

AMENDMENT NO. 17
TO THE
OFFICIAL PLAN OF THE
TOWNSHIP OF RAMARA

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2015.23

**A BYLAW TO ADOPT AMENDMENT NO. 17
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA**

WHEREAS section 21 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, provides that the Township of Ramara may initiate an amendment to its Official Plan;

AND WHEREAS in accordance with section 17 (15) and Regulation 543/06, a public meeting was held on April 13, 2015 with respect to this amendment;

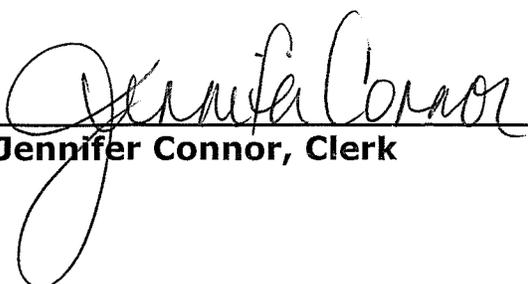
NOW THEREFORE, the Council of the Township of Ramara in accordance with the provisions of 17 (22) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, enacts as follows:

1. That Amendment No. 17 to the Official Plan of the Township of Ramara constituting the text and Schedules "A" and "B", is hereby adopted.
2. That the Clerk is authorized to forward Amendment No. 17 to the County of Simcoe as required by section 17 (31) and to provide such notice as required by section 17 (13) of the *Planning Act*.
3. That this Bylaw shall come into force and effect on the day of the passing thereof and this Amendment comes into force and effect as the official plan approved in accordance with section 17 of the *Planning Act*.

**BYLAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS
25th DAY OF MAY, 2015.**



Basil Clarke, Mayor



Jennifer Connor, Clerk

**AMENDMENT NO. 17 TO THE OFFICIAL PLAN OF
THE TOWNSHIP OF RAMARA**

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to adjust the boundary of the designated Lagoon City Settlement Area boundary. There are several changes to the designations. On Schedule "A" existing lands that are designated as "Village" are to be designated as "Rural". On Schedule "I-3", approximately 59 hectares are to be added as "Village Residential", and lands that are designated as "Village Residential" are to be removed from the Interim Secondary Plan.

2. Location

The Amendment is specific to lands owned by Talisker Corporation and their associated companies. The lands to be redesignated consist of approximately 49.72 hectares south of Ramara Road 47/Simcoe Road, and approximately 9.78 hectares surrounding the Lagoon City Wastewater Treatment Plant. The lands to be added to the Lagoon City Settlement Area are located on the north side of Ramara Road 47/Simcoe Road and consist of approximately 58.9 hectares.

3. Basis of the Amendment

On February 23, 2015, a planning application was received by the Township of Ramara requesting an amendment to the Ramara Official Plan. The purpose of this amendment is to adjust the boundary of the designated Lagoon City Settlement Area by deleting and adding to the areal extent of the settlement area. Only lands owned by the applicant, Talisker Corporation, are the subject of this application.

On March 3, 2015, Notice of Complete Application was sent to the Applicant and on March 5, 2015, Notice of Complete Application and the Public Meeting Notice was sent to landowners within 120 metres of the properties. On March 24, 2015, the Applicant amended the original application in order to delete three residential lots and dwellings. This area has been slightly revised to remove properties on the north side of Simcoe Road not owned by the Applicant.

This application arises from outstanding appeals of the County of Simcoe Official Plan by both the Township of Ramara and the Talisker Corporation. There have been discussions between the Township (Appellant), the Applicant Talisker, the County of Simcoe, and the Ministry of Municipal Affairs and Housing at various meetings.

The discussions started with the position taken by the Township and Talisker in their appeals that requested a modification to Policy 3.5.5 of the County Official Plan to allow for the adjustment of a designated settlement area boundary that does not expand the total area of the settlement area. There is a companion appeal request that allows for the change in the "Agriculture" designation in the County Official Plan as a result of the boundary adjustment.

The Ontario Municipal Board at a settlement hearing on October 24, 2014 agreed to the modifications to part of the County Official Plan that deals with Settlements. The Board modified and approved Policy 3.5.5, as adopted by the County, with the clarification that the Township of Ramara and Talisker "have the right to request additional language/clarification in a subsequent paragraph to Policy 3.5.5." The Board's Order on this matter was issued on February 19, 2015.

At a settlement hearing held on December 8, 2014, the Board agreed to modify and approve part of Schedule 5.1 (Land Use Designations) of the County Official Plan. As a result of the outstanding appeals by the Township of Ramara and Talisker, and the agreement of the County of Simcoe and the Ministry of Municipal Affairs and Housing, the adopted Lagoon City Settlement Area boundary on Schedule 5.1 is withheld from approval until further agreement is reached between the parties. The Board's Order on this matter was issued on February 19, 2015.

At its meeting held on June 10, 2013, Township Council endorsed the principle of a Settlement Area boundary adjustment for Lagoon City.

When Amendment No. 17 comes into effect, The Township of Ramara will then initiate a Lagoon City secondary plan process according to policy 4.1.3 of the Ramara Official Plan.

This Amendment will be consistent with Provincial Policy Statement 2014 and when the Ontario Municipal Board amends Schedule 5.1 of the County of Simcoe Official Plan, it will be in conformity with regard to land use designations.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text and the schedules constitute Amendment No. 17 to the Official Plan of the Township of Ramara.

1. Schedule "A" entitled Land Use Plan is hereby amended by changing part of the existing "Village" designation to "Rural", as shown on Schedule "A" attached hereto.
2. Schedule "A" entitled Land Use Plan is hereby amended by changing part of the existing "Agriculture" designation to "Village", as shown on Schedule "A" attached hereto.
3. Schedule "I-3" entitled Interim Secondary Plan Lagoon City Village is hereby amended by adding lands designated as "Village Residential", as shown on Schedule "B" attached hereto.
4. Schedule "I-3" entitled Interim Secondary Plan Lagoon City Village is hereby amended by deleting part of the existing "Village Residential" lands from this Schedule, as shown on Schedule "B" attached hereto.
5. Amendment No. 17 shall be implemented by means of an appropriate Secondary Plan according to section 4.1.3 of this Plan.
6. The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the interpretation of this Amendment.

PART C - THE APPENDIX

The following appendices do not constitute part of Amendment No. 17, but are included as information supporting the Amendment.

1. Minutes of Public Meeting held on April 13, 2015.
2. Planning Consultant's Information Report, March 2, 2015.
3. Planning Consultant's Public Meeting Report, April 13, 2015.
4. Planning Consultant's Recommendation Report, May 25, 2015.

