

## **Agenda**

### **Township of Whitewater Region Official Plan Policy Review Steering Committee Meeting #5**

**July 12, 2006**

<b><u>Item</u></b>	<b><u>Description</u></b>
1.	<b>Chairman calls the meeting to order.</b>
2.	<b>Review of Minutes of Meeting #4.</b>
3.	<b>Continuation of Discussion on Policy Options to Address Identified Issues.</b>
4.	<b>Committee Update on Meeting with Ian Smith, Director of the Source Water Protection Program for Ontario to discuss Muskrat Lake</b>
5.	<b>Next Steps?</b> <ul style="list-style-type: none"><li>- <b>Further discussion on Policy Options</b></li><li>- <b>County Comments on Policy Options</b></li><li>- <b>Policy Goals, Objectives and Actions Report</b></li><li>- <b>Public Consultation</b></li><li>- <b>New Official Plan vs. Amendments to County Plan</b></li></ul>

**Township of Whitewater Region  
Official Plan Policy Review Steering Committee Meeting #5**

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TIME/DATE: July 12, 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  
Beulah Wright, Councilor, Whitewater Region  
Jack Ferguson, Councilor, Whitewater Region  
Daryl McLaughlin, Councilor, 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 #4 dated June 14<sup>th</sup>, 2006 were reviewed for errors and omissions. No errors or omissions were noted and there was a motion to adopt the minutes by Art Cobb was seconded by Joe Trimm. The motion carried.

**2. Communal Servicing**

Brian continued his presentation on the issues contained within his draft of the “Issues and Options Report”. The issue of Communal Servicing was reviewed. In his presentation he noted that within the County’s Official Plan there is a hierarchy of preferred servicing options that are in accordance with the Provincial Policy Statement. He also noted that the County Official Plan requires an Official Plan Amendment for significant freehold residential development on private communal services that is proposed in association with recreation/resort development. This was one of the Minister’s changes in June 2003.

Brian raised the idea of instituting a “Developer Agreement” whereby the developer would be responsible for fixing the system (sanitary or water) in case of a problem rather than a “Responsibility Agreement” where the municipality would be responsible for assuming the system in the event of a failure. This would only be an option for a condominium development, since there are several “owners” and not for a fractional ownership development where there is only one commercial resort “owner”.

**3. Environmental Protection**

Brian’s next area of review concerned Environmental Protection. He noted there were 9 areas of EP within the Township.

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He noted that the policies of the EP designation related to natural heritage features such as fish and wildlife habitat, threatened and endangered species, and ANSIs are duplicated in the General Provisions Section of the Plan. The policies related to dredging and filling are also duplicated in the General Provisions Section of the Plan.

Brian noted that one area where the Township may be able to have more control over the issue of EP areas is to have the terms of reference and the approval of the Environmental Impact Studies be addressed at a local council level and not at a County/Provincial level.

**4. Aggregate Resources**

Brian noted that Whitewater has an abundance of mineral aggregate resources. He did note that if the Council decided to proceed with a "Waterfront" designation that this would likely eliminate some of the aggregate areas, particularly in the Jeffery Lake / Olmstead Lake area. He noted that the mineral aggregate resource areas could be reviewed to determine what higher quality aggregate resources should be preserved for the long-term needs of the Municipality versus what could be removed from the Aggregate designation.

Brian noted that the County Plan has designated all areas whether is a Class A or B resource. It was also noted that a significant amount of aggregate may be required by MTO if the realignment and widening of Highway 17 does proceed.

**5. Agriculture**

Brian noted that within the County's Official Plan there may be areas that are currently designated rural that should be agricultural and also lands that are agricultural that is not really good farmland.

It was agreed by all the agricultural areas are all very important and need to be preserved.

It was also noted that it would not be possible to have a "cluster" residential development in an agricultural designation due to land use compatibility concerns.

**6. Floodplains**

Brian noted that the issue of Floodplains is a health and safety issue. It was noted that the area along the Ottawa River already has floodplain mapping that was created based on extensive engineering analysis. The mapping is also based on a two zone concept which does allow some development within the flood fringe, subject to adequate flood proofing.

It was noted that the only way to revise the floodplain limits would be to undertake a similar engineering review which would be very expensive to undertake.

**7. Update on Source Water Protection**

The Committee was provided with an update on the Source Water Protection work that the Township is undertaking. It was noted that the Township has received 3 grants of \$10,000 each for each of the sites at Beachburg, Cobden and the Haley Townsite. Jp2g has been retained to assist the Township with the inventory of information that is available for these sites.

It was noted that the threats to the Cobden surface water intake in Muskrat Lake are greater than at the Beachburg and Haley Townsite groundwater sources. It was noted that this first round of funding is to determine what sites would be candidate sites for the next round of funding in which it is

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understood that about \$1.5 million is available for areas that do not have Conservation Authorities. It was noted that this program is intended to protect the source water and not Muskrat Lake, but the idea is to try and use this funding to help improve water quality in the Lake.

**8. Next Steps**

Art Cobb noted that he felt that as the next step in the process that he would like to have Jim Hutton attend the meeting to give his perspective on the issues and options with the draft report. A motion was carried to have Jim Hutton attend the next meeting. Brian was instructed to provide Jim with a copy of his draft report and find out when Jim would be available to meet with the Committee. It was also noted by the chairperson that it would be unlikely that this Committee would be able to meet in August since there was a need to have a meeting first with the Muskrat Lake Committee to bring them up to date on the process as well providing time for Jim Hutton to review the draft report. Brian is to confirm the next meeting date after his discussions with Jim Hutton.

**9. Adjournment of Meeting**

Daryl McLaughlin moved to adjourn the meeting, which was seconded by Jack Ferguson. The motion was carried.

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
  - Joe Kowalski, Citizens Association for the Future of Whitewater Region
  - Jim Munroe, Citizens Association for the Future of Whitewater Region
  - Jim Labow, Councilor, Whitewater Region