

# Commenting Matrix

## Official Plan Draft 2024

Township Wide Draft Official Plan			<i>Commenting Matrix to identify the public comments received in 2024</i>	
#	Name/Address:	Comment	O.P Section	Response
1	James Gordan (Fowlers) [REDACTED] Rec: 2024-08-13	We note that the Fleming Quarry Extension has not been identified as Mineral Aggregate Resource Area on the schedules. As the Township is aware, the extension was approved by the OLT and the MNR has issued the ARA licence. Prior to Council adoption of this document, Fowler requests that Official Plan Schedules A1 and D be updated to show the Mineral Aggregate Resource Area designation on the extension lands.		Mapping has been updated on Schedules A1 and D
2	Morgan Planning 5534 Hwy 12 (Layzee Acres) Rec: 2024-04-16	Please accept this letter as a formal request for the Township to reconsider the proposed 'Village Residential' designation as per Schedule B1 of the draft Official Plan to a combined 'Village Industrial/Village Commercial' designation through		Mapping has been updated on Schedule B1

		<p>the current Official Plan review process.</p> <p>The proposed combined designation would provide for flexibility for the business to accommodate their needs in the long term and is consistent in nature with the proposed designation of the adjacent lands (the current sales lot) to the east and north.</p> <p>MP&amp;D are of the opinion that the subject property is appropriately located to accommodate the proposed expansion concept which would provide both commercial and industrial uses to support a local business that is continuing to grow and contribute to the community.</p>	
3	<p>MHBC Planning LCP Quarry Rec: 2024-08-12</p>	<p>LCP Quarry Limited requests transition policies be included in the Draft Official Plan to recognize existing applications to the current Official Plan.</p> <p>Furthermore, we request the Draft Official Plan schedules be updated to label the subject site as being subject to the existing approved Official Plan. The Repeal and Replace by-law for this Official Plan should also contain language to identify that the subject site remains subject to the existing approved Official Plan</p>	<p>Formal response letter drafted</p>

**Objective 3.9.4** speaks to the involvement and/or consultation of neighbouring municipalities regarding aggregate haul route agreements.

- **The proposed objective states:** “Neighbouring municipalities should be involved and/or consulted if aggregate haul route agreements are being established that would direct truck traffic to roads in those municipalities.”
- **MHBC comment:** Reference to “aggregate haul route agreements” should be deleted. An aggregate haul route agreement should only be required when improvements to the entrance/exit or haul route are required to accommodate the proposed mineral aggregate operation.

**Policy 6.3.4.8** speaks to a Natural Area designation.

- **The proposed policy states:** “New or expanded mineral aggregate operations are prohibited in areas

designated Natural Area, regardless if the lands are identified as HPMARAS on Schedule 'D'."

- **MHBC comment:** It appears that there is no "Natural Area Designation" in the Draft OP or the Schedules. Please clarify. Furthermore, the policy should be updated since natural areas are not an automatic prohibition for mineral aggregate operations. In accordance with Provincial Policy, mineral aggregate operations are only prohibited in Provincially Significant Wetlands and may be considered in other features subject to meeting certain criteria.

**Policy 6.3.4.9** speaks to where extraction may occur.

- **MHBC comment:** this policy should be modified since it is inconsistent with other provisions of the Official Plan which state an Official Plan amendment would be required if the site is not

already designated “Mineral Resource Extraction Area”. Furthermore, other policies state aggregate extraction is permitted to occur outside of the HPMARA identified on Schedule D, subject to an Official Plan amendment. A policy option could include stating that if the site is within the HPMARA, only a Municipal Zoning By-law Amendment would be required and if the site is outside of the HPMARA, both an Official Plan Amendment and Zoning By-law Amendment would be required.

**Policy 7.12.2** speaks to permitted uses in the Mineral Aggregate Extraction Area Designation.

- **MHBC comment:**  
Aggregate recycling should be permitted on-site without the need for a Zoning By-law Amendment.

**Policy 7.12.4.4** speaks to Municipal Site Plan Approval.

- **The proposed policy states:** “All new

development in relation to mineral aggregate operations will be subject to Site Plan Approval.”

- **MHBC comment:** Mineral Aggregate Operations are not subject to Municipal Site Plan Approval as they are subject to site plans issued under the ARA. This policy should be deleted or modified to clarify that the site plan approval is in accordance with the Aggregate Resources Act.

