

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NUMBER 2015.39

A BYLAW TO ADOPT AMENDMENT NO. 18  
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA

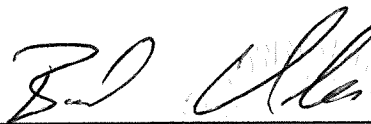
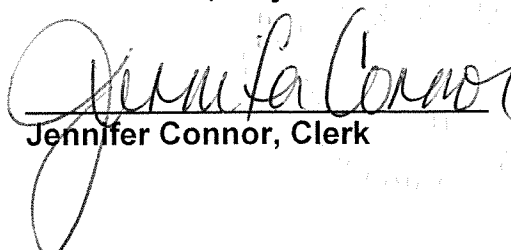
**WHEREAS** section 21 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, provides that the Township of Ramara may initiate an amendment to its Official Plan;

**AND WHEREAS** in accordance with section 17(15) and Regulation 543/06, public meetings were held on August 25, 2014 and June 15, 2015 with respect to this amendment;

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

1. That Amendment No. 18 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. 18 to the County of Simcoe as required under 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 FINALLY PASSED THIS 27<sup>TH</sup> DAY OF JULY, 2015.**

  
Basil Clarke, Mayor  
Jennifer Connor, Clerk

**AMENDMENT NO. 18**  
**TO THE**  
**OFFICIAL PLAN OF THE**  
**TOWNSHIP OF RAMARA**

THE CORPORATION OF THE TOWNSHIP OF RAMARA

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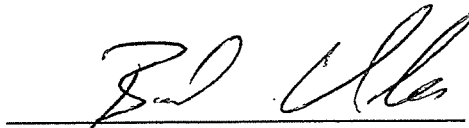
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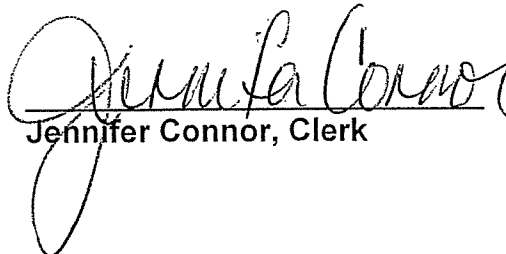
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**BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27<sup>TH</sup> DAY OF JULY, 2015.**

I, Jennifer Connor, Clerk of The  
Corporation of the Township of Ramara,  
do hereby certify that this is a true copy of

Bylaw 2015.39 - OPA 18  
Dated this 27th of July 2015  
Jennifer Connor, CMO Clerk

  
Basil Clarke, Mayor

  
Jennifer Connor, Clerk

# **AMENDMENT NO. 18 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 designate Strawberry Island in part as a new designation entitled "Island Accommodation (Strawberry Island)" and in part as "Natural Area Protection", instead of the "Rural" designation. Schedule "A" to the Official Plan is amended to refer to a new Schedule "A-1". Schedule "A-1" identifies the designated areas as they apply to Strawberry Island. Text amendments including new section 4.5 Island Accommodation (Strawberry Island) Objectives and section 9.12 Island Accommodation (Strawberry Island) land use policies.

### **2. Location**

The Amendment is specific to Strawberry Island, now owned by Strawberry Island Resort Inc. The lands to be redesignated consist of approximately 10.4 hectares located in Lake Simcoe.

### **3. Basis of the Amendment**

On June 25, 2014, two planning applications were received by the Township of Ramara requesting amendments to the Ramara Official Plan and Ramara Zoning Bylaw 2005.85. The purposes of these applications are to change the existing Rural designation and zone on the Island. In consultation with the applicant, the application is to create a new official plan designation called "Island Accommodation (Strawberry Island)" that would apply only to this Island. A corresponding zoning bylaw amendment with a new zone category would be drafted.

The subject property is owned by Strawberry Island Resort Inc. The applicant wishes to develop the Island as a mixed use seasonal residential and resort accommodation facility.

On July 14, 2014, a Notice of Complete Application was sent to the Applicant. Several pre-consultation meetings were held between the applicant and the Township. The applicant held pre-consultation meetings with various agencies.

On July 23, 2014, a Notice of a Public Meeting was sent and the first public meeting was held on August 24, 2014. On March 24, 2015, a Notice of a Public Meeting was sent and the second public meeting was held on June 15, 2015.

The Township has received oral and written submissions from persons and agencies. These have been considered by the Township in considering whether to amend the Official Plan.

During discussions with the applicant, it was determined that the application to amend Ramara Zoning Bylaw 2005.85 is premature and should be deferred until future reports are submitted by the applicant.

This amendment is consistent with Provincial Policy Statement 2014, and conforms with the Growth Plan for the Greater Golden Horseshoe and the County of Simcoe Official Plan. The Lake Simcoe Protection Plan objectives and policies were considered, and where relevant, this amendment conforms therewith.

## **PART B - THE AMENDMENT**

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text and the schedules constitute Amendment No. 18 to the Official Plan of the Township of Ramara.

1. Schedule "A" entitled Land Use Plan is hereby amended by identifying Strawberry Island and adding new Schedule "A-1" that designates approximately 10.4 hectares (25.7 acres) known as Strawberry Island as "Island Accommodation (Strawberry Island)", and "Natural Area Protection", instead of "Rural", as shown on Schedules "A" and "A-1" attached hereto.
2. That Section 4.0 GROWTH OBJECTIVES AND POLICIES is hereby amended by adding new Section 4.5, as follows:

### **"4.5 Island Accommodation (Strawberry Island) Objectives**

1. Recognizing the existence of Strawberry Island for its significant physical presence within Lake Simcoe and its long term use for development purposes.
  2. Provide for the sustainable development of Strawberry Island as residential accommodation for seasonal occupancy.
  3. Balance all land uses on the Island with the ecological health of the Lake Simcoe Watershed.
  4. Provide specific land use designations for the protection of natural heritage features and functions.
  5. Adhere to the Principles, Objectives and Policies of the Lake Simcoe Protection Plan, as amended.
  6. Recognize the physical character of Strawberry Island and its relationship to the mainland communities in the Township."
3. That Section 9.0 LAND USE POLICIES is hereby amended by adding the following designation to subsection 9.1.2:

"Island Accommodation (Strawberry Island)"

4. That Section 9.0 LAND USE POLICIES is hereby amended by adding the new Section 9.12 "Island Accommodation (Strawberry Island)":

**"9.12 Island Accommodation (Strawberry Island)"**

**9.12.1 Purpose**

The purpose of the "Island Accommodation (Strawberry Island)" designation on Schedule "A-1" is to accommodate only residential activities and accessory uses on Strawberry Island in Lake Simcoe and provide for accessory mainland activities, and the purpose of the "Natural Area Protection" designation is to protect the natural heritage features and functions.

**9.12.2 Land Uses**

Within the "Island Accommodation (Strawberry Island)" designation, the following uses are permitted:

- single detached dwelling accommodation units
- multiple dwelling accommodation units
- resort-type accommodation units
- management of natural areas for environment management purposes
- private infrastructure
- one accessory boat docking facility
- utilities
- active and passive recreation
- accessory buildings and structures

**9.12.3 Natural Area Protection**

- 9.12.3.1** The area designated as "Natural Area Protection" on Schedule "A-1" consists of: (a) the identified wetlands and associated buffer areas, and (b) natural features and functions within the Vegetation Protection Zone measured from the identified Lake Simcoe Shoreline, defined as the existing High Water Mark.

**9.12.3.2** Wetland areas designated as "Natural Area Protection" shall not be developed for buildings or structures or any infrastructure or utilities. Other areas designated as "Natural Area Protection" shall not be developed for any uses permitted in the adjacent "Island Accommodation (Strawberry Island)" designation, except for private infrastructure, utilities, passive recreation, and management of natural areas for environmental management purposes.

**9.12.3.3** Prior to any development and/or site alteration within or adjacent to the "Natural Area Protection" designation, a "Natural Heritage Evaluation" shall be undertaken according to the requirements of the Lake Simcoe Protection Plan.

**9.12.4 Dwelling Unit Target**

**9.12.4.1** Within the area designated as "Island Accommodation (Strawberry Island)", the overall target for residential accommodation shall not exceed 80 dwelling units or 13.0 units per gross hectare, whichever is the lesser number of dwelling units.

**9.12.4.2** Any application to amend this Plan shall be based on planning policies in this Plan, conformity with the Growth Plan for the Greater Golden Horseshoe and the County of Simcoe Official Plan, consistency with the Provincial Policy Statement, and conformity with the relevant policies of the Lake Simcoe Protection Plan, including results from Adaptive Management Planning to monitor annual Phosphorus loading in Lake Simcoe from the approved wastewater treatment facility.

**9.12.5 Planning Applications**

**9.12.5.1** Any further planning applications to the Township of Ramara, that implement the objectives and policies of this Amendment, may be



determined as complete applications, subject to the satisfactory completion of the approval and design of private water supply; wastewater treatment and stormwater management facilities; the design of plan(s) of subdivision/condominium; zoning bylaw amendments; official plan amendment, using the Integrated Planning Approach under the provisions of the Class Environmental Assessment (*Environmental Assessment Act*), as amended.

**9.12.5.2** Any application for development and/or site alteration proposed within and/or adjacent to any designated natural heritage feature or function shall be supported by an Environment Impact Statement (E.I.S.) prepared and submitted by the applicant.

**9.12.5.3** The purpose of an Environmental Impact Statement, where required, is to identify the natural area features and functions and to identify and assess potential impacts on the components of the features and functions and shall demonstrate and recommend: measures to prevent, minimize, compensate or mitigate impacts; opportunities for enhancement; monitoring protocols for post development; and where appropriate, interpretation and refinement of boundaries of the features and functions.

**9.12.5.4** Minor adjustments to the areas designated as "Island Accommodation (Strawberry Island)" and "Natural Area Protection" do not require an amendment to this Plan, subject to the satisfactory completion of the Environmental Impact Statement".

**9.12.5.5** In all agreements between the Township and the owners, and in all subdivision and/or condominium agreements, provision shall be made for adaptive management planning to monitor annual Phosphorus loading in

Lake Simcoe from the approved wastewater treatment facility, for submission to the appropriate provincial approval authority.

#### **9.12.6 Occupancy**

- 9.12.6.1** The occupancy of the accommodation units may occur during any part of a calendar year, when the approved water supply system is operational, provided that the units may not be occupied as the main residence of the owners or tenants.

#### **9.12.7 Height of Buildings**

- 9.2.7.1** The height of all accommodation buildings used for residential purposes shall not exceed 12 metres measured between the average finished grade of the building and the average distance between the eaves and ridge for gable, hip or gambrel roofs.
- 9.2.7.2** The maximum height of buildings and structures other than buildings in 9.2.7.1 shall not exceed 14.0 metres measured between the average finished grade of the building or structure and the average distance between the eaves and ridge for gable, hip or gambrel roofs, and in the case of a flat roof, the highest point of the roof surface.

#### **9.12.8 Development Planning**

- 9.12.8.1** Each development proposal will be assessed by the Township of Ramara and appropriate authorities, with regard to the following issues to be addressed by the applicant as part of information provided in each planning application:
- (a) projected number of accommodation dwelling units and uses;
  - (b) demonstration of satisfying the dwelling unit target for residential units and the scale

of non-residential uses in buildable land areas;

- (c) anticipated occupancy of accommodation units;
- (d) quality and extent of innovative architectural design and design of living areas, including issues of noise, lighting, visual presence and energy efficiency;
- (e) the protection and enhancement of natural features and functions;
- (f) demonstration of satisfactory completion of a Class Environmental Assessment for private services and any approvals and agreements regarding implementation measures;
- (g) demonstration of satisfactory completion of the required Environmental Impact Statement and/or Natural Heritage Evaluation;
- (h) demonstration of conformity with the relevant provisions of the Lake Simcoe Protection Plan and regulations;
- (i) demonstration of compliance with Regulations under the *Conservation Authorities Act*;
- (j) demonstration of adoption of recommendations in the Michalkski Report, July 2015;
- (k) provision of walkways, trails, bikeways, pedestrian areas, and communal private recreation facilities within the project;
- (l) consideration of innovative landscape designs;

- (m) provision of safe private ways and intersections to mitigate impacts and provide sufficient capacity;
- (n) proposed phasing of development;
- (o) demonstration of conformity with relevant provincial, county and township planning objectives and policies;
- (p) provision of adequate mainland vehicle and boat parking and storage facilities.
- (q) demonstration of completion of a Stage 3 archaeological assessment under the *Heritage Act*.

**9.12.8.2** All development plans shall only be implemented by plans of subdivision/condominium. Freehold lots and blocks shall not be created by plan of subdivision or by consent. In order to give effect to plans of subdivision/condominium, a basic vacant block fabric may be required by consent approval prior to submission of any development plans.

**9.12.8.3** Development plans shall not include any provision for motorized vehicles (cars and trucks), except where required for the construction, reconstruction, improvement, servicing and maintenance of buildings, structures and property.

## **9.12.9 Holding Zoning Bylaw**

**9.12.9.1** Notwithstanding any provision of this Plan, the implementing zoning bylaw amendment shall incorporate a Holding Provision pursuant to section 36 of the *Planning Act*.

**9.12.9.2** The Township of Ramara shall consider the removal of the Holding Provision in the Zoning Bylaw when the following condition has been satisfied:

- (a) when development agreements with the Township of Ramara are registered on title of the property.

**9.12.10 Emergency Services**

**9.12.10.1** All development agreements between the owner and the Township of Ramara shall provide for emergency measures that are consistent with the Ramara Emergency Response Plan, including provision of privately owned and operated fire protection measures on the Island.

**9.12.11 Vehicle Access and Parking**

**9.12.11.1** For each accommodation unit built within the "Island Accommodation (Strawberry Island)" designation, 1.5 associated vehicle parking spaces shall be required by the implementing zoning bylaw.

**9.12.11.2** Notwithstanding any policy or provision in the Ramara Zoning Bylaw, required associated vehicle parking spaces for each accommodation unit shall be provided on lands owned or leased by the owner or condominium corporation.

**9.12.11.3** Required vehicle parking spaces shall be located on land off-Island, on the mainland of the Township.

**9.12.11.4** All development agreements with the Township of Ramara shall provide for vehicle parking locations consistent with the policies of this Plan and in conformity with the Ramara Zoning Bylaw and the Ramara Engineering Standards.

**9.12.12 Boat Docking Facilities**

**9.12.12.1** There shall be a maximum of one boat docking facility located on the Island, and may include an accessory shorewall.

**9.12.12.2** In all development, boat houses, boat docks and shorewalls shall not be permitted, except as provided in subsection 9.12.12.1.

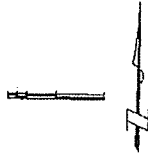
**9.12.13 Regulated Areas**

**9.12.13.1** All development shall comply with the requirements of Ontario Regulation 179/06, as amended, under the *Conservation Authorities Act*, that provides for the regulated areas including the 100 year flood level plus the wave uprush adjacent to the shoreline; the wetlands; and other areas within 30 metres of the wetland that could interfere with the hydrologic function of a wetland."

5. Amendment No. 18 shall be implemented by means of Zoning Bylaw Amendments enacted pursuant to the provisions of the *Planning Act*, as amended.
6. The relevant provisions of the Official Plan of the Township of Ramara, as amended, shall apply with regard to the Interpretation of this Amendment.
7. All other relevant policies of the Ramara Official Plan shall apply.

# SCHEDULE "A"

## SCHEDULE A LAND USE PLAN TOWNSHIP OF RAMARA

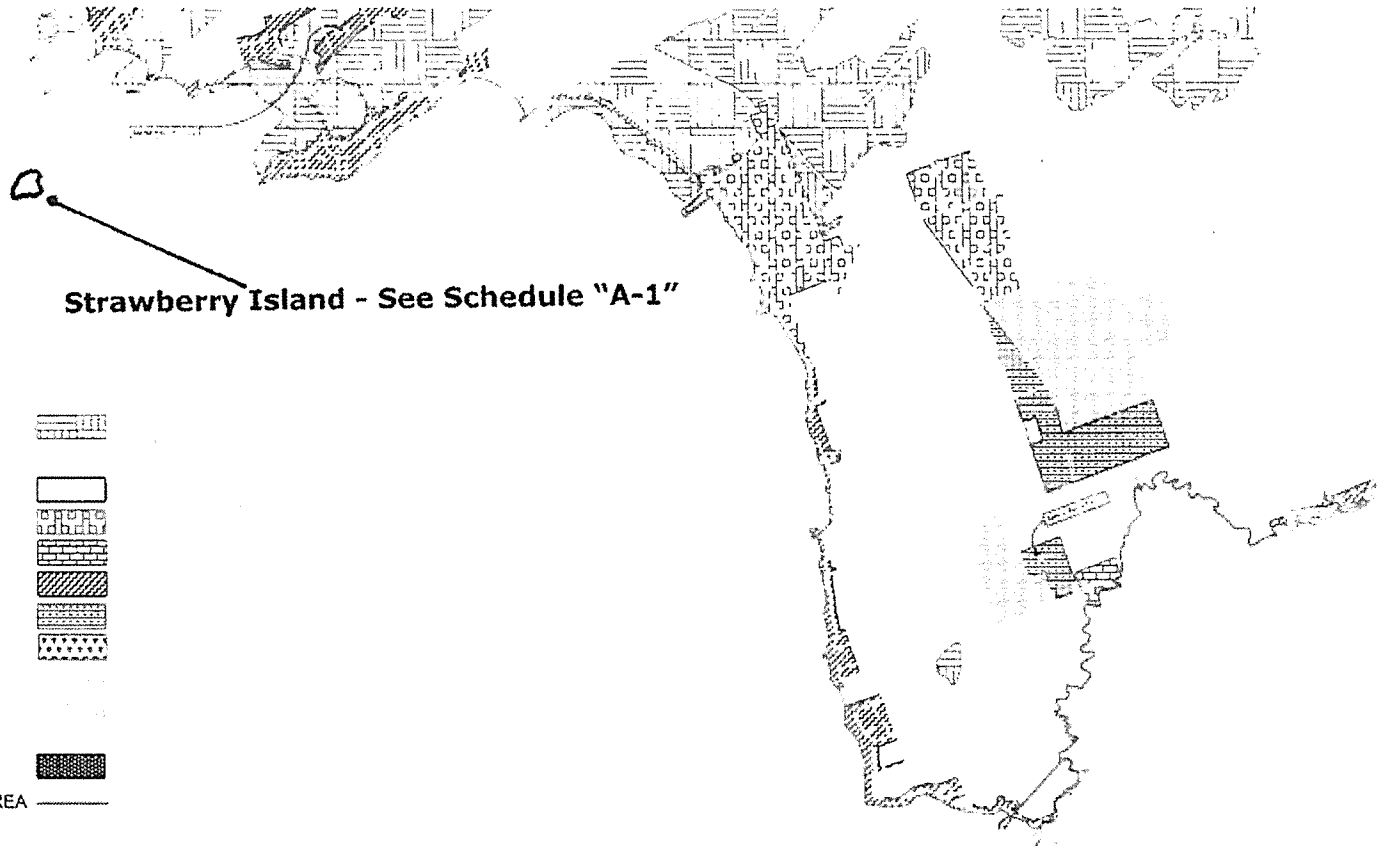


NATURAL AREA PROTECTION	
AGRICULTURE	
RURAL	
VILLAGE	
HAMLET	
SHORELINE RESIDENTIAL	
INDUSTRIAL	
DESTINATION COMMERCIAL	
HIGHWAY COMMERCIAL	
MINERAL AGGREGATE	
EXTRACTION AREA	
ESTATE RESIDENTIAL	
RAMA ROAD SPECIAL DEVELOPMENT AREA	

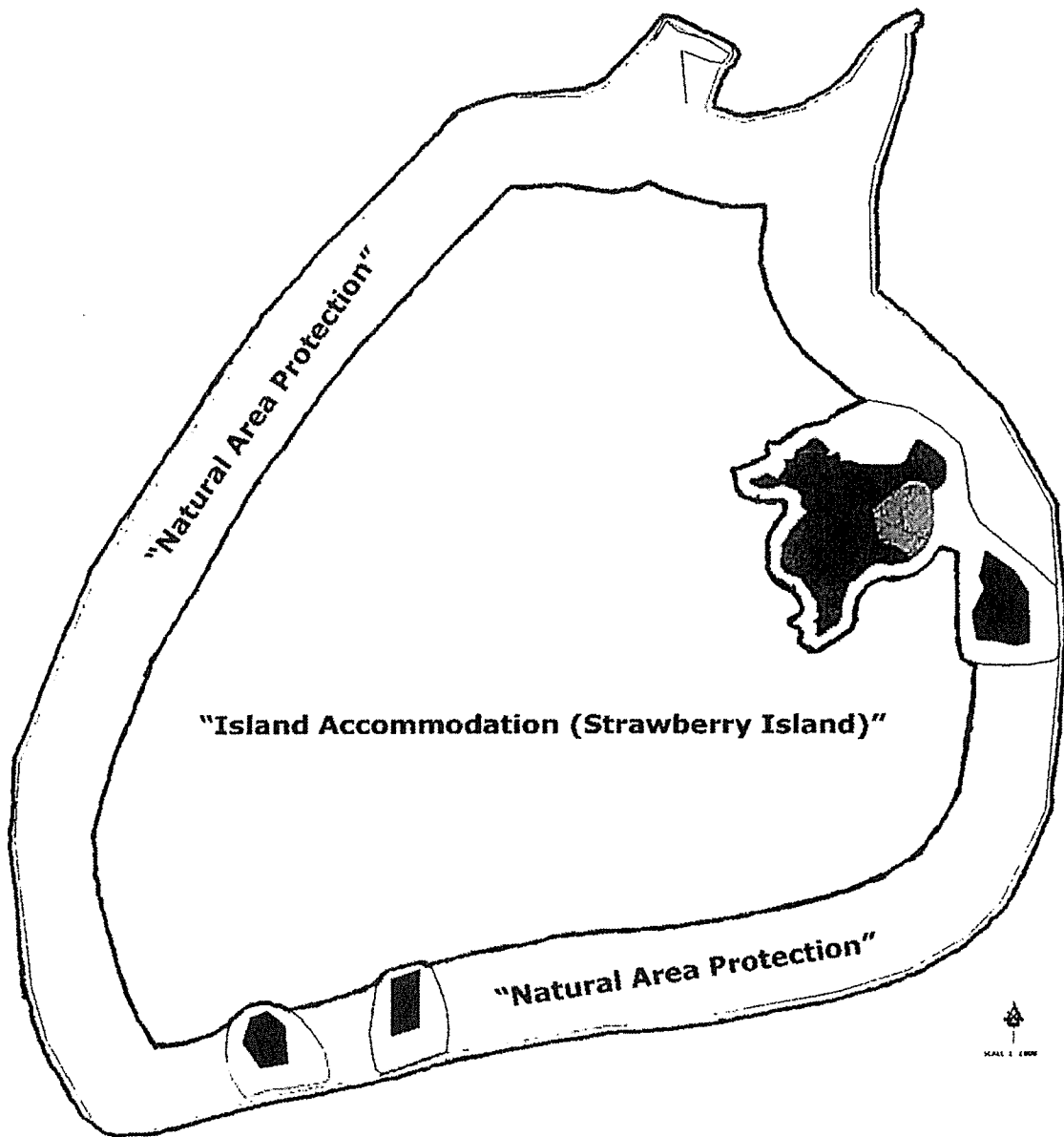
Notes: RAMA RESERVE

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

Strawberry Island - See Schedule "A-1"



**SCHEDULE "A-1"**





### **PART C - THE APPENDIX**

The following appendices do not constitute part of Amendment No. 18, but are included as information supporting the Amendment.