"Village to Rural"

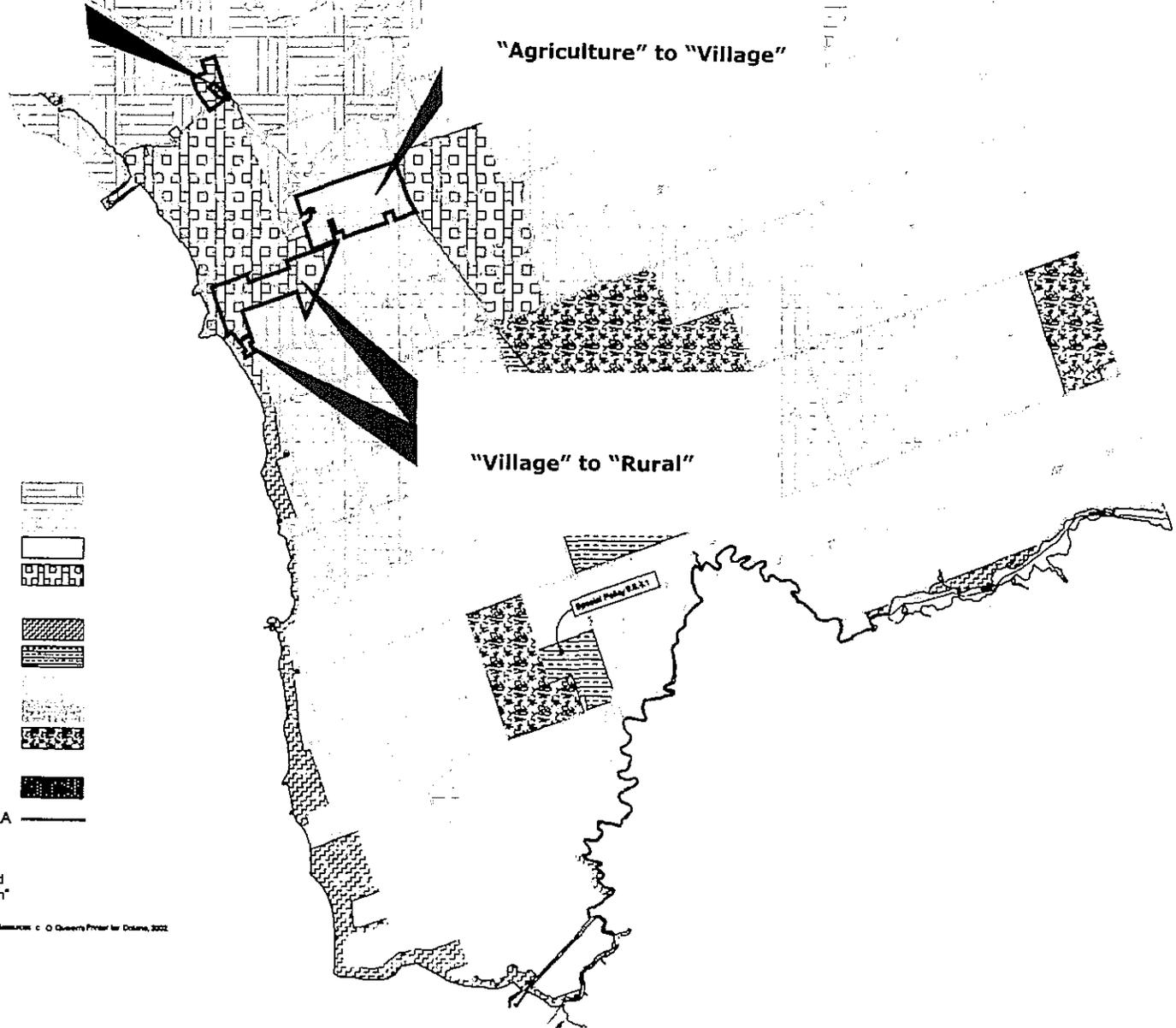
"Agriculture" to "Village"

**SCHEDULE A
LAND USE PLAN
TOWNSHIP OF
RAMARA**

- NATURAL AREA PROTECTION 
- AGRICULTURE 
- RURAL 
- VILLAGE 
- HAMLET 
- SHORELINE RESIDENTIAL 
- INDUSTRIAL 
- DESTINATION COMMERCIAL 
- HIGHWAY COMMERCIAL 
- MINERAL AGGREGATE 
- EXTRACTION AREA 
- ESTATE RESIDENTIAL 
- RAMA ROAD SPECIAL DEVELOPMENT AREA 

Notes: RAMA RESERVE

Major Lakes and Watercourses Are not designated
except where they are "Natural Heritage Protection"



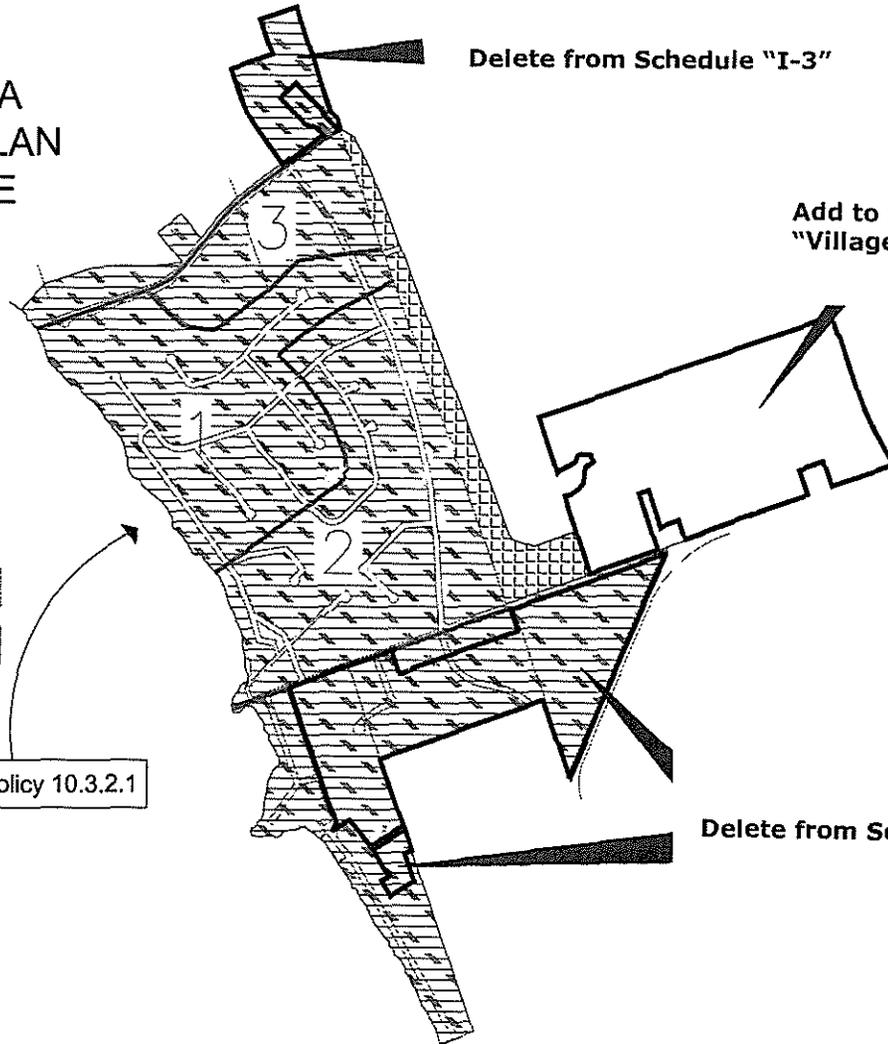
"Village" to "Rural"

