

**Agenda**

**Township of Whitewater Region Official Plan Policy Review  
Steering Committee Meeting #4**

**June 14, 2006**

**Item**

**Description**

- 1. Chairman calls the meeting to order.**
- 2. Review of Minutes of Meeting #3.**
- 3. Continuation of Discussion on Policy Options to Address Identified Issues.**

**Township of Whitewater Region  
Official Plan Policy Review Steering Committee Meeting #4**

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TIME/DATE: June 14, 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 Munro, Citizens Association for the Future of Whitewater Region

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

**DISCUSSION:**

**1. Adoption of Previous Minutes**

The meeting minutes of Steering Committee Meeting #3 dated May 10<sup>th</sup>, 2006 were reviewed for errors and omissions. It was noted that action was required with regards to Item #6 of the minutes of the previous meeting, relating to the request to have Jack Wilson attend a future meeting of the Steering Committee. It was agreed by all committee members present that this discussion would wait until Joe Kowalski was present as he was not in attendance at the start of the meeting. No errors or omissions were noted and a motion to adopt the minutes by Jim Labow was seconded by Art Cobb. The motion carried.

**2. Documentation**

Brian Whitehead provided copies of the draft "Issues and Options Report" to all members of the Committee. Brian noted that 18 issues were originally identified by the Steering Committee but he has combined some of the issues so that the Issues and Options Report addresses 12 issue topics. Brian indicated that for this meeting he would provide an overview some of the policy options presented in the Issues and Options Report. He requested the committee members review the Report before the next meeting so that a more detailed discussion could take place on the policy options presented in the Report.

**3. Growth and Settlement**

Brian made a presentation on the issue of Growth and Settlement. Brian noted that the County Plan does not have goals and objectives that reflect the Committee's desire for growth and development. There is a need to establish goals and objectives for growth and development in order to address the Committee's desire to promote employment opportunities and maintain a healthy economy. There is also a need to define the desired balance between the need for growth and the need for environmental

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and resource protection and to streamline the planning approvals process by providing greater local control over decision making.

During his presentation, he discussed the following topics:

- Brian presented the concept of establishing a new "Waterfront" designation for the shorelines of the Ottawa River and other waterfront areas of the Township. Currently, growth and development is permitted in the "Rural" and "Village Community" designations of the County Plan. However, there are servicing limitations in the Village Community areas (Beachburg and Cobden) and the Provincial Policy Statement permits only limited rural and resource based development in Rural areas. The Waterfront designation would define a new area within Whitewater Region where future residential and resort commercial growth and development would be encouraged. Brian provided a copy of the current County Official Plan map that he had modified to show where the Waterfront designation could be applied. Chairperson Lowe noted that he liked the plan and concept and if utilized this would show that Whitewater Region is a leader in this concept in Renfrew County.
- Brian then talked about the urban areas. It was noted that there would be the ability to expand/change the boundaries of the existing communities, as they are currently shown as the historic boundaries of the former villages. He also noted that there would be the ability to add a "Hamlet" designation to some of the smaller communities in the Township that are currently only noted as rural areas. Reeve Rathwell noted that there is a need to look at what can be done to encourage development in the Haley's area.

**4. Areas of Natural and Scientific Interest (ANSIs)**

Brian Whitehead provided background on ANSI's in the Township. Each ANSI is identified as a life science and/or earth science site depending on the natural heritage values. It was noted that there are two ANSIs identified in Township for their earth science values. Discussions took place on the following:

- Joe Trimm noted that the Provincial Park near Westmeath was created in order to protect the area for its life science ANSI values including a species of rare turtle.
- Brian Whitehead provided a map showing the location of the underground caves along the Ottawa Arca in the former Westmeath Township. Development controls are required in this area to protect the environment and to ensure that new development is not adversely affected by the caves.
- Discussions took place on the reasons and magnitude of the designation of the Pretty Hill ANSI. Brian noted that one way of dealing with this area would be to show the affected area on an Appendix map to the Plan rather than a Map Schedule. Under this scenario, the lands would be designated Rural but policies would be established to consider the impact of development on the earth science values of the ANSI. Council would evaluate the impact of development on the ANSI at the time of any application for rezoning, land severance or a plan of subdivision including the need for an Environmental Impact Study (EIS). Minor development such as a shed or barn that does not require a rezoning should not require an EIS.

**5. Shorelines**

Brian Whitehead's next presentation dealt with the shorelines. The discussions dealt with the following:

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- Brian introduced the "activity area concept" that is in use in the Muskoka area. Under this scenario, a property owner would be allowed to utilize a portion of their lake/river frontage for activities such as docks, boathouse, beaches, while maintaining the remainder of the frontage in a natural setting. In the examples that were noted, the allowable area would be based on a percentage of the entire frontage along the property. The activity area concept would be an important policy that could be implemented through the policies of a Waterfront designation. Brian noted that the issue of setbacks from lakes/river is not the amount of setback, but instead what is done in this setback. He noted the example of providing a 30m setback and then having the property owner cut the grass right to the shoreline is more damaging to the environment than having another property with only a 20m setback but the natural vegetation along the shoreline being maintained. It was noted that there would be a need for enforcement as well as public education, but public education is needed for whatever the final solution is.

**6. Next Steps**

At the conclusion on his presentation on Shorelines, Brian Whitehead noted that he had covered about 1/3 of the items in his report and that at next meeting he would like to deal with the remainder of the items.

**7. Article by Jack Wilson**

At the conclusion of Brian Whitehead's presentation the Committee returned to the issue of Joe Kowalski's request to have Jack Wilson to make a presentation to the Committee. Mr. Kowalski was now in attendance at the meeting. After discussion took place on this issue, it was agreed that an invitation would not be extended to Mr. Wilson. At the conclusion of this discussion, Chairperson Lowe noted that while there was a consensus not to invite Mr. Wilson, he still encourages Committee members to bring ideas forward as they may be beneficial for the overall process.

**8. Adjournment of Meeting**

Reeve Rathwell moved to adjourn the meeting, which was seconded by Daryl McLaughlin. The motion was carried. The next meeting was set for July 12<sup>th</sup> at 7:00 pm.

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



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Steven Webster

Distribution:

- All in attendance
- Dean Sauriol