't infringe on others, and perform a lot of charitable work. They will pay substantial taxes which should lower area taxes. He stated that he felt he had heard many distortions tonight.

Lois LeBarr stated the existing Community Centres would welcome people from this development, and perhaps save having to build a new one. Mr. Noble considered his residents may not go along with that idea, as they hold their own dances, pot luck dinners, etc., and everyone enjoys their get-togethers. They would not know any people from other communities.

Brian Strath (5215 Highway 12 (6-55350)) stated he is in favour of this, and contrary to previous statements, not everyone is against it. He has lived in Uptergrove most of his life, and feels that adding 300 more cars to Highway 12 wouldn't be a problem. Upgrading Concession Rd. 10 and Plum Point Road is not a bad thing. His parents own 50 head of cattle, which now run through the wetlands downstream, so he is sure the effect of the filtration system approved by MOE will be okay.

Michael Scott (5440 Highway 12 (7-139)) owns lands to the south, and he favours any development if it is good looking with good landscaping, etc. He advised he has done very substantial studies for development of his land, and they are carrying it forward. There are large areas of environmentally sensitive land, so the sewage disposal will be pumped off site so as not to affect wetlands. Mr. Scott suggested ownership should be in fee simple, so that the lots will be cared for, and it should be developed at the rate of 50 lots per year for 6 to 8 years.

Bruce Galway (48 Turtle Path, Lagoon City (9-65613)) asked if the number of people per lot would be restricted through the lease, and what happens if the third person moves in? Resorts and hotels in the area will be attracting young working class people looking for homes. John Noble explained two-person occupancy will be specified in the lease, and the water can be shut off or the house can be sold if the occupants do not comply.

Fred Beemer (Conc. D-E, RR#2, Sebright (5-107,5-108,5-109)) asked how big a swimming pool will be built, considering 300 units x 2 occupants will result in 600 people wanting to use it. Mr. Noble explained most people sit around a pool, it wouldn't have to actually fit that many people.

Allan Scott (4481 Plum Point Road (6-413)) asked why this development is being proposed in Uptergrove, now? Mr. Noble stated there is a strong demand for seniors housing. A lot of seniors don't know anyone and want to become part of a community.

Mervin Rosenzweig (4095 Conc. Rd. 10 (6-509)) asked what kind of system will be used to ensure the Concession Road 10 entrance is not used? Mr. Noble advised it will have a locked gate and firemen will have keys. Mr. Rosenzweig asked if the Fire Department has agreed? Mr. Noble stated he will make the decision on that issue. Mr. Rosenzweig stated that the entrance is 600 yards from the lake, and he can't believe people won't walk or drive over to frolic in the shallow, warm, intimate bay. He suggested it would be best to start with 50 lots, then determine the impact before getting approval for more. Mr. Noble considered the lake statement to be ludicrous, because of the study they had done for Sutton.

Brian Strath questioned if emergency access is also accessible at the Highway, or just at the south? John Noble advised emergency vehicles could use both entrances.

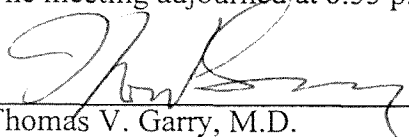
Deputy Mayor McMillan questioned the ponds on the concept plan, and Mr. Noble explained the storm water management areas. Discussions included the ditches through the Strath property and the run-off created by paving. Mr. Noble explained the retention ponds would take care of it. Mayor Garry questioned if there will be swales to the rear of the dwellings, and Mr. Noble advised he hadn't looked at the topography and decided yet. Councillor Jamal mentioned the flooding of the wetlands and Fountains Beach.

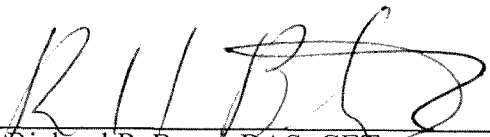
Councillor Whitney had questions about the Community Centre with a pool and library, and the 48 visitor parking spaces provided, and about the septic tanks. Mr. Noble stated the Centre contains a dance hall and bar, and he explained each home has a septic tank, which drains to a large retention chamber, then is pumped to the treatment area. This system is highly approved by the MOE.

Eric Orr (RR # 7, Orillia) discussed the flow of water from his property, located to the north, and that the ditches on the subject property need to be cleaned out to stop flooding on the north side of Hwy 12. Mr. Noble agreed the ditches would be cleared and improved. He summarized by saying the Sutton development is a tremendous credit to the community and this proposal will not be a problem.

The Mayor concluded the Public 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 Official Plan amendment and zoning bylaw, please leave your name, address and phone number with 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."

The meeting adjourned at 8:55 p.m.


Thomas V. Garry, M.D.
Mayor


Richard P. Bates, BAS, CET
CAO/Clerk