**Policy 7.12.4.5** refers to Site Plan Amendments

- **The proposed policy states:** “Any application under provincial statute to change, vary or add to the conditions in an existing licence and/or site plan that proposes to increase the tonnage limit of annual extraction and/or that proposes to extract aggregate below the groundwater table must comply with the Township’s requirements according to Section 7.11.5 of this Plan, and in all applications, the

Township shall send its comments and recommendations to the provincial agencies within the legislative comment periods.”

- **MHBC comment:** Section 7.11.5 refers to Official Plan Amendments for lands designated “Highway Commercial.” Furthermore, this policy should be deleted as site plan and licence amendments are to be completed in accordance with the requirements of the Aggregate Resources Act and are not subject to the provisions of the Municipal Official Plan unless a Zoning By-law Amendment is required to permit the use.

**Policy 7.12.4.7** speaks to OPA requirements.

- **MHBC comment:** This policy should be modified to remove the reference to sections 6.2 and 6.3. We request that the natural environment policies specific to aggregate applications should be developed and

included within section 7.12. This request is because mineral aggregate policies are subject to a separate natural heritage policy framework in provincial policy compared to other forms of development.

**Policy 7.12.5.1.b** refers to Township requirements for an EIS.

- **MHBC comment:** the reference to section 6.2 should be deleted and the natural heritage policies application to mineral aggregate applications should be included in section 7.12. (as mentioned above).

**Policy 7.12.5.1.c** refers to requirements for consistency with the County and Township Official Plan.

- **MHBC comment:** The policy should be revised to request “conformity” rather than be “consistent with”. 7.12.5.e and 7.12.5.e.ii speaks to development agreements.
- **The proposed policy states:** “e. Consideration



of the use of the proposed operation compatible with existing and planned sensitive land uses in the area, the staging of extraction and rehabilitation within the proposed licenced area, the entering into a registered development agreement with the Township and such other relevant matters as the Township deems necessary such as: ii. if a public highway is to be used as a haul route, the appropriate road authority or authorities may require, in a suitable agreement, that any road improvements, the timing of road works, and the responsibilities for road maintenance during and after road construction are undertaken all at the expense of the operator of the pit or quarry;”

- **MHBC comment:** The reference to a development agreement should be clarified to confirm that it is only required where works are required on County of


Township land. The regulation of the site is to be in accordance with the requirements of the Aggregate Resources Act and the Municipal Act does not permit Municipalities to regulate mineral aggregate operations. Furthermore, reference to maintenance of the haul route in ii) should be removed since this is prohibited in accordance with the Section 12(1)(1.1) of the Aggregate Resources Act.

**Policy 7.12.5.1.f.vi** speaks to off-site monitoring.

- **MHBC comment:** this policy should be clarified that off-site monitoring is only applicable where it is deemed required and where the landowner provides access to complete the monitoring.

**Policy 7.12.6** speaks to Township monitoring of operations.

- **MHBC comment:** Clarification should be provided to confirm that while the Township may monitor and provide

		comment, any determination of compliance in accordance with the Aggregate Resources Act is within the jurisdiction of the Ministry of Natural Resources	
4	CN (Alexandre Thibault)  Rec: 2024-07-18	<p>We recommend that the following policies be added and/or integrated into the Elgin County new OP. In some cases, they provide clarification, such as definitions and map information, which should be considered for planning purposes, particularly with respect to mitigation.</p> <p><b>1. General Acknowledgement</b>  Sensitive land uses shall not be encouraged adjacent to or in proximity to rail facilities. Development in proximity to rail facilities shall be developed in accordance with the Guidelines for New Development in Proximity to Railway Operations prepared by the Federation of Canadian Municipalities and the Railway Association of Canada (FCM/RAC Guidelines).</p> <p><b>2. Include a definition for Rail Facilities and Sensitive Land Uses</b></p>	Formal response drafted

We request that the following definitions be included in the OP to improve understanding of railways and development coexistence issues in a planning perspective:

**Rail Facilities:** means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

**Sensitive Land Uses:** means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from operational emissions generated by a nearby rail facility. Sensitive land uses may be a part of the natural or built environment. Examples may include but are not limited to residences, daycare centers, educational and health facilities, playgrounds, sporting venues, public parks and trails, recreational areas, places of worship, community center, hotels, retirement residences, and long-term care homes, group residences, crisis center, and any uses that are sensitive to

dust, odour, noise, and vibration emissions.

**3. Identify Rail Facilities and Areas of Influence**

We recommend identifying rail facilities and the areas of influence for sensitive land uses (300 meters for a Principal main line), on relevant maps in the Official Plan. This approach will reduce the uncertainty for planning and developing sensitive land uses near Railway corridors and will help reduce future land use incompatibility issues and conflicts with rail operations.

**4. Specific regulations for developments in proximity to rail facilities.**

a) measures options, security issues, validation processes and roles of stakeholders: All developments in proximity to rail facilities shall be developed in accordance with the FCM/RAC Guidelines;

b) All proposed buildings to be occupied by an industrial use shall be setback 15 meters from a Principal main line;

c) All proposed residential developments or other sensitive uses located within 300 metres of a railway right-of-way be required to undertake noise

studies, to the satisfaction of the Municipality, in consultation with the appropriate railway operator, and shall undertake to implement the appropriate measures to mitigate any adverse effects from noise that were identified in the report and as may be required by the appropriate railway operator;

d) All proposed residential developments or other sensitive uses located within 75 metres of a railway right-of-way be required to undertake vibration studies, to the satisfaction of the Municipality, in consultation with the appropriate railway operator, and shall undertake to implement the appropriate measures to mitigate any adverse effects from vibration that were identified in the report, and as may be required by the appropriate railway operator;

e) All proposed building setbacks shall be in accordance with the FCM/RAC Guidelines. As a general guideline, buildings shall be setback 30 metres with an appropriate berm abutting the rail right-of-way. Reduced setbacks can be considered in certain circumstances dependant

on the proposed use and in conjunction with additional studies and alternative safety measures, to the satisfaction of the Municipality, in consultation with the appropriate railway operator;

f) All proposed residential developments or other sensitive uses located adjacent to railways shall implement appropriate mitigation measures, including but not limited to, safety setbacks, berms, crash barriers and security fencing, in accordance with the FCM/RAC Guidelines;

g) All proposed residential developments or other sensitive uses located adjacent to railways shall implement the applicable warning clauses provided by the appropriate railway operator;

h) All proposed residential developments or other sensitive uses located adjacent to railways shall implement, secure and maintain any required rail noise, vibration, and safety impact mitigation measures, along with any required notices on title, such as development agreements, warning clauses and/or environmental easements, through appropriate legal mechanisms, to the

satisfaction of the Municipality and the appropriate railway operator; and,

- i) All proposed residential developments or other sensitive uses located in proximity to rail facilities shall evaluate, prioritize and secure grade separation of railways and major roads, in cooperation with Transport Canada and the appropriate railway operator;
- j) All proposed vehicular property access points shall be located at a minimum 30 meters setback from an at-grade railway crossings;
- k) A chain link fence of a minimum of 1.83 meters in height shall be installed and maintained along the mutual property line shared with the railway right of way for all proposed developments.

**5. Stormwater management facilities**

Railway corridors/properties with their relative flat profile are not typically designed to handle additional flows from neighboring properties, therefore future developments should not discharge or direct stormwater, roof water, or floodwater onto a railway right of way. Any proposed alterations to the

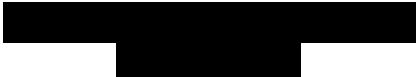


existing drainage pattern affecting railway property must receive prior concurrence from the appropriate railway operator. Stormwater or floodwater flows should be designed to maintain the structural integrity of the railway corridor infrastructure; avoid sediment deposits; and prevent adverse effects on the railway right of way. Drainage systems should be designed to capture storm waters on-site or divert the flow away from the rail corridor to an appropriate drainage facility.

Stormwater management facilities must be designed to control stormwater runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on the railway right of way, including ditches, culverts, and tracks.

**6. Recreational uses**

To mitigate any potential trespassing onto the railway right of way, we recommend the installation of a minimum 1.83-meter-high chain link safety fence along public parks and trails and site-specific landscaping design to improve the visual quality of the areas adjacent to the railway corridors

5	MHBC Planning 6637 Quarry Point Rd Rec: 2024-07-25 	Our comments on the New OP can be summarized as follows: 1. The current Rural designation should be maintained on the subject lands for the following reasons: a) Maintaining the rural designation permits a wider range of uses which could contribute to the local economy; b) Maintaining the rural designation protects the property value which is a significant financial consideration for the landowner; c) The land owner has demonstrated a commitment to environmental stewardship on the property and maintaining the rural designation encourage responsible land use without the need for restrictive Greenlands policies; d) Maintaining the rural designation provides flexibility for future planning to accommodate the changing needs and priorities of the community and property owner; e) Maintaining the rural designation supports balanced growth ensuring that conservation efforts do not stifle	Formal response drafted
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economic opportunities and community development.

2. The “Woodland” overlay currently depicted on the subject lands on Schedule ‘A2’ should be removed for the following reason:

a) Section 6.2.4 lists the natural features and their functions recognized by the Plan. Included in that list are ‘Significant Woodlands’. The section also notes that Schedule Subject Lands “A2” identifies these features are mapped by the MNRF” which suggests that the subject lands are host to a significant woodland. We note however that Section 6.2.13 ‘Significant Woodlands’ states that, “wooded areas within the Township have not yet been evaluated to determine their significance....” Accordingly, illustrating the property as hosting a significant woodland as depicted on Schedule ‘A2’ is premature at this time as the woodlands on the site have not been identified as a significant woodlands.

3. The Zoning By-law zones the subject lands as rural. The proposed Greenlands designation would lead to the

		<p>eventual down-zoning of the subject lands which exhibits rural characteristics and is not in the public interest.</p> <p>4. The down-designation of the subject lands is not in the public interest for the reasons outlined in this correspondence.</p>	
6	<p>IPS The Hopkins Bay Project Rec: 2024-08-06</p>	<p>Based on the above, we hereby request the Township consider designating all of the subject landholdings as Destination Commercial, in order to facilitate a subsequent Zoning By-law amendment application (and Site Plan Application) to ensure the proper and orderly development of the site in accordance with applicable Provincial and Municipal standards</p>	<p>Formal response drafted</p>
7	<p>SCDSB [REDACTED] Rec: 2024-07-31</p>	<p>Section 4.2 (Community Facilities and Services) changed the title heading to 'Public Service Facilities'. In addition, sections 4.2.1, 4.2.2, and 4.2.4 are deleted and replaced with the following (in part): 4.2.1. Public service facilities are directed towards settlement areas and shall be permitted in any settlement area designation without amendment to this Plan. Public service facilities may be located outside of settlement</p>	<p>Formal response drafted</p>

areas in limited situations and in accordance with demonstrating locational criteria to the satisfaction of Schedule 4 Committee of the Whole CCW-2022-235 Growth Management OPA 34 the County and local municipality. Proposals for new public service facilities within the Agricultural designation shall be subject to policy 3.6.12. An EIS will be required for proposed locations within Greenlands designation and in accordance with Sections 3.8, 3.10, 3.11 and 3.12

For clarity, the board currently operates three (3) public elementary schools in Ramara:

- Brechin Public School – 3226 Ramara Road 47
- Rama Central Public School – 7269 County Road 169
- Uptergrove Public School – 4833 Muley Point Road

The SCDSB respectfully requests that the Township replace all references to “day care” and “day care centres” in the Official Plan with “child care” and “child care centres”, respectively.

The Day Nursery Act has been replaced by the Child Care and Early Years Act, 2014.

Additionally, SCDSB requests that accessory or ancillary child care centres are included as permitted uses in all designations which permit public service facilities. Given that working families are in significant need of child care services, it is important to allow flexibility for the use of child care facilities in other types of land use designations where the sensitive land use is not adversely affected. Encouraging and incentivizing the co-location of child care facilities with appropriate outdoor amenity space should be considered.

**Section 5.0 – Public and Private Infrastructure**

SCDSB planning staff note that two of the existing public elementary schools in the Township of Ramara are currently serviced with private water and wastewater systems: Rama Central Public School and Uptergrove Public School. As such, the policies found in Section 5 regarding public and private infrastructure servicing are of great importance to the SCDSB.

SCDSB planning staff respectfully request that language be added to protect the water quality and quantity of public service facilities in **Section 5.1**, by adding an additional policy as number

**5.1.13:** “The Township shall protect the water quality and quantity of public service facilities by requiring hydrogeological assessments where development may impact the public service facility’s water supply.” The additional protective language would ensure that development projects do not negatively impact the water quality and quantity of private water systems at places like schools. Rama Central Public School and Uptergrove Public School both use a private well water system; protecting the viability of those systems is crucial for the operation of the schools.

SCDSB planning staff also request that policy be considered for connecting the existing privately serviced schools to proposed new municipal or communal water or wastewater systems, where such systems are proposed through

development applications, secondary planning processes, or any other comprehensive servicing strategy. When a school is privately serviced, its population has a limit set by the Ministry of Environment's Reasonable Land Use Policy. Thus, it is imperative that servicing connections be facilitated to ensure that the board is able to provide appropriate student accommodation in the community in a timely manner. **Section 5.4** discusses Stormwater Management policies within the Official Plan. **Section 5.4.1.1** provides that where an application for major development is made, it shall be accompanied by a Low Impact Development (LID) Evaluation as part of the overall Stormwater Management Report. It is SCDSB planning staff's understanding that, based on the definition of "major development" found in Section 9.0 of the Official Plan, the board would generally be required to submit a LID Evaluation for any proposed new schools, renovations, or additions. SCDSB planning staff respectfully request that schools be exempt from this requirement.



The board is subject to a high level of oversight from the province when it comes to the design, construction and funding of capital projects like new schools and additions, which results not only in tight budgets in order to maximize ratepayer funds but also in tight timelines to complete needed projects. The board notes that some LID infrastructure is inappropriate for use on school sites as they can pose safety hazards for pupils, and is also concerned that the LID Evaluation will create additional costs and slow down development timelines for needed school accommodation. SCDSB staff would encourage additional policies to identify and demarcate safe pedestrian and cycling routes to schools and other community destinations and promoting these routes. School boards are promoting students' ability to walk or cycle to school for environmental health and well-being benefits as well as engaging students in the community. We encourage municipalities to consider winter maintenance of multi-use trails particularly along routes that connect pedestrians to key destinations such as schools.

Additionally, we encourage municipalities to consider providing crossing guards. On all new local roads, sidewalks will be required on one side of the street. Sidewalks on both sides of local roads may be required in the vicinity of schools to ensure the safety of the students. It is important to identify fragmented sidewalks and connectivity within existing residential areas and develop a plan for the construction of sidewalks or multi-use trails on at least one side of the road. Through development approval process active transportation amenities including bicycle parking and racks shall be required. Creating focal or meeting spots within developments to support congregation of people which could also serve as a safe alternative for student drop off and pick up, would help to mitigate the reliance on driving.

**Section 5.11 – Parks and Open Space**

The draft Official Plan contains various policies related to parkland and open space throughout

**Section 5.11.** The SCDSB would recommend adding

additional policy language that encourages parkland to be located adjacent to school sites wherever possible; for example, “The co-location of parkland with public service facilities and municipal services shall be promoted, where possible.”

**Section 6.5 – Public Service Facilities**

SCDSB planning staff are pleased to see that public service facilities, including schools, are permitted in all land use designations as per **Section 6.5.3**, which aligns with the policies of the Provincial Policy Statement and contributes to the creation of complete communities. The board is also pleased that a commitment to co-location with public services in community hubs, where possible, is outlined in **policy 6.5.5**.

SCDSB planning staff would recommend that an additional policy be added to **Section 6.5** in order to permit and promote alternative parking strategies for public service facilities.

Suggested language to be included in this section could be


that the Town encourages shared parking between compatible uses and requires proponents to enter into agreements for such facilities, such as: "Alternative parking arrangements, included shared or off-site parking facilities, shall be encouraged provided that an agreement(s) are entered into with the Township to ensure the continued availability of the alternative parking arrangement." Promoting alternative parking arrangements reduces the amount of land required for surface parking and creates a more efficient use of land between compatible uses.

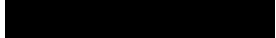
**Section 7.6 – Atherley-Uptergrove Secondary Plan**  
Policies within **Section 7.6** of the Official Plan describe the structure and land use concept for the Atherley-Uptergrove Settlement Area. **Section 7.6.5** specifically describes policy for Village Institutional Areas, which includes schools as a permitted use. SCDSB planning staff note that current best practices for locating school sites include trying to ensure that schools are located within or adjacent to residential areas that generate

students. The existing Village Institutional Area in the Atherley-Uptergrove Secondary Plan is highly concentrated and generally adjacent to commercial lands. Thus, SCDSB planning staff respectfully request that schools, as public service facilities, be included as a permitted use in Section 7.6.3 Village Residential Areas. This will provide the board with more flexibility in locating school sites, contributing to the complete community goals espoused within the secondary plan.

**Policy 7.6.5.4** provides specific direction for school sites within the Village Institutional Area. SCDSB planning staff respectfully request that this policy be reworded as follows: Any school site required by any school board may be located within this area and the size and configuration of the site shall meet the standards of the school board and shall be supported by planning studies in a Site Plan Approval application.

The suggested wording for **policy 7.6.5.4** acknowledges that schools may be permitted in other areas of the secondary plan so that the board has flexibility in providing school

		<p>accommodation where it is needed. The wording also specifies the type of planning application that will be required to permit a school to provide clarity and transparency in the planning process.</p> <p><b>Section 8.17 – Pre-Consultation and Complete Application</b></p> <p>Section 8.17 of the Official Plan provides policies relating to the requirements for a complete application for any proposals requiring permission under the Planning Act. A list of potential required studies is identified in <b>policy 8.17.3</b>. SCDSB planning staff respectfully request that “public service facility needs analysis” be added as a potential required study for a complete application. This will ensure that consideration for public service facