

**MINUTES OF A PUBLIC MEETING  
OF THE TOWNSHIP OF RAMARA  
MONDAY, SEPTEMBER 11, 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:

	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

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

**File Z-13/00, North Part Lot 15, Concession 11, Mara, 1405333 Ontario Inc (Duffy).  
File Z-14/00, Lot 75, Plan 515, Mara, Richard & Barbara Whitty.**

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 any of these three matters, 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."

The first public meeting started at 7:08pm

**File Z-13/00, North Part Lot 15, Concession 11, Mara, 1405333 Ontario Inc (Duffy).**

The audience was asked whether there were anyone interested in this application and there were five people who raised their hands.

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

Mark Dorfman then addressed those present that if council chooses to pass the proposed bylaw, it would be for a period of three (3) years. The applicant intends to bring to the site seaweed or algae from the Townships lakes and allow it to decompose. There is no intention to have any buildings or structures constructed on the property. The Mara Official Plan and the County of Simcoe Official Plan designate the lands as agricultural, related Official Plan Amendment is needed due to this being considered an agricultural use. The twenty (20) acre area to be used should be setback 100 feet (contained within the 50 acres) from the road. The applicant is required to receive a Ministry of Environment certificate of approval for a permit due to the substance being organic waste. The Ministry of Natural Resources will also require a public lands permit, and if council decides to approve of the application a site plan agreement will have to be agreed to and the bylaw will expire in three (3) years from the date of passing.

Glen Rye was present to represent the aquatic and weed removal, as was Bill Duffy the owner of the property. Mr. Rye wants to remove seaweed from Lake Simcoe and compost it to have the final content being a natural fertilizer which will be sold. Duck weed, Waterlilies etc. have high nitrogen counts, so they would like to use fall leaves, woodchips, and paper bags which would help the breakdown process. They will not be using animal manure, and the material will be placed in windrow and will be constantly turned in order to reduce odour and speed up the composting procedure. A dump truck will deliver the material to the site, and on occasion a water truck will be used to help the composting. An informal meeting was held on September 7, 2000 in Udney to try and address any concerns. Mr. Rye stated that the Ministry of Natural Resources had met with him and were to meet with him the following day along with the Department of Fisheries and Oceans to see a demonstration of the machinery they propose to use.

Deputy Mayor McMillan stated that he was present at the meeting and asked why the picture shown on the overhead was different than what they had at the meeting. Councillor Snutch asked a clarification as to whether or not they would be cutting weeds or just collecting the weeds that float to the top. Mr. Rye stated that it was just the material that was floating to the top. Mayor Garry stated that some of the things that he has listed was not in the initial report.

Bob Wilson representing Bob Piorier of the Lagoon City Community Association was there with a letter of support, as they have a duck weed problem, and would like to see

anything being done to alleviate the problem.

Clifford Armstrong representing North Mara Beach Residents Association felt that the compost was a good concept, and wondered if permission would be required if they were to walk on people's property. Mr. Armstrong was also wondering where and how they would use the leaves.

Murray Doyle who lives directly adjacent to the meeting had a letter from Glen Wood that said it would be harvested along the east shoreline of Lake Simcoe. Mr. Doyle also felt the map was difficult to understand as it was in both imperial and metric. There was also a concern with vehicles, would people be allowed to drop off their own seaweed, leaves etc. Mr. Doyle was concerned with purple loosestrife, and that it could be accidentally deposited on the site which would affect the surrounding farms, as would the run off, odour and increased amount of phosphates into the water and immediate area.

Dennis Pitkin who lives in the house to west of the property was also confused as to where exactly they planned to put the seaweed on the property. Mr. Pitkin's concern was that all the information given was very vague, which left lots of questions still to be answered.

Bill Duffy stated that at the most it would be one truck a day. Mr. Duffy also explained that there would be a gate at the entrance to only allow the truck driver to enter, and not allow anyone else to enter.

Dennis Pitkin said that how can they be assured that it would only be one truck a day, as there has not been any guarantee as to what the truck route will be as well.

Glen Rye stated that all of the seaweed will be taken from the lake by men, there will be no need to walk on people's property. The preferred location is the back of the lot, and stated that they are legal if they are 100 metres away from a stream. Mr. Rye also stated that they are not cutting the weeds, only taking what is floating on top of water. Mr. Rye is going to buy the wood chips, as well as the leaves to help breakdown the compost faster.

Dennis Pitkin said that if council does not approve the lower half you will move it to the north half.

Deputy Mayor McMillan said that he talked to Mr. Woods on Thursday, and found out that the county has concerns and they said they did not get circulated on the application. There was also a question as to whether or not it would be blanket approval to remove weeds through the Ministry of Natural Resources.

