

TIME/DATE: March 8, 2006 at 7:00 pm

PLACE: Township of Whitewater Region Council Chambers

ATTENDEES:

Chairperson – Ron Lowe, Deputy Reeve, Whitewater Region
Committee Members – Dan Rathwell, Reeve, Whitewater Region
Art Cobb, Councilor, Whitewater Region
Joe Trimm, Councilor, Whitewater Region
Jacob Rook, Councilor, Whitewater Region
Jim Labow, Councilor, Whitewater Region
Beulah Wright, Councilor, Whitewater Region
Jack Ferguson, Councilor, Whitewater Region
Daryl McLaughlin, Councilor, Whitewater Region
Joe Kowalski, Citizens Association for the Future of Whitewater Region
Jim Munroe, Citizens Association for the Future of Whitewater Region

Staff Dean Sauriol, CAO – Administrator, Whitewater Region

Consultants Brian Whitehead, Jp2g Consultants Inc.
Steve Webster, Jp2g Consultants Inc.

DISCUSSION:

1. Adoption of Previous Minutes

The meeting minutes of the Steering Committee Meeting #1 dated February 8th were reviewed for errors and omissions. None were noted and there was a motion to adopt the minutes by Joe Trimm which was seconded by Jacob Cobb. The motion carried.

2. Documentation

Brian provided copies of the minutes from the previous meetings (tab #2) as well as a Preliminary Issues Report (tab #3) for each of the committee members to place in their steering committee booklet.

3. Review of Preliminary Issues Report

Brian noted that he had separated the issues discussed at the last meeting into 4 categories (Growth and Settlement; Natural Heritage and Resources; Servicing and Implementation). He noted that these are all interrelated. Brian then reviewed each of the issues, noting the recommended actions as contained in the report that he provided to each of the committee members. Within his presentation the following items were noted or discussed:

- ? Regarding growth and settlement, it is clear from discussions with the Steering Committee that there is a need to encourage growth and development. The Analysis of Growth and Development Opportunities and Constraints has identified three areas of opportunity where growth can occur. These include: Rural Areas; Urban Areas and waterfront areas including the Ottawa River Corridor.

- ? Natural Heritage and Resource issues include: Sensitive Lake Policies for Muskrat Lake, Areas of Natural and Scientific Interest (ANSI's); Water Setbacks, Archaeological Assessments; Flood Plains; Provincially Significant Wetlands (PSW's); Protection of Agricultural Lands; Fish and Wildlife Habitat/Habitat for Threatened and Endangered Species; and Mineral Aggregate Resources.
- ? Servicing issues include: Private Roads; Private Communal Sewer and Water Servicing; Servicing Rural Cluster Residential Development; Urban Servicing Strategies.
- ? Ron Lowe noted that the Township already does have a policy that allows private roads to be assumed by the municipality.
- ? Brian provided an explanation between condominium and fractional ownership as it relates to servicing. The difference being that condominiums corporation is made up a number of individuals that each own their unit, while with fractional ownership each owner only owes a share in the company and therefore there is only one "owner". This is important from a servicing perspective, since the Ministry of Environment would require that the municipality enter into a Responsibility Agreement for any condominiums, since there is more than one owner. The Responsibility Agreement is structured so that the municipality is responsible to take over the water and sanitary systems of the condominium if something happens to the corporation. There is no need for Responsibility Agreement with fractional ownership since there is only one owner.
- ? The primary Implementation issue for the Steering Committee will be a decision regarding how the recommendations of the Stage 1 Work Plan will be best implemented: (i.e. through the County Official Plan or a new Official Plan for the Township)

4. Visioning Session

The committee next focused on what they wanted to see as their vision for Whitewater Region for the 20 year horizon period.

Agriculture

Items discussed:

- ? Should take a closer look at the mapping to determine if it is accurate
- ? Use marginal land for residential uses such as cluster housing
- ? The trend in the agricultural field is to larger farms, which has resulted in some marginal lands or small pockets of lands are no longer in production.
- ? It was noted that Class 3 lands can still be productive.

