

**MINUTES OF A PUBLIC MEETING
OF THE TOWNSHIP OF RAMARA
MONDAY, JUNE 12, 2000**

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

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| 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 |
| Secretary, Clerks Department | Cathy Wainman |
| 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 7:00 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 a proposed zoning bylaw amendment for: **File Z-5/00, Part Lots 28 to 30, Conc. 12, Mara, Rama Resorts International Inc.**

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, 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.

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, gave an overview of the application received, the location of this proposal, the specific amendments requested, and a summary of his recommendations. He explained the property is subject to an application for site plan approval, which is not subject to the public process, or this meeting.

Brian Goodreid, Planning Consultant for the applicant, explained the purpose of the proposed amendment, and identified the access, location of servicing, marina, four season destination resort, and the future entertainment centre, camping and commercial areas. He advised the property will be serviced by private communal water and a batch reactor sewer system, to Ministry of Environment standards.

The camping establishment on the south west quadrant, currently zoned "Environmental Protection", will be used for limited walk-in camping, with parking and facilities in a different area.

Mr. Goodreid advised the current zoning permits the resort proposal, and the zoning amendment provides minor adjustments that are relatively inconsequential. He reviewed the planning history of the property, advising it has been zoned for resort commercial purposes for some time, and that a recent Ontario Municipal Board decision for Official Plan # 41 sets out the criteria for development.

Milton Zwicker, Zicker, Evans & Lewis, Orillia, representing Mr. and Mrs. Garry Hess, 5236 Prospect Avenue: He stated this proposal is silent on the adjacent residential development of 20 dwellings, to the north. He felt overwhelmed by the extent of the development and the studies required, and that there was not enough time to analyse the studies. He also questioned the age of the studies provided. The land involves provincially significant wetlands and critical fish habitat, and how does this proposal relate to the recent report on the quality of Lake Couchiching? Mr. Zwicker questioned the traffic and servicing report, and how, could this developer satisfy the servicing requirements when previous developers couldn't? He requested that the developer meet with the residents before going any further, and went on record requesting notification of Council's intention to remove the "Holding" symbol.

Mayor Garry advised it had been suggested to the applicant that the residents be contacted.

Robert Pitblado, 5225 Prospect Ave., RR # 5, Orillia, Ontario, L3V 6H5:

Mr. Pitblado is a neighbour to the north, and he advised that when he went to the various agencies to find out their comments, they had not received any applications or reports to date. He is concerned about the water table and the effect on the wells. His property backs onto the subject property, and the leeching bed area. The subject property drains onto his, and it is very wet. He is also concerned with the boating traffic and shoreline erosion, and the effect on the Muskie and pike in Lake Couchiching.. The southerly bay is already in bad shape. He questioned if the Indian Heritage or Archaeological interests had been investigated. Mr. Pitblado stated he thinks this proposal is a disaster.

Fred Gallivan, 5281 Rama Road, R.R. #5, Orillia:

Mr. Gallivan owns the farm across the road, and has concerns for the swamp and the effect on wells.

Janet Sanderson, 4482 Fern Resort Road (51 Brant St. E., Orillia):

Ms. Sanderson had questions about the sewage system - above or below ground; odour; run off along the road line, boat traffic in the bay, and effect on the water quality and plant life. She considered that notice of the larger proposal should have been given.

Brian Goodreid responded that Ministries and agencies do have the studies, but may not have a File Number assigned yet. He admitted that he may have missed Council's request about meeting with the residents, but he wanted to have a more defined proposal to present to the public. At present, it is just a concept plan that is likely to change significantly. He would welcome constructive input. Detailed landscaping would be brought to the residents, but that stage is still far away. He confirmed that the request to remove the "Holding" symbol has been made along with the other applications.

Mayor Garry advised the public that many of the questions being asked were not applicable to the proposal subject to the public meeting, but he felt it was important the public be able to discuss concerns.

Mr. Rick Grove, engineering consultant for the applicant, discussed the servicing options, and referred to a similar operation at the Orillia Square Mall. The technology allows the effluent released into the wetlands to be clear enough to drink. It is the same system used by the Simcoe County School Board, and their leeching beds are located in the childrens' playground. It is very efficient and safe, and more than meets MOE standards.

Robert Pitblado questioned if the wetlands could handle 125,000 gallons/day, and if there is an alternative water supply other than wells. Brian Goodreid responded that using the existing wetlands is preferable to using artificial wetlands or discharging into the lake. Stormwater can be discharged into the boat basins. Back-up generators are required by the MOE as part of the approval. With respect to the wells, the report has not been finalized yet. 100/gal, 40/gal, and 20/gal wells have been found, but they require a minimum of 170/gal. An alternative would be a water filtration plant. He confirmed that some of the information included facts from 10 year old reports, but he stated they contain good information that provides a starting point. He advised that studies of drawdown effects will be done.


Becki Hess, 5236 Prospect Avenue, R.R. #5, Orillia, questioned the access. Mr. Goodreid advised the County had responded in support of the traffic study, with minor adjustments. Although they will not permit an access from the County Road, he advised he will pursue this issue further, as it would be preferable to use it for construction. Mayor Garry advised the County will be installing traffic lights and turning lanes at the intersection this year.

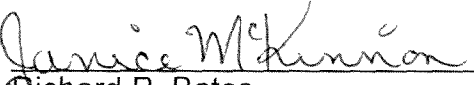
Discussions included the spring run-off and the 100 year storm wave uprush. Mr. Goodreid concluded that the various agencies and Ministries are reviewing the studies, and the Township Planner is closely involved. Changes are likely to be made as a result, but when the approvals are in place, construction will begin as soon as possible.

Council members commented on the traffic and proposed number of units, and advised there is still a lot of work ahead, before approval.

The Mayor stated: "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."

The meeting adjourned at 8:45 p.m.


Thomas V. Garry, M.D.
Mayor


~~Richard P. Bates~~
~~C.A.O. / Clerk~~
Janice McKinnon
Acting Clerk