SCHEDULE I - 3
TOWNSHIP OF RAMARA
INTERIM SECONDARY PLAN
LAGOON CITY VILLAGE



VILLAGE RESIDENTIAL 
RURAL 

Special Policy 10.3.2.1



JULY 31, 2003

PART C - THE APPENDIX

Minutes of Public Meeting, April 13, 2015

SPECIAL COUNCIL MEETING
MINUTES OF PUBLIC MEETINGS
(UNDER THE PROVISIONS OF THE PLANNING ACT)

MONDAY, APRIL 13, 2015

Two Public Meetings under the authority of The Planning Act were held in the Council Chambers, Township of Ramara as part of the Special Council Meeting, with the following members and staff in attendance:

Mayor	Basil Clarke
Deputy Mayor	John O'Donnell
Councillor	John Appleby
Councillor	Erika Neher
Councillor	Kal Johnson
Councillor	Margaret Sharpe
Acting CAO/Clerk	Janice McKinnon
Deputy Clerk	Jennifer Connor
Manager of Corporate Services/ Treasurer	Margaret Black
Manager of Municipal Works	Kathy Sipos
Acting Zoning Administrator	Jennifer Foster
Planning Consultant	Mark Dorfman

The Mayor opened the first Public Meeting at 7:00 p.m. and stated:

As required under The Planning Act, and pursuant to Council policy, Council is holding a Public Meeting prior to either adopting, or rejecting, the proposed Zoning Bylaw Amendment for:

- 1) **Official Plan Amendment File OP-1/15**
Location: Lagoon City Settlement Boundary
Owner: Talisker
Agent: Bob Lehman, Planner

The Mayor advised that if a person or a public body that files an appeal of a decision of Ramara Township Council in respect to the proposal, does not make oral submissions at a Public Meeting, or make written submission to the Ramara Township Council before the proposed Official Plan Amendment 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. Council will consider all comments and submissions.

Notice of this Public Meeting for Official Plan Amendment OP-1/15 was mailed on March 5, 2015, to the Property owners in the required area and notices were posted on the properties in accordance with Provincial regulations.

Written comments and submissions, with respect to the proposed Official Plan Amendment were received by the following and included in Council's agenda and the report prepared by Mark Dorfman:

Building Department: *No concerns*

Acting CAO: *No concerns*

Municipal Works: *No concerns*

Fire Department: *No concerns*

LSRCA: *Require – Key Natural Heritage features and minimum vegetation protection be removed and zoned EP, to be determined by the LSRCA. Concord Woods and Harrington lands be relinquished and the associated zoning be changed to EP where appropriate. The plan of subdivision for Concord Woods property be deregistered. That the relinquishing of the existing planning permissions be a condition of the OPA by means of a Board order, final approval by the County or necessary bylaws initiated by the Township.*

Public School Board: *No objections*

The audience was asked whether there was anyone present who had any concerns or questions with respect to the Official Plan Amendment and were informed they will have the opportunity to speak.

Mark Dorfman, Planning Consultant gave a brief overview of the proposal to date and what led to the Public Meeting. The report before Council was written based on the information provided in the application which was submitted and deemed complete on March 3, 2015. The purpose of the Official Plan Amendment application is to adjust the settlement area boundary of Lagoon City by deleting and adding to the areal extent of the "Settlement Area". Only lands owned by the applicant are subject of the application. Mr. Dorfman explained to the residents and Council the areas to the north and south of Lagoon City would be removed from the settlement boundary and realigned down Simcoe Road towards Brechin. The application came about in discussions regarding the County Official Plan with the County, Township and applicant. The application will also allow for a secondary plan to be established in Lagoon City. Following the Public Meeting, a further report and recommendation will be brought forward for Council's consideration.

Bob Lehman, agent for the applicant advised that the report from Mark Dorfman was very thorough and included all the relevant information for Council's consideration. Mr. Lehman explained that some lands within the current Settlement Area are not suitable for development due to environmental reasons and as a result, the applicant is hoping to adjust the boundary to move the settlement area towards Brechin.

Ken Szijarto, 4478 Orkney Heights asked how much money the application was costing the residents of the Township.

Mark Dorfman advised that all the planning fees associated with the application are paid for by the applicant.

Donald R. MacDonald, 1908 Concession Road 10 advised he is in opposition of the applications as he believes it is an intrusion of Agricultural lands. He further explained the Notice did not include schedules from Beacon Environmental and that they should be ashamed of the work they included in the report. He explained that the farm land is viable land and that the application would be intruding the nonrenewable resource. He also noted that there would be development at the Orr Walton property by Fern Resort so this development is not needed. He explained there is underutilized land in Brechin that Veltri should develop as well. He also had concerns about the phosphorus loading into Lake Simcoe.

Bob Lehman explained that the applicant is looking to trade out land that is already slated for development so there would be no increase in phosphorus. He also demonstrated that the applicant is proposing to move the lands further from the lake which would also enable storm water management and low impact development.

Carol Badlasti, 18 Beaver Trail asked what type of development it would be.

Mr. Lehman explained that the applicant does not have a firm plan for the development as of yet. The applicant has some preliminary concepts,

Maeve Callery, Talisker Corporation advised that there are some preliminary ideas in place, but that they wanted to deal with the technicality of the land use prior to establishing a final design.

Mr. Dorfman explained that the application is for the Official Plan only at this time and that further development would take place through the Integrated Planning Approach including a Zoning Bylaw Amendment, Plan of subdivision/condominium and Environmental Assessment. All of this will tie into the Lagoon City Secondary Planning for servicing, natural area protection, drainage etc.

Jenn Fisher, resident, asked if it was premature to re-designate with no intent and also wondered if there were houses in Concord Woods.

Mark Dorfman explained that Concord Woods Subdivision and Harrington subdivisions are all active on the current properties and that during the development process many issues arose regarding the lands. The applicant and Township felt that it made sense to maintain the size and put it in an area where there are fewer obvious constraints, noting it is a logical way to deal with development, otherwise the purple areas on the map would be sterilized. He advised there are no houses in Concord Woods at this time.

Jenn Fisher asked if the purple land could be turned into farm land and asked if the prime land that is slated to be changed would be swapped out for "junk land".

