

**Agenda****Township of Whitewater Region Official Plan Policy Review  
Steering Committee Meeting #9****October 23, 2007  
7PM****Item****Description**

1. Chairman calls the meeting to order.
2. Review of Minutes of Meeting #8.
3. Presentation of Draft Official Plan Policies.
4. Discussion and next steps.

**Township of Whitewater Region  
Official Plan Policy Review Steering Committee Meeting #9**

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TIME/DATE: October 23, 2007 at 7:00 pm

PLACE: Township of Whitewater Region Council Chambers

**ATTENDEES:**

Chairperson - Ron Lowe, Deputy Mayor, Whitewater Region  
 Committee Members – Don Rathwell, Mayor, Whitewater Region  
 Art Cobb, Councilor, Whitewater Region  
 Joe Trimm, Councilor, Whitewater Region  
 Jacob Rook, Councilor, Whitewater Region  
 Izett McBride, Councilor, Whitewater Region  
 Jack Ferguson, Councilor, Whitewater Region  
 Daryl McLaughlin, Councilor, Whitewater Region  
 Jim Labow, 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  
 Jacques Benoit, CBO, Township of Whitewater Region

Consultants Brian Whitehead, Jp2g Consultants Inc.

County of Renfrew Jim Hutton, Director of Development & Property  
 Charles Checsman, Manager of Planning

**DISCUSSION:**

**1. Adoption of Previous Minutes**

The meeting minutes of the Steering Committee Meeting #8 dated March 14<sup>th</sup>, 2007 were reviewed for errors and omissions. No errors or omissions were noted. A motion to adopt the minutes was put forward. The motion carried.

**2. Presentation of Draft Official Plan Policies**

Brian Whitehead made a brief presentation regarding the source, format, approaches and process followed to prepare the Draft Official Plan Policies. The sections of the Draft Official Plan related to the Background, Goals, Objectives and Character policies are original and are designed to reflect the pro-growth approach desired by the Planning Committee during Stage 1 of the Official Plan Review process. Other policies such as Sensitive Lakes, Waterfront, Source water Protection and Rural Cluster Development are based on research related to current policy approaches being implemented across the Province.

A draft of the Official Plan policies was completed in August, 2007 and reviewed with the County Planners in September, 2007. The draft Plan was subsequently modified to reflect the comments of

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the County Planners and the revised Draft Official Plan Policies were completed on September 28, 2007.

The Draft Official Plan Policies address the issues, options and policy recommendations of the Action Plan for the Township of Whitewater Region Official Plan Policy Review dated March 9, 2007. The Planning Committee wanted to review the draft policies that would implement the Action Plan, prior to making a decision on whether to file an amendment to the County Official Plan to implement the policies or develop a new official plan for the Township of Whitewater Region. Some of the recommendations for implementing the Action Plan are mapping related and include such tasks as evaluating the location and extent of Agricultural and Mineral Aggregate Resource designations; re-defining the Urban Area boundaries of Beachburg and Cobden based on land use trends and servicing capabilities; and the definition of the Waterfront designations. These tasks would have to be completed once the Planning Committee decides which approach (County OP vs New Official Plan) they would like to follow in order to implement to Draft Official Plan Policies.

The Planning Committee made the following comments and recommendations on the Draft Official Plan Policies:

- To modify Section 1.1 Background by including a statement regarding the need to promote industrial and commercial development in the Township.
- To modify Economic objective (2) in Section 1.3 Objectives by adding "service commercial" as one of the vital components of the Township's economic base which should be supported and enhanced.
- To add the phrase "considered by Council to be" to the last paragraph of Section 2.1 Introduction of the Waterfront Policies so this sentence would read as follows: "The waterfront policies are intended to promote residential, recreational, tourism and resort development in the waterfront areas of the Township which are *considered by Council to be* suitable for such development".
- To delete the words "a highly sensitive lake trout lake" from objective (5) of Section 2.2 Objectives of the Waterfront Policies so this objective would read as follows: "(5) To establish development policies to protect the water quality of Muskrat Lake".
- To modify Sub-section (1) of Section 2.4 Protection of Waterfront Character by adding the phrase "to the satisfaction of Council" to the last sentence of the first paragraph so this sentence would read as follows: "In order to protect the waterfront character, the following design principles should be implemented *to the satisfaction of Council* for development in the waterfront designation, as is appropriate for the area and the use proposed."
- To delete Sub-section 2.2 (9) of Waterfront Policies in its entirety. This section refers to restrictions on existing undersized back lots.
- To revise Section 2.2 (10) of the Waterfront Policies by adding a new Subsection (e) as follows: "For development on islands in the Ottawa River, the developer must demonstrate to the satisfaction of the Township that development is above the 1:100 year flood plain.
- To revise Section 2.2. (11) of the Waterfront Policies by adding a policy on road looping within new waterfront residential cluster development.

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- To include a policy that would allow new residential backlot development provided it had an access to the waterfront.
- To delete Sub-section (5) of Section 2.13 Access of the Waterfront Policies in its entirety so that residential backlots may have access by means of a private road.
- To make minor modifications to Subsection 2.14 (2) "Waterfront – Exception Two (Muskrat Lake)" of the Waterfront Policies for clarity purposes.

The Committee review of the Draft Official Plan Policies ended at the completion of the review of the Waterfront Policies.

**3. Next Steps**

It was agreed that another meeting of the Steering Committee would be required to review the remaining policies of the Draft Official Plan Policies. The date of the next meeting was to be confirmed by the Chairman at a later date.

**4. Adjournment of Meeting**

A motion approved to adjourn the meeting at approximately 9:00 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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Brian Whitehead

Distribution:

- All in attendance