Vision - Must protect both the Agricultural Industry and Farmland

Ottawa River Corridor

Items discussed:

- ? It was noted that the corridor could be split into three areas, with recreational tourism in the bottom third, cottages within the Westmeath / Lapasse area and estate lots in the top third.
- ? There is a need to protect the natural heritage values of the whitewater corridor section of the river.
- ? The trend is toward the cottages being converted to year round residential.
- ? There is a need for a criteria for compatibility between residential and tourism.
- ? Joe Kowalski noted that he felt that the tourism industry had not achieved the critical mass and that more competition brings more business.
- ? Discussions took place around that fact that the corridor has significant environmental issues and that there is a need to find a balance between these and development. It was noted that there is a need to have local control on these issues.

- Vision - To encourage Residential and Recreational Resort Development in the Ottawa River Corridor.**
To protect the natural heritage values of the whitewater corridor section of the river.
To establish special policies and designate areas where Recreational/Resort Development should occur.

Rural Areas

Items discussed:

- ? Look into the cluster development concept for up to 5 houses on private road, septic and water services

Vision – To encourage Residential Growth within non-Agricultural areas.

Urban Areas

Items discussed:

- ? It was noted that Beachburg has a special policy within the County's Official Plan since it is the only community serviced solely by a single service.
- ? It is unlikely that sewer services will be considered for Beachburg over the next 20 years due to the high cost of providing this service.
- ? It was noted that the Growth and Settlement Policies of the Provincial Policy Statement require development in urban areas to be serviced with full sewer and water services.
- ? Discussions on the servicing policies for Beachburg centered around the concept of having a minimal lot size based on soil conditions that could be approved without the need for a hydrogeological study

Vision – To encourage future development on full sewer and water services in the Village of Cobden and to accommodate as much growth as possible in the Village of Beachburg.

Residential

Items discussed:

- ? The Steering Committee would like to plan for aggressive residential growth

Vision – Plan for a Total Population increase of 3,500 people over the next 20 years for a total population of 10,000 for the Township of Whitewater Region by the year 2026.

Commercial / Industrial

Items discussed:

- ? Higher energy costs related to transportation make it difficult for companies to relocate to the area.
- ? Home based businesses will become more prevalent.
- ? The fact that the Township has high speed internet through NRTC should be marketed.

Vision – To encourage New Businesses while still strengthening existing Businesses.

Natural Heritage and Resources

Items discussed:

- ? Ron provided the committee with an update on a meeting that was held with MNR on this issue. It was noted that MNR has agreed to take another look at this issue along with ANSI's and PSW. They have agreed to move the gravel areas so that the limit is noted to be 150 m from the urban areas.
- ? Discussions regarding Muskrat Lake included the requirement for a 300m setback for septic systems, the balance between Agriculture and waterfront development on the east side of the Lake and technological advances in septic technology.

Vision - To minimize the impact that natural heritage and resource protection policies would have on the future development potential of the Municipality.

5. Next Steps

It was agreed that the next step for the committee is to hold public meetings in order to present the public with the list of issues to be addressed as well as the vision that the committee has come up with for Whitewater Region. The public will be asked to comment on these and confirm if they agree with the work the committee has completed to date. It was agreed that the meetings would consist of a PowerPoint presentation by Brian followed by a question and answer period. Due to the size of the Township it was agreed that there should be two meetings, one in Cobden and one in Westmeath. These will either be held on April 18th/20th or April 25th/27th. It was agreed that the committee members would get a copy of the PowerPoint presentation before the public meetings and that signup sheets would be available for those members of the public that wanted a copy of presentation.

6. Adjournment of Meeting

Jim Labow moved to adjourn the meeting, which was seconded by Daryl McLaughlin. The motion was carried and the meeting adjourned at 10:10 pm.

THESE MINUTES WERE RECORDED AND DISTRIBUTED BY Jp2g CONSULTANTS INC. ANY ERRORS OR OMISSIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE UNDERSIGNED.



Steven Webster

Distribution:

- All in attendance