Mr. Dorfman explained that this area is not considered a prime agricultural area. He noted that the Township has been allotted nine settlement areas that cannot be expanded. He explained the nine areas are large and will provide for 40 years of development, however a large amount of Lagoon City cannot be developed. He noted this is a rational approach for development because servicing is available in this area.

Rick Driftfield, Lakeshore Drive asked what would become of the purple areas.

Mr. Dorfman advised the Township would pass a bylaw resulting in Concord Woods no longer being a plan of subdivision and would close the Harrington file. He noted the intent is to convert the lands to Rural, and that through a Secondary Plan the areas of natural area protection would be identified as well as buffer areas.

Terry Kivel, Ridge Avenue asked how long this would take to be approved and when the building would commence.

Mr. Dorfman advised Council would receive a report in May/June to adopt the Official Plan Amendment and would then go to County as a matter at the Ontario Municipal Board. It is hopeful it would be resolved by July/August at the OMB.

Mr. Lehman further explained a secondary plan would need to be created and there would be more public meetings and then hopefully a meeting with a development proposal within two years.

Maeve Callery explained that the market is real estate driven and that the technical aspect is important to they can create a comprehensive plan for the area.

Mr. Kivel asked when the market would be ready and wondered why people would want to come to Lagoon City.

Mrs. Callery noted that the developer wouldn't be here if they didn't see potential for this area citing community development is important.

Bob Lehman added that the provincial government has become quite restrictive when it comes to development. There is no ability to create settlement areas and no new sewage treatment plants can be installed around Lake Simcoe meaning there will be no new

communities. He said although he can't speak to the real-estate market, he knows that the supply is going to get smaller.

Carol Badlasti, 18 Beaver Trail explained that she is in full support of the application noting that the residents in Lagoon City are tired of waiting for development. She would like to see something happen. She believed the relocation is reasonable and advised that most people agree any improvement would be great.

Robert Para, 51 Laguna Parkway advised that he has become tired of watching the community not grow. He believes the opportunity is great and applauded Talisker for going through everything they have to go through. He advised that development is dependent on people, and hopes to see this move forward.

Jim Monument, 55 Lake Avenue advised that he is in support of the development. The community is fading noting a lack of infrastructure. He believes that the Township has a role to play, that economic development is vital and a solid tax base.

Donald R. MacDonald, 1908 Concession 10 noted that he had attended some of the meetings regarding the provincial review of the Greater Golden Horseshoe and that agricultural land and infrastructure were the main topics. He believes that the Township should make Veltri develop.

Mayor Clarke advised that there is no way to force a developer to develop.

Terry Kivel explained that he hopes the proposal moves forward, but that it must be in a realistic time frame noting that he hopes the meeting isn't all "smoke and mirrors".

Robert Para, 51 Laguna Parkway advised the group of residents in the Council Chamber that they are their own worst enemy explaining that instead of going to Orillia to go out for dinner to support the local restaurants and businesses to help keep the community developing.

Dan Swanek, 2727 Lone Birch Trail advised that he is newer to the area and he believes that Lagoon City is a gem. He believes if you build it, they will come and supports the development.

Marty Herman, 28 Simcoe Road asked what the development will look like asking for more information. He had concerns there would be high-rises.

Bob Lehman advised that in this province, we can't to planning that far ahead. The first step is to make the land developable and then spend money to plan the actual development itself. He advised that this application would be delayed 6 months to 1 year if someone appeals to the OMB. The province would like to see 40 units per hectare, but advised that it may be more or less – it all depends on the development constraints.

Henry Saley asked if the Secondary Plan would include all of Lagoon City.

Mr. Dorfman explained that when the Official Plan was done in 2003 there was a provision included that Lagoon City would have a Secondary Plan. The Secondary Plan will include all of Lagoon City done in a way that won't change the existing development area. Some blocks in Lagoon City are owned by Talisker and need to be reviewed. An increase in infrastructure will be needed and may allow for some commercial development.

Robert Para asked if the Secondary Plan would include a second road out of Lagoon City.

Mr. Dorfman advised that it would be looked at during the Secondary Planning stage.

Carol Baldasti asked what type of developer Talisker is.

Maeve Callery explained the company is 30 years old with a Toronto head office and an office in Utah. She noted they have a very large land holdings in Utah and they have a mix of resort, housing and commercial.

David Ledger, 48 Turtle Path noted that the railway will need to be addressed as it blocks traffic.

Donald R. MacDonald explained that the Townships main industries are agriculture, aggregate and the casino. He believes this is a prime agricultural area and is not well suited for housing.

RESOLUTION NUMBER CR.118.15

MOVED BY: O'DONNELL

SECONDED BY: SHARPE

THAT the Report from Planner Mark Dorfman dated April 13, 2015 be received;
AND THAT the comments and responses from the Public Meeting and the agencies be considered in a further report and recommendation from the consultant.

CARRIED

The Public Meeting concluded at 8:10 p.m.

The Mayor opened the second Public Meeting at 8:11 p.m. and stated:

As required under The Planning Act, and pursuant to Council policy, Council is holding a Public Meeting prior to either adopting, or rejecting, the proposed Zoning Bylaw Amendment for:

- 2) **Zoning Bylaw Amendment File Z-1/15**
Location: Ramara Industrial Park
Owner: Many
Agent: Ramara Township

The Mayor advised that if a person or a public body that files an appeal of a decision of Ramara Township Council in respect to the proposal, does not make oral submissions at a Public Meeting, or make written submission to the Ramara Township Council before the

proposed Zoning Bylaw Amendment 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. Council will consider all comments and submissions.

Notice of this Public Meeting for Zoning Bylaw Amendment Z-1/15 was mailed on March 5, 2015 to the Property owners in the required area and a notice was posted on the Property, in accordance with Provincial regulations.

Written comments and submissions, with respect to the proposed Zoning Bylaw Amendment were received by the following and included in Council's agenda and the report prepared by Jennifer Foster, Acting Zoning Administrator:

Building Department	No concerns
Works Department	No concerns
Fire Department	No concerns
Environmental Services	No comment
Acting CAO	No concerns
Public School Board	No comment
County of Simcoe Roads and Engineering	No comment

The audience was asked whether there was anyone present who had any concerns or questions with respect to the proposed Zoning Bylaw Amendment and were informed they will have the opportunity to speak.

Jennifer Foster, Acting Zoning Administrator gave a brief overview of the proposal to date and what led to the Public Meeting. An information report has been prepared and submitted to Council advising of the proposal. The purpose of the application is to change the current zoning of Village Industrial to Village Industrial – 2 (VID-2) to permit additional permitted uses already permitted on some properties within the Ramara Industrial Park.

The application would allow the following permitted uses in addition to the Village Industrial Zone:

- Heavy equipment sales and rental establishment
- Contractor's yard
- Manufacturing, processing and assembly establishment
- Motor vehicle body shop

- Motor vehicle service establishment
- Recreational vehicle sales and service establishment
- Truck or transportation terminal
- Warehousing
- Agricultural produce warehouse
- Farm equipment and implementation sales and service establishment
- School bus storage and maintenance facility
- Commerical parking lot

This zoning currently exists on the properties to the West of Harrigan Drive.