1. Planning Consultant's Information Report, July 21, 2014.
2. Planning Consultant's Public Meeting Report, August 25, 2014.
3. Minutes of Public Meeting, August 25, 2014.
4. Planning Consultant's Information Report, April 27, 2015.
5. Planning Consultant's Public Meeting Report, June 15, 2015.
6. Minutes of Public Meeting, June 15, 2015.
7. Planning Consultant's Recommendation Report, July 20, 2015.
8. Minutes of Committee of the Whole, July 20, 2015.
9. Minutes of Council, July 27, 2015.

## **PART C - THE APPENDIX**

**PLANNING CONSULTANT'S INFORMATION REPORT**

**JULY 21, 2014**

**July 21, 2014**

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

**Subject: Official Plan Amendment Application OP-1/14  
Zoning Bylaw Amendment Application Z-6/14  
Strawberry Island  
Applicant: Strawberry Island Resort Inc.**

**Recommendation: That a Public Meeting be scheduled for August 25, 2014 with regard to Applications OP-1/14 and Z-6/14 to change the Ramara Official Plan designation from "Rural" and to change Ramara Zoning Bylaw 2005.85 from "Rural (RU)".**

On June 25, 2014, two planning applications were received by the Township of Ramara requesting amendments to the Ramara Official Plan and Ramara Zoning Bylaw 2005.85. The purposes of these applications are to change the existing Rural designation and zone on the Island. In consultation, the application is to create a new official plan designation called "Island Accommodation (Strawberry Island)" that would apply only to this Island. A corresponding zoning bylaw amendment would be drafted.

The subject property is owned by Strawberry Island Resort Inc. The island consists of approximately 10.4 hectares (25.64 acres). The developer is Trans America Group based in Edmonton, Alberta.

The applicant wishes to develop the Island as a mixed use seasonal residential and resort accommodation facility.

The application is supported by several studies and reports:

Planscape Inc. "Planning Report"  
MBTW Watchorn. "Urban Design Booklet"  
Michalski Nielsen Associates Limited. "Environmental Impact Statement"  
Pinestone Engineering Ltd. "Functional Servicing Report"  
Pinestone Engineering Ltd. "Conceptual Servicing Plans"  
Azimuth Environmental Consulting Inc. "Hydrogeological Investigation"  
AMICK Consultants Ltd. Stages 1 and 2 Archaeological Assessment - to be completed.

The applicant owns the mainland property at 4123 Glen Cedar Drive. This property is not part of the application since it is zoned as "Shoreline Residential (SR)". The applicant intended to continue to use this property for a boat docking facility and vehicle parking. As well, the applicant has arranged with local marinas for boat docking and vehicle parking.

The Township held several pre-consultation meetings with the proponent on October 29, 2013, December 16, 2013, and March 10, 2014. The discussions led to the completion of the subject applications.

Following the coming into effect of the official plan and zoning bylaw amendments, the applicant will proceed with phasing of the development with several plans of subdivision/condominium and site plans for the Island and the mainland. The applicant proposes to develop up to 120 accommodation units

The applicant indicates that the concept plan includes the following development components:

- Attached Manor Cottage Flats: 1 to 1½ storeys. 24 units in 6 buildings.
- Attached Manor Cottage Terraces: 3 storeys. 36 units in 2 buildings.
- Detached Estate Cottages: 1 to 2 storeys. 52 units.
- A Community Building in the community centre.
- One main boat dock and two resident docks.
- A beach area and recreational areas.

There will be no vehicles permitted on the Island. Paths and trails will provide full access to the buildings and activities.

All internal services will privately owned and maintained.

These applications have been determined to be complete in order that agency and property consultations can be undertaken.

The statutory public meeting should be scheduled for August 25, 2014, when the applicant will present the applications. At the public meeting, comments and concerns from the public will be heard. These applications will be circulated to public agencies for review and response. Following the public meeting, a report and recommendation will be brought forward for consideration by Committee and Council.

Mark L. Dorfman, R.P.P.

**PLANNING CONSULTANT'S PUBLIC MEETING REPORT**

**AUGUST 25, 2014**

**August 25, 2014**

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

**Subject: Public Meeting Report  
Official Plan Amendment Application OP-1/14  
Zoning Bylaw Amendment Application Z-6/14  
Strawberry Island  
Applicant: Strawberry Island Resort Inc.**

On June 25, 2014, two planning applications were received by the Township of Ramara requesting amendments to the Ramara Official Plan and Ramara Zoning Bylaw 2005.85. The purposes of these applications are to change the existing Rural designation and zone on the Island. In consultation with the applicant, the application is to create a new official plan designation called "Island Accommodation (Strawberry Island)" that would apply only to this Island. A corresponding zoning bylaw amendment with a new zone category would be drafted.

The subject property is owned by Strawberry Island Resort Inc. The island consists of approximately 10.4 hectares (25.64 acres). The developer is Trans America Group based in Edmonton, Alberta.

The applicant wishes to develop the Island as a mixed use seasonal residential and resort accommodation facility.

The application is supported by several studies and reports:

Planscape Inc. "Planning Report"  
MBTW Watchorn. "Urban Design Booklet"  
Michalski Nielsen Associates Limited. "Environmental Impact Statement"  
Pinestone Engineering Ltd. "Functional Servicing Report"  
Pinestone Engineering Ltd. "Conceptual Servicing Plans"  
AMICK Consultants Ltd. Stages 1 and 2 Archaeological Assessment - to be completed.

A "Hydrogeological Investigation" is being undertaken by Azimuth Environmental Consulting Inc.

The applicant will provide an analysis of the mainland traffic volumes and patterns including parking requirements.

The applicant owns the mainland property at 4123 Glen Cedar Drive. This property is not part of the application since it is zoned as "Shoreline Residential (SR)". The applicant intends to continue to use the existing property for a boat docking facility and vehicle parking. As well, the applicant has arranged with local marinas for boat docking and vehicle parking.

The Township held several pre-consultation meetings with the proponent on October 29, 2013, December 16, 2013, and March 10, 2014. The discussions led to the completion of the subject applications.

Following the coming into effect of the official plan and zoning bylaw amendments, the applicant will proceed with phasing of the development with several plans of subdivision/condominium and site plans for the Island and the mainland. The applicant proposes to develop up to 120 accommodation units on the island.

The applicant indicates that the concept plan includes the following development components:

- Attached Manor Cottage Flats: 1 to 1½ storeys. 24 units in 6 buildings.
- Attached Manor Cottage Terraces: 3 storeys. 36 units in 2 buildings.
- Detached Estate Cottages: 1 to 2 storeys. 52 units.
- A Community Building in the community centre.
- One main boat dock and two resident docks.
- A beach area and recreational areas.

There will be no conventional vehicles (cars and trucks) permitted on the Island. Paths and trails, as well as golf-cart type vehicles will provide full access to the buildings and activities.

All internal services will privately owned and maintained.

These applications have been determined to be complete in order that agency and property consultations can be undertaken.

### **Comments Received to date from the Township Circulation**

#### **Manager of Building & Planning Services**

No concerns. Further discussion regarding fire protection for proposed structures.



### Fire Department

No concern, provided the proper supply of firefighting water is available and the means of getting water to the fire building is available. Adequate water with an adequate water system is required for the delivery of water.

### Manager of Public Works

- The only concern is that there is adequate parking for vehicles and boats and that this does not become a burden on the Township to provide these facilities.

### C. C. Tatham & Associates Ltd.

- The reports and drawings submitted by the applicant provide a reasonable overview of the development concept and how it is proposed to be serviced.
- In order to meet the Ministry of the Environment standards and the Lake Simcoe Protection Plan for “no net porous increase” to lake Simcoe, the condominium development will be limited to a first phase of 42 units, with the balance of the development remaining the same. The remaining 18 condominium units will be subject to monitoring of the actual sewage effluent volume and loading from Phase 1, to assess whether there is capacity for further development.
- A hydrogeological investigation is underway by the applicant. This report should determine whether the island is capable of supporting the proposed private sewage and water systems, and to provide the general soil and groundwater information for preliminary and final servicing and stormwater management design.
- A traffic impact study is underway by the applicant. The study should consider volumes of traffic generated by the development on local roads and parking facilities proposed on Glen cedar Drive and the local marinas.
- Additional information will required for site plan approval relating to the parking area on Glen Cedar Drive to address traffic/parking, canal access/ownership, drainage, stormwater management, grading and erosion protection.

- A communal sanitary sewage system is proposed, consisting of a gravity or pumped collection system discharging to a central sewage treatment plant complete with phosphorus reduction technology. Treated effluent will be disposed to a large subsurface disposal area bed on the island. The Ministry of the Environment has accepted the preliminary servicing concept subject to detailed hydro geology study and final design. In order to receive M.O.E. approval, the applicant will require a Class "C" Class Environmental Assessment which can be undertaken using the Integrated Planning Approach concurrently with the further planning applications. A Municipal Responsibility Agreement will be required with the appropriate financial security.
- Surface drainage will be directed to lake Simcoe through the use of water quality protection measures such as grassed swales and vegetated filter strips. There is little potential for flood damage to structures. Final design should consider the Township's design criteria to determine the method to establish the intensity of rainfall; that the minimum building opening elevation is 219.99 m; and additional quality controls are needed for uncontrolled drainage to the 30 metre buffer.
- A communal water system is proposed to obtain water from either drilled wells on site or an intake in Lake Simcoe. The hydrogeological report should determine the method. A water treatment plant providing filtration and disinfection will be required for potable water. A Class "C" Environmental Assessment that can be undertaken using the Integrated Planning Approach is required concurrently with the further planning applications. A Municipal Responsibility Agreement is required. Fire protection will be provided by direct pumping or dry hydrants with adequate storage volume, as determined by the Township's Fire Department.

#### Lake Simcoe Region Conservation Authority

- The Authority advises that they have not had the time to review the relevant documents submitted by the applicant. They will advise of their comments when they complete their review.

**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. Issues will be addressed by the applicant. As well, it may be necessary to consult with the residents on the mainland.

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

Mark L. Dorfman, R.P.P.

**MINUTES OF PUBLIC MEETING**

**AUGUST 25, 2014**

These minutes will be adopted by Council on September 8, 2014, and are subject to change at that time

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

**MONDAY, AUGUST 25, 2014**

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	Bill Duffy
Deputy Mayor	Basil Clarke
Councillor	John Appleby
Councillor	Erika Neher
Councillor	Bill Kahler
Councillor	John O'Donnell
 ABSENT: Councillor	 Marilyn Brooks
Acting CAO/Clerk	Janice McKinnon
Deputy Clerk	Jennifer Connor
Manager of Building and Planning Services/C.B.C.O.	Dave Wellman
Planning and Zoning Administrator	Deb McCabe
Planning Secretary	Jenn Foster
Planning Consultant	Mark Dorfman
Engineering Consultant	Tim Collingwood

The Mayor opened the first Public Meeting at 7:06 p.m. with approximately 80 residents in attendance 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-1/14**  
**Zoning Bylaw Amendment File Z-6/14**  
**Owner: Strawberry Island Resort Inc.**  
**c/o Transamerica Group**  
**Agent: Planscape Inc. – Rick Hunter, MCIP, RPP**

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

Notice of this Public Meeting for Official Plan Amendment File OP-1/14 and Zoning Bylaw Amendment File Z-6/14 was mailed on July 23, 2014, to the property owners in the required area and a notice was published in the Packet & Times newspaper on Saturday August 9, 2014, in accordance with Provincial regulations.

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

Manager of Building and Planning Services

Fire Department

C.C. Tatham & Associates Ltd.

Lake Simcoe Region Conservation Authority

Jim Donaldson

The audience was asked whether there was anyone present who had any concerns or questions with respect to the proposed Official Plan Amendment and Zoning Bylaw 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. Mr. Dorfman advised that two applications were received by the municipality on June 25, 2014 to amend the Official Plan and Zoning Bylaw for the Township of Ramara. The subject property is owned by Strawberry Island Resort Inc. and consists of approximately 10.4 ha. (25.64 acres). The Township held several pre-consultation meetings with the proponent on October 29, 2013, December 16, 2013 and March 10, 2014. The purpose of the applications submitted are to amend the current island designation from Rural to a new Official Plan designation called "Island Accommodation (Strawberry Island)" that would apply to this island only. A corresponding zoning bylaw amendment with a new zone category would be drafted to accompany the Official Plan Amendment. This new designation will be a new approach as what is being proposed does not fit into any of the current Official Plan designations, with tight restrictions to be put in place. The proposal will consist of a mixed seasonal development. The developer of the island is the Trans America Group from

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Edmonton, Alberta, with offices in Ontario. A mainland lot is also owned by Strawberry Island Resort Inc. at 4123 Glen Cedar Drive, which is not part of the planning applications. The property on Glen Cedar Drive is currently designated and zoned Shoreline Residential and no change is proposed. The historical use of the property will continue, as it was originally used by the Bazilian Fathers, the previous owners of the island, for parking and docking facilities. The island is approximately 2 kms. from the mainland and the owner is in negotiations with local marinas to discuss the potential for boat docking and parking. A number of reports are forthcoming and include a Hydrogeological Report, Traffic Study and analysis of traffic patterns and parking. If the Official Plan Amendment and Zoning Bylaw Amendment are approved, the development will be completed in phases, in the form of a condominium plan and site plan. The maximum number of units proposed on the island is 120 mixed residential units, with no conventional vehicles being used on the island. The servicing of the units will be privately owned and maintained by a condominium corporation. As of the date of the Public Meeting, no comments had been received from the Lake Simcoe Region Conservation Authority, Hydro One, Trent Severn Waterway and nothing from the County of Simcoe in writing. The Public Meeting is the opportunity to hear from the public and receive comments and concerns. All issues raised will be addressed by the applicants in writing and once received and reviewed by the Township, a report will be forthcoming at a future meeting. It is Council that make the ultimate decision on the Official Plan Amendment and Zoning Bylaw Amendment applications for the proposal.

Tim Collingwood, Engineering Consultant gave a brief overview of the engineering requirements to date. He advised that he has reviewed the preliminary submission for the servicing of the island as it relates to water and sewer services. The proposal is for subsurface disposal and the disposal of sewage will be described in detail in the forthcoming Hydrogeological Report. As the sewage disposal is more than 10,000 litres/day, the approval will be from the Ministry of the Environment. The applicant has had a pre-consultation meeting with the MOE as it relates to the sewage disposal. Mr. Collingwood further stated that he is generally in support of the servicing schematic however, additional information will be required in order to understand the servicing in greater detail with a Class Environmental Assessment required as it relates to the sewage system. Both the water and sewage disposal will be communal systems, including a water treatment plant. The Class EA will be a combined process with the planning applications. Stormwater on the island is passive and there is no need for flood control but there will be a need for quality control. Phosphorus entering the lake is the main issue as it relates to stormwater as well as sewage disposal. At this time, the municipality is awaiting a traffic study as it relates to the use of the mainland lot.

Mark Dorfman further added if the Official Plan Amendment and Zoning Bylaw Amendment are approved, the next step will be the Class Environmental Assessment and plan of condominium, dealt with by an Integrated Planning approach. This will be a public process as it is required under the Planning Act and Environmental Assessment Act.

Rick Hunter, MCIP, RPP of Planscape Inc. introduced himself as the agent for the developer of the island. He advised that he along with the consulting team have been assisting the owners of the island with the development concept and submissions to the municipality. The owners of the property are the Trans America Group, who are a real estate development

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company based in Alberta. To date, there are some outstanding issues as they relate to the required studies by the municipality. There was additional work to be completed in August 2014 as it relates to the hydrogeological study, as well as the archeological assessment. Mr. Hunter advised that the new Official Plan designation will be site specific to the island property, which consists of approximately 25 acres. Strawberry Island is one of seven islands in Lake Simcoe, and is located 1 km. from McRae Park, 3 kms. from Bayshore Village and approximately 5 km. from Orillia. A mainland parcel is also owned by Strawberry Island Resorts Inc. at 4123 Glen Cedar Drive. From 1920 to 2005, the island was owned by the Bazilian Fathers and the Catholic Church. Prior to the church owning the island, it was used as a resort type development, commencing in the 1800's. The owners and the development team have met with the Ministry of the Environment, the Lake Simcoe Region Conservation Authority and the County of Simcoe pertaining to the historical use of the property. The property will be developed by condominium registration. The island historically has been accessed from the property on Glen Cedar Drive, providing both docking and parking facilities and a shuttle service provided to guests of the island. At the present time, the owner is in negotiations with Marina Del Rey to provide parking and docking facilities to the residents of the island. Traffic is being reviewed at this time and an opinion will be provided once completed. Mr. Hunter stated, that in his opinion, the requirements of the Provincial Policy Statement 2014 have been satisfied, as the island is recognized as a Rural area which permits recreational residential development. This also conforms to the Growth Plan for the Greater Golden Horseshoe. As all development on the shoreline of Lake Simcoe must conform to the policies in the Lake Simcoe Protection Plan, which came into effect in 2009, the owner and consulting team are working towards fulfilling all the requirements of the policies in the plan. This also applies to the policies in the County of Simcoe Official Plan.

Steven Wimmer, Landscape Architect with MBTW Watchorn introduced himself and advised he would be providing the municipality with a digital copy of the presentation material to be available for residents to review. The concept plan includes a 30 m buffer on the perimeter of the island, commencing at the water's edge. All existing trees and shrubs within the 30 m buffer will remain, and all buildings will be constructed behind this screened area. The community proposed is to be pedestrian based incorporating walking trails and bike paths into the concept design. The development will include a recreation hall, cottage flats, cottage terraces and single homes, with the maximum height of 3 storeys proposed. A pool, tennis court and other passive recreational activities will be incorporated into the final design. The existing shrine located in the southwest quadrant of the island will be preserved and incorporated into the heritage features within the trail system. There are additional docking facilities being proposed as well as a new beachfront area. All movement on the island will be on trails and pathways, and the developer wishes to incorporate the existing trail on the perimeter of the island into the overall design. Residents will arrive by boat, and most likely will be taken from the docking areas to their homes by golf cart. The focus of movement on the island will be by cycling and walking. Mr. Wimmer provided a visual concept of the buffer and the proposed structures to be located on the island. Nothing will be seen above the existing tree line. The development will also include naturalized plantings along the shoreline as well.



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Michael Michalski, Limnologist, Michalski Nielsen Associates Limited, environmental consultants, stated an environmental report had been submitted to the municipality as well as an addendum report submitted on August 25, 2014. There is 7.3 ha. of wooded area on the island, comprised of mostly sugar maple trees. There is also a stand of black walnut trees, cedar trees and existing manicured areas on the island property. It has been noted that there are depressions in the soil in various areas of the island that can be recognized as possible wetland areas. The Lake Simcoe Protection Plan requires an undisturbed 30 m buffer on the perimeter of the island and most of the potential wetlands identified are located within this 30 m buffer zone. During the study period for the Environmental Assessment, a number of factors were taken into consideration in order to provide an accurate assessment of both flora and fauna on the island. A team were located on the island from sundown until midnight during the last phase of the assessment, to identify frog calling. 4 species of frogs were identified and it was estimated that 58 frogs resided on the island. During the breeding season of birds, a team was in place from 5:30 a.m. until approximately 9:00 a.m. and identified 40 species of birds on the island. 2 species identified potentially require habitat protection, including nesting barn swallows. Bats were also identified on the island and it has been noted that one species is on the endangered list. The aquatic environment was also studied and it was noted that the water quality is good. An identified fish habitat was noted including spawning of a variety of species. The Lake Simcoe Protection Plan requires a reduction in phosphorus loading which must be achieved to comply with the policies in the LSPP.

Tim Harvey, P. Eng, Pinestone Engineering Ltd. advised Pinestone Engineering had been retained to prepare a functional servicing report for the development proposal. The report includes appropriate servicing for the development, stormwater management and also firefighting measures to be provided. The original use of the island was as a religious retreat with a number of buildings still in existence as well as the Class 4 leaching bed for sewage disposal. At the present time, potable water is acquired through ground water. The current development proposal will include a communal sewage treatment facility with sanitary sewers being incorporated into the design. There will be tertiary treatment for collection which is a requirement of the Lake Simcoe Protection Plan, as well as a reduction in the phosphorus loading to the lake. As the design is for more than 10,000 litres/day, the Ministry of the Environment will be the approval authority on the sewage treatment plant. A meeting has taken place with the MOE to obtain the guidelines and requirements for phosphorus loading. There are two possible sources of water being investigated for potable water to supply the development. One being ground water and one being an intake from the lake. A communal water treatment facility is the preferred option as per the requirements of the Lake Simcoe Protection Plan. The communal system will be designed for a seasonal use. The Health Unit will be the authority to oversee the communal water treatment facility and identified in the hydrogeological report. Fire suppression will be from a high volume cistern and potentially a dry hydrant system. Stormwater management will be provided as a result of the guidelines outlined by the Ministry of the Environment, in accordance with the Lake Simcoe Protection Plan. Protection measures in the form of silt fencing will be installed during construction of the island.

Mayor Duffy proceeded to take questions from the audience.

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- ✓ Karen Whitehorn inquired how the residents of the island will be shuttled to and from the island. Rick Hunter responded that there is currently an original boat that is used and has been used by the previous owners that can accommodate 8-10 people. The developer may incorporate a new shuttle boat or continue to use the existing. A small hovercraft is also a consideration, however, no decision have been made on this matter.
- ✓ Codie Bonner directed his questions and comments to members of Council. He stated he doesn't understand why the municipality needs to continue developing along the shorelines of the municipality and that lands need to be protected. Rick Hunter advised that the island has always been used actively and in fact, the new proposal is being designed to provide less impact than the previous use. Natural features are to be protected and the Growth Plan for the Greater Golden Horseshoe allows for shoreline development in the municipality.
- ✓ Anita Cook provided a chronological history of the island, commencing with the arrival of Samuel de Champlain in the 1600's. The island was identified as Indian lands until 1856 and in 1875 the government disposed of the island. It was noted that Council should stand behind their strategic plan which is to preserve natural heritage features within the municipality.
- ✓ Pamela Fulford indicated that through the Ministry of Natural Resources, it has been noted that a location near Strawberry Island, is one of the highest spawning areas for lake trout and white fish. What is being proposed is a high density development and she is very concerned with the phosphorus going into the lake and the effects on these spawning areas. A concern was also raised with the 30 m buffer and how it will protect the lake from additional phosphorus. Michael Michalski stated there are two potential sources of phosphorus from a development. One being sewage disposal and the other being stormwater runoff. The proposed treatment plant will be designed and approved by the Ministry of the Environment, which will require a phosphorus reduction, bringing the loading to lower numbers than historically had taken place. The Certificate of Approval which is a requirement by the MOE requires less phosphorus in conjunction with the policies of the Lake Simcoe Protection Plan. The 30 m proposed buffer is only one feature being implemented in the stormwater treatment. All existing properties around Lake Simcoe at the present time have no stormwater runoff plans in place. Passive methods must be used to control the phosphorus loading with 90% being created by sewage disposal and 10% by stormwater. This loading must be monitored as outlined in the Lake Simcoe Protection Plan. The existence of the lake trout and whitefish spawning areas are being reviewed by government agencies and if they are not satisfied with the protection measures of these vulnerable areas, the development won't make it to the first phase.
- ✓ Jim Donaldson stated he had submitted a list of concerns. He more particularly inquired about the shuttle service, the seasonal aspect of the development as well as the location for parking. Rick Hunter responded and indicated that the parking requirements as outlined by the municipality must be satisfied. A shuttle to get residents to the island is being investigated and nothing has been determined as of yet. Local marinas can also be utilized for parking and boat docking, providing transportation to the island.

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✓ Mark Singer inquired about the existing navigation light on the island as well as the existing hydro cable providing power to the island, and if it was in fact large enough to supply the new development. He further asked if the developer intended to incorporate breakwalls into the design of the docking facilities on the southend of the island. Phil Usprech stated the navigation light is actually required under Federal regulations and will be remaining in the location it is presently on. It has been noted by Hydro One that the existing hydro cable is only sufficient for a small portion of the development and additional hydro service may be required. The placing of the dockage on the southend of the island is only at the conceptual stage, and the locations have not been determined as of yet.

✓ Melissa Prevost expressed her concerns with the increase in traffic on Glen Cedar Drive and the amount of pedestrian traffic near McRae Park. She felt the proposed shuttle service from the mainland parcel on Glen Cedar Drive will have a detrimental impact on the shoreline as well as the canal leading to the lake. She inquired about garbage collection and washrooms on the mainland lot. She further inquired how the developer was proposing to get construction material and equipment to the island. Phil Usprech noted that in his opinion, 80% of the residents owning property on the island will have their own boats and will utilize existing marinas for docking and parking. He indicated that the shuttle the condominium corporation would incorporate into the development would be a pontoon type boat that could accommodate 10-20 people, with possibly two trips a day from the mainland lot. The island is being developed with a green environment in mind, for future generations to enjoy. The concept is not new as the island has always been used for recreational uses. The road concerns will be addressed through signage as well as any maintenance required will be taken care of, as per the direction of the Township. Construction materials and equipment will be transported to the island by a 40 foot barge, which will take place over a 1-2 year time frame, and may also consider transporting during the winter months by way of an ice road.

✓ Anne Tiidus indicated she owned property on the canal leading into Lake Simcoe. She indicated there has already been a great deal of erosion of properties along the canal and her family had lost approximately 2 m of property due to sinkholes. Ms. Tiidus stated that she finds it hard to comprehend the Lake Simcoe Region Conservation Authority allowing a beach to be incorporated into the development.

✓ Frank Ruffolo advised Council that the hydro cable currently providing power to the island is on his property and is located approximately a metre from his foundation wall. He stated he had not received notice of the proposal and found that upsetting as his property is directly affected due to the hydro cable. Tim Harvey responded stating that an expansion may be required in order to accommodate the design proposal. Of course the developer will be the one who ultimately would be responsible for the cost. If there is an easement on the property, granting a legal right to Hydro One, they then have a right to use the property as they see fit.

Janice Miyata stated that she is very concerned the proposal may be voted on before all comments are received, and asked when additional information can be expected. Mark Dorfman advised that no decision is to be made by Council until a complete report is received. Rick Hunter also added that the development team is working from one stage to the next in compliance with the provincial regulations. The Ministry of the Environment will

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not consider a Certificate of Approval until such time as the required zoning is in place. The Official Plan amendment can be approved at the conceptual stage of the development design however, the Zoning Bylaw Amendment will not be adopted until such time as the condominium plan is in place. Required reports for a development of this type are quite often affected by the seasons and weather and can take some time to complete.

✓ Ken Szijarto stated he is an active kayaker in Lake Simcoe and asked if public access would continue to be permitted on the island and if there were to be public amenities incorporated into the proposal. He also asked that any additional meetings be held when all residents can be in attendance, including all seasonal residents. Phil Usprech responded stating the island is privately owned and at this point cannot provide an answer relating to public amenities being offered. Perhaps a small village store will be included in the development design to provide grocery items for residents of the island. As for public areas on the island, the development concept is not far enough along yet to consider this.

✓ Gail Neil advised that she use to run fishing charters in the vicinity of Strawberry Island and felt the increase in boat traffic will create problems with the fish habitat and spawning areas. She further inquired if the intent of the development is for seasonal or year round use. Concerns were raised with the number of people on the island at one time and the increase in boat traffic. Phil Usprech indicated that the envision is for a three season use and felt that there will be very little increase in the boat traffic in the bay. The docking facilities proposed for the island will have the maximum number of boats in mind during the design phase.

✓ Shannon O'Donnell inquired what benefits this development will bring to the Township. Will there be economic benefits as well as local employment and business opportunities. Phil Usprech stated that employment will be sourced locally as well as construction opportunities. The positive impact to the municipality will include an economic component as well as an increase in the tax base.

✓ Sean Barrett expressed his concern with the noise associated with the increase in residents and boat traffic. This noise and boat traffic will be detrimental to the environment and felt that the developer was providing a great sales pitch for the development. Michael Michalski stated the report his company had prepared does outline the impacts of the development on the environment. All development has impacts but mitigation measures will be put in place to reduce the impacts on the environment. A rehabilitation plan is recommended in the Environmental Impact Report and a subsequent report may be required to reestablish the wetland areas in the development. There will be a diminishment in the bird species identified however, there will be new species that move in. There is a mitigation process that will be followed.

✓ Craig Clarke felt the developer, who is not from the area, was putting pressure on the Township and does not know the lake like the local people. Lake Simcoe is notorious for swells, and lives have been lost due to the unpredictable nature of the lake. He stated the beach that is being proposed, in his opinion, will not be approved by the Lake Simcoe Region Conservation Authority. The island is remote and fire safety is a concern. How will the fire department respond to a fire on the island or a medical emergency. The island is recognized

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as a stopover point for bald eagles in the spring and he expressed his concern with the development taking this important habitat away as well as the potential of incorporating a helipad into the proposal. He strongly objected to the consideration of a hovercraft for using as a shuttle. Phil Usprech indicated that consultations will take place with police and the fire department regarding emergency measures to be implemented. At this time, there are no plans to incorporate a helipad into the development design, however, a helicopter would certainly be allowed to land on the island for a medical emergency. The notion of a hovercraft for a shuttle service has not been decided on as of yet, and in fact, no decisions have been made as to the type of shuttle service to be offered.

- ✓ Stephen Leek said nothing on the island is the same since the church sold the property. Where the docks are being proposed, in his opinion, won't work. The existing dock, on the north side of the island, is a large concrete dock that needs repair. He felt respect for the lake is not the same as it was in the past and people just don't care.

Mark Dorfman stated the purpose of the meeting was to receive all comments and concerns, and when more information is received from the applicant and commenting agencies, he would be recommending a second public meeting if he felt new information and significant changes were being presented. Ultimately it is Council's decision if another meeting is required.

- ✓ Pat Gunn inquired if the ownership of the units will be sole ownership or fractional. Rick Hunter stated the intent is for sole ownership.

Anne Tiidus further added her concern with the potential for owners renting their units and also the need for a LEED development.

Mayor Duffy turned the question period over to members of Council.

Mayor Duffy inquired about parking on the mainland and if in fact the owner was open to acquiring more land for parking if needed. He further inquired about garbage collection, residents visiting the island and their properties over the holiday season and if upgrades would be done to Glen Cedar Drive. Rick Hunter stated the parking issues will need to be addressed and the developer cannot sell a product without parking. The dwellings will be constructed to an Ontario Building Code insulation standard and there is the potential that owners may wish to use their "cottage" during the holidays. It has been determined by the County of Simcoe that garbage collection will need to be achieved by private contract and will not be collected from the mainland parcel. If it is determined road upgrades are warranted, the developer will have to deal with it at that time.

Deputy Mayor Clarke inquired if the seasonal occupancy of the dwellings could be incorporated into the Official Plan Amendment. He further added that the issue regarding parking needs to be addressed as he objects to the mainland lot being used for parking. He inquired how many dwellings could be constructed with the current zoning and felt that no change to the zoning should take place until the final site plan has been approved. Mark Dorfman stated that the seasonal occupancy could be included in the Official Plan

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Amendment. As for the mainland property, it has always been used for parking and docking for the island. The mainland property is owned by the developer and it is the intent to continue the historical use. The existing zoning of the island allows for the construction of one dwelling unit. It is the intent to only deal with the Official Plan Amendment at the present time and further planning requirements in the future will include the consideration of the Zoning Bylaw Amendment. No decision will be made on the Zoning Bylaw Amendment until such time as the Class Environmental Assessment is complete.

Mayor Duffy stated he did not want the developer taking the Township to the Ontario Municipal Board on this development and did not know what the next step should be. Mark Dorfman stated that at this time nothing is being recommended and he had no intention of rushing these applications forward.

Councillor Kahler asked for clarification on the use of the dwellings during the winter months. He noted that the engineer for the developer indicated the communal system would be designed for seasonal use, and comments have been made that the dwellings may be used in the winter. Rick Hunter indicated that it will ultimately be the servicing that determines the seasonal use of the dwellings.

Councillor O'Donnell expressed his concerns with the increase in boat traffic and the sensitive spawning areas in the vicinity of the island. He further asked if there would be security measures put in place to protect the property year round. Michael Michalski indicated the team is working with the Lake Simcoe Region Conservation Authority who have fishery biologists on staff, who will dictate how issues regarding fish habitat will be dealt with. This is something that needs to be addressed in writing from the LSRCA. Phil Usprech stated that security measures will be incorporated into the condominium corporation and may include security systems.

Councillor Neher asked how the developer can prevent people from using their own property during the winter months, when they purchase the dwelling outright. Tim Harvey stated that services will not be available in the winter months as the water will be shut down. However, people cannot be stopped from using their own properties, but will not have any water service.

Deputy Mayor Clarke further inquired if the municipality had adequate fire protection available to accommodate this type of development. Would the Township be able to sign off on the responsibility if they were unable to respond to an emergency. He felt more indepth comments were required from the Fire Department as it relates to fire protection measures. It was noted that this development is compatible with other island developments in Lake Simcoe and indicated he did not know of any in Ramara. Rick Hunter stated that the density proposed is similar to other island communities in the Township.

Mayor Duffy inquired what the current zoning is of other islands like Heron Island. Mark Dorfman stated that Heron Island is currently zoned Shoreline Residential.

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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 Official Plan Amendment and Zoning Bylaw Amendment, please leave your name, address and phone number with Deb McCabe 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.

The Public Meeting concluded at 9:16 p.m.

**PLANNING CONSULTANT'S INFORMATION REPORT**

**APRIL 27, 2015**



April 27, 2015

Report to: Ramara Council

Subject: Strawberry Island Resorts Inc.  
Applications OP-1/14 and Z-6/14

The applicant has requested that they appear as a delegation at this meeting of Council. The purpose of the delegation is explain the actions taken by the applicant since the Public Meeting that was held by Council on August 25, 2014.

At this meeting, the applicant will provide information to Council and the public that essentially revises the studies and reports that were originally submitted by the applicant to the Township. A second purpose is to provide the applicant's response to issues raised during and after the Public Meeting.

The Township sent a Notice on March 24, 2015 to all of the people who signed in at the Public Meeting.

This is not a statutory public meeting. It is an information meeting. Council has scheduled a second Public Meeting for June 15, 2015.

It is the Township's intent to make all of the revised reports and studies publicly available in the Township office, beginning April 28. Any person may read the documents in the office at their convenience. It is anticipated that persons will use the applicant's documents to be better informed when they make a submission at the Public Meeting.

**Documents Received from the Applicant Since August 25, 2014**

1. Functional Servicing Report Revised. January 8, 2015. Pinestone Engineering Ltd.
2. Strawberry Island Coastal Review. January 20, 2015. Shoreplan Engineering Limited.
3. Field Inventory on Amphibians, Breeding Birds, and Species of Conservation Interest. August 22, 2014. Michalski Nielsen Associates Limited.
4. Environmental Features Map. March 5, 2015. Pinestone Engineering Ltd.

5. Environmental Features Map - Wetlands. March 5, 2015. Pinestone Engineering Ltd.
6. Concept Plan. February 12, 2015. MBTW Watchorn.
7. Development Concept Presentation. February 12, 2015. MBTW Watchorn.
8. Stages 1-2 Archaeological Assessment. December 22, 2014. Amick Consultants Limited.
9. Traffic Impact Study. December 2014. Paradigm Transportation Solutions Limited.
10. Hydrogeological Study. December 2014. Azimuth Environmental Consulting, Inc.
11. Response to Public Comments at Public Meeting and afterwards. March 3, 2015. Planscape Inc.

**Original Documents that are not Revised by Applicant**

1. Planning Report. June 25, 2014. Planscape Inc.

**Significant Changes to Concept**

As a result of revised reports and consultations with the Lake Simcoe Region Conservation Authority, the applicant has made some changes to the constraint mapping. Further revisions of the concept are also proposed.

1. The Vegetation Protection Zone (VPZ) around the Lake Simcoe Shoreline, as defined in the LSPP, is widened. Instead of a 30 metre wide VPZ, the area had been widened to a minimum 35 metres with an additional 5 metre wide buffer. (The Lake Simcoe Shoreline is the High Water Mark distant from the actual shore of the Lake.)
2. The location and extent of the four wetland features are identified with a buffer adjacent to each feature. In places, the overall VPZ is wider than 40 metres.
3. The docking concept indicates a single dock location on the north east side of the Island in the location of the original dock facility.

4. The location of single detached dwellings and multiple unit dwellings are further from the natural features and the buffers as expanded in this concept.

### **Additional LSPP Documents**

On March 27, 2015, the Ministry of Natural Resources and Forestry issued two final documents in support of Policy 6.26-DP in the LSPP. The Guidelines were originally drafted in 2013 and were finalized in 2015.

The Guidelines are used by proponents to prepare a natural heritage evaluation for areas outside of existing settlement areas and within shoreline built-up areas. The two Guidelines are:

Preparation of Natural Heritage Evaluation for Key Natural Heritage Features and Key Hydrologic Features for the Lake Simcoe Protection Plan.

Technical Definitions and Criteria for Identifying Key Natural Heritage Features and Key Hydrologic Features for the Lake Simcoe Protection Plan.

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

**PLANNING CONSULTANT'S PUBLIC MEETING REPORT**

**JUNE 15, 2015**

**June 15, 2015**

**Report to: Township of Ramara  
Council**

**Subject: Public Meeting Report  
Official Plan Amendment Application OP-1/14  
Zoning Bylaw Amendment Application Z-6/14  
Strawberry Island  
Applicant: Strawberry Island Resort Inc.**

On June 25, 2014, two planning applications were received by the Township of Ramara requesting amendments to the Ramara Official Plan and Ramara Zoning Bylaw 2005.85. The purposes of these applications are to change the existing Rural designation and zone on the Island. In consultation with the applicant, the application is to create a new official plan designation called "Island Accommodation (Strawberry Island)" that would apply only to this Island. A corresponding zoning bylaw amendment with a new zone category would be drafted.

The subject property is owned by Strawberry Island Resort Inc. The island consists of approximately 10.4 hectares (25.64 acres). The developer is Trans America Group based in Edmonton, Alberta.

The applicant wishes to develop the Island as a mixed use seasonal residential and resort accommodation facility.

### **First Public Meeting**

On August 25, 2014, a statutory Public Meeting was held by the Township. There were many issues raised and comments made by the public. Minutes of this meeting are available.

### **After the Public Meeting**

Several letters were sent to the Township by the public and by the Lake Simcoe Region Conservation Authority and the County of Simcoe. The applicant and the consultants held further discussions with the Township, the L.S.R.C.A. and the County. The applicant indicated that further work would be undertaken to address the issues.

On March 3, 2015, the applicant's Planning Consultant submitted a response to the issues raised at the first Public Meeting. This response is available.

At its meeting held on March 23, 2015, Council scheduled a second Public Meeting for June 15, 2015, since there were several additional and revised reports from the applicant and some changes had been made for development concept.

On April 27, 2015, the applicant appeared as a delegation to Council to provide an update on the status of the applications. On May 11, 2015, a resident, Pamela Mulford representing Friends of Strawberry Island appeared as a delegation before Council and made a submission regarding her concerns with the application.

It is anticipated that the L.S.R.C.A. and the County of Simcoe will provide additional comments and recommendations for consideration.

### **Applicant's Reports and Studies**

Some of the applicant's original studies have not changed, but others have been revised and new reports have been submitted to the Township. The following lists all of the current documents available for public review.

The applicant owns the mainland property at 4123 Glen Cedar Drive. This property is not part of the application since it is zoned as "Shoreline Residential (SR)". The applicant intends to continue to use the existing property for a boat docking facility and vehicle parking. As well, the applicant has arranged with local marinas for boat docking and vehicle parking.

The Township held several pre-consultation meetings with the proponent on October 29, 2013, December 16, 2013, and March 10, 2014. The discussions led to the completion of the subject applications.

Following the coming into effect of the official plan and zoning bylaw amendments, the applicant will proceed with phasing of the development with several plans of subdivision/condominium and site plans for the Island and the mainland. The applicant proposes to develop up to 120 accommodation units on the island.

The applicant indicates that the concept plan includes the following development components:

Attached Manor Cottage Flats: 1 to 1½ storeys. 24 units in 6 buildings.  
Attached Manor Cottage Terraces: 3 storeys. 36 units in 2 buildings.  
Detached Estate Cottages: 1 to 2 storeys. 52 units.  
A Community Building in the community centre.  
One main boat dock and two resident docks.  
A beach area and recreational areas.

There will be no conventional vehicles (cars and trucks) permitted on the Island. Paths and trails, as well as golf-cart type vehicles will provide full access to the buildings and activities.

All internal services will privately owned and maintained.

These applications have been determined to be complete in order that agency and property consultations can be undertaken.

### **Comments Received to date from the Township Circulation**

#### Manager of Building & Planning Services

No concerns. Further discussion regarding fire protection for proposed structures.

#### Fire Department

No concern, provided the proper supply of firefighting water is available and the means of getting water to the fire building is available. Adequate water with an adequate water system is required for the delivery of water.

#### Manager of Public Works

- The only concern is that there is adequate parking for vehicles and boats and that this does not become a burden on the Township to provide these facilities.

#### C. C. Tatham & Associates Ltd.

- The reports and drawings submitted by the applicant provide a reasonable overview of the development concept and how it is proposed to be serviced.

- In order to meet the Ministry of the Environment standards and the Lake Simcoe Protection Plan for “no net porous increase” to lake Simcoe, the condominium development will be limited to a first phase of 42 units, with the balance of the development remaining the same. The remaining 18 condominium units will be subject to monitoring of the actual sewage effluent volume and loading from Phase 1, to assess whether there is capacity for further development.
- A hydrogeological investigation is underway by the applicant. This report should determine whether the island is capable of supporting the proposed private sewage and water systems, and to provide the general soil and groundwater information for preliminary and final servicing and stormwater management design.
- A traffic impact study is underway by the applicant. The study should consider volumes of traffic generated by the development on local roads and parking facilities proposed on Glen cedar Drive and the local marinas.
- Additional information will required for site plan approval relating to the parking area on Glen Cedar Drive to address traffic/parking, canal access/ownership, drainage, stormwater management, grading and erosion protection.
- A communal sanitary sewage system is proposed, consisting of a gravity or pumped collection system discharging to a central sewage treatment plant complete with phosphorus reduction technology. Treated effluent will be disposed to a large subsurface disposal area bed on the island. The Ministry of the Environment has accepted the preliminary servicing concept subject to detailed hydro geology study and final design. In order to receive M.O.E. approval, the applicant will require a Class “C” Class Environmental Assessment which can be undertaken using the Integrated Planning Approach concurrently with the further planning applications. A Municipal Responsibility Agreement will be required with the appropriate financial security.
- Surface drainage will be directed to lake Simcoe through the use of water quality protection measures such as grassed swales and vegetated filter strips. There is little potential for flood damage to structures. Final design should consider the Township’s design criteria to determine the method to establish the intensity of rainfall; that the minimum building opening elevation is 219.99 m; and additional quality controls are needed



for uncontrolled drainage to the 30 metre buffer.

- A communal water system is proposed to obtain water from either drilled wells on site or an intake in Lake Simcoe. The hydrogeological report should determine the method. A water treatment plant providing filtration and disinfection will be required for potable water. A Class "C" Environmental Assessment that can be undertaken using the Integrated Planning Approach is required concurrently with the further planning applications. A Municipal Responsibility Agreement is required. Fire protection will be provided by direct pumping or dry hydrants with adequate storage volume, as determined by the Township's Fire Department.

#### Lake Simcoe Region Conservation Authority

- The Authority advises that they have not had the time to review the relevant documents submitted by the applicant. They will advise of their comments when they complete their review.

### **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. Issues will be addressed by the applicant. As well, it may be necessary to consult with the residents on the mainland.

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

Mark L. Dorfman, R.P.P.

**MINUTES OF PUBLIC MEETING**

**JUNE 15, 2015**

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

**MONDAY, JUNE 15, 2015**

A Public Meeting under the authority of The Planning Act was held at the Ramara Recreation Centre, Township of Ramara as part of the Special Council Meeting, with the following members and staff in attendance:

Present:	Mayor	Basil Clarke
	Deputy Mayor	John O'Donnell
	Councillor	John Appleby
	Councillor	Erika Neher
	Councillor	Kal Johnson
	Councillor	Margaret Sharpe
Absent:	Councillor	Marilyn Brooks
	Chief Administrative Officer	Janice McKinnon
	Clerk	Jennifer Connor
	Mgr of Corporate Services/ Treasurer	Margaret Black
	Acting Zoning Administrator	Jennifer Foster
	Planning Consultant	Mark Dorfman
	Engineering Consultant	Tim Collingwood

The Mayor opened the 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 to deal with one planning proposal:

- 1) Official Plan Amendment File OP-1/14  
Zoning Bylaw Amendment File Z-6/14  
Location: Strawberry Island  
Applicant: Strawberry Island Resort 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 Official Plan or Zoning Bylaw Amendment application, does not make oral submissions at a Public Meeting, or make written submissions to the Ramara Township Council before the proposed Official Plan or 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.

This is the second public meeting for this proposal. The first public meeting was held on August 25, 2014. Notice of this Second Public Meeting for Official Plan Amendment OP-1/14 & Zoning Bylaw Amendment File Z-6/14 was mailed on May 13, 2015, to residents that completed the sign-in sheet at the first public meeting or submitted written comments or requests for notification.

The proposal is site specific to Strawberry Island. The ultimate development is proposed to take the form of a mixed use seasonal residential development with the option of providing a limited scale resort commercial component.

Since the last public meeting we have received 42 comment cards opposed and one in support of the proposal.

Mark Dorfman, Planning Consultant gave a brief overview of the proposal to date and what led to the second Public Meeting. The report before Council was written based on the information provided in the application as well as comments received from commenting agencies and meetings with the applicant. Mr. Dorfman indicated that further meetings with the Lake Simcoe Region Conservation Authority, County, Ministry of Natural Resources, applicant and Township will be ongoing to address developmental concerns to ensure development is approached properly. It was also noted that Council will only be dealing with the Official Plan Amendment at this time as the Zoning Bylaw Amendment will be done through the integrated planning approach. Following the Public Meeting, a further report and recommendation will be brought forward for Council's consideration.

Rick Hunter, planner for the applicant explained that the application came after multiple preconsultation meetings with the LSRCA, County and Township. He further explained many updated reports have been submitted since the last public meeting that are available at the Township office including a report based on the public concerns from the last public meeting. He explained the applicant is working with the MNR to address any species at risk. He advised the maximum proposal would be 120 units with 94 in the first phase through the Ministry of Environment and Climate Change and phase 2 being the remaining units as per the MOECC approval. The Vegetative Protection Zone (VPZ) has been increased to 35 metres based on LSRCA and Mr. Michalski's recommendation.

Steve Whimmer from *mbtw watchhorn* went through the development concept plan. He noted the increase in the VPZ as well as demonstrated the docks had been removed at the south end. The footprint of the apartment building has been decreased and there are mostly bungalow type cottages. There will be no cars on the island, electric vehicles only and a shuttle service in the water. The shrine will also be preserved.

