

MINUTES OF AN INFORMATION MEETING

OF THE TOWNSHIP OF RAMARA

MONDAY, SEPTEMBER 11, 2000

An Information Meeting was held in the Council chambers, as part of the regular Council Meeting, with the following members and staff in attendance:

	Mayor	Dr. Tom Garry
	Deputy Mayor	Dan McMillan
	Councillor	John Ferguson
	Councillor	Nadir Jamal
	Councillor	Neal Snutch
Absent	Councillor	Norm Whitney
Absent	Councillor	Marilyn Brooks
	CAO/Clerk	Richard Bates
	Assistant to the CAO/Clerk	Janice McKinnon
	Planning Administrator	Keith MacKinnon
	Planning Consultant	Mark Dorfman
	Solicitor	William Koughan
	Solicitor	Ed Veldboom

**File Z-10/99, Part Lot 25, Concession 12, Mara, John Martin.
Martin appeal to the Ontario Municipal Board.**

This meeting arose out of pre-hearing conference of the Ontario Municipal Board.

Mr. Ross Cotton who is representing John Martin addressed the concerns that have been at the forefront of this application. Mr. Cotton stated that there is a 45 foot elevation change from where the campground will be located to all the existing houses that surround the property, which would hide it out of view of neighbours.

Another concern that was addressed by Mr. Cotton was how would the greywater be controlled from being dumped into the ground. Mr. Cotton's solution was to provide each campsite with a bucket which could then be dumped into the chemical toilets to be properly disposed of. Mr. Cotton also stated that there would be a total of eight (8) chemical toilets to service the campers.

Mr. Cotton also addressed the concern made about contaminants flowing into streams etc. Mr. Cotton stated that due to the physiography of the land the water naturally flows

from the 12th concession to the Monck Road, into a wetland area, and then finally making its way to Lake St. John.

The concern of pump outs for the trailers that would be using the campground were addressed by an agreement made with the Hammock campground to allow the users to pump the sewage out there.

Mr. Cotton advised that with the existing fence that surrounds the campsite presently, as well with the addition of signs it would prevent trespassing from occurring on surrounding properties.

Mr. Cotton also informed members of Council and the audience that there are rules that will have to be adhered to by the users of the campground, such as no noise after eleven (11pm), visitors would have to leave at 9:00pm to reduce the amount of traffic on the roads at night. Mr. Cotton also stated that if people were making noise after the eleven (11pm) curfew the people would be asked to leave. If a fire ban were to be in effect, the campground would adhere to ban, as well each campsite will be given a metal rim in which they are to use for their fires. With regards to the issue of smoke, Mr. Cotton advised that the predominant wind is from the west which he determined using a wind rose, and with the location of the campground being of lower elevation it would not be a factor for the nearby residences.

Mr. Cotton stated that potable water will be supplied by a licensed hauler, and there will not be any electricity servicing the sites. With the concern of increased traffic on the road, Mr. Cotton informed everyone that this is not a type of use that has peak flows as it would be dispersed over a period of time and it would have no significant impact. Also the trailers that are being used during the camping season will not be allowed to keep them there during the winter.

Once the deputation was completed by Mr. Cotton, members of council were given the opportunity to ask questions.

The first question came from Deputy Mayor McMillan to confirm the amount of campsites being proposed on the site, which was answered by Mr. Cotton who confirmed that it was 70 sites. Councillor Ferguson then asked about the water calculations, and questioned as to whether 1000 gallon tank would be enough water for three (3) days. Councillor Ferguson also asked about the showers and what was supplying the water to them. Mr. Cotton informed Councillor Ferguson that it would be a 1,000 gallon tank and a large haulage company holds 5,000 gallons in one load.

Councillor Jamal asked on a busy weekend how many people would approximately be in the campground area. Mr. Cotton addressed the concern that there would be approximately 3 people per site, so approximately 310 people. Deputy Mayor McMillan asked if there will be signage and which way it would be directed from. Mr. Cotton informed that there would be signage on the Monck Road and Highway 12.

Councillor Ferguson asked if there would be shuttle buses coming to the campground. Mr. Cotton said that he knows the Township does not want the casino using the road, so no shuttle buses would be visiting the site.

Deputy Mayor McMillan asked if Mr. Cotton has talked to the County of Simcoe concerning turning movements, as the Monck Road is not the best for turning. Mr. Cotton replied that no he has not talked to the County of Simcoe.

Councillor Jamal asked if there is a formula for figuring out how many people for the showers. Mr. Cotton said that Mark Dorfman provided the information previously and that he feels that they have met the requirements as outlined by Mark Dorfman.

Once the question period was over, the participants to the Martin case were allowed to address members of council with their concerns. The first person was Cliff Armstrong who was representing North Mara Beach Association. Mr. Armstrong thanked Council for the second chance to speak, and then proceeded to inform Council of other campgrounds in the area that have multiple sites and flush toilets. Mara Provincial Park has 106 sites with flush toilets, McRae Provincial Park has 202 sites with flush toilets, the Hammock has 220 sites with both flush and pit toilets as well as waste disposal station. The Lazy Acres campground has 175 sites with flush toilets as well as a waste disposal system. Mr. Armstrong informed members of Council that he had just returned from a camping excursion out east which all had permanent facilities for the campers to use. Mr. Armstrong felt that the shower stall plan is one similar to a 3 or 4 bedroom home, and that the septic system is not sufficient enough to handle the volume. The septic would then run off into Sucker Creek and then into Lake St. John. Mr. Armstrong was also concerned about the pond on the property as it poses both a risk and a temptation. The pond could be dangerous to small children, as well people would swim in it on hot days, and therefore should be treated as a swimming pool. Mr. Armstrong last concern was that due to the road configuration it will not allow for large trailers to meet and pass due to the tight bends and width of the road.

David Hawkins was next to speak who owns the 97 acre christmas tree farm, and is opposed to the campground due to the quality of the fence which is inadequate to stop trespassing on the tree farm which would cause him financial harm. Mr. Hawkins felt that a chain link fence would probably be a better quality to deter people from entering his tree farm. A concern was also with the fires from the campsites as his tree farm is a highly combustible cedar bush which would easily burn all of the trees on his farm. Mr. Hawkins quoted the Ministry of Natural Resources that people are cause of majority of forest fires. Mr. Hawkins is also concerned that due to the largely agricultural land the loud music would travel far and it is unfair for the local residents to have to deal with this on a regular basis.

Mrs. Von Bach then spoke, she apologized for not being familiar with the procedure of addressing Council. She stated that 70 campsites take up more than 10 acres which does not include the driveway and septic system. Mrs Von Bach was also concerned that if the areas were to be fenced off it would not allow for farming. There was also

concern with Mr. Cotton's report that stated the distances from each residence, but it did not state that there are 5 residences close to the entrance of the Martin property. Mr McMillan's property is within 20 metres, and the Von Bachs are within 100 metres. A concern was also the amount of noise that occurred there last year, as well as people entering and leaving the area late at night and with the road being approximately 8 metres wide and the road having 2 ninety degree turns it could create a dangerous situation for more accidents.

Mrs. Von Bach was also concerned about the drinking water sitting out in the sun, and asked whether the Simcoe County District Health Unit approve of this based on the Walkerton crisis. The issue of grey water in a bucket and then being dumped into the toilets is not a reasonable solution, as Mr and Mrs. Von Bach used 18 litres of water in one day when they were camping, and if the camp site were to be full they would fill 6.3 of the possible 8 chemical toilets on the site. Mrs. Von Bach also raised a point that on July 12, 1999 Councillor Jamal asked Mr. Martin about the capacity of the septic system, and Mr. Martin replied at the time 10 to 12 people. Mrs. Von Bach is also worried about the chance of the water systems becoming polluted and chance of fire with the increased about of people using the area. There was also the concern with the smoke from the camp fires, as she agreed with Mr. Cotton that the wind is predominantly to the west, but that smoke still does travel into their home and there is a cause for concern with health repercussions.

John McMillan's only concerns were with traffic and the privacy around the campground.

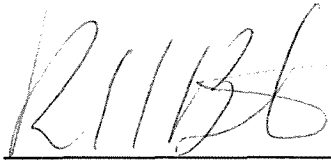
Brent Downer was next and felt that there have been more questions than answers, and is concerned about the quality of health being in jeopardy as there are new homes being built around him which signify growth in the area. His only buffer from the campsite is the cedar bush, and if an accidental fire were to occur, his house and privacy would be in jeopardy. Mr. Downer's wife has allergies and asthma and he left the city to help her health in the country side, and feels that with the campground their right to enjoy their surroundings would be jeopardized. Mr. Downer questioned why Bill Newman (Road Superintendent) had no concerns with the increased traffic on the road, if he were a resident of the area then he would have a concern. Mr. Downer stated that in order for Council to support the application would be irresponsible, and that council should honour the wishes of local the residents.

Bernard Jacquiel's main concern was the increase of traffic in the area as he has seen 5 accidents in one year on the Monck Road resulting from the casino buses, and casino traffic. Mr. Jacquiel lives 500 yards from the Monck road and has had cars and buses backed up to his property while trying to turn onto the Monck road. Mr. Jacquiel is also concerned that all the applicant gives is promises.

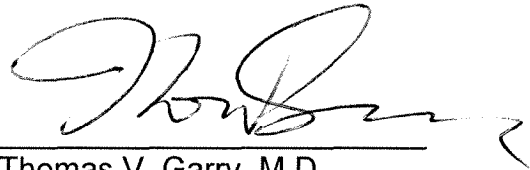
A motion was then passed after Mr. Jacquel was finished speaking to go in camera at 6:54pm.

At 7:04pm Council arose from in camera and the following was passed:

THAT we advise the Ontario Municipal Board that we are opposed to John Martin's application for a temporary use bylaw to allow for a campground.
AND THAT we authorize our solicitor and planner to attend the hearing to support Council's position.



Richard P. Bates BAS, CET
CAO/Clerk



Thomas V. Garry, M.D
Mayor