Mayor Clarke asked if anyone in the audience had any questions.

Donald R. MacDonald, 1908 Concession 10 asked if there would be natural gas brought to the Industrial Park.

Deputy Mayor O'Donnell advised that when he was at Good Roads he was speaking with someone from Union Gas that stated Lagoon City is on a short list of 5 and Union Gas hoped to be in the area within 2 years, although no formal communication has been received at the time.

Mayor Clarke turned the question period over to members of Council, there were none.

The Mayor advised that if any person who has not spoken or who has not received notice of this meeting, or wishes to receive Notice of Passing of the Zoning Bylaw Amendment, please leave your name, address and phone number with Jennifer Foster or ensure you have signed in on the sheets provided at the door. If you do not provide your full address, you may not receive notice.

RESOLUTION NUMBER CR.119.15

MOVED BY: O'DONNELL

SECONDED BY: SHARPE

THAT we receive Report BP-09-15 dated April 13, 2015 regarding Zoning Bylaw Amendment Fil Z-1/15;

AND THAT comments and concerns at the statutory public meeting on April 13, 2015 be received;

AND THAT a report and recommendation be brought forward for consideration following the public meeting.

CARRIED

The Public Meeting concluded at 8:16 p.m.

Basil Clarke
Mayor

Jennifer Connor, Clerk

**Planning Consultant's Information Report
March 2, 2015**

March 2, 2015

**Report to: Committee of the Whole
Township of Ramara**

**Subject: Ramara Official Plan Amendment Application OP-1/15
Various Addresses
2124915 Ontario Inc.
LCP Lands Limited
LCP (III) Lands Limited
2483 Simcoe Road Inc.
Concord Woods Court Inc.
Applicant: Talisker Corporation**

Recommendation: That a Public Meeting is scheduled for April 13, 2015 with regard to Application OP-1/15 by Talisker Corporation to amend Schedules "A" and "I-3" for purposes of adjusting the boundary of the Lagoon City Settlement Area.

Application

On February 23, 2015, a planning application was received by the Township of Ramara requesting an amendment to the Ramara Official Plan. The purpose of this amendment is to adjust the boundary of the designated Lagoon City Settlement Area by deleting and adding to the areal extent of the settlement area. Only lands owned by the applicant, Talisker Corporation, are the subject of this application.

The attached map illustrates the lands that are subject to this application. The area that is to be removed from the existing Settlement Area is located on the south side of Ramara Road 47/Simcoe Road and surrounding the Ramara sewage treatment facility. The total area removed 59 hectares. The area that is to be added to the Settlement Area is located on the north side of Ramara Road 47/Simcoe Road. The total area added is 58.9 hectares.

The proposed amendments achieve the following changes to the designations (see attached map):

The lands removed are changed from "Village" to "Rural" on Schedule "A" and from "Village Residential" to "Rural on Schedule "I-3".

The lands added are changed from "Agriculture" to "Village" on Schedule "A" and are added to Schedule "I-3" as "Village Residential".

There is no proposed text amendment to the Ramara Official Plan.

The proposed addition removes land from the contiguous and extensive Prime Agricultural Area in the south part of the Township. The existing lands to the north of the proposed expansion are left as "Agriculture" designation. Also, the area removed includes the existing Concord Woods registered plan of subdivision and the proposed plan of subdivision application for the former Harrington lands.

The application includes a Planning Rationale report prepared by Lehman & Associates, and the Existing Agricultural Conditions report prepared by Beacon Environmental.

Reason for Amendment Application

This application arises from outstanding appeals of the County of Simcoe Official Plan by both the Township of Ramara and the Talisker Corporation. There have been "Without Prejudice" discussions between myself representing the Township, Bob Lehman representing applicant Talisker, the County of Simcoe Planner, and the Planner for the Ministry of Municipal Affairs and Housing at various Experts' Meetings. These meetings result in the elimination of long OMB hearings.

The discussion started with the position taken by the Township and Talisker in their appeals that requested a modification to Policy 3.5.5 of the County Official Plan to allow for the adjustment of a designated settlement area boundary that does not expand the total area of the settlement area. There is a companion appeal request that allows for the change in the "Agriculture" designation in the County Official Plan as a result of the boundary adjustment.

The consensus reached at the Experts' Meetings was then presented to the Ontario Municipal Board by the County as a settlement.

The Ontario Municipal Board at a settlement hearing on October 24, 2014 agreed to the modifications to part of the County Official Plan that deals with Settlements. The Board approved Policy 3.5.5, as adopted by the County, with the clarification that the Township of Ramara and Talisker "have the right to request additional language/clarification in a subsequent paragraph to Policy 3.5.5." The Board's Order on this matter was issued on February 19, 2015.

At a settlement hearing held on December 8, 2014, the Board agreed to modify and approve part of Schedule 5.1 (Land Use Designations) of the County Official Plan. As a result of the outstanding appeals by the Township of Ramara and Talisker, and the agreement of the County of Simcoe and the Ministry of Municipal Affairs and Housing, the adopted Lagoon City Settlement Area boundary on Schedule 5.1 is withheld from approval until further agreement is reached between the parties. The Board's Order on this matter was issued on February 19, 2015.

If Council of the Township adopts the proposed amendment to the Ramara Official Plan and it is then submitted to the County as the approval authority, then the County, the Ministry, the Township and Talisker will request the Ontario Municipal Board to modify Schedule 5.1 in the County Official Plan to reflect the proposed Township boundary adjustment without further discussion. The "Agriculture" designation will be changed to settlement. The matter is still before the Board and will be settled accordingly without a full hearing.

At its meeting held on June 10, 2013, Township Council endorsed the principle of a Settlement Area boundary adjustment for Lagoon City. The latest Pre-Consultation meeting with the Township was held on February 10, 2015.

