

THE CORPORATION OF THE MUNICIPALITY OF MCDUGALL

PROPOSED OFFICIAL PLAN PUBLIC MEETING

HELD WEDNESDAY, AUGUST 25, 2004, AT 7:00 P.M.

MINUTES

Present: Mayor D. Robinson
Councillor D. Adams
Councillor J. Johnson
Councillor K. Dixon
Councillor J. Gilchrist
and
Administrator G. Eaton
Fire Chief B. Leduc
Public Works Supervisor T. Hunt
Deputy Clerk C. Vankoughnett
Municipal Planner John Jackson

Guests: Approximately 64, (see attached sheet on original minutes documents)

1. CALL TO ORDER

Resolution No. 2004/176 Johnson/Dixon
THAT this Special Planning Meeting of Council be called to order at 7:00
p.m. "Carried"

2. PURPOSE OF MEETING

Mayor Robinson explained that the purpose of the meeting is to consider proposed changes to the Official Plan and the Municipality's Zoning by-law pursuant to Sections 17 and 34 of the Planning Act. He then called upon Mr. Jackson to review the summary of changes.

3. MUNICIPAL PLANNER, JOHN JACKSON

Re: Summary of Changes.

Mr. Jackson noted that the present Official Plan consists of the municipalities of McDougall, Carling and Foley. The Municipality of McDougall in 2000 annexed the former Ferguson Township therefore the Official Plan and Zoning by-law needed to reflect this change. He noted that this also creates an opportunity to do some housekeeping within these policies.

3. SUMMARY OF CORRESPONDENCE RECEIVED

The CAO then reviewed the following correspondence received:

- a) Mr. & Mrs. MacMillan who were concerned about small lots continued to be grandfathered with some restrictions.

Mr. & Mrs. MacMillan were unable to attend the meeting, the CAO responded to this correspondence.

Page 2
Aug. 25/04
minutes

- b) Cecilia Parkes.
Mrs. Parkes requested the restricting of golf course development on and adjacent to Lorimer Lake and White Beaver Trail Road. See presentation documents on Lorimer Lake Road.
- c) Tanya Jenkins.
Expressing concerns with regards to the zoning of sandpit operations to protect neighbours wells, roads and environment.
- d) W. E. Mallory.
Mr. Mallory noted that he felt the implementation of the Official Plan on property owners in the former Ferguson Township is an abdication of their rights as it is restrictive for people who like freedom.
- e) Tom Woolhouse (Verbal comments)
Mr. Woolhouse would like to see consistent zoning on Lorimer Lake. He noted that the lake is in two municipalities and zoning should be compared and one zoning agreed upon for the lake.
- f) Debra Wells
Ms. Wells represents the Trout Lake Cottage Association and would like to be notified of the adoption of the proposed Official Plan and Zoning By-law.
- h) Frank Doe
Mr. Doe was concerned about the operation of the Public Road Allowance being used to access Lorimer Lake. His concerns included problems with parking, safety, and improvements contrary to MNR directive.
- i) District Municipality of Muskoka
Informed the Municipality of the collection of input to designated Muskoka District and surrounding municipalities under the Aggregate Resources Act.
- j) Timothy McMahom
Requested time for a presentation on August 25, 2004.
- k) Mr. & Mrs. Heerschap.
Requesting information regarding the proposed, existing and prior amendments to the Official Plan and Zoning By-law.
- l) Town of Parry Sound

The Town indicated that the Plan ignores the Provincial Policy Statements in respect to recognizing the Town of Parry Sound as the proper location for urban style growth. There was questions raised on multiple sections of the plan mostly dealing with their main issue and servicing requirements.

Page 3
Aug. 25/04
minutes

- m) Mr. Norm Ferguson
Correspondence received was more of an individual property nature.

5. **DELEGATIONS REQUESTED**

- a) Timothy McMahon, representing Darlene Mitchell who is the President of the Waubamik Estates Property Owners' Association. Mr. McMahon on behalf of the Association expressed the following concerns:
 - sections 14.0 – 14.01.5, not in favour of Crown lands being disposed of or developed.
 - sections 19.04.3 – 19.04.7 opposed to the phrase that the “fishery is at fatal stress levels” (Lormier Lake). Feels it is controversy to the MNR who maintain that planted lake trout are surviving reasonably well.
 - the re-classification of Lorimer Lake to a middle level lake.
- b) Cecilia Parkes, Lorimer Lake Cottagers' Association. Ms. Parkes who was representing the Lorimer Lake Cottagers' Association expressed the following concerns:
 - they are not in favour of Crown Land being sold. Requesting that section 14.01.5 be omitted.
 - 95% of residents were opposed to the building of boathouses.
 - Clarification was requested regarding sections 10.03.2 and 11.03.2 which refers to conditions for allowing boathouses.
 - Residents were not in favour of golf courses adjacent to Lorimer Lake or White Beaver Trail Road.
 - Permits being required for the dumping and grading of fill.
 - Would like to see rules in place for the changes or amendments to the Official Plan and Zoning by-law to be posted on the Municipal Web Site.
 - Requested that a copy of this letter be posted on the Municipal Web Site.
- c) Debra Wells, President of the Trout Lake Property Owners' Association.