Michael Michalski, Environmentalist for the applicant reviewed the work that had been done on the island. He explained 3 season surveys of the botanicals on the island had been completed. Four wetlands have been identified on the island with the total area being 0.5 acres in size. There are butternut on the island which are endangered but are mostly within the VPZ. Evening amphibian surveys have been done and marshland monitoring. Three bird surveys were done in June 2014 – with one being identified as the barn swallow. In May 2015 when there are fewer leaves on the trees a raptor study was done to see if there were any nests – there were none found. At the beginning of June there were confirmatory studies done for bats and the classification of trees. He further explained the 7 hectares of woodland are comprised of mixed trees, with many black walnut trees that were planted in the past and young trees. There is evidence of past harvesting of trees. The wetlands dry up in the late spring, early summer – last week one could walk through the wetlands and not get wet feet. When they are wet, they are about 1 foot deep. There is no inferior forest habitat. There are areas of sensitive species (ie: the pileated woodpecker) and it has been confirmed there is a wild life habitat – a breeding area for amphibians, it is not great quality – but one exists. There are no rare trees, there are 5 plant species that are rare to the watershed but not provincially.

Endangered Species – there are three species on the island with two endangered species. One being the bat – they are living in the existing buildings on the island and you can't harm the habitat. The same for the barn swallows – they are also endangered and also living in one of the buildings. The applicant is meeting with the MNR contiguously regarding this. The Endangered Species Act does not stop development, but required mitigation and control by the Ministries. Ecological Connections – birds fly from the island to the mainland and vice versa but there are no physical connections – not to say that they don't fly from one to the other.

Water Quality – the water quality is excellent. The proposed development provides opportunity to reduce historic loads on Lake Simcoe. Mr. Michalski noted that Lake Simcoe Protection Plan Policy 4.4 makes a development have less impact than historically as 4.15 does not allow an onsite sewage system within 100m of the shoreline. The MOECC will ensure all policies are included in the Certificate of Approval required. The docking system is now a floating dock, nothing will be installed by the shoal. The docking facility will be reviewed by the Department of Fisheries and Oceans, LSRCA, Trent-Severn Waterway and Ministry of Natural Resources and Forestry. No negative impacts can result from the location or activity associated with the docks.

Shoreline Protection – the existing pathway will be maintained around the island with a width of 2m. This is within the VPZ. The VPZ has been increased to 35m. There is also a 5m buffer from the VPZ meaning there will be 40m of naturalized shoreline. There will be selective pruning and limb removal done under reasonable provisions of views that will be permitted. The significance of the woodland is still being determined under the LSPP. If it is considered significant, nothing can go ahead. In Mr. Michalski's opinion

the woodland is not significant. Various criteria set out for significance do not apply to Strawberry Island. The Provincial Policy Statement says you can develop as long as there are no negative impacts. It was also noted that the applicant is proposing to move a wetland, not remove a wetland.

Tim Harvey discussed the servicing on the island. The hydrogeological study indicated that surface water intake would be best for the proposal. Will require Trent-Severn and DFO approval for design and placement of intake. The septic design will be a raised bed which will allow the import of clean bed material and avoid fluctuating water table levels. The storm water management will be done through Low Impact Development. A Coastal Engineering Study demonstrated the wave action for the boating, docking and the wave uprush for building placement. The wave uprush was 219.66m, any structures must be 5 metres above this mark which is within the vegetative buffer. The docks will be on the north end of the island only.

Rick Hunter summarized that the applicant is requesting consideration of the application in July. Development will be undertaken with the PPS, LSPP, and County of Simcoe Official Plan. Zoning Bylaw, Plan of Condominium, Site Plan will all come after through the Integrated Planning Approach with LSRCAs for their regulated area. There will be many checks and balances to meet after the Official Plan is considered.

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.

Judy Wilson, 1818 Lakeshore Drive read and submitted the following:

*My name is Judy Mitchell-Wilson. I live at 1818 Lakeshore Drive in Brechin. I am taxpayer in Ramara. I want the Ramara Township Councillors to vote "no" to changing the rural zoning of Strawberry Island. Let the present zoning stand to reduce the development size.*

*Trans American Group says their development plans will not change the island. Trans American Group says this development will be SEASONAL. From past experience we know there is no way to keep this development 'SEASONAL'. We know the term "SEASONAL" is simply an underhanded method to avoid a more stringent appraisal of their plan. A picture is worth a thousand words. If you haven't already seen the drawings for the development check it out. Even foot paths will need to be excavated, even if they are not paved.*

*We know the steps to environmental harm are accumulative. Environmental degradation creeps. The proposed development of 120 Condo Units is a step backwards from the fragile recovery of Lake Simcoe. The facts about these losses are in:*

*Financial, social and safety costs to the community with transporting 500 people to and from the island, inadequate mainland parking and only gravel road access through residential streets*

- *Phosphorous discharge to the fragile, shallow waters around Strawberry Island*
- *Fish spawning shoals lost*
- *Wild life habitat loss*
- *Loss of significant woodlands*
- *Loss of wetlands*
- *Increased boat traffic and associated pollution*

*It seems many councillors see dollar signs with this deal. I wonder if we will be able to hold you personally responsible when the damage is done. Obviously you don't care about re-election. When we are burdened with the cost of trying to clean up the adverse environmental effects on Lake Simcoe and the residents of Strawberry Island are demanding more services- where will we find you to recoup those losses.*

*It is the citizens of Ontario who lose in this deal, the persons who visit and camp at parks on Lake Simcoe, boaters and fishers, the people who use the many public access points to enjoy Lake Simcoe and the lake front property owners. For what-greed-misguided greed!*

*To you Ramara Council I say Shame, Shame on you. Go out and find real money makers for our community- BUSINESSES! Shame on you!*

Pamela Fulford, 2925 Suntrac Drive read and submitted the following:

*Thank you Mayor Clarke and Council for this second public meeting on important Strawberry Island. I give to you the Friends of Strawberry Island petition of over 1542 names. Your residents have spoken. My name is Pam Fulford, Resident of Ramara, and Professional Biologist. Worked in the GTA and Lake Simcoe Watershed for 25 for MNR, York Region, Rouge Park. Worked for MNR on Strawberry Island shoals in 70's, 80's and 90's.*

*Lake Simcoe is the only lake in Canada with its own environmental legislation<sup>1</sup>, the Lake Simcoe Protection Act. This strong law was passed because phosphorus loading from our activities was killing our lake, which is still at a critical threshold. In light of this strong legislation, it confounds the intellect that this super-sized subdivision sprawl has been brought forward and encouraged. Not only is it too massive and destructive but it is a dangerous precedent for our other natural shoreline areas and the untested LSPA. Do not open the door to this development – Since the Province (unfortunately and unfairly) downloaded its responsibilities onto you - it is YOUR responsibility to honour and follow the Lake Simcoe Protection Act. It is the law!*

*The proposal of 120 units for up to 500 people and 137,000 litres of sewage per day is a Perfect Storm of Cumulative Negative Impacts: Subdivision sprawl on a small island, access & cost to Ramara residents for Emergency Services, forest & wetland*



destruction, car and boat traffic congestion, parking problems, damage to critical spawning shoals & traditional fishing grounds, increased phosphorus loading to the lake, possible septic failure and algal blooms, damage to 4300' untouched shoreline, loss of END & THR species and species diversity and loss of this historic and peaceful island. It is simply bad planning to push subdivision sprawl into a non-settlement area. Ramara Council, reign in this development NOW, pull it back into the clearing to the size and scale that the last stewards of this island, the Monastery of St. Basil, protected for 85 years.

We have many questions and concerns:

Why are 5 ha of the 8 ha Woodland, to be cut down when it is recognized as Significant (LSPPTD)?

To do this, the developer's consultants call the Island a "built-up area"? We know it isn't! Why is there a puny 35 + 5 m vegetation protection zone planned, not 100 m as in LSPP?

Why is high density, subdivision sprawl directed to SI, a non-settlement area? (SCOP)

Why have First Nations NOT been consulted and when will they be? (MOECC)

Why is this development proposed as "Seasonal", so P loadings can be calculated on 243 days vs 365? It's easier to get a water intake permit? It avoids competing with growth targets?

But "seasonal" can't be implemented, enforced, guaranteed or monitored.

The development must prove a net reduction of phosphorus (LSPP), but it has not.

Where is the report that shows these numbers?

How can the Veg Protect Zone work if trees are cut down "for reasonable provision of views"?

Why is there no risk assessment provided for sewage plant failure?

Why are there no alternate development options provided (req'd by SCOP)

Species are missing in the inventory: bald eagles, butternut, raptors, and others.

Why are there 3 post-construction woodland sizes in the various inconsistent reports?

Where are the details on island docks, gas up, parking & garbage facilities?

Where is the independent, peer review on the value of the island's natural heritage (LSPPHE)?

Why is development being proposed in THR and END species habitat (against Ramara OP)?

How will these Species at Risk be managed?

When will we see the results from year-round hydrological measurements?

When will the Stage 3-4 Archaeological work and report be completed?

Where will the Archaeological artifacts found on the island end up?

Why did the Traffic Study focus on 1 intersection 3 km away from the actual congestion?

How much will emergency services, fire & rescue cost Ramara should this go ahead?

How can this be "in the Public Interest" when most people don't want it? (SCOP 3.8.17)

Where is the quantification of negative impacts on natural features (SCOP, LSPPNHE)?

This application also makes me ask - How would you feel if:

*You lived on Glen Cedar Dr and were worried about parking for 500 people around your house*

*Your water intake faces Strawberry Island with 500 people on it*

*You have an algal bloom that makes it impossible to draw your drinking water from the lake*

*You watch & hear the destruction of this island for 5 years, projected time for build-out to 80<sup>2</sup>*

*You've lived & fished here all your life and witnessed the shorelines, water and fishing decline*

*You view 5 3 story apartment buildings & 52 homes where only forest lived before*

*You are the Councillor that voted for this catastrophe*

*You realize too late that you have hammered a nail in the coffin of the LSPP*

*This is an island rich in natural and cultural heritage – 8 hectares significant woodland, 4300 natural untouched shoreline, 4 wetlands, Species at Risk, Significant Wildlife Habitat, critical spawning shoal for our coldwater and warmwater species, excellent water quality, rich in history: Huron Wendat First Nations, Champlain, Catholic Church and Pope John Paul II.*

*The consultants devalue and misinterpret the LSPP and other planning documents.*

*WE WANT OUR COUNCIL TO RESPECT THE ISLAND, THE LAKE AND THIS COMMUNITY. AN INDEPENDENT NATURAL HERITAGE EVALUATION BY AN ECOLOGIST WITH SPECIAL TRAINING ON BUTTERNUT, SPECIES AT RISK AND THE LAKE SIMCOE PROTECTION PLAN MUST BE DONE PRIOR TO ANY DEVELOPMENT ON STRAWBERRY ISLAND. AGAIN, THIS IS THE LAW! AND THEN, WHEN IT COMES TO A VOTE, WE WANT A RECORDED VOTE AND WE WANT YOU TO VOTE AGAINST MASSIVE AND DESTRUCTIVE DEVELOPMENT. DOES ANYONE HERE THINK WE SHOULD PAY DOWN OUR DEBT BY DESTROYING OUR LAKE?*

*Thank you.*

*1 R.L. North et al, 2013*

*2 Strawberry Island Traffic Impact Study, Dec 2014, Paradigm Transportation Solutions Ltd.*

*3 LSPP: Lake Simcoe Protection Plan, 2009*

*4 LSPPTD: Technical Definitions and Criteria for Identifying Key Natural Heritage Features and Key Hydrologic Features for the Lake Simcoe Protection Plan, MNRF, 2015*

*5 LSPNHE: Preparation of Natural Heritage Evaluation for Key Natural Heritage Features and Key Hydrologic Features for the Lake Simcoe Protection Plan, MNRF, 2015*

*6 SCOP: Simcoe County Official Plan*

*7 Ramara OP: Ramara Township Official Plan*

*8 MOECC: Ministry of the Environment and Climate Change*

Ron Reid, 7936 Park Lane Crescent read and submitted the following:

*My name is Ron Reid, and my wife and I have been full-time residents of Ramara at 7936 Parklane Crescent for the past 30 years. I have spent my entire career in the field of natural heritage conservation, primarily as a consultant to a wide range of federal and provincial agencies, municipalities, and non-government organizations. I was a provincially-appointed commissioner on the Niagara Escarpment Commission for four years, and a provincial appointee to the Smart Growth Advisory Panel. Of particular relevance to the topic this evening, I spent several years as an expert advisor to the Honourable David Crombie's Royal Commission on the Future of the Toronto Waterfront.*

*I am not a professional planner, but throughout my career I have frequently worked closely with planners on various issues, and I would like to think that I have a good understanding of the relationship between the planning approval process and protection of the natural environment. In my brief remarks tonight, I do not represent any organization or anyone beyond myself as a concerned resident of Ramara.*

*Others such as Ms. Fulford have raised many concerns about various detailed aspects of this development proposal. To a large extent, I share those concerns, and do not intend to address them further. Rather, I want to ask you to think more broadly about how this proposal fits within the overall accepted vision for the future of this region. My planner colleagues often express this fundamental question as determining "the highest and best use" for a particular site, taking into account its particular characteristics, location, and planning context.*

*For Strawberry Island, that vision is set out primarily in two documents-the Township of Ramara Official Plan, and the Lake Simcoe Protection Plan. Both these documents have been developed and approved with the benefit of very considerable technical and public input, and both enjoy a substantial degree of public support. So it seems to me that they provide invaluable touchstones to assess the merits of the current Strawberry Island proposals.*

*So if I can remind you of a few of the key elements of your own Official Plan, let's see how the Strawberry Island proposal measures up. First, the OP contains a nicely-expressed vision as follows:*

*"A community of people, permanent and seasonal, rural and urban, living in harmony contributing to keeping Ramara as a country setting. We shall have regard for: our natural heritage including our beaches, lakes, wale/Ways, wetlands, and woodlands; our cultural heritage; our natural resources including aggregate, agricultural, recreation and water; and, our lifestyle including rural, settlement and shoreline*

*communities and employment areas, all of which are worthy of preservation and conservation."*

*That vision is buttressed by a series of objectives which follow along the same lines; for example, directing housing intensification to settlement areas, maintaining the character of shoreline residential communities, and so on. One objective of particular interest here is within Section 3.3.9:*

*"Protect, conserve and enhance the natural area features and ecological functions within the Township including provincially significant features, the County Greenland System, and locally significant features."*

*Despite these clear statements of intent within the Township Official Plan, I don't dispute the applicant's legal right to apply for an amendment on lands which they have purchased; we all have that right. But I do remind you that it is up to the applicant to demonstrate that their proposed change will fit within and support the overall intent and policies of the adopted and approved Official Plan. The burden of proof lies with them.*

*On the other hand, the responsibility of the Township is to defend its Official Plan, and to ensure that its intent and its policies are not undermined by inappropriate changes, which may provide financial benefit to the developer, but marginal or negative benefits to the people of Ramara.*

*In the case of Strawberry Island, I fail to see that essential fit. Would this development realistically support the Township's goals of keeping Ramara as a country setting, of conserving our natural and cultural heritage, of preserving the character of our shorelines and settlements? In my opinion, it would not.*

*Let me also turn briefly to the Lake Simcoe Protection Plan, created and approved in 2009 in response to rising concerns about the degraded health of the lake and authorized through a specific Act of the Provincial Parliament. This provincially-approved Plan is vital to the consideration of the Strawberry Island proposal, since its policies must be followed by the municipality in its planning decisions.*

*As noted in Chapter 6 of the Lake Simcoe Protection Plan (p. 45): "Protecting or restoring the Lake Simcoe shoreline, including both aquatic and terrestrial areas associated with the shoreline, is given particular importance in this Plan." This priority is reflected in specific targets regarding "no further loss of natural shorelines on Lake Simcoe", protecting wetlands, restoring natural areas, and maintaining natural biodiversity.*

*In fact, the mandatory policies of the Lake Simcoe Protection Plan are as crystal-clear as any I have ever seen in a planning document:*

*"6.1-DP: Subject to the other policies of the Plan, development or site alteration outside of existing settlement areas is not permitted in Lake Simcoe and within a related vegetation protection zone".*

*"6.21-DP: Key natural heritage features are wetlands, significant woodlands, significant valley/ands, and natural areas abutting Lake Simcoe."*

*"6.23-DP Development or site alteration is not permitted within a key natural heritage feature, a key hydrologic feature and within a related vegetation protection zone", with the exception of certain infrastructure and low-impact facilities.*

*Policy 6.26-DP goes on to lay out requirements for natural heritage evaluations that "shall demonstrate that the development or site alteration applied for will have no adverse effects on the key natural heritage feature".*

*Based on my 42 years of professional experience, I don't see how the current proposal for Strawberry Island can possibly meet the test of these policies. There is no question that at least the wooded portions of Strawberry Island, the natural shorelines, and the adjacent shallow waters meet the Plan's definition of key natural heritage features. The Plan specifically states that development is not permitted within these features, and further requires the very strong test that any adjacent development shall have no adverse effects on the features. The developer can hire all the consultants he wishes to argue fine points of detail -but there is very little wiggle room in those policies.*

*One final point which bears comment: I understand that the developer has put forth an argument that the past use of Strawberry Island qualifies it as an existing settlement. That is clearly not the case. The Lake Simcoe Protection Plan defines Existing Settlement Areas as: "settlement areas that are designated in an official plan on the date the Plan comes into effect." The Township of Ramara OP lists 10 settlement areas in Section 4.1.1.1; Strawberry Island is not among them. Strawberry Island is designated and zoned Rural, and in my view, it should stay that way.*

*In conclusion, I don't think the Township can or should take any course other than to send the Strawberry Island proposal back to the developer with a strong message saying: "you will have to do a lot better to meet the policies and intent of both our Official Plan and the Lake Simcoe Protection Plan before we can even seriously consider your proposals."*

Anita Cook, 4142 Glencoe Beach Road read and submitted the following:

*Good Evening, Mayor, Deputy Mayor, Counsel and friends.*

*My name is Anita Cook, I live on Glencoe Beach Rd, and I am the president of the North Mara Beach Residents Association and on the Board of Directors for Friends of Strawberry Island.*

*We are again at the threshold of being the voice for mother earth, speaking up for the animals that inhabit the island, the fish that spawn as well as the trees that are older than most of us here tonight. This development is wrong on so many levels. Who cares? In my opinion it is the tax payers of this municipality attending tonight that are speaking out. These are the same people who said No in the first public meeting and are still saying no tonight. We have not changed, but there are some on our counsel that are saying well maybe. This comes as a surprise since on all the platforms of the campaign meetings prior to the recent election had strongly been in opposition to this and now .....are our voices falling on deaf ears?*

*To our Deputy Mayor, in a recent deputation you had said you would agree to this development if everything is done correctly and if it is not then you don't.....You quoted on the amount of money the municipality would gain from this, with development fees and the*

overall rather large amount of yearly tax revenue. There is more at stake here then money.....the township has always found a way to survive on the backs of us the tax payer, and you always will in the future without having to sell our souls to this. This island was transferred to the new owners at the end of 2007 for 4.7 million dollars. Yet it was not public notice to us until 2014 when our now deputy mayor had informed us at our AGM in July. Is our township really going to say to us they did not know anything of this for the last 7 years, before it was given to us the public to have a voice? In these 8 years now, has our township received the tax money yearly for this property? In Dec of 2007 a land transfer tax of 68,975.00 had incurred as well as the MPAC study for assessment pertaining to 2012 valued this land at that time of approx. 3.9 million. With the one percent calculation to determine the amount of property taxes at approx. 40 thousand dollars per year brings this to and not including this fiscal year of a total of 349,000 dollars the township has either received or should have. With the potential of accruing up to at least half a million dollars yearly for paid taxes if this development should go through.

It was made clear in our first public meeting that the developer/owner will foot the bill on all costs to make this happen....Yet again will there be a contract to release us the tax payers from this debt....how long will they continue to foot this bill.....6 month, 10 years.....and what if they roll this over and sell to another owner, what happens then.

The emergency plan is of great importance. We all know that they can have pumping stations on the island to help aid in a fire, but will be lost to it, with no worries you have house insurance....but to the person who has the real emergency of health....a heart attack or one who has been injured and cannot be moved....will there be a helicopter landing pad.....who will be responsible for future issues of water and waste services the long term infrastructure. For the ferry, will this be manned 24/7, or will it be on a timed schedule of departures from the terminal....this would be an inconvenience if I wanted to come on to the mainland to go to town, and have dinner and a movie, and there would be no means for me to return to the island. Who is picking up the bill for paying for not only the employment of at least one individual, but as well the up keep and maintenance that would be required to operate this? What would be the amount of land required to build this ferry terminal on?

Security would be a requirement for the island as well. With only a seasonal occupancy of April to October, the 120 units would be left like a ghost town. In years of past, there had been break ins on the island and damage done to some of the buildings. Again the question is raised, who will run the security office and pay for these services. In my opinion, not only will these residents be paying a hefty price tag to buy this said property, they will be billed extra fees to sustain their seasonal home.

The amount of boat slips will be 45....with a development of 120 units....will there also be a written contract that the amount of slips can never at any cost be changed. Who will bring these docks in at the end of the season, because you leave those out to endeavor our winters here, and you will be rebuilding these again come spring.

In all of the paperwork the developer has submitted I have not seen the size of these lot properties....according to your picture it shows on your map that there is a lot of room between these units....

Will our municipality be bonded for this, so when the developer realizes this will not benefit them and they walk away, who will be left to financially clean up this mess.....this should not fall on the shoulders of us the tax payer.

A letter had been submitted to the Lake Simcoe Region Conservation Authority with regards to the original maximum 80 unit proposal of Dec 16 2013 that had been discussed during pre-

consultation meetings, has now increased to a maximum of 120 units. This takes in account a 50 percent increase in maximum unit count. What brought on this amount of change....In my option I believe what will transpire is the developer will counter offer to decrease the amount from 120 and revert back to the original asking of 80 to give us false security that shows they are willing to negotiate. According to the paperwork just released on your website, it states the breakdown of this development would be as follows, attached manor cottage flats 2 to 2.5 storey with 9 units in building, stacked manor cottage terraces 3 storey with 48 units in 3 buildings, stacked manor cottage quads 3 stories with 12 units in 2 buildings and detached estate cottages 1 to 2 storey with 52 units, a community building in the community center and one main boat dock area, a beach area and recreation area. I know where I went to school and this adds to 121 units not the 120 as previously stated. Who answers for this blunder and for inconsistencies in this report?

With over 1500 names to our petition and still growing, ranging from Burlington, London, Brampton, Toronto, shanty bay, Montreal, as well as from our own township...all with agreement this is wrong, preserve this jewel of an island and that our Lake Simcoe is already at the top of its stress level. Keep to what our fight is protect this Lake and everything that not only does it rely on to survive, but what here depends on the health and well-being of this wonderful Lake.

Keep the current designation of Strawberry Island to Rural....once this would be changed as in what they are asking for is Island Accommodation an amendment to the current to a special zone to permit a mixed use seasonal residential and resort accommodation facility. If this happens it will open the door to other developers to ask for these changes, and could potentially open a can of worms we do not want to deal with.

There will never be any way you can turn this around to make it right. You are talking about a small metropolis on a postage stamp property.....

To our town counsel, you have the voice to shut this down. Take a stand and make the correct decision here, and don't be a fence sitter....Join the people of this community and just say NO to this. Thank you

Marno Langer, 46 Laguna Parkway would like to see the zoning change. He congratulated Strawberry Island Resorts Inc on doing their homework to provide Ramara Township the opportunity to expand the recreational properties and at the same time address all environmental issues. He advised he supports Strawberry Island 100% noting he believed it would be a jewel on the lake and make the east side of Lake Simcoe more attractive. He also believed that the proposal will be a financial benefit to the Township which is needed.

Christy Van Noort, 4002 Joyce Avenue read and submitted the following:

*I am a local ratepayer. My family has paid tax on property in the Joyland Beach area for decades. We are concerned about Strawberry Island. From an infrastructure standpoint we believe that Ramara will suffer from, not benefit from, this proposed development on the historic Strawberry Island.*

*There are legal and safety issues that arise. There are some serious storms out on Lake Simcoe, particularly in the area and if there was, say for instance, tornadic or microburst activity that affected the island, say took out the residences, would the one helipad on the island be enough to run the injured to*



*hospital, or would our police boats be locked up for a day or two trying to ferry the injured?*

*We have a severely disabled son who benefits from exercising with a walker on McRae Park Road, which is paved. This is the one road in to the 1/2 acre property known as 4123 Glenn Cedar, where it is said many of Strawberry Island seasonal visitors will park. There isn't a lot he can do in his limited life, but heavily increased traffic from seasonal island residents and their friends and families would make it impossible for our son to exercise with his walker outside his home.*

*The comings and goings of a good portion of seasonal residents and their guests and families to 120 residential Units means that McRae Park Road will need a whole lot more upkeep and repaving, and we don't want to have to pay for that, and more noise and gravel spray as well as more jamming up of the canal than we have currently.*

*We're concerned about parking. I'm not sure how many will park at area marina's, but that would only include the visitors who own boats, and who are able to take advantage of available slips.*

*Glen Cedar will have to be paved if 4123 Glen Cedar is going to be used to cram in visitors and friends of 120 residential units. Who will pay for the paving and upkeep of Glen Cedar?*

*Infrastructure is a huge challenge for a development of this size, and I seriously contend estimations of massive amounts of money this project is supposed to generate in Ramara. When our family had a cottage in the area almost all of the food was brought in, not purchased locally. No-one wants to leave their vacation spot and their off-time to go grocery shopping. A vacation like that is to unwind, not to leave the island to go to see some sights on the mainland. This has been tried. Tried and failed.*

*As for construction jobs, they're temporary. Service jobs are seasonal and limited. I think Ramara will end up forking up more than they'll take in, even if the operator is able to find enough people interested in paying for a seasonal spot on a windy island with no ground link to the mainland. Sewage, fisheries, power*

Deborah Wagner, 42 Thicketwood Place explained that she is a retired real estate agent who specialized in waterfront properties for over 18 years. Ms. Wagner wanted to address both the Zoning and the Financial Viability of the development. She explained how when she purchased in Bayshore Village it was zoned seasonal residential. Many Toronto lawyers advised people not to buy seasonal residential zoned lots and walk away from those deals. It was explained to her at the time that seasonal residential was only enforceable if it actually closes like a trailer park with registered operating dates. She noted that Strawberry Island is zoned Rural, not Shoreline Residential and the applicant did not put in an offer conditional on a change of Zoning and OP so the Ramara Council should not feel obligated to change the

designation. On the Trans America website Strawberry Island is listed under properties for sale and they describe the zoning as Commercial or Light Industrial and also Resort Residential. Currently under the umbrella of Trans America Group Inc, Strawberry Island Resorts Inc purchased the island from Strawberry Island Holdings Inc which sold for almost double what they bought it for several years earlier. A recent real estate listing with Wind Star Realty described accommodation for 60 guests.

If Ramara Township does not enforce seasonal use only from May to October and it is used 8 to 12 months this use may overwhelm the services and pollute the lake. It is important to constrict the number of months of use and insist on a top of the line septic system.

Financial Viability – Until the 1960's farmers could sell off waterfront lots, but a law passed forbidding this, and therefore the waterfront developments started. In the 1970's Lagoon City and Bayshore Village were well underway. The Township Council at the time felt that a seasonal residential zone would stop kids from flooding the schools. Heritage Farms and Val Harbour eventually opened. All of these developers struggled to sell their concepts, many went bankrupt leaving the tax payers to pay for finishing the infrastructure of roads, water and sometime sewers. In the case of Bayshore Village, the funds that were supposed to be held in trust by the developer and the township somehow vanished. Ms. Wagner then explained how she lobbied to Council at the time to change the zoning from seasonal which made sales much easier. Ms. Wagner believes that selling an island will prove to be more difficult than a waterfront development that you can drive to. Locals only buy a cottage on an island because it is a lot cheaper. So if the developer markets this property at the high end, to Toronto clients, they will be tempted to cross Lake Simcoe even in the worst of weather. The costs of water rescue on Lake Simcoe will increase. Ms. Watson also believes that the developer will bulldoze the island and all the trees with it and then replant trees. The island will no longer be the gem of Lake Simcoe as the developer's listing describes, but something ugly, unfinished and devoid of most of its trees, torn up ground, unfinished structures that will cost the rest of the tax payers a lot to finish and decades to regain the trees and beauty of Strawberry Island. If Council allows this development to go ahead, the developer will have to put a substantial amount of money in a Reserve Trust to cover finishing the infrastructure and repairing damages to the island and lake if the developer goes bankrupt.

Craig Clarke, 4511 Anderson Avenue asked that Council not change the zoning. He does not believe that the applicant did a good job. He believes that with the west wind, the docking is still a "joke" noting that a sea wall would be needed. He believes that the application will go to the Ontario Municipal Board and advised the developer that there is no barge on Simcoe big enough to build the project.

Jon Ross, 30 Thicketwood Place asked about the Code of Conduct for the Councillors noting that a Councillor was intimidating local people for putting signs up against the development on the island. He asked Mayor Clarke if an investigation could be referred to the Integrity Commissioner.

Mayor Clarke advised that something must be submitted in writing.

Tom Wilson, 1818 Lakeshore Drive advised on behalf of the Carden Naturalist's Organization that he supports Pamela Fulford's comments. He noted that although the Township needs

development, a significant island is not the place for it. He believes the island cannot stay seasonal, that the cost of community services will be impacted and that the development should be kept small.

Tim Rance, 3354 Amilia Drive read and submitted the following:

*Strawberry Island is a natural jewel specifically for Ramara Township and also broadly for Lake Simcoe. It is a mini ecosystem, with many environmental features which are functioning together to provide a unique example of a natural heritage system. Some of the natural features identified include: an 8 hectare forest and several small wetlands which together provide significant wildlife habitat, and a productive littoral zone surrounding the Island which contains significant fish habitat. The Lake Simcoe Protection Act provides criteria for determining if a woodland is significant. One of these criteria is "Natural Composition" and is applied if a woodland contains at least 4 hectares of tree species defined In Appendix B. It appears that the woodland on Strawberry Island does meet these criteria. In addition, some of the bird species identified in surveys by the consultant require interior forest habitat, and the presence of these bird species confirms that there is interior habitat in the woodland. The Ontario Ministry of Natural Resources has documented successful spawning activity in the shallow water littoral zone surrounding the Island by both cold water fish species such as lake trout and lake Whitefish and warm water species such as smallmouth bass. This critical productive fish habitat is essential for the continued health of the fish populations in Lake Simcoe.*

*I have a number of concerns regarding harmful impacts on the natural features if the proposed development proceeds. These include:*

- 1.0 loss of the significant woodland due to tree removal for unit construction.*
- 2.0 loss of the interior bird species due to the Impacts on the woodland.*
- 3.0 loss of many special bird and wildlife species due to disturbance from increased human activity and predation by pets such as dogs and cats.*
- 4.0 Impacts on the fish populations in the shallow water zone surrounding the island due to increased boat traffic, increased fishing pressure and possible water quality deterioration from increased phosphorus loadings.*

*In conclusion I would request that the Ramara Council protect the natural features of Strawberry Island by significantly reducing the scale of the allowable development.*

Jessie Morrison, 4462 Orkney Heights explained he really likes the beautiful green island. He had concerns regarding the boat traffic impacting his ability to canoe and kayak with his family. He also noted that he finds seadoos annoying.

Dan McMillan, 6294 Rama Road had concerns that the Deputy Mayor received a financial donation to his campaign from Trans America Group.

Chrissy Hucker, 3830 Highway 12 had concerns regarding tree frogs, bald eagles landing on the island and believes a winter survey should be done. She also noted that the navigational beacon is not on the concept plan.

Sheila Clarke, 4423 Orkney Beach Road asked about the archaeological survey of the island. Mark Dorfman advised Stage 1 and 2 have been completed. There were several finds and a Stage 3 has also been done.

Ms. Clarke asked where the finds were located.

Mr. Dorfman explained through the Ontario Heritage Act, the finds including their location are confidential.

Mark Singer, 789 Woodland Drive advised he was worried about the development. He noted that if the helipad is going on the septic bed that it's not a good idea. He also wondered about the fish habitat being damaged from the new submarine cable. He also wondered how a fire could be put out in the winter.

John Fulford, 2925 Suntrac Drive read and submitted the following:

***Calculations of Phosphorus contributed by Proposed Strawberry Island Sewage Treatment Plant***

***Summary:***

- 1. The ground water level measurements/calculations cannot be based on the measurement in a single year (especially a dry spring) and need to be very conservative to avoid liquid sewage discharge to the leach field to directly mix with the ground water.*
- 2. The instant mixing of the proposed 0.5mg/L total phosphorus emitted from the island with the whole of Lake Simcoe's waters is not reality. The waters neighboring the island will have much more phosphorus concentration than exists today and will likely damage the sensitive and significant fish spawning areas and will threaten the drinking water supply due to potential increased algae growth.*

***Details:***

*Everyone knows that total phosphorus encourages algae and weed growth and robs the water of Oxygen, much needed for successful fish reproduction. Also algae blooms can cause problems with water supplies for residents rendering it unusable.*

*I am most concerned that the total Phosphorus concentration around Strawberry Island will directly affect the drinking water supply and the recovering spawning grounds for cold and warm water species.*

*Mr. Tim Rance (Biologist) presented that the Strawberry Island shoals were an important spawning area for the cold (lake trout and lake whitefish) and warm water (perch and smallmouth bass) species. The cold-water species are naturally reproducing in Lake Simcoe for the first time in over 40 years according to the MNR. We do not want to endanger their recovering spawning areas.*

*Mr. Tim Harvey (consulting civil engineer for Strawberry Island Inc.) presented some figures in the Public meeting of June 15, 2015.*

*The water table was measured in April 2015 to ascertain the ground water level on Strawberry Island with a view to the design of the leaching field for the centralized sewage treatment facility. He reported the water table was 1 foot below the grade level in the area of the leaching field.*

*I think the analysis should be much more conservative since (as we all know) the water levels have been very low in the lake this spring and I expect they are related to the ground water level. No one wants the Strawberry Island sewage leach field to discharge effluent in to the water table. I think there is further work/analysis required to ascertain a conservative spring water table level such that any proposed septic tile bed construction will be guaranteed to be above the water table under the most extreme circumstances.*

*Mr. Harvey also presented the phosphorus discharge figures from the sewage treatment into the leach field and the resulting discharge in to the lake at the Strawberry Island shoreline. He said the effluent discharge into the leach field had 1 mg/L of total phosphorus and that the shoreline concentration would be 0.5 mg/L. This is about 50 times the existing concentration of total phosphorus around Strawberry Island according to their data. Mr. Michalski reported that the concentration of total phosphorus in the water around the island was 0.01 mg/L. He indicated that the water was very clean and that the development would not make this worse than it is today. This is simply not true. Mr. Harvey's number also inferred that the total phosphorus concentration in the lake was virtually unaffected by this discharge. This implies that the 0.5mg/L at the shoreline somehow instantaneously mixed with the entire body of Lake Simcoe. This is not real. There is what is called a concentration gradient where the concentration will be locally high around the source of the pollution. It would take years for complete mixing to occur in a one-time discharge of this concentration but in this case there will be a continuous, local high concentration of total phosphorus because the septic system would provide a continuous supply of phosphorus while working. Mr. Harvey needs to do a better analysis since the local concentration of total phosphorus will be higher around Strawberry Island than it is today - undoubtedly somewhere between its present 0.01 mg/L and 0.5 mg/L. Again, my concern is that what will inevitably be a much higher local concentration of total phosphorus around the island from the sewage discharge, will be detrimental to a struggling but recovering fish spawning shoal and possibly to drinking water supply in areas on or near the island.*

*Respectfully  
John Fulford MSc*

*I have an advanced degree in physical chemistry and have practiced physical chemistry, analytical chemistry and physics over my 35-year career as a Research Scientist and Executive in a private company, which develops and manufactures computer controlled equipment to measure concentrations of chemicals in water, air, soil, blood, urine, rocks etc.*

*Kristy Fulford, 2925 Suntrac Drive asked who would be responsible for higher levels of phosphorus in the water.*

*Larry Cole, 4660 Anderson Avenue asked if any residents will have children attending school.*

Michelle Rosano, 1776 Lakeshore Drive had concerns about fish habitat and wondered if the new residents would be as conscious about the environment as she is. She also wondered what impact the development would have on the Narrows.

Glen Whitten, 4182 Fountain Drive advised that he believes our life style is not for sale.

Councillor Appleby asked how many residents in the audience have visited Strawberry Island.

Shirley Cavanagh, 4667 Anderson Avenue thanked Mayor Clarke for visiting her bay. She asked how many Councillors had been on Strawberry Island.

Jack Phillips, 4667 Anderson Avenue noted that he believes anyone that takes campaign donations from a developer should declare a conflict of interest.

**RESOLUTION NUMBER CR.224.15**

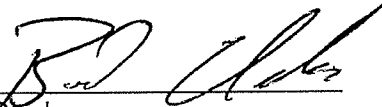
**MOVED BY: O'DONNELL**

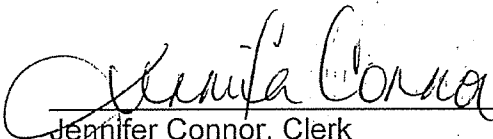
**SECONDED BY: SHARPE**

**THAT** we receive the presentation and comments regarding the proposed Strawberry Island Development and that it proceed to the July 27, 2015 Council meeting for a decision on the matter.

**CARRIED**

The Public Meeting concluded at 9:26 p.m.

  
Basil Clarke  
Mayor

  
Jennifer Connor, Clerk

**PLANNING CONSULTANT'S RECOMMENDATION REPORT**

**JULY 20, 2015**

**July 20, 2015**

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

**Subject: Planning Report and Recommendation  
Official Plan Amendment Application OP-1/14  
Zoning Bylaw Amendment Application Z-6/14  
Strawberry Island  
Applicant: Strawberry Island Resort Inc.**

**Recommendations**

- 1. That the Report and Recommendations, dated July 20, 2015, from Mark Dorfman, Planning Consultant, are received.**
- 2. That the Council of the Township of Ramara adopt Amendment No. 18 to the Official Plan of the Township of Ramara.**
- 3. That the Clerk is authorized to forward Amendment No. 18 to the County of Simcoe as the Approval Authority.**
- 4. That the Township of Ramara defers consideration of Zoning Bylaw Application Z-6/14 until the requirements under Amendment No. 18 are satisfied and Amendment No. 18 is in effect.**

**Considering Uncertainty**

During the course of the public and agency discussion, the concerns focussed on whether development on the Island, as proposed by the applicant, may have the potential to affect the ecological health of the Lake Simcoe Watershed. The direction provided by this official plan amendment does not allow for an increase in the phosphorus loading to Lake Simcoe if development exceeds a certain threshold. The official plan amendment provides for adaptive management planning that requires continuous monitoring by the proponent and any required adaptation to maintain the water quality standards in the Lake. This respects the objectives and policies of the Lake Simcoe Protection Plan.

The natural heritage features, particularly the woodland, are dynamic and have changed and will continue to change over time because of anthropologic and natural influences. The details of any development proposal will be assessed according to principles of natural area protection. An advantage of the planning process is that recommended mitigation measures to protect and enhance the integrity of features and functions on the Island will be incorporated into future plans. Like other parts of the watershed, there is a level of certainty that human-made changes and nature can coexist in harmony.

With the direction and prescription in the official plan amendment, no planning applications for development, including a further official plan amendment, may be made by a land owner until the completion of a class environmental assessment to establish the scope of wastewater treatment, water supply and stormwater management facilities on the Island. Furthermore, planning studies and research, particularly a Natural Heritage Evaluation, will need to be

**July 20, 2015**



submitted to the Township, the County of Simcoe and the Lake Simcoe Region Conservation Authority as one basis for considering planning decisions. This gives effect to the Integrated Planning Approach.

The Lake Simcoe Protection Plan establishes the principles and objectives for the ecological health of the whole watershed. The test of ecological health is change on a site does not impose stresses or threats that degrade the features and functions beyond the site in the whole watershed. Growth and development are allowed in the watershed, but it is to be balanced with the water quality, hydrological, and natural heritage elements that contribute to ecological health. The Island can be developed as of right with respect to the existing regulations, but anything more needs to be guided by Amendment No. 18.

In my opinion, there is sufficient certainty provided by the policies under Amendment No. 18 to anticipate future harm or damage. It is not good planning to wait for proof of harm or damage before this planning decision is made. The official plan policies establish a transparent and accountable process that balances the public and private interests regarding the Township, the watershed and the Island as they are expressed in county, local and provincial plans, including the Lake Simcoe Protection Plan.

#### **Official Plan Amendment**

The purpose of this Amendment is to designate Strawberry Island in part as a new designation entitled "Island Accommodation" and in part as "Natural Area Protection", instead of the "Rural" designation. Schedule "A" to the Official Plan is amended to refer to a new Schedule "A-1". Schedule "A-1" identifies the designated areas as they apply to Strawberry Island. Text amendments include: a new section 4.5 Island Accommodation (Strawberry Island) Objectives and section 9.12 Island Accommodation (Strawberry Island) land use policies.

The Amendment is specific to Strawberry Island, now owned by Strawberry Island Resort Inc. The lands to be redesignated consist of approximately 10.4 hectares located in Lake Simcoe.

The permitted land uses are specific to the Island. The scope of residential accommodation is limited to 80 dwelling units or a density target of 13.0 units per hectare whichever is less, within the "Island Accommodation" designation.

In my opinion, the adoption of Official Plan Amendment No. 18 is a reflection of good planning practice.

#### **Application**

On June 25, 2014, two planning applications were received by the Township of Ramara requesting amendments to the Ramara Official Plan and Ramara Zoning Bylaw 2005.85. The purposes of these applications are to change the existing Rural designation and zone on the Island. In consultation with the applicant, the application is to create a new official plan designation called "Island Accommodation (Strawberry Island)" that would apply only to this Island. A corresponding zoning bylaw amendment with a new zone category would be drafted.

The subject property is owned by Strawberry Island Resort Inc. The Island consists of approximately 10.4 hectares (25.64 acres). The developer is Trans America Group based in Edmonton, Alberta.

The applicant wishes to develop the Island as a mixed use seasonal residential and resort accommodation facility.

#### **Applicant's Concept**

The applicant indicates that the concept plan includes the following development components:

Attached Manor Cottage Flats: 2 to 2½ storeys. 6 to 9 units in 1 building.

Stacked Manor Cottage Terraces: 3 storeys. 48 units in 3 buildings.

Stacked Manor Cottage Quads: 3 storeys. 8 to 12 units in 2 buildings.

Detached Estate Cottages: 1 to 2 storeys. 52 units.

A Community Building in the community (village) centre.

One main boat dock area.

A beach area and recreational areas.

There will be no conventional gas vehicles (cars and trucks) permitted on the Island. Paths and trails, as well as electric vehicles will provide full access to the buildings and activities. All internal services will be privately owned and maintained.

The applicant owns the mainland property at 4123 Glen Cedar Drive. This property is not part of the application since it is zoned as "Shoreline Residential (SR)". The applicant intends to continue to use the existing property for the Island boat docking facility and vehicle parking. As well, the applicant intends to arrange with local marinas for private boat docking and vehicle parking.

The applicant proposes to develop up to 120 accommodation units on the island.

#### **Public Meetings**

Two statutory Public Meetings were held by Council on August 25, 2014 and June 15, 2015. There were many issues raised and comments made by the public. The Minutes of these meetings are available and are attached to the proposed official plan amendment.

For each of the Public Meetings, Information reports were prepared and made public. These Reports are attached to the proposed official plan amendment.

#### **Characteristics of Strawberry Island**

The Island has a total area of 10.38 hectares (25.6 acres). The Island measures 0.339 km (0.21 mile) north-south; and 0.402 km (0.25 mile) east-west. From the outlet of the boat canal on the mainland, the distance to the Island is approximately 3.6 km (2.25 miles) and from the south end of Hilltop Street, the distance is approximately 1.9 km (1.2 miles). The topography of the Island generally rises from north to south with the highest elevation in the order of 227 masl in the southwest quadrant. The elevation at the boat dock is in the order of 219 masl.

The soils are predominantly sandy-silt with some gravel.

The depth of the water in Lake Simcoe close-in to the Island ranges from 0.3 to 1.5 metres (1 to 5 feet), and beyond the shore areas, the depths range from 4.6 to 9.2 metres (15 to 30 feet). There is a shoal that extends approximately 200 metres easterly from the point on the Island. Other shoals are located distant to the south and west of the Island.

The Trent-Severn Waterway is located approximately 1.9 km to the west of the Island.

The Island has had an interesting history of uses. In the late 1800s, then Anderson Island and later Strawberry Island was used as a resort hotel and cottages for people who arrived by steamer from Orillia. Several Basilian Fathers purchased the Island in 1922 and used it as a retreat. Then in 1941, the Basilian Fathers acquired the Island for their religious purposes and constructed many buildings and structures. The parking lot on Glen Cedar Drive and the dock at the Del-Ray Canal were acquired in the early 1970s. The Island was sold by the Basilian Fathers in 2005 and then conveyed to the current owner in 2007.

Lake Simcoe is the sixth largest lake in Ontario and it is the largest inland water body in southern Ontario. It has a surface water area of 722 square kilometres and is moderately shallow with a mean depth of 16 metres and a maximum depth of 42 metres. The total watershed is 3,600 square kilometres. There are 35 watercourses that drain into Lake Simcoe. The Lake drains into Lake Couchiching to the north.

In the watershed, approximately half of the land area is agricultural. Approximately 35% of the watershed is natural (woodland and wetland). In the order 350,000 people permanently reside in the watershed and an estimated 50,000 people seasonally live here.

There are nine islands in Lake Simcoe: Georgina (IR) (1,322 ha); Thorah (436 ha); Snake (IR) (134 ha); Fox (IR) (20 ha); Strawberry (10 ha); Grape (10 ha); Goffat (5 ha); Helmer's (1.5 ha); and Thistle (0.19 ha). (There are a few tiny islands in some of the major watercourses in the watershed.) Strawberry, Grape, Goffat, Helmer's and Thistle are within the boundary of Ramara.

Goffat Island was owned and used by the Brothers of Christian Schools of Ontario since 1928. It is now privately owned. This Island has a large dwelling, cabins, a lodge, an assembly hall, and a boathouse. Helmer's Island is vacant. Thistle Island has a private dwelling.

### **Strawberry Island in the Context of the Township of Ramara**

#### **(a) Planning and Development**

Currently, the Island is designated as "Rural" in the 2003 Ramara Official Plan. The policies allow for several land uses throughout the "Rural" designation in the Township. These include farming, agricultural uses, on-farm businesses, equestrian uses, kennels, rural residential cluster, countryside residential subdivision, agriculturally related commercial and industrial uses, small-scale commercial, industrial and institutional uses, active and passive recreation, utilities, and management of natural areas and natural resources for environmental management purposes. Ramara Zoning Bylaw 2005.85 zones the Island as "Rural". Other specific permitted land uses in the "Rural" Zone are detached dwelling, individual care facility, lodging and boarding house.

Both the Official Plan and the Zoning Bylaw continue to recognize the previous Basilian Fathers retreat as was previously designated and zoned.

- If the 10.4 hectares were located on the mainland, it would represent in the order of 3.5% of the gross area of the Lagoon City Settlement; 5.5% of the Brechin Settlement; and 3% of the Washago Settlement. Compared to the Bayshore area, the Island area is approximately 9.7% of the area.