Further Township Official Plan Amendment

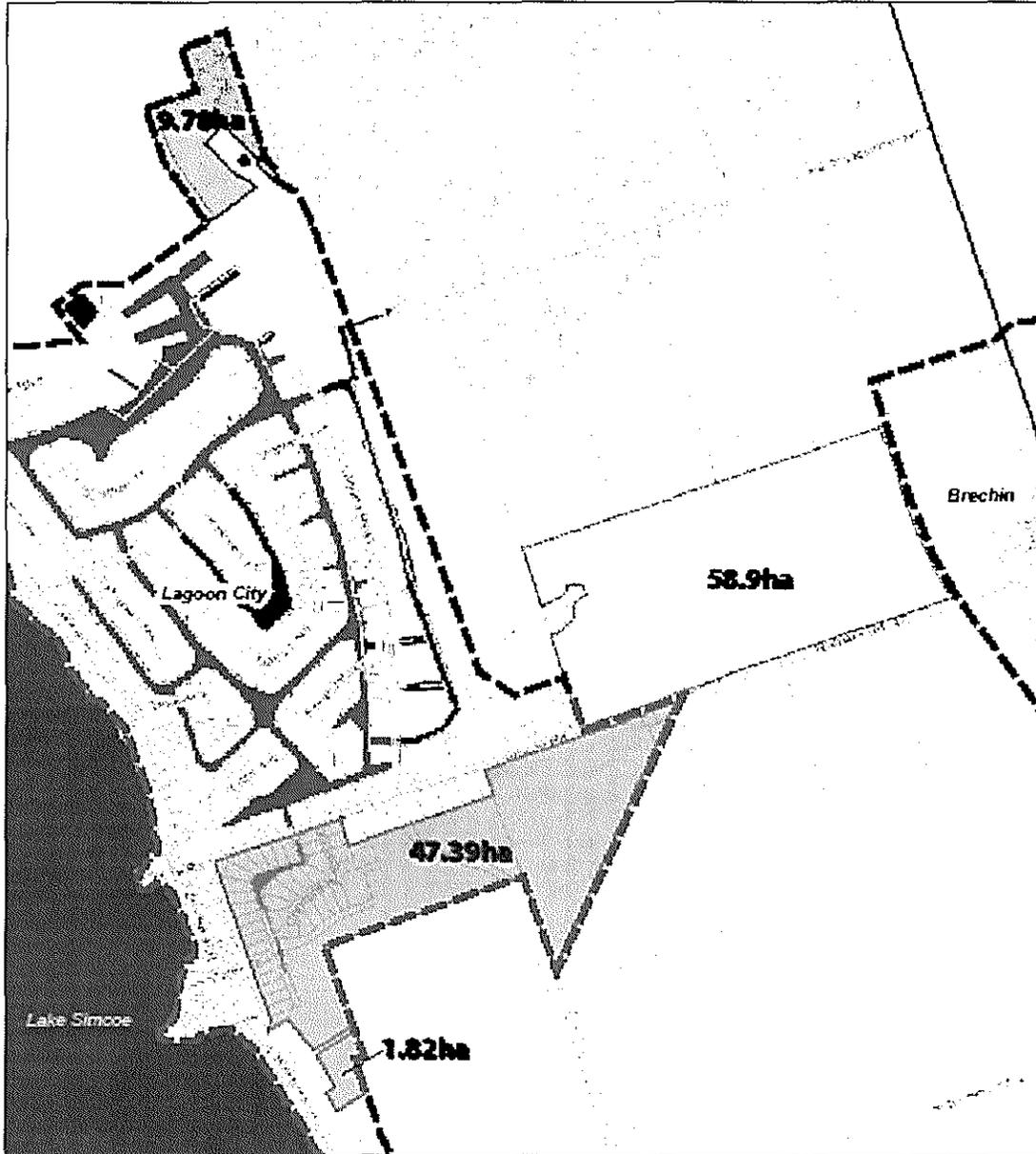
When the boundary adjustment is finalized, it is expected that Talisker will request the Township to prepare and approve a secondary plan for the Lagoon City Settlement Area as an official plan amendment. This will deal with the details of proposed future Talisker development in Lagoon City.

Public Meeting

The statutory Public Meeting should be scheduled for April 13, 2015 in order to allow the applicants to present the details of their application. At the Public Meeting, comments and concerns from the public will be heard. The application is deemed complete, and will be circulated to public agencies for review and response. Prior to the scheduled Public Meeting, the application will be circulated to landowners within 120 metres of the subject land to which the proposed official plan amendment applies.

Following the Public Meeting, a report and recommendation will be brought forward for consideration by Committee and Council at a subsequent meeting.

Mark L. Dorfman, R.P.P.



**Figure 1
Settlement Area
Boundary Adjustment**

Legend

- Waterbody
- Settlement Area Boundary
- Lands to be removed from Lagoon City Settlement Area (59ha)
- Lands to be added to Lagoon City Settlement Area (59ha)

DUE: February 24, 2015

To view:
Click on the map to zoom in and out or
Use the Open Government Licence - OGL for
the Corporation for the County of Simcoe

Lagoon City,
Township of Ramara

**Planning Consultant's Public Meeting Report
April 13, 2015**

April 13, 2015

**Report to: Council
Township of Ramara**

Subject: Public Meeting Report

**Ramara Official Plan Amendment Application OP-1/15
Various Addresses
2124915 Ontario Inc.
LCP Lands Limited
LCP (III) Lands Limited
2483 Simcoe Road Inc.
Concord Woods Court Inc.
Applicant: Talisker Corporation**

Recommendation: That the Report, dated April 13, 2015, from Mark Dorfman is received and that the comments and responses from the Public Meeting and the agencies be considered in a further Report and Recommendation from the consultant.

Application

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The attached map illustrates the lands that are subject to this application. The area that is to be removed from the existing "Settlement Area" is located on the south side of Ramara Road 47/Simcoe Road and surrounding the Ramara wastewater treatment facility. The total area removed is 59 hectares. The area that is to be added to the "Settlement Area" is located on the north side of Ramara Road 47/Simcoe Road. The total area added is 58.9 hectares.

The proposed amendments achieve the following changes to the designations (see attached map):

The lands removed from the "Settlement Area" are changed from "Village" to "Rural" on Schedule "A", and are removed from Schedule "I-3".

The lands added are changed from "Agriculture" to "Village" on Schedule "A" and are added to Schedule "I-3" as "Village Residential".

There is no proposed text policy amendment to the Ramara Official Plan.

The proposed addition removes land from the contiguous and extensive Prime Agricultural Area in the south part of the Township. The existing lands to the north of the proposed expansion are left as "Agriculture" designation. Also, the area removed includes the existing Concord Woods registered plan of subdivision and the proposed plan of subdivision application for the former Harrington lands.

The application includes a Planning Rationale report prepared by Lehman & Associates, and the Existing Agricultural Conditions report prepared by Beacon Environmental.

Reason for Amendment Application

This application arises from outstanding appeals of the County of Simcoe Official Plan by both the Township of Ramara and the Talisker Corporation. There have been "Without Prejudice" discussions between myself representing the Township (Appellant), Bob Lehman representing applicant and Appellant Talisker, the County of Simcoe Planner, and the Planner for the Ministry of Municipal Affairs and Housing at various Experts' Meetings. These meetings result in the elimination of long OMB hearings.

The discussion started with the position taken by the Township and Talisker in their appeals that requested a modification to Policy 3.5.5 of the County Official Plan to allow for the adjustment of a designated "Settlement Area" boundary that does not expand the total area of the "Settlement Area". There is a companion appeal request that allows for the change in the "Agriculture" designation in the County Official Plan as a result of the boundary adjustment.

The consensus reached at the Experts' Meetings was then presented to the Ontario Municipal Board by the County as a settlement.