Councillor Snutch asked if the weeds will come from somewhere else?

Glen Rye said that the site is not big enough for more areas, and they want to control

the size of the operation.

Councillor Ferguson asked that if it is organic, you need a certificate of approval, but for leaves and wood chips you don't? You also indicated that you were going to try for harvesting permits later on? There are a lot of big questions that still need clarification.

Glen Rye said that hopefully later on they will be able to get harvesting permits.

Councillor Jamal asked whether there is a site that is using this process presently that could be observed?

Mr. Rye said Orillia uses this type of composting, and it has to be turned over every 4-5 days in order to get it to breakdown quicker.

Bob Wilson said that the Lagoon City Community Association still stands by its letter of support. Mr. Wilson also asked whether Mr. Rye has talked to the Lagoon City Parks and Waterways about harvesting?

Mr. Rye said that they have not had any discussions about cutting weeds, just collecting what is floating on top.

Councillor Snutch said that when they talked before, Mr. Rye indicated that he would be cutting the weeds.

Mr. Doyle asked how much of the land is tiled?

Mr. Duffy stated that the south end of the property is tiled but he would have to get McCarthy's notes to find out exactly how much is tiled.

Deputy Mayor McMillan said that if there is no certificate of approval there would be no monitoring on requirements to be able to sell the product.

Mayor Garry asked if Mr. Rye intended to import the weeds from neighbouring municipalities?

Mr. Rye said that they are not big enough to allow that. Their main intention is for Ramara only.

Councillor Ferguson stated that he does not want to see problems in the lake moved to land.

Mr. Rye consulted with the Ministry of Natural Resources and found that this type of composting is the least problematic. The leechate that is found from the composting is sprayed on trees as a fertilizer so it is not toxic.

Councillor Jamal asked whether they have procedures to follow so there is no disturbing the fish habitat.

Mr. Rye said that spawning season has to be finished before harvesting could commence.

Deputy Mayor McMillan said that since it is a temporary use, will working on the Official Plan be a difficult process due to this application.

Mr. Dorfman said that he sees it as an agricultural use as the soil can be removed.

Mr. Doyle was concerned about who the contact person is for complaints.

Mr. Dorfman said that the Ministry of Environment will be the contact for odour.

Mayor Garry said that Mr. Rye's main concern should be to keep his neighbours happy, as the Ministry of Environment is always slow to respond. There is a problem in Ramara Township that we have been trying to rectify is the spreading of sludge in the winter time, and the need to monitor wells.

Mr. Armstrong asked if Mr. Rye will be charging each property owner to take the weeds away.

Mr. Rye said that yes, they would be imposing a fee to property owners to take the weeds from their properties.

Councillor Snutch asked where the demonstration was taking place.

Mr. Rye said that it was being held in Keswick.

Mayor Garry asked where the weeds were going from the demonstration.

Mr. Rye said that Georgina has a tipping fee, but if they had this site it would be put here.

Mayor Garry said that is what he was asking if he was going to be importing weeds.

Mr. Rye apologized and said that it was going to be the whole lake.

Ended at 8:10pm

**File Z-14/00, Lot 75, Plan 515, Mara, Richard & Barbara Whitty.**

The second public meeting started at 8:10pm

The audience was asked whether there were anyone interested in this application and there was one person who rose their hand.

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

Mr. Dorfman addressed council that the minimum lot area is a reduction of 20, 000 feet to 16, 000 feet. The frontage will also be reduced from 100 feet to 60 feet.

Mr. Whitty said that moving the shed is a concern due to the 2x6 frame construction.

Mr. Dorfman said that moving the shed 2 feet would help to comply with the zoning bylaw.

Mayor Garry said that an 8x10 shed is very small in size and does not see a real problem with moving it.

Mr. Whitty felt that with the tree in the way on one side and the cedar hedge on the other, it would make things very difficult to try and move it.

Deputy Mayor McMillan felt that even though it does not comply with the zoning bylaw, council has passed things that do not comply so he felt that there is no problem.

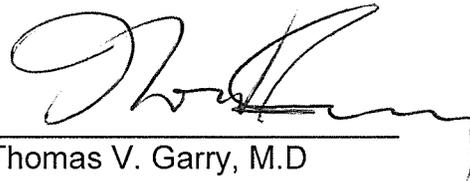
Mayor Garry asked whether Mr. <sup>Whitty</sup> <sup>RM</sup> Duffy had a certificate of approval for potable water.

Mr. Whitty did have a certificate of approval and presented it to Mayor Garry and members of council.

Ended at 8:22pm



Richard P. Bates BAS, CET  
CAO/Clerk



Thomas V. Garry, M.D  
Mayor