- Comparing relative land areas is one dimension. Another relative measure is based on dwelling units. The applicant proposes to develop up to 120 dwelling units on the 10.4 hectares. This is a gross density of 11.5 units per hectare for the entire Island.
- Currently, in Lagoon City the gross density is in the order of 4 units per hectare; in Bayshore, the gross density is 3.6 units per hectare. In Lagoon City there are areas with low density and multiple medium density dwellings. In the next twenty years, the Lagoon City Settlement Area will grow with a future gross density in the order of at least 6.1 units per hectare.
- If the proposed development is compared to the designated "Shoreline Residential Areas" close to and adjacent to Lake Simcoe in Ramara, the gross density in these areas is in the order 3.5 units per hectare.
- The obvious conclusion is that, even though this is a contained island development located 2 kilometres from the mainland, the proposed number of dwelling units and the applicant's proposed gross density on the entire Island is relatively higher than the unit densities in existing and future gross development areas on the mainland.

(b) Scale of Island Development

How would the development of 120 dwelling units fit into the fabric of mainland Ramara? If this was considered in Lagoon City, then development of this number of dwelling units would be in keeping with the development objectives of the Ramara Official Plan.

- The Ramara Official Plan sets out a density of 12 units per net hectare for low rise units and 24 units per net hectare for multiple dwelling units in designated Villages. (Net means without roads and public areas.)
- Hypothetically, the proposed 52 single cottages would sit on a minimum of 4.3 hectares and 68 multiples would sit on a minimum of 2.8 hectares. The total net hectares are 7.1. (16.9 net uph) Adding in 25% of land area (roads and public amenities) would add 2.4 hectares for a total of 9.3 gross hectares. The estimated gross density for this project on 9.3 hectares in a Village, would be 13 units per gross hectare.
- The development in Lagoon City would require the connection to full municipal services and would need to meet the tests under the Lake Simcoe Protection Plan and the Conservation Authority's regulations. Most likely, internal public roadways would be required. Typical of Lagoon City, multiple boat docks would be close to living areas.

- The similar project on the Island is significantly different since a vegetation protection zone (vpz) and buffers adjacent to wetlands of a total  $\pm 4.3$  hectares are a prerequisite, leaving a development area of  $\pm 6.1$  hectares. (The vpz is based on a 30 metre wide area).
- To make a comparison with Lagoon City, at the density of 13 uph on 6.1 hectares, a total of approximately 80 dwelling units would result.
- The applicant has proposed that it is preferred that a mix of dwelling types be developed: 57% multiples and 43% singles. This is a reasonable mix for the Island rather than constructing all multiples.
- Another relevant comparison of development areas should ignore the vegetation protection zone, since this zone does not exist in Lagoon City, Bayshore and the existing "Shoreline Residential Areas". In Lagoon City the land area net of roads and the lagoons is 218 hectares. The estimated future serviced residential development results in a net density of 7.5 units per hectare.
- Bayshore has a net density of 4.9 uph and the "Shoreline Residential Areas" have a net density of 4.3 uph.

(c) Recommended Development

With what we know today, the land area on the Island that excludes the vegetation protection zone and the buffers accounts for  $\pm 6.1$  hectares. It may be more or less depending upon a more detailed natural area evaluation, monitoring and approval.

- If 80 units are the target, then the resulting gross density is 7.5 uph on  $\pm 6.1$  hectares.
- Since  $\pm 4.3$  hectares or 41% of the Island is to be protected, it is reasonable to establish development in the "Island Accommodation" of a maximum of 80 units or 13.0 units per hectare whichever is less. This is similar to the development in Lagoon City with at least 43% of the units developed as singles. The gross density for the entire Island would be in the order of 7.5 units per hectare for 80 dwelling units.
- For planning purposes, it is reasonable to anticipate that the vegetation protection zone may be greater than 4.3 hectares and hence the "Island Accommodation" designation may be less. The application of 13.0 units per hectare to this area would result in less than 80 dwelling units and less than 7.5 units per hectare for the entire Island.

## **Lake Simcoe Protection Act and Plan**

### **(a) The Plan**

This Plan came into effect on June 2, 2009, according to the provisions of the *Lake Simcoe Protection Act, 2008*. The Plan was amended on June 2 and June 11, 2010 to refer to the Phosphorous Reduction Strategy.

The purpose of the Act "is to protect and restore the ecological health of the Lake Simcoe Watershed". The first objective of the Act and the Plan is:

to protect, improve or restore the elements that contribute to the ecological health of the Lake Simcoe watershed, including,  
water quality,  
hydrology,  
key natural heritage features and their functions, and  
key hydrologic features and their functions

"Ecological Health" is a relatively new term used in the conservation movement. It means that land uses at a particular site do not impose stresses or threats that degrade features and functions **beyond the limits of the site**, within the watershed. (Emphasis added)

The significant threats and stresses stated in the Plan are:

- degraded water quality from excessive nutrients, such as phosphorus, contaminants and pathogens, that effect the health of the ecosystem and the stability of water for recreational purposes;
- newly introduced species such as zebra mussels that compromise the condition and equilibrium of the ecosystem and its resistance to other stresses;
- emerging threats, such as climate change that effect the condition, equilibrium, and resistance of the ecosystem;
- loss and fragmentation of sensitive natural areas and habitat, such as shorelines, wetlands, streamside areas, or forested lands, affecting the health of the ecosystem;
- water quality changes that alter ecosystem function, the quality and availability of aquatic habitats, as well as the water available for human uses;
- other human pressure such as fishing and other resource uses that may remove key resources from the ecosystem beyond its capacity to replenish itself.

These threats and stresses are relative. Mitigation by the private and public sectors depend upon the location, natural area attributes, and new and existing land use activities. The policies in the Plan are to be applied according to each individual situation and should not be read and interpreted as "black and white". The test of any

decision is to determine how a matter adversely affects or has the potential to adversely affect the ecological health of the watershed, and how to provide protection to or restoration of the ecological health of the watershed.

The Plan allows for development throughout the watershed including the islands in Lake Simcoe.

It is Phosphorus that is the critical element that is a major focus of the Plan. The significant target is to reduce the overall total load from 77 tonnes per year to 44 tonnes per year by 2045, in Lake Simcoe and its tributaries. The objective is to achieve a target for deep water dissolved oxygen of 7 mg/L in the Lake in order to sustain the coldwater fishery.

There are several actions set out in the current Phosphorus Reduction Strategy (June 2010), including Low Impact Development practices, stormwater management, agricultural and rural stewardship, and innovative wastewater treatment.

The Plan sets out a target of “no further loss of natural shorelines on Lake Simcoe”. One approach is to establish a “vegetation protection zone” (VPZ) adjacent to the shoreline of Lake Simcoe. The shoreline is defined as the high water mark. For the Lake Simcoe shoreline, the established High Water Mark is 219.15 masl.

Within a designated settlement area (e.g., Lagoon City) and shoreline built-up area (e.g., Shoreline Residential Area designation, Strawberry Island), the minimum width of the VPZ is 30 metres. Outside of these areas, the minimum width of the VPZ is 100 metres. There are other policies that deal with protection along permanent or intermittent streams and wetlands in agriculture and rural areas in the watershed. Development and site alteration is conditionally permitted within 30 metres of a stream or wetland.

A Shoreline Regulation and Strategy have not yet been enacted by the Province. Under section 26 of the Act, there is a provision for a Regulation by the Province to regulate or prohibit activities that may adversely affect the ecological health of the watershed and to require persons, including the Township, to do things to protect or restore the ecological health of the watershed.

(b) The Applicant's Submission

The applicant has submitted an Environmental Impact Study (July 2014) prepared by Michalski Nielsen Ltd. Additional observations have been conducted and are included in the “Natural Heritage Evaluation and Environmental Impact Study Update” (July 2015). The applicant's consultant makes several recommendations to be considered by the applicant, the municipality and agencies as part of further planning and development applications.

■ Woodland

There is an early mature forest with deciduous and coniferous species. The woodland is not significant according to various standard protocols. The species of trees are primarily native with some invasive. There is evidence of naturalized plantations and clearing in the past. Most of the larger trees are located along the south shoreline and closer to the east and west shores. Practically, this is not a significant woodland.

- Wetland  
There are four wetland communities that are not provincially significant. One larger area is on the east side; one small area is on the east side; two small areas are on the south side. During the late Spring and Summer these areas are dry. When they are wet, the water is typically 0.3 metre deep.
- Wildlife Habitat  
There is no interior forest habitat within the area of 100 metres from the edge of the woodland.
- Wildlife  
There is evidence that the Little Brown Bat (endangered) and the Barn Swallow use existing buildings and some trees as habitat. The applicant will need to satisfy provincial and federal requirements regarding Species at Risk protection.
- Vegetation  
There are five vascular plants that are rare in the watershed, but these are not designated as priority species.
- Other Natural Areas  
There are no identified Life or Earth Science ANSIs within the Island.
- Watercourses  
There are no defined watercourses on the Island.

(c) Identified Issues

Policy 4.1-DP

The LSRCA and the County of Simcoe raised a question regarding the applicability of Policy 4.1-DP to the decision of Ramara Council. The Policy states:

For a proposed *settlement area* expansion, establishment of a new *settlement area* or a development proposal outside of a *settlement area* that requires an increase in the existing *rated capacity* of a *sewage treatment plant* or **the establishment of a new sewage treatment plant**, an environmental assessment of the undertaking shall be completed or approved prior to giving any approvals for the proposal under the Planning Act or the Condominium Act, 1998. (Emphasis added)

The facts are that the existing approval for the private sewage treatment and disposal facility that applied to the previous development is still in effect. Section 26(2) allows permits and approvals to continue when a shoreline protection regulation is brought into effect. The applicant has agreed that this facility will need to be upgraded particularly to mitigate phosphorus loadings in Lake Simcoe. The applicant's discussions with the Township and the Ministry of the Environment and Climate Change have concluded that when the development proposal is established, the applicant will need to undertake a private class environmental assessment according to the *Environmental Assessment Act*.



The proposed Official Plan Amendment No. 18 provides that prior to any further planning applications (official plan, plan of subdivision/condominium, zoning bylaw, site plan control), the applicant must undertake this environmental assessment as part of the further planning process. This is the requirement for the Integrated Planning Approach.

In my opinion, the environmental assessment is not required prior to Township Council adopting an official plan amendment only, for the following reasons:

- There is no development proposal under consideration;
- The proposed official plan amendment is intended as a revision to the Ramara Official Plan;
- The Township is not the approval authority;
- Any owner of the Island cannot proceed with any planning applications for development that increase the rated capacity of the existing sewage treatment system, until a private class environmental assessment is completed following public consultation.

Policy 4.4-DP

The Lake Simcoe Protection Plan provides that a non-municipal sewage treatment plant shall be established if the applicant demonstrates that there will be a net reduction of phosphorous loadings from the existing baseline or the plant will not add phosphorous loadings to the Lake. This is a reasonable policy that provides certainty for the adoption of Amendment No. 18.

Policies 6.23 to 6.29

These are policies that pertain to development and site alteration related to Key Natural Heritage and Key Hydrologic Features on the Island. In my opinion, these requirements will need to be satisfied by any applicant as part of the further development planning process. In particular, the proponent will need to undertake a Natural Heritage Evaluation at the appropriate time prior to development and/or site alteration.

Prescribed Instruments

The Act, Regulation 219/09 under the Act, and the Plan provide that for permissions granted under the *Conservation Authorities Act*, a permit to take water under the *Ontario Water Resources Act*, and an environmental compliance approval for sewage works under the *Environmental Protection Act*, must conform to the policies of the Plan.

(d) Phosphorus

The primary water quality concern is excess Phosphorus loading into the Lake. Phosphorus is a critical indicator of ecological health of the watershed.

The applicant's consultant, Pinestone Engineering Ltd., completed a Functional Servicing Report. One of the analyses is to determine the measure of Phosphorus generation from a future sewage treatment facility on the Island. The purpose of the assessment is to determine the level of certainty if the sewage treatment facility is improved for any development.

There is an approved sewage treatment facility that served development on the Island. Previous to 1984, there was an old system that needed to be replaced with an engineered solution. In 1984, the "Simcoe County District Health Unit" approved a new septic tank and tile field. The estimated average daily flow is 5,000L/day. The rated capacity of the existing system is 10,332 L/day. The system was designed for 55 people. There is no determination of the equivalent number of dwelling units.

Pinestone undertook an analysis of the phosphorus loading from the existing system. The Phosphorus concentration after treatment through the leaching bed is 5 mg/L. The estimated annual Phosphorus contribution to the Lake is 12.2 kg.

Pinestone estimated the Phosphorus loading based on an advanced tertiary treatment system that would reduce the Phosphorous concentration based on 94 dwelling units to 0.5 mg/L or ten time less than the existing system. The estimated average daily flow is 46,489 L/day or roughly ten times the existing approved flow and an annual contribution to the Lake of 11.3 kg.

Pinestone estimates that the annual contribution of Phosphorus to the Lake decreases from 12.2 kg to 11.3 kg by providing an advanced tertiary treatment system, hence the comparable number of dwelling units increases to 94. Based on this result, there is a 29% increase in the number of dwelling units while maintaining a net reduction in the existing annual Phosphorus loading in the Lake.

This analysis demonstrates that the applicant's proposed "first phase" of development would not degrade the Lake's water quality. I understand that any dwelling units above 94 will increase the annual P loading from the existing estimated 12.2 kg.

In my opinion, because of the uncertainty of monitoring and the impact of development above the hypothetical 94 dwelling units on the Phosphorus loading, it is reasonable to limit the number of dwelling units, for planning policy reasons, and not leave any expansion strictly to monitoring of Phosphorus in the future.

It is reasonable that the official plan amendment include a provision for an adaptive management plan. This is an approach that sets out a course of action under constant review by the owner that is adapted when new information is available from monitoring, when new scientific findings are published, and from expert judgements.

### **Ramara Official Plan**

The current Official Plan came into effect in 2003. Since, the Provincial Government brought the Growth Plan for the Greater Golden Horseshoe in 2006, and amended by the Growth Plan for the Simcoe Sub-area in 2013. The County of Simcoe has a partially approved new County Official Plan.

The Township has not brought its Official Plan into conformity with the Growth Plan since, like other constituent municipalities, it is waiting for the full County Official Plan to come into effect.

Proposed Amendment No. 18 is precipitated by the current application, but it is also part of a review of thinking about Township Planning. The use that is identified for the Island by the current owner and applicant would not fit the purpose and intent of the existing "Shoreline Residential Area" and "Destination Commercial" designations for the following reasons:

- the shoreline of the Island is not linear;
- the provisions of the Lake Simcoe Protection Plan do not allow shoreline development within the minimum 100 metres of the Lake Simcoe "shoreline";
- there is no intended destination commercial type development and it is not the place for such a use;
- generally new "Shoreline Residential Area" designations are restricted in the Township;
- an Island is a unique location for settlement; it is not a settlement area under the Lake Simcoe Protection Plan, the Growth Plan, the County Official Plan, and the Ramara Official Plan;
- Residential development along the shoreline will fragment the vegetation protection zone.

Of importance is that the proposed dwelling units are intended to be seasonally occupied and not intended to be the main residence of the owners and occupants.

In Ramara, 64% of existing dwelling units are occupied by residents as their main residence and 36% are occupied by seasonal residents whose main residence is elsewhere. We find that 37% of the seasonally occupied dwellings are located in the designated settlement areas and 63% are located outside settlement areas. This is a substantive unique characteristic of the Township of Ramara in the County.

Going forward over the next twenty years, there will continue to be more seasonally occupied dwellings in this Township along with permanent residents.

Development on Strawberry Island would be usual. Development on the Island has existed in various forms since the latest 1800s, and there is no compelling reason to reverse this history and not allow a new form of development to take place. Currently, the Ramara Official Plan allows for a variety of land uses including residential, commercial, industrial and institutional.

It is good planning practice to view development on the Island through a different lens that establishes policies in the interest of natural area protection. The approach solution is to establish a new land use designation in the Ramara Official Plan with objectives supporting the Island development in the context of meeting the objectives of the Lake Simcoe Protection Plan.

The new Official Plan designation is entitled "Island Accommodation". Specific objectives reflect the characteristics of the Island:

- Recognize the existence of Strawberry Island for its significant presence within Lake Simcoe and its long term use for development purposes.
- Provide for the sustainable development of Strawberry Island for residential accommodation that is not the main residence of the occupants.
- Balance all land uses with the ecological health of the Lake Simcoe Watershed.
- Provide specific land use designations for the protection and conservation of natural heritage features and functions within the "Island Accommodation".

- Adhere to the Principles, Objectives and Policies of the Lake Simcoe Protection Plan, as amended.
- Recognize the physical character of Strawberry Island and its relationship to the mainland communities in the Township.

The existing Ramara Official Plan is flexible. The municipal vision is still relevant:

A community of people, permanent and seasonal, rural and urban, living in harmony contributing to keeping Ramara as a country setting. We shall have regard for: our natural heritage including our beached, lakes, waterways, wetlands, and woodlands; our cultural heritage; our natural resource including aggregate, agriculture, recreation and water; and, our lifestyle including rural, settlement and shoreline communities and employment areas, all of which are worthy of preservation and conservation.

In keeping with this Vision, there are several Goals that are relevant to this consideration:

- 3.3.1 To provide for a diversity of land uses throughout the Township that are generally harmonious and compatible.
- 3.3.2 To accommodate and manage projected 25 year long-term growth and investment opportunities and to establish and designate types of settlement areas with a diversity of uses, activities, experiences and opportunities.
- 3.3.3 To provide an optimum pattern of land use in order to provide a variety and choice of housing, consistent with population estimates and needs, to the permanent and seasonal residents of the Township.
- 3.3.4 To have regard for the community well-being of all people and their property in the Township.
- 3.3.8 To provide for adequate, efficient, cost-effective wastewater treatment, water supply, surface water drainage and waste management facilities and services, and where necessary and required, in conjunction with the appropriate government agency.
- 3.3.9 To protect, conserve and enhance natural area features and functions, incorporate good community planning and design to prevent the contamination of air, water and land resources, and to protect and preserve the unique or special physical attributes of landforms.

Amendment No. 18 sets out a policy framework that requires protection of natural heritage features and functions that are consistent with provincial interests. The requirement for a minimum 30 metre wide vegetation protection zone and wetland buffers is a mitigation measure that can be satisfactorily integrated into the Island development. This is a practice that is not necessarily achievable in the settlement areas or in the designated "Shoreline Residential Areas" along the Lake Simcoe shoreline.

The owner will need to adapt the recommendations of Michalski as provided in the update report.

In my opinion, proposed Official Plan Amendment No. 18 conforms with the Vision and Goals of the Ramara Official Plan.

#### **Growth Plan for the Greater Golden Horseshoe**

The Growth Plan establishes a population forecast of 13,000 resident population to the year 2031. The Growth Plan does not account for growth of population who occupy seasonal dwellings. The resident population metric is derived from the 2011 Census of Population that counts people whose main residence was on May 10, 2011 in the Township of Ramara. There are currently 6,000 dwelling units in Ramara, with 3,850 permanently occupied (main residence) and 2,150 seasonally occupied (secondary residence). According to our recent growth planning estimates, the expectation is that 1,490 dwellings for permanent residents will need to be built up to 2031 to meet the population forecast.

There is no forecast of the seasonally occupied dwellings.

We believe that the addition of seasonally occupied dwellings will not reduce the population forecast of 13,000 people.

In my opinion, proposed Official Plan Amendment No. 18 conforms with the Growth Plan for the greater Golden Horseshoe.

#### **Provincial Policy Statement 2014**

Provincial Policy Statement 2014 applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after April 30, 2014.

The provincial interest is that "settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted". Another provincial interest concerns rural lands in the municipality. The policy provides that, permitted uses are: the management or use of resources; resource-based recreational uses (including recreational dwellings); limited residential development; home occupations and home industries; cemeteries; and other rural land uses.

Other policies consider servicing, wise use of resources including natural heritage and protecting public health and safety. Having considered the entire Provincial Policy Statement 2014, it is my opinion that proposed Official Plan Amendment No. 18 is consistent.

#### **LSCRA Regulation**

Ontario Regulation 179/06, as amended by O.R. 64/13 (Lake Simcoe Region Conservation Authority: Regulation of Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses) applies to Strawberry Island. Subsection 3(1) states that "The Authority may grant permission for development in or on the areas described in subsection 2(1) if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development."

Subsection 2(1) are the five part tests to determine where development is prohibited in the watershed. I understand that three of the five tests apply to the Island: (1) the area adjacent to the shoreline as determined by the 100 year flood level plus the wave uprush allowance; (2) wetlands; and (2) "other areas where development could interfere with the hydrologic function of a wetland, including...areas within 30 metres of all other wetlands".

The Island is not delineated on Map 103 of the Authority's maps. Notwithstanding that the Island is not mapped, the descriptions in subsection 2(1) prevail. When development applications are made to the Township, the Conservation Authority will determine the extent of any Section 28 permits according to the Guidelines at that time, notwithstanding the zoning bylaw provisions at that time.

### **Other Issues to be Considered**

(a) **Wastewater Treatment**

The proposal to construct a private sewage system servicing residential development will be considered as a Schedule C undertaking under the Class Environmental Assessment process. This assessment will be required to be undertaken by the proponent prior to any further planning applications and development. The system will require an Environmental Compliance Approval from the M.O.E.C.C.

(b) **Water Supply**

The proposal is to construct a private water intake in Lake Simcoe. This is considered as a Schedule C undertaking under the Class Environmental Assessment process. The system requires approval from the Health Unit.

(c) **Stormwater Management**

Any proposal will be considered by the Township as part of the site plan review process and must satisfy water quality standards.

(d) **Vehicle Access and Parking**

The proponent does not intend to provide Island vehicle access or parking spaces. A variation of the standard parking requirements will need to be included in a future zoning bylaw amendment. Currently the proponent owns 4123 Glen Cedar Drive. This property may accommodate up to 45 parking spaces. Additional parking spaces are proposed to be provided at Marina del Ray. This is a private arrangement by the owner.

The access to the private parking area is Glen Cedar Drive, a Township road. The peak hour volumes on this road will be significantly less than the peak hour design capacity and would accommodate an estimated increase of 25 vehicles in the peak hour if 80 dwelling units are built on the Island.

(e) **Boat Docking**

The only boat docking facility on the Island will provide a shuttle service from the mainland. Any privately owned boats will need to be docked elsewhere in a marina. The proponent is discussing the opportunity of establishing boat docking facilities at Marina del Ray. This is a private arrangement by the owner.

Boat access to Lake Simcoe will occur from this particular marina through the existing marina canal.

- (f) Hydro Cable  
The proponent has indicated that the existing hydro cable commences at 4335 Lakeview Drive on the mainland and extends to the Island. The proponent is discussing with Hydro One that the cable capacity will need to be increased and the cable moved to an alternative location. This will be a matter of a condition of any future plan of subdivision approval.
- (g) Archaeology and Cultural Heritage  
A Stage 1 and 2 Archaeological Assessment has been undertaken by Amick Consultants Limited. The Licenced Archaeologist is undertaking a Stage 3 Site-Specific Assessment of two find spots on the Island. Two Late Woodland shards were identified during the Assessment. The report will be submitted to the Ministry Tourism, Culture and Sport for acceptance.
- (h) Navigational Light  
A flashing white light is located at the southwest part of the Island. It is directed towards the Trent-Severn waterway to the west flashing every 4 seconds. The mast will remain within the 30 metre wide vegetation protection zone. There is an existing easement on the Island held by Transport Canada that connects the submarine electrical cable to the navigation light. This may or may not be changed since the navigational light is powered by a solar device.
- (i) Emergency Services  
Development agreements between the proponent and the Township shall need to provide for emergency measures that are consistent with the Ramara Emergency Response Plan. The proponent has indicated that a private Island fire system will likely be incorporated into the proposed water system. The requirements will be considered by the Township's Fire and Building Departments according to the Fire Code and the Building Code.
- (j) Fishery  
Lake Simcoe is an important resource for commercial fishing. The consultant Michalski reports that there are shoals located well removed to the south and west of the Island. The depth of these shoals is 1.5 metres or greater and there is likely existing disturbance from watercraft using the Lake. Lake Trout and Lake Whitefish spawn in late fall on and around these shoals when there is a low presence of watercraft. Any construction that may impact the fish habitat is to be reviewed by D.F.O. and the Trent-Severn Waterway.
- (k) Trent-Severn Waterway  
The Trent-Severn Waterway is located approximately 1.8 kilometres to the west. There is no indication that development on the Island will interfere with this facility.
- (l) Dwelling Unit Occupancy  
The expectation is that the occupancy of the dwellings on the Island will occur during the seasons when the Island is accessible across Lake Simcoe. This means that seasonal occupancy is typically from March to October. It is preferred that the dwelling units are not the primary or main residence of the owners or tenants. As a planning policy, permanent occupancy is not encouraged.

Section 34(1) of the *Planning Act*, does not give municipalities the power in a zoning bylaw to restrict the "user" of the lands; only the "use" of lands. The zoning bylaw cannot restrict occupancy to any particular season.

**Official Plan Amendment No. 18**

The Amendment forms part of this Report.

A handwritten signature in black ink, appearing to read "M. Dorfman", followed by a period.

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



**AMENDMENT NO. 18**  
**TO THE**  
**OFFICIAL PLAN OF THE**  
**TOWNSHIP OF RAMARA**

**THE CORPORATION OF THE TOWNSHIP OF RAMARA**

**BYLAW NUMBER 2015.**

**A BYLAW TO ADOPT AMENDMENT NO. 18  
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, public meetings were held on August 25, 2014 and June 15, 2015 with respect to this amendment;

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

1. That Amendment No. 18 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. 18 to the County of Simcoe as required under 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  
27<sup>TH</sup> DAY OF JULY, 2015.**

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**Basil Clarke, Mayor**

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**Jennifer Connor, Clerk**

## **AMENDMENT NO. 18 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 designate Strawberry Island in part as a new designation entitled "Island Accommodation (Strawberry Island)" and in part as "Natural Area Protection", instead of the "Rural" designation. Schedule "A" to the Official Plan is amended to refer to a new Schedule "A-1". Schedule "A-1" identifies the designated areas as they apply to Strawberry Island. Text amendments including new section 4.5 Island Accommodation (Strawberry Island) Objectives and section 9.12 Island Accommodation (Strawberry Island) land use policies.

#### **2. Location**

The Amendment is specific to Strawberry Island, now owned by Strawberry Island Resort Inc. The lands to be redesignated consist of approximately 10.4 hectares located in Lake Simcoe.

#### **3. Basis of the Amendment**

On June 25, 2014, two planning applications were received by the Township of Ramara requesting amendments to the Ramara Official Plan and Ramara Zoning Bylaw 2005.85. The purposes of these applications are to change the existing Rural designation and zone on the Island. In consultation with the applicant, the application is to create a new official plan designation called "Island Accommodation (Strawberry Island)" that would apply only to this Island. A corresponding zoning bylaw amendment with a new zone category would be drafted.

The subject property is owned by Strawberry Island Resort Inc. The applicant wishes to develop the Island as a mixed use seasonal residential and resort accommodation facility.

On July 14, 2014, a Notice of Complete Application was sent to the Applicant. Several pre-consultation meetings were held between the applicant and the Township. The applicant held pre-consultation meetings with various agencies.

On July 23, 2014, a Notice of a Public Meeting was sent and the first public meeting was held on August 24, 2014. On March 24, 2015, a Notice of a Public Meeting was sent and the second public meeting was held on June 15, 2015.

The Township has received oral and written submissions from persons and agencies. These have been considered by the Township in considering whether to amend the Official Plan.

During discussions with the applicant, it was determined that the application to amend Ramara Zoning Bylaw 2005.85 is premature and should be deferred until future reports are submitted by the applicant.

This amendment is consistent with Provincial Policy Statement 2014, and conforms with the Growth Plan for the Greater Golden Horseshoe and the County of Simcoe Official Plan. The Lake Simcoe Protection Plan objectives and policies were considered, and where relevant, this amendment conforms therewith.

## **PART B - THE AMENDMENT**

All of the Amendment entitled PART B - THE AMENDMENT consisting of the attached text and the schedules constitute Amendment No. 18 to the Official Plan of the Township of Ramara.

1. Schedule "A" entitled Land Use Plan is hereby amended by identifying Strawberry Island and adding new Schedule "A-1" that designates approximately 10.4 hectares (25.7 acres) known as Strawberry Island as "Island Accommodation (Strawberry Island)", and "Natural Area Protection", instead of "Rural", as shown on Schedules "A" and "A-1" attached hereto.
2. That Section 4.0 GROWTH OBJECTIVES AND POLICIES is hereby amended by adding new Section 4.5, as follows:

### **"4.5 Island Accommodation (Strawberry Island) Objectives**

1. Recognizing the existence of Strawberry Island for its significant physical presence within Lake Simcoe and its long term use for development purposes.
  2. Provide for the sustainable development of Strawberry Island as residential accommodation for seasonal occupancy.
  3. Balance all land uses on the Island with the ecological health of the Lake Simcoe Watershed.
  4. Provide specific land use designations for the protection of natural heritage features and functions.
  5. Adhere to the Principles, Objectives and Policies of the Lake Simcoe Protection Plan, as amended.
  6. Recognize the physical character of Strawberry Island and its relationship to the mainland communities in the Township."
3. That Section 9.0 LAND USE POLICIES is hereby amended by adding the following designation to subsection 9.1.2:

"Island Accommodation (Strawberry Island)"

4. That Section 9.0 LAND USE POLICIES is hereby amended by adding the new Section 9.12 "Island Accommodation (Strawberry Island)":

**"9.12 Island Accommodation (Strawberry Island)"**

**9.12.1 Purpose**

The purpose of the "Island Accommodation (Strawberry Island)" designation on Schedule "A-1" is to accommodate only residential activities and accessory uses on Strawberry Island in Lake Simcoe and provide for accessory mainland activities, and the purpose of the "Natural Area Protection" designation is to protect the natural heritage features and functions.

**9.12.2 Land Uses**

Within the "Island Accommodation (Strawberry Island)" designation, the following uses are permitted:

- single detached dwelling accommodation units
- multiple dwelling accommodation units
- resort-type accommodation units
- management of natural areas for environment management purposes
- private infrastructure
- one accessory boat docking facility
- utilities
- active and passive recreation
- accessory buildings and structures

**9.12.3 Natural Area Protection**

**9.12.3.1** The area designated as "Natural Area Protection" on Schedule "A-1" consists of: (a) the identified wetlands and associated buffer areas, and (b) natural features and functions within the Vegetation Protection Zone measured from the identified Lake Simcoe Shoreline, defined as the existing High Water Mark.

**9.12.3.2** Wetland areas designated as "Natural Area Protection" shall not be developed for buildings or structures or any infrastructure or utilities. Other areas designated as "Natural Area Protection" shall not be developed for any uses permitted in the adjacent "Island Accommodation (Strawberry Island)" designation, except for private infrastructure, utilities, passive recreation, and management of natural areas for environmental management purposes.

**9.12.3.3** Prior to any development and/or site alteration within or adjacent to the "Natural Area Protection" designation, a "Natural Heritage Evaluation" shall be undertaken according to the requirements of the Lake Simcoe Protection Plan.

**9.12.4 Dwelling Unit Target**

**9.12.4.1** Within the area designated as "Island Accommodation (Strawberry Island)", the overall target for residential accommodation shall not exceed 80 dwelling units or 13.0 units per gross hectare, whichever is the lesser number of dwelling units.

**9.12.4.2** Any application to amend this Plan shall be based on planning policies in this Plan, conformity with the Growth Plan for the Greater Golden Horseshoe and the County of Simcoe Official Plan, consistency with the Provincial Policy Statement, and conformity with the relevant policies of the Lake Simcoe Protection Plan.

**9.12.5 Planning Applications**

**9.12.5.1** Any further planning applications to the Township of Ramara, that implement the objectives and policies of this Amendment, may be determined as complete applications, subject to the satisfactory completion of the approval and design of private water supply; wastewater treatment

and stormwater management facilities; the design of plan(s) of subdivision/condominium; zoning bylaw amendments; official plan amendment, using the Integrated Planning Approach under the provisions of the Class Environmental Assessment (*Environmental Assessment Act*), as amended.

**9.12.5.2** Any application for development and/or site alteration proposed within and/or adjacent to any designated natural heritage feature or function shall be supported by an Environment Impact Statement (E.I.S.) prepared and submitted by the applicant.

**9.12.5.3** The purpose of an Environmental Impact Statement, where required, is to identify the natural area features and functions and to identify and assess potential impacts on the components of the features and functions and shall demonstrate and recommend: measures to prevent, minimize, compensate or mitigate impacts; opportunities for enhancement; monitoring protocols for post development; and where appropriate, interpretation and refinement of boundaries of the features and functions.

**9.12.5.4** Minor adjustments to the areas designated as "Island Accommodation (Strawberry Island)" and "Natural Area Protection" do not require an amendment to this Plan, subject to the satisfactory completion of the Environmental Impact Statement".

**9.12.5.5** In all agreements between the Township and the owners, and in all subdivision and/or condominium agreements, provision shall be made for adaptive management planning to monitor annual Phosphorus loading in Lake Simcoe from the approved wastewater treatment facility, for submission to the appropriate provincial approval authority.



#### **9.12.6 Occupancy**

- 9.12.6.1** The occupancy of the accommodation units may occur during any part of a calendar year, when the approved water supply system is operational, provided that the units may not be occupied as the main residence of the owners or tenants.

#### **9.12.7 Height of Buildings**

- 9.2.7.1** The height of all accommodation buildings used for residential purposes shall not exceed 12 metres measured between the average finished grade of the building and the average distance between the eaves and ridge for gable, hip or gambrel roofs.
- 9.2.7.2** The maximum height of buildings and structures other than buildings in 9.2.7.1 shall not exceed 14.0 metres measured between the average finished grade of the building or structure and the average distance between the eaves and ridge for gable, hip or gambrel roofs, and in the case of a flat roof, the highest point of the roof surface.

#### **9.12.8 Development Planning**

- 9.12.8.1** Each development proposal will be assessed by the Township of Ramara and appropriate authorities, with regard to the following issues to be addressed by the applicant as part of information provided in each planning application:
- (a) projected number of accommodation dwelling units and uses;
  - (b) demonstration of satisfying the dwelling unit target for residential units and the scale of non-residential uses in buildable land areas;
  - (c) anticipated occupancy of accommodation units;

- (d) quality and extent of innovative architectural design and design of living areas, including issues of noise, lighting, visual presence and energy efficiency;
- (e) the protection and enhancement of natural features and functions;
- (f) demonstration of satisfactory completion of a Class Environmental Assessment for private services and any approvals and agreements regarding implementation measures;
- (g) demonstration of satisfactory completion of the required Environmental Impact Statement and/or Natural Heritage Evaluation;
- (h) demonstration of conformity with the relevant provisions of the Lake Simcoe Protection Plan and regulations;
- (i) demonstration of compliance with Regulations under the *Conservation Authorities Act*;
- (j) demonstration of adoption of recommendations in the Michalkski Report, July 2015;
- (k) provision of walkways, trails, bikeways, pedestrian areas, and communal private recreation facilities within the project;
- (l) consideration of innovative landscape designs;
- (m) provision of safe private ways and intersections to mitigate impacts and provide sufficient capacity;
- (n) proposed phasing of development;

- (o) demonstration of conformity with relevant provincial, county and township planning objectives and policies;
- (p) provision of adequate mainland vehicle and boat parking and storage facilities.
- (q) demonstration of completion of a Stage 3 archaeological assessment under the *Heritage Act*.

**9.12.8.2** All development plans shall only be implemented by plans of subdivision/condominium. Freehold lots and blocks shall not be created by plan of subdivision or by consent. In order to give effect to plans of subdivision/condominium, a basic vacant block fabric may be required by consent approval prior to submission of any development plans.

**9.12.8.3** Development plans shall not include any provision for motorized vehicles (cars and trucks), except where required for the construction, reconstruction, improvement, servicing and maintenance of buildings, structures and property.

## **9.12.9 Holding Zoning Bylaw**

**9.12.9.1** Notwithstanding any provision of this Plan, the implementing zoning bylaw amendment shall incorporate a Holding Provision pursuant to section 36 of the *Planning Act*.

**9.12.9.2** The Township of Ramara shall consider the removal of the Holding Provision in the Zoning Bylaw when the following condition has been satisfied:

- (a) when development agreements with the Township of Ramara are registered on title of the property.

**9.12.10 Emergency Services**

- 9.12.10.1** All development agreements between the owner and the Township of Ramara shall provide for emergency measures that are consistent with the Ramara Emergency Response Plan, including provision of privately owned and operated fire protection measures on the Island.

**9.12.11 Vehicle Access and Parking**

- 9.12.11.1** For each accommodation unit built within the "Island Accommodation (Strawberry Island)" designation, 1.5 associated vehicle parking spaces shall be required by the implementing zoning bylaw.
- 9.12.11.2** Notwithstanding any policy or provision in the Ramara Zoning Bylaw, required associated vehicle parking spaces for each accommodation unit shall be provided on lands owned or leased by the owner or condominium corporation.
- 9.12.11.3** Required vehicle parking spaces shall be located on land off-Island, on the mainland of the Township.
- 9.12.11.4** All development agreements with the Township of Ramara shall provide for vehicle parking locations consistent with the policies of this Plan and in conformity with the Ramara Zoning Bylaw and the Ramara Engineering Standards.

**9.12.12 Boat Docking Facilities**

- 9.12.12.1** There shall be a maximum of one boat docking facility located on the Island, and may include an accessory shorewall.
- 9.12.12.2** In all development, boat houses, boat docks and shorewalls shall not be permitted, except as provided in subsection 9.12.12.1.

### **9.12.13 Regulated Areas**

**9.12.13.1** All development shall comply with the requirements of Ontario Regulation 179/06, as amended, under the *Conservation Authorities Act*, that provides for the regulated areas including the 100 year flood level plus the wave uprush adjacent to the shoreline; the wetlands; and other areas within 30 metres of the wetland that could interfere with the hydrologic function of a wetland."

5. Amendment No. 18 shall be implemented by means of Zoning Bylaw Amendments enacted pursuant to the provisions of the *Planning Act*, as amended.
6. The relevant provisions of the Official Plan of the Township of Ramara, as amended, shall apply with regard to the Interpretation of this Amendment.
7. All other relevant policies of the Ramara Official Plan shall apply.

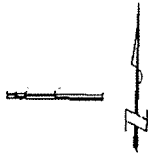
### **PART C - THE APPENDIX**

The following appendices do not constitute part of Amendment No. 18, but are included as information supporting the Amendment.

1. Planning Consultant's Information Report, July 21, 2014.
2. Planning Consultant's Public Meeting Report, August 25, 2014.
3. Minutes of Public Meeting, August 25, 2014.
4. Planning Consultant's Information Report, April 27, 2015.
5. Planning Consultant's Public Meeting Report, June 15, 2015.
6. Minutes of Public Meeting, June 15, 2015.
7. Planning Consultant's Recommendation Report, July 20, 2015.
8. Minutes of Committee of the Whole, July 20, 2015.
9. Minutes of Council, July 27, 2015.

## SCHEDULE "A"

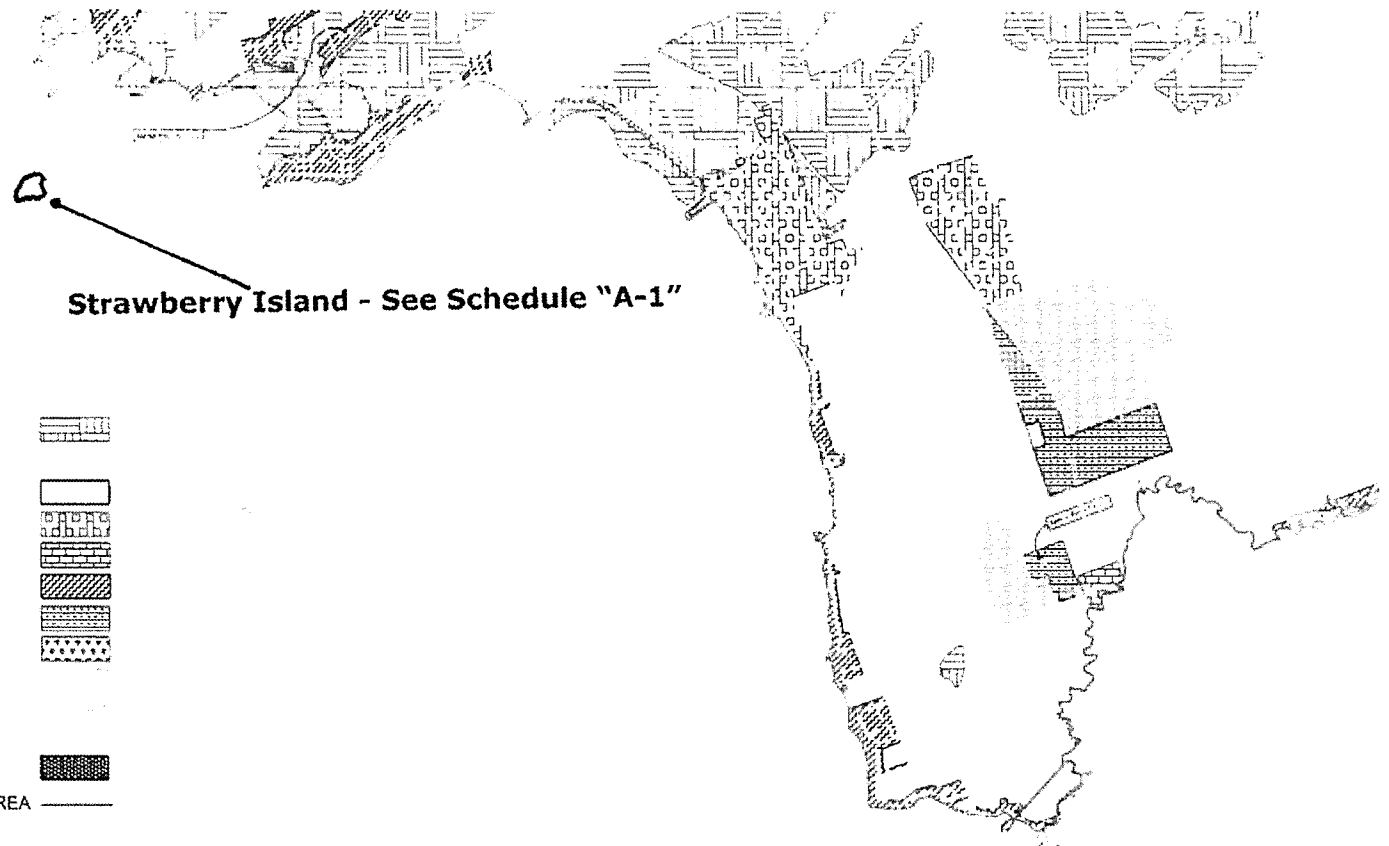
### SCHEDULE A LAND USE PLAN TOWNSHIP OF RAMARA



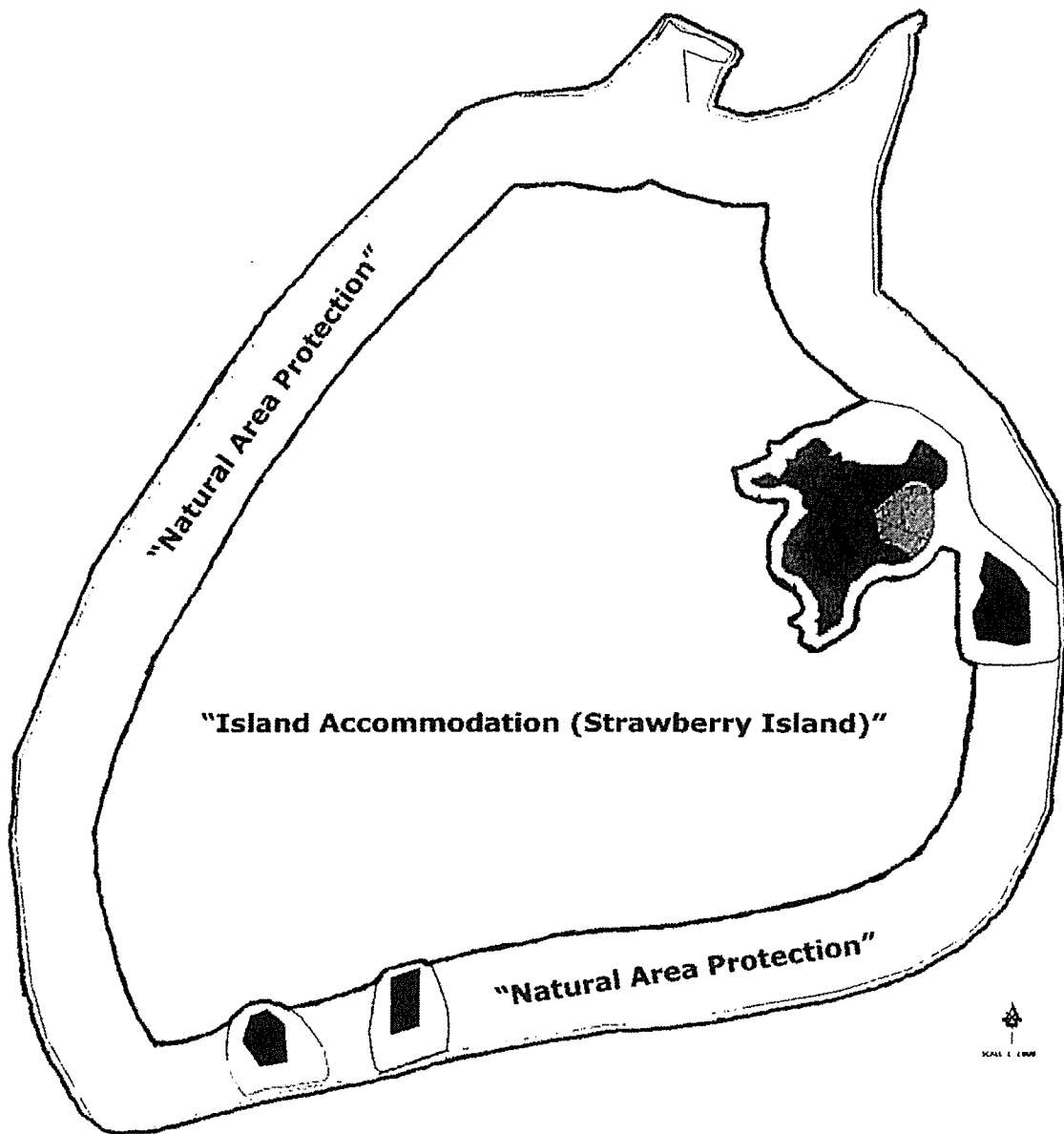
NATURAL AREA PROTECTION	
AGRICULTURE	
RURAL	
VILLAGE	
HAMLET	
SHORELINE RESIDENTIAL	
INDUSTRIAL	
DESTINATION COMMERCIAL	
HIGHWAY COMMERCIAL	
MINERAL AGGREGATE EXTRACTION AREA	
ESTATE RESIDENTIAL	
RAMA ROAD SPECIAL DEVELOPMENT AREA	

Notes: RAMA RESERVE

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



**SCHEDULE "A-1"**





**TOWNSHIP OF RAMARA  
COMMITTEE OF THE WHOLE  
MONDAY, JULY 20, 2015  
REPORT 15/15**

Present	Basil Clarke	Mayor
	John O'Donnell	Deputy Mayor
	Margaret Sharpe	Councillor
	Erika Neher	Councillor
	John Appleby	Councillor
	Kal Johnson	Councillor
Absent	Marilyn Brooks	Councillor
	Janice McKinnon	Chief Administrative Officer
	Jennifer Connor	Legislative Services Mgr/Clerk
	Margaret Black	Corporate Services Mgr/Treasurer
	Dave Wellman	Building & Planning Mgr/CBO
	Kathy Sipos	Municipal Works Mgr
	Jennifer Stong	Acting Zoning Administrator
	Mark Dorfman	Planning Consultant

***SECTION "A"***

**1. OPENING OF THE MEETING BY THE MAYOR**

Committee of the Whole met at 7:00 p.m. in the Council Chambers and recommends the following to Council:

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. DEPUTATIONS BY TOWNSHIP CONSULTANTS AND/OR STAFF**

- 3.1 David Reid addressed Council with information concerning the proposed solar farm in Ramona. Mr. Reid provided information concerning the soil, visual impact, setbacks, berms, fencing, maintenance of panels, property values and benefits to the community.