The Ontario Municipal Board at a settlement hearing on October 24, 2014 agreed to the modifications to part of the County Official Plan that deals with Settlements. The Board approved Policy 3.5.5, as adopted by the County, with the clarification that the Township of Ramara and Talisker "have the right to request additional language/clarification in a subsequent paragraph to Policy 3.5.5." The Board's Order on this matter was issued on February 19, 2015.

At a settlement hearing held on December 8, 2014, the Board agreed to modify and approve part of Schedule 5.1 (Land Use Designations) of the County Official Plan. As a result of the outstanding appeals by the Township of Ramara and Talisker, and the agreement of the County of Simcoe and the Ministry of Municipal Affairs and Housing, the adopted Lagoon City Settlement Area boundary on Schedule 5.1 is withheld from approval until further agreement is reached between the parties. The Board's Order on this matter was issued on February 19, 2015.

If Council of the Township adopts the proposed amendment to the Ramara Official Plan and it is then submitted to the County as the approval authority, then the County, the Ministry, the Township and Talisker will request the Ontario Municipal Board to modify Schedule 5.1 in the County Official Plan to reflect the proposed Township boundary adjustment without further discussion. The "Agriculture" designation will be changed to "Settlement". The matter is still before the Board and should be settled accordingly without a full hearing.

At its meeting held on June 10, 2013, Township Council endorsed the principle of a "Settlement Area" boundary adjustment for Lagoon City. The latest Pre-Consultation meeting with the Township was held on February 10, 2015.

Further Township Official Plan Amendment

When the boundary adjustment is finalized, it is expected that Talisker will request the Township to prepare and approve a secondary plan for the Lagoon City Settlement Area as an official plan amendment. This will deal with the details of proposed future Talisker development in Lagoon City and the lands that are removed from the "Settlement Area".

Comments Received to date from the Township Circulation

Manager of Building & Planning Services

No concerns.

Fire Department

No concerns.

Manager of Public Works

No concerns.

Simcoe County District School Board

No objection. They would like to be involved in the preparation of the Secondary Plan.

Simcoe Muskoka Catholic District School Board

No objection. Interested in knowing number of units and timing of development, and how development is to be marketed. Would like to know the demographic of the population.

Lake Simcoe Region Conservation Authority

The Conservation Authority understands that the lands to be removed from the Village designation on the south side is characterized with natural heritage features. The lands to be added to the Village contain some natural heritage features and are environmental constraints. From an environmental perspective, the change to the "Settlement Area" boundary "could result in a positive environmental consequence."

The Conservation Authority would like to have the existing registered Concord Woods subdivision and the existing Harrington subdivision application removed. They also would like to put these natural areas into a "Natural Area Protection" designation in the Official Plan.

The Conservation Authority supports the proposed alteration of the Lagoon City Settlement Area boundary.

County of Simcoe Planning

The Director of Planning, Development and Tourism submits that the proposed amendment is "Premature in the absence of sufficient justification and additional technical information." The Director puts forward a series of questions that need clarification.

Proposed Official Plan Amendment

Attached to this Report is proposed Amendment No.17 to the Ramara Official Plan.

The purpose of the this Amendment is to: (a) amend Schedule "A", Land Use Plan by redesignating the subject lands on the south side of Ramara Road 47/Simcoe Road and in the area surrounding the Lagoon City Wastewater Treatment Plant from "Village" to "Rural"; b) amend Schedule "I-3" Interim Secondary Plan Lagoon City Village, by adding the "Village Residential" designation on the north side of Ramara Road 47/Simcoe Road and removing the "Village Residential" designation from the lands on the south side of Ramara 47/Simcoe Road and surrounding the Treatment Plant.

The Ramara Official Plan contains Special Policy 10.3.2 for the Interim Lagoon City Secondary Plan. These policies apply to the original Lagoon City subdivisions and not to the new area. Policy 4.1.3 Provides for Secondary Plans for Settlement Areas. The Lagoon City Secondary Plan, as adjusted by Amendment No. 17 will be adopted as an amendment to the Ramara Official Plan. Comprehensive studies will be required to support the Lagoon City Secondary Plan for the entire "Settlement Area".

In proposed Amendment No. 17, there is no need to add any text policies. The future amendment to the Ramara Official Plan will include amendments to the land use designations for the proposed lands that are to be removed from the Village.

It is anticipated that the County of Simcoe will approve Amendment No 17, as adopted and that the Ontario Municipal Board will modify and approved Schedule 5.1 of the County Official Plan. Then the Township will be in a position to enact a bylaw under the *Planning Act* to deem that the Concord Woods plan of subdivision is not a registered plan of subdivision for purposes of section 50(3), and that the existing Harrington plan of subdivision application file will be closed by the Township.

Next Steps

At this Public Meeting, comments and concerns from the public will be heard. Further inquiries will be made to public agencies for review and response. In particular, the Conservation Authority and County Planning will be advised of this report.

Following the Public Meeting, a report and recommends will be forwarded for consideration by Committee and Council.

Mark L. Dorfman, R.P.P.

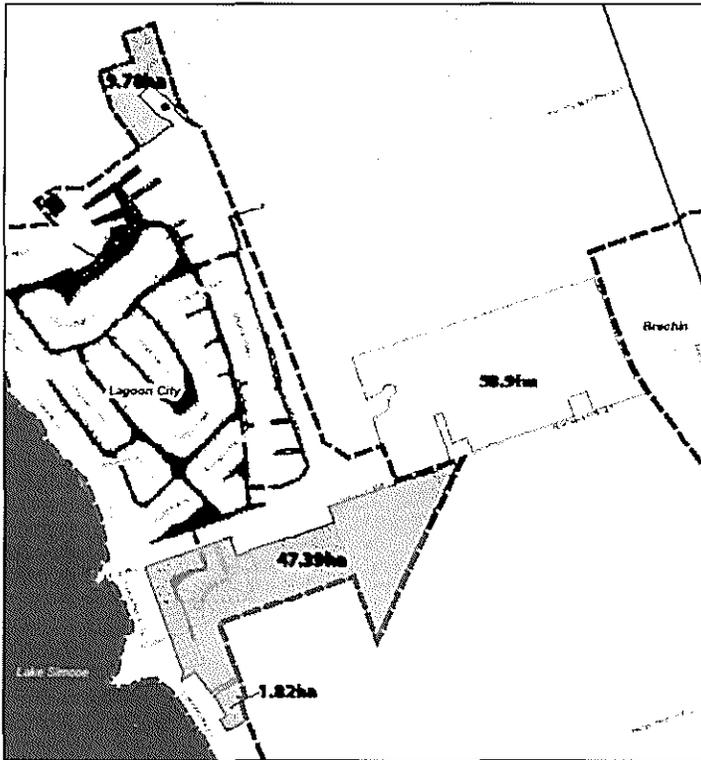


Figure 1
Settlement Area
Boundary Adjustment

Legend

- Waterbody
- Settlement Area Boundary
- Lands to be removed from Lagoon City Settlement Area (99ha)
- Lands to be added to Lagoon City Settlement Area (99ha)

Lagoon City,
Municipality of Huron

DATE: March 25, 2010

Scale: 1:10,000

North arrow and scale bar are also present.