Ms. Wells expressed her objection to section 10.03.2, banning of boathouses. Requested exemption from this section.

6. PUBLIC COMMENTS

- a) John Hackson expressed his opposition to boathouse prohibition on Trout Lake noting that Trout Lake has over 40 cottages that are

Page 4
Aug. 25/04
minutes

water access and require boathouses for the storage of their boats. He also noted that they would like to add another 4 slips to the existing 8-slip boathouse. He felt that regulation and not prohibition would be a better route to take.

- b) Dave Newnham, Tim Hortons Children's Foundation
Mr. Newnham noted the commitment of the Camp to maintain the quality of the natural environment and waterfront areas and supports the other residents in keeping Lorimer Lake as a beautiful and treasured resource.

- c) Mark Flowers, Legal representative for ICI Canada.
Mr. Flowers expressed the following concerns:
- regarding the language used for the site-specific policies, he felt that section 20.02 failed to recognize the redevelopment of opportunities of the land.
 - section 19.04.3 regarding Simms lake, he felt the policy is too vague.
 - section 19.04.3 , concerned with wording of this section.
 - He felt that the zoning by-law restricted development.
 - he noted that the zoning WF6 along the Bay has a Holding on it and felt the policy needs to be clarified.
 - he expressed concerns regarding the requirements for Official Plan amendments.
 - would like clarification on the adoption of these policies.
 - These comments and others will be forwarded to the municipality in a couple of weeks.

Mr. Jackson noted that Council will consider the comments heard and received and at some point the final documents will be prepared. The Official Plan is adopted by Council and is approved by the Ministry of Municipal Affairs and Housing. Only those who have notified the Municipality in writing will receive notification of the adoption. The Zoning by-law is approved by Council with all ratepayers being notified of this approval. Both approvals will have a twenty-day appeal period.

- d) Marilyn Jones, President of Lorimer Lake East.

Would like to see the Official Plan follow Whitestone's Official Plan, boathouses and landfills are also a concern of hers.

- e) Al Kinnear, 9 Peninsula Shores Road.
Mr. Kinnear expressed concerns regarding the grandfathering of lot sizes and questioned whether his lot next door would fall under that category.
Mr. Jackson noted that the lot sizes will remain the same, in Mr. Kinnear's case if the lot size is .44 of an acre or higher then it will be eligible for a building permit.

Page 5
Aug. 25/04
minutes

- f) Kristen Tudhope, Pineridge Drive.
Questioning changes in the consent policy with regard to lots created being on a year round municipally maintained road. Mr. Jackson indicated that this has not changed, this policy is still in effect.
- g) Bev Cleland, Nine Mile Lake
Mr. Cleland questioned the size designation of Nine Mile Lake. Mr. Jackson agreed with Mr. Cleland and noted that he would change this designation.
- h) Dieter Wilhelm, Pineridge Drive
Mr. Wilhelm also requested clarification on the consent process with regards to created lots fronting on Municipal roads and creating back lots serviced by write-of-ways.

7. CLOSING COMMENTS, MAYOR DALE ROBINSON

Mayor Robinson thanked the ratepayers for coming out to the meeting and noted that the comments and concerns expressed this evening will be taken into consideration and further reviewed by Council. He encouraged the ratepayers to submit their concerns and comments. He then turned the meeting over to Mr. Jackson who further reviewed the process.

Mr. Jackson noted that it would probably be mid October before the Official Plan and Zoning by-law would be adopted. He reiterated that the Official Plan would be approved by the Ministry of Municipal Affairs and Housing with notification being given to the ratepayers who have requested notification and that the zoning by-law would be approved by By-law and notice would be given to all ratepayers.

8. MEETING ADJOURNED

Resolution No. 2004/177

Dixon/Johnson

THAT this special meeting of Council be adjourned at 8:10 p.m.
"Carried"