CW.164.15 THAT we receive the deputation from Mr. Reid regarding the Ramona solar project.

- 3.2 Jim Cronk spoke to Council regarding the Ramona solar project in particular the good neighbour agreement, benefits and spin off effects in the community, wildlife, poor soil conditions for feasible agricultural operations, water quality, fear of the unknown, responsibilities of operator. Mr. Cronk encouraged Council members to visit the proposed properties of the solar project.

CW.165.15 THAT we receive the deputation from Jim Cronk regarding the Ramona solar project.

- 3.3 Doug Cooper addressed Council concerning the Ramona solar project. Mr. Copper touched on communication and details of project, size of the project, no opportunity to date to voice concerns or ask questions, onus of responsibility, property values, aquifer, social impact, steam energy, limited information available.

CW.166.15 THAT we receive the deputation from Doug Cooper regarding the Ramona solar project.

#### 4. PLANNING & DEVELOPMENT SERVICES

#### 5. PROTECTIVE SERVICES

#### 6. TRANSPORTATION SERVICES

- 6.1 CW.167.15 THAT contract No. 312805 for the Glenrest Drive upgrades be awarded to Four Brothers Construction Company based on their total tender price of \$974,635. including contingency;  
AND THAT the Clerk prepare the necessary bylaw.

- 6.2 CW.168.15 THAT Schedule "A" of Bylaw 2013-43 being a Bylaw to decrease the rate of speed of motor vehicles other than the statutory speed limits, be amended to reduce speed limits to 40km/hr on Beaver Trail. *(Report WD-18-15)*

7. ADMINISTRATION/FINANCE/PERSONNEL

- 7.1 CW.169.15 THAT we deny Lanny Dennis's request to make a deputation to Council on July 27, 2015 regarding the Ramona solar project.

8. CULTURE & RECREATION SERVICES

9. ENVIRONMENTAL SERVICES

10. QUESTION PERIOD FOR MEDIA & PUBLIC DEALING WITH AGENDA ITEMS

9. CLOSED SESSION, IF REQUIRED

10. ADJOURNMENT

Committee of the Whole adjourned at 8:39 p.m.

**SECTION "B"**

- 4.1 CW.170.15 THAT the report and recommendations dated July 20, 2015 from Mark Dorfman, Planning Consultant be received;  
AND THAT Council adopt Amendment No. 18 to the Official Plan of the Township of Ramara as amended by 9.12.4.1 and 9.12.4.2;  
AND THAT the Clerk forward Amendment No. 18 to the County of Simcoe as the Approval Authority;  
AND THAT the Township of Ramara defers consideration of Zoning Bylaw Application Z-6/14 until the requirements under Amendment No. 18 are satisfied and Amendment No. 18 is in effect.

## COUNCIL MINUTES

### JULY 27, 2015

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The second regular meeting for the month of July for the Council of the Township of Ramara was held in the Council Chambers in the Administration Centre in Brechin with the following members and staff in attendance:

Present:	Mayor	Basil Clarke
	Deputy Mayor	John O'Donnell
	Councillor	Margaret Sharpe
	Councillor	Erika Neher
	Councillor	John Appleby
	Councillor	Kal Johnson

Absent:	Councillor	Marilyn Brooks
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Also Present:	Chief Administrative Officer	Janice McKinnon
	Mgr. Legislative Services/Clerk	Jennifer Connor
	Mgr. Corporate Services/Treasurer	Margaret Black
	Acting Zoning Administrator	Jennifer Stong
	Planning Consultant	Mark Dorfman

#### 1. OPENING OF THE MEETING

Mayor Clarke opened the meeting at 7:00 p.m.

#### 2. ADOPTION OF AGENDA AND/OR AGENDA ADDITIONS

RESOLUTION NUMBER CR.289.15

**MOVED BY: SHARPE**

**SECONDED BY: O'DONNELL**

THAT the Agenda and any additions thereto dated July 27, 2015 be adopted as presented.

**CARRIED.**

### 3. ADOPTION OF MINUTES

RESOLUTION NUMBER CR.290.15

**MOVED BY: SHARPE**

**SECONDED BY: O'DONNELL**

THAT the Council meeting minutes dated July 13, 2015 be adopted, as presented.

**CARRIED.**

### 4. DISCLOSURE OF PECUNIARY INTEREST

### 5. MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN

### 6. PUBLIC MEETINGS

### 7. DEPUTATIONS, PRESENTATIONS AND RECEIVING OF PETITIONS

- 7.1 Jon Wagner addressed Council regarding development on Strawberry Island and the affects it may have in particular with docking and boating, setbacks, zoning year round, phosphorus calculations and phosphorus cleanup.

RESOLUTION NUMBER CR.291.15

**MOVED BY: O'DONNELL**

**SECONDED BY: SHARPE**

THAT we receive the deputation from Jon Wagner regarding impact of development on Strawberry Island.

**CARRIED.**

- 7.2 Ramona Solar project petition.

RESOLUTION NUMBER CR.292.15

**MOVED BY: O'DONNELL**

**SECONDED BY: SHARPE**

THAT we receive the petition of support regarding the Ramona Solar project.

**CARRIED.**

### 8. COMMUNICATIONS – CONSENT AGENDA

- 8.1 Ministry of Community Safety & Correctional Services correspondence dated June 29, 2015 regarding Strategy for a Safer Ontario.

**Clerk's Recommendation:** Receive as Information.

- 8.2 AMO Communications  
a) Policy Update – Long Term Affordable Housing  
b) July 16, 2015 Watchfile  
c) July 23, 2015 Watchfile  
**Clerk's Recommendation:** Receive as Information.
- 8.3 OGRA Head Up Alert dated July 21, 2015.  
**Clerk's Recommendation:** Receive as Information.
- 8.4 County of Simcoe correspondence dated July 7, 2015 regarding Affordable Housing & Homelessness Prevention Strategy.  
**Clerk's Recommendation:** See CR.294.15
- 8.5 County of Simcoe - Warden's Annual Golf Tournament  
**Clerk's Recommendation:** Receive and we enter a team.
- 8.6 Strawberry Island – Official Plan Amendment application received correspondence.  
**Clerk's Recommendation:** Receive as Information.
- 8.7 Innergex solar project received correspondence.  
**Clerk's Recommendation:** Receive as Information.
- 8.8 Barbara Sternberg correspondence dated July 17, 2015 regarding Township concerns  
**Clerk's Recommendation:** Receive and staff respond.
- 8.9 Correspondence from 1296 Sideroad 15 regarding ditch maintenance & Manager of Municipal Works memo dated July 27, 2015.  
**Clerk's Recommendation:** Receive and advise no ditch brushing will be done by the Township at this time.
- 8.10 Correspondence from 28 South Island Trail dated July 13, 2015 thanking the Environmental Services Dept. for their recent service.  
**Clerk's Recommendation:** Receive as Information.
- 8.11 Lagoon City Community Association thank you correspondence dated June 30, 2015 regarding Environmental Services staff.  
**Clerk's Recommendation:** Receive as Information.
- 8.12 Correspondence from 7298 Glen Ellen Drive dated July 22, 2015 requesting an exemption from Fence Bylaw 2012.90 to a height of eight feet  
**Clerk's Recommendation:** Receive and the exemption be granted.
- 8.13 Meeting Compensation Form – July – Johnson.  
**Treasurer's Recommendation:** Receive and approve.

- 8.14 Meeting Compensation Form – June – O'Donnell.  
**Treasurer's Recommendation:** Receive and approve.
- 8.15 Meeting Compensation Form – June – Sharpe.  
**Treasurer's Recommendation:** Receive and approve.
- 8.16 Expense Claim – May – Johnson.  
**Treasurer's Recommendation:** Receive and approve.
- 8.17 Expense Claim – June – O'Donnell.  
**Treasurer's Recommendation:** Receive and approve.
- 8.18 Council Mileage & Expense - May & June 2015.  
**Treasurer's Recommendation:** Receive and approve.
- 8.19 Manager of Corporate Services/Treasurer memo dated July 27, 2015 regarding Audit Committee Terms of Reference.  
**Clerk's Recommendation:** Receive as information and adopt the Audit Committee Terms of Reference.
- 8.20 2014 Township of Ramara Financial Statements.  
**Treasurer's Recommendation:** Receive and approve.
- 8.21 Manager of Fire & Rescue Services/Fire Chief dated July 27, 2015 regarding second quarter ambulance response statistics  
**Clerk's Recommendation:** Receive as Information.
- 8.22 Town of Gravenhurst correspondence dated July 14, 2015 regarding Official Plan Review.  
**Clerk's Recommendation:** Receive as Information.
- 8.23 Township of Clearview correspondence dated July 6, 2015 regarding Provincial Planning Initiatives  
**Clerk's Recommendation:** Receive and support.
- 8.24 Official Plan Amendment – City of Kawartha Lakes – Woodville.  
**Clerk's Recommendation:** Receive as Information.
- 8.25 Official Plan Amendment – City of Kawartha Lakes – Fenelon Falls.  
**Clerk's Recommendation:** Receive as Information.
- 8.26 Orillia & Area Physician Recruitment & Retention correspondence date July 17, 2015 regarding mid year activity and financial performance.  
**Clerk's Recommendation:** Receive as Information.
- 8.27 Ramara Chamber of Commerce Annual Golf Tournament.  
**Clerk's Recommendation:** Receive and we enter a team.

8.28 Pamela Fulford Request to defer OPA 18 for Strawberry Island  
**CLERK'S RECOMMENDATION: See CR.295.15**

8.29 Manager of Corporate Services/Treasurer memo dated July 27, 2015 regarding  
Harbour Inn water & sewer usage  
**TREASURER'S RECOMMENDATION: See CR.296.15**

RESOLUTION NUMBER CR.293.15

**MOVED BY: APPLEBY**

**SECONDED BY: NEHER**

THAT we adopt the recommendations of Items 8.1 to 8.29 as set out in the Consent Agenda and Additions thereto, dated July 27, 2015 with the exception of Items 8.4, 8.28 and 8.29.

**CARRIED.**

8.4 RESOLUTION NUMBER CR.294.15

**MOVED BY: O'DONNELL**

**SECONDED BY: SHARPE**

THAT we receive the County of Simcoe correspondence dated July 7, 2015 regarding Affordable Housing & Homelessness Prevention Strategy;  
AND THAT the appropriate staff person attend on behalf of the Township as determined by the CAO.

**CARRIED.**

8.28 RESOLUTION NUMBER CR.295.15

**MOVED BY: O'DONNELL**

**SECONDED BY: SHARPE**

THAT the Harbour Inn be granted a credit of \$7,397. as a reduction in the water and sewer base rates for the 1<sup>st</sup> quarter 2015;  
AND THAT the last quarter of 2014 be brought forward for further discussion.

**CARRIED.**

8.29 RESOLUTION NUMBER CR.296.15

**MOVED BY: JOHNSON**

**SECONDED BY: NEHER**

THAT we receive the request to defer OPA 18 for Strawberry Island as information.

**CARRIED.**



## 9. REPORTS OF COMMITTEES

### 9.1 RESOLUTION NUMBER CR.297.15

**MOVED BY: APPLEBY**

**SECONDED BY: NEHER**

THAT we adopt the Special Committee of the Whole Report 14/15 dated July 20, 2015 as presented. **CARRIED.**

### 9.2 RESOLUTION NUMBER CR.298.15

**MOVED BY: APPLEBY**

**SECONDED BY: NEHER**

THAT we adopt Section "A" of the Committee of the Whole Report 15/15 dated July 20, 2015 as presented. **CARRIED.**

### 9.4 RESOLUTION NUMBER CR.299.15

**MOVED BY: APPLEBY**

**SECONDED BY: NEHER**

THAT Section "B" of Committee of the Whole Report 15/15 dated July 20, 2015 be amended by amending 9.12.4.1 to read "within the areas designated as "Island Accommodation (Strawberry Island)", the overall target for residential accommodation shall not exceed 80 dwelling units or 13.0 per gross hectare, whichever is the lesser number of dwelling units and 9.12.4.2 to read "any application to amend this Plan shall be based on planning policies in this Plan, conformity with the Growth plan for the Greater Golden Horseshoe and the County of Simcoe Official Plan, consistency with Provincial Policy Statement 2014, and conformity with the relevant policies of the Lake Simcoe Protection Plan, including results from Adaptive Management Planning to monitor annual Phosphorus loading in Lake Simcoe from the approved wastewater treatment facility" **CARRIED.**

### 9.3 RESOLUTION NUMBER CR.300.15

**MOVED BY: APPLEBY**

**SECONDED BY: NEHER**

THAT we adopt Section "B" the Committee of the Whole Report 15/15 dated July 20, 2015 as amended.

**Mayor Clarke requested a recorded vote on CR.300.15.**

<b>Councillor Johnson</b>	<b>yes</b>
<b>Councillor Neher</b>	<b>yes</b>
<b>Deputy Mayor O'Donnell</b>	<b>yes</b>
<b>Councillor Sharpe</b>	<b>yes</b>
<b>Councillor Appleby</b>	<b>yes</b>
<b>Mayor Clarke</b>	<b>no</b>

**CARRIED.**

9.3 RESOLUTION NUMBER CR.301.15

**MOVED BY: JOHNSON**

**SECONDED BY: NEHER**

THAT we receive the Lagoon City Parks & Waterways Commission minutes dated July 9, 2015 as information. **CARRIED.**

10. ITEMS REQUIRING THE IMMEDIATE ATTENTION OF COUNCIL

10.1 RESOLUTION NUMBER CR.302.15

**MOVED BY: O'DONNELL**

**SECONDED BY: SHARPE**

**WHEREAS** Capitalized terms not defined herein have the meaning ascribed to them in the LRP I RFP.

**AND WHEREAS** Ramona Solar LP (the Registered Proponent) is proposing to construct and operate a Large Renewable Solar Project (LRP) in the Township of Ramara;

**AND WHEREAS** the Registered Proponent acknowledges that the LRP and Connection Line, either in whole or in part is to be located on lands under the jurisdiction of the Township of Ramara;

**AND WHEREAS** the Registered Proponent has requested that the Council of the Township of Ramara indicate by resolution their support for the LRP and Connection Line on the Lands;

**AND WHEREAS** pursuant to the LRP I RFP, Proposals that receive the formal support of the local jurisdictional authorities of all the Project Communities in which the LRP and Connection Line are being located in the form of a support resolution will be awarded Rated Criteria points for the purpose of ranking the Proposal in relation to other Proposals for a contract under the LRP I RFP;

**NOW THEREFORE BE IT RESOLVED THAT**

the Council of the Township of Ramara supports the development, construction and operation of the Large Renewable Project and/or proposed Connection Line on the Lands.

1.This resolution's sole purpose is to enable the Registered Proponent to receive Rated Criteria points under LRP I RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Large Renewable Project and/or proposed Connection Line or for any other purpose. Rated Criteria points will be used to rank the Registered Proponent's Proposal in relation to other Proposals received by the IESO under the LRP I RFP.

2.Though this resolution may impact the rank of the Registered Proponent's Proposal in relation to other Proposals received by the IESO, it does not guarantee a contract will be offered to the Registered Proponent under the LRP I RFP.

**AND THAT**

3. A Bylaw be brought forward for Council consideration to authorize the Mayor and Clerk to enter into the Memorandum of Agreement and sign the IESO Prescribed Template - Municipal Council Support Resolution and Adjacent Land Owner forms.

**CARRIED.**

RESOLUTION NUMBER CR.303.15

**MOVED BY: O'DONNELL**

**SECONDED BY: SHARPE**

THAT we request a 50 m setback from the back lot line and the east lot line of 1919 and 1901 Concession M/N regarding the Ramona Solar project.

**CARRIED.**

**11. UNFINISHED BUSINESS**

**12. LONG TERM INITIATIVES**

- 12.1 Quarterly Newsletters
- 12.2 Casino Funding
- 12.3 Municipal owned quarry on Concession Road D-E
- 12.4 Energy Conservation
- 12.5 Beach Maintenance
- 12.6 Public Transit
- 12.7 Revenue Generating Enterprises

**13. SIMCOE COUNTY COUNCIL UPDATE**

Mayor Clarke announced that County Council was on summer schedule and there were no meetings to update Council on. Deputy Mayor O'Donnell announced that he would be attending an agriculture committee meeting at the County next week.

**14. ANNOUNCEMENTS AND ENQUIRIES – MEMBERS OF COUNCIL**

Mayor Clarke asked if a member of Council could attend the Pride flag raising on his behalf on Tuesday, August 4, 2015 at noon at the Township Office.

Marg Sharpe asked how residents were notified of the water and sewer rate increase and asked for residents to be notified each year of the increase.

Councillor Johnson announced that the Ramara Chamber of Commerce was hosting a Horseshoe Tournament at the Brechin Legion on August 12, 2015 and Council was invited.

Councillor Johnson asked staff to investigate the power source at the fire boat in Lagoon City and who pays for the power. Councillor Johnson expressed concern that at times the power source to the boat is unplugged and the power is being used by someone else.

Councillor Johnson asked for the signs to be installed before the long weekend at the private beaches in Lagoon City regarding the wrist band policy.

Councillor Neher asked for the speed limit signs on Balsam Road to be installed closer to Highway 12 in order for people see them when turning onto Balsam Rd.

## 15. REQUESTS FOR REPORTS FROM COUNCIL MEMBERS

## 16. NOTICES OF MOTION

## 17. QUESTION PERIOD FOR MEDIA AND PUBLIC DEALING WITH AGENDA ITEMS

Deb Wagner asked why Council was ignoring the over 18,000 people who signed a petition against the Strawberry Island Development.

Deb Wagner asked if the indigenous people were circulated regarding the Strawberry Island Development and if they responded.

Christina Hucker asked if the Strawberry Island development proceeds will there be barges parked at the end of Courtland Street blocking local resident's access to the lake. She asked Council to please keep an eye on the public accesses.

Mike Harrington asked if Council had made an appointment to the County social housing committee.

Lynn Cole asked about the condition of Anderson Avenue if there was a barge parked at the end of Courtland Ave. and the amount of increased traffic.

Elizabeth Ross asked who was responsible to get children to school if a family moved into the development at Strawberry Island.

John Ross asked if the Township was responsible for setting fire and policing standards.

## 18. BILLS & BYLAWS

2015.27	Official Plan Amendment No. 18 (available in Clerk's Dept. for review)
2015.28	Agreement – Sebright Solar
2015.29	Speed Limit – Beaver Trail
2015.30	Agreement - Glenrest Drive Reconstruction
2015.31	Agreement – Ramona Solar
2015.32	Agreement – Clean Flo

RESOLUTION NUMBER CR.304.15

**MOVED BY: O'DONNELL**

**SECONDED BY: SHARPE**

THAT Bill 2015.27 be considered read a first, second and third time and finally passed as a bylaw. (OPA No. 18 Strawberry Island).

**CARRIED.**

RESOLUTION NUMBER CR.305.15

**MOVED BY: O'DONNELL**

**SECONDED BY: SHARPE**

THAT Bill 2015.28 be considered read a first, second and third time and finally passed as a bylaw. (Sebright solar).

**CARRIED.**

RESOLUTION NUMBER CR.306.15

**MOVED BY: SHARPE**

**SECONDED BY: O'DONNELL**

THAT Bills 2015.29, 2015.30 and 2015.32 be considered read a first, second and third time and finally passed as bylaws.(Beaver Trail, Glenrest, Clean-Flo)

**CARRIED.**

RESOLUTION NUMBER CR.307.15

**MOVED BY: O'DONNELL**

**SECONDED BY: SHARPE**

THAT Bill 2015. 31 be considered read a first, second and third time and finally passed as a bylaw. (Ramona solar)

**CARRIED.**

**19. CONFIDENTIAL ITEMS**

RESOLUTION NUMBER CR.308.15

**MOVED BY: APPLEBY**

**SECONDED BY: NEHER**

THAT we now enter closed session at 8:52 p.m. in accordance with Section 239(2) of the Municipal Act, 2001, to discuss:

- |                      |   |
|----------------------|---|
| <u>          </u>    | The security of the property of the municipality or local board;  |
| <u>      X      </u> | Personal matters about an identifiable individual, including municipal or local board employees;                                  |
| <u>      X      </u> | A proposed or pending acquisition or disposition of land by the municipality or local board;                                      |
| <u>          </u>    | Labour relations or employee negotiations;  |
| <u>          </u>    | Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; |
| <u>          </u>    | Advice that is subject to solicitor-client privilege, including communications necessary for that purpose;                        |
| <u>          </u>    | A matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act.               |

**CARRIED.**

RESOLUTION NUMBER CR.309.15

**MOVED BY: NEHER**

**SECONDED BY: JOHNSON**

THAT we do now rise at 9:14 from Closed Session and report.

**CARRIED.**

RESOLUTION NUMBER CR.310.15

**MOVED BY: APPLEBY**

**SECONDED BY: NEHER**

THAT the Closed Session Committee of the Whole Report dated July 20, 2015 be adopted as presented.

**CARRIED.**

RESOLUTION NUMBER CR.311.15

**MOVED BY: JOHNSON**

**SECONDED BY: NEHER**

THAT the draft Closed Session Lagoon City Parks & Waterways Commission minutes dates July 9, 2015 be received as information.

**CARRIED.**

RESOLUTION NUMBER CR.312.15

**MOVED BY: JOHNSON**

**SECONDED BY: NEHER**

THAT Robert Para be appointed to the Lagoon City Parks & Waterways Commission for a term expiring June 2016.

**CARRIED.**

RESOLUTION NUMBER CR.313.15

**MOVED BY: O'DONNELL**

**SECONDED BY: SHARPE**

THAT staff be directed to advise the property owner at 8122 Laidlaw Ave that the disposal of surplus property bylaw is to be adhered to;  
AND THAT there is the option to wait for other property owners on Laidlaw Ave to purchase their land encroaching on the Township road allowance to reduce the cost.

**CARRIED.**

RESOLUTION NUMBER CR.314.15

**MOVED BY: APPLEBY**

**SECONDED BY: NEHER**

THAT we discussed a personal matter regarding The Steps;  
AND THAT we request the OPP to respond to any calls regarding The Steps in Lagoon City and to lay charges for any infractions.

**CARRIED.**

## 20. CONFIRMATION BYLAW

RESOLUTION NUMBER CR.315.15

**MOVED BY: SHARPE**

**SECONDED BY: O'DONNELL**

THAT Bylaw 2015.45 a bylaw to confirm the proceedings of Council at the meeting held on the 27<sup>th</sup> day of July 2015, be considered read a first, second and third time and finally passed.

**CARRIED.**

## 21. ADJOURNMENT

RESOLUTION NUMBER CR.316.15

**MOVED BY: NEHER**

**SECONDED BY: JOHNSON**

THAT we now adjourn at 9:17 p.m. until September 14, 2015 at 7:00 p.m.

**CARRIED.**

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Basil Clarke, Mayor

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Jennifer E. Connor, Clerk