**Planning Consultant's Recommendation Report
May 25, 2015**

May 25, 2015

**Report to: Council
Township of Ramara**

Subject: Planning Report and Recommendation

**Ramara Official Plan Amendment Application OP-1/15
Various Addresses
2124915 Ontario Inc.
LCP Lands Limited
LCP (III) Lands Limited
2483 Simcoe Road Inc.
Concord Woods Court Inc.
Applicant: Talisker Corporation**

Recommendations:

- 1. That the Report and Recommendation, dated May 25, 2015, from Mark Dorfman, Planning Consultant, be received;**
- 2. That Council adopts Amendment No. 17 to the Official Plan of the Township of Ramara;**
- 3. That Clerk is authorized to forward Amendment No. 17 to the County of Simcoe as the Approval Authority;**
- 4. That following the approval of Amendment No. 17, the Township shall, at the request of Talisker Corporation, enact a bylaw under the *Planning Act* to deem that the Concord Woods plan of subdivision is not a registered plan of subdivision for purposes of section 50(3), and that the existing Harrington plan of subdivision application fill be closed;**
- 5. That Council advises the County of Simcoe that it supports the modification and approval of Schedule 5.1 to the County of Simcoe Official Plan as it applies to the boundary adjustment under Amendment No. 17.**
- 6. That Council the County of Simcoe that, when Amendment No. 17 comes into effect, the Township's appeal regarding Section 3.5.5 of the County of Simcoe Official Plan is withdrawn.**

Application

On February 23, 2015, a planning application was received by the Township of Ramara requesting an amendment to the Ramara Official Plan. The purpose of this amendment is to adjust the boundary of the designated Lagoon City Settlement Area by deleting and adding to the areal extent of the "Settlement Area". Only lands owned by the applicant, Talisker Corporation, are the subject of this application.

On March 3, 2015, Notice of Complete Application was sent to the Applicant and on March 5, 2015, Notice of Complete Application and the Public Meeting Notice was sent to landowners within 120 metres of the properties. On March 24, 2015, the Applicant amended the original application in order to delete three small residential lots and dwellings. This area has been slightly revised to remove properties on the north side of Simcoe Road not owned by the Applicant.

The attached map illustrates the lands that are subject to this application. The area that is to be removed from the existing "Settlement Area" is located on the south side of Ramara Road 47/Simcoe Road and surrounding the Ramara wastewater treatment facility. The total area removed is 59 hectares. The area that is to be added to the "Settlement Area" is located on the north side of Ramara Road 47/Simcoe Road. The total area added is 58.9 hectares.

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At its meeting held on June 10, 2013, Township Council endorsed the principle of a "Settlement Area" boundary adjustment for Lagoon City. The latest Pre-Consultation meeting with the Township was held on February 10, 2015.

Public Meeting

On April 13, 2015, Council held a Public Meeting to hear public comments. The meeting was well attended and there were mostly positive responses and questions. Mr. Donald R. MacDonald expressed opposition to the proposed amendment. Mr. MacDonald made a written submission following the Public Meeting.

The positive comments supporting development on the Talisker lands expressed an interest in the type of development and also favouring development as a benefit to the Township. There was a suggestion that this is an opportunity to provide a second access to the built up area in Lagoon City. It was explained to the public that a future secondary plan for Lagoon City will set out the development pattern based on further studies by the applicant.

Mr. MacDonald stated that the development is an "intrusion into productive agricultural land". There are other lands in Brechin and near Fern Resort that are available for development.

The land area to be added to the settlement area is in the order of 59 hectares. The land has a history of agricultural use. The land itself is rated as prime agricultural within the designated agricultural area. In the Ramara Official Plan, the total designated Agriculture area is in the order of 109 square kilometres or roughly 10,900 hectares (27,000 acres). According to the Growth Plan for the Greater Golden Horseshoe and the County of Simcoe Official Plan, the Township will not be able to expand any of its existing Settlement Areas into the Agriculture Area.

Another benefit of this land transfer is that the area to the south of County Road 47/Simcoe Road will be preserved for its natural area character and is of benefit to the protection of the Lake Simcoe watershed.

In my opinion, sustaining the agriculture character of the Township is balanced against the opportunity to provide an innovative addition to the settlement area.

Further Township Official Plan Amendment

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It is anticipated that Talisker will fund the cost of the secondary plan process and the support technical studies.

Comments Received from the Township Circulation

Manager of Building & Planning Services

No concerns.

Fire Department

No concerns.

Manager of Public Works

No concerns.

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Mark L. Dorfman, F.C.I.P., R.P.P.

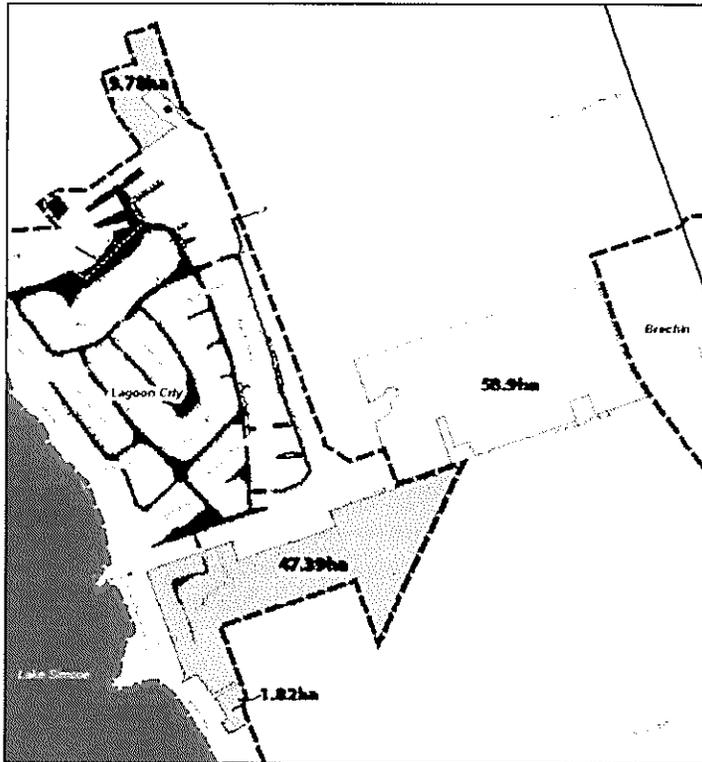


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 Settlement Area Boundary
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Lagoon City
 Borough of Ranara

DCR March 2010

Scale
 1:1000
 0 100 200 300 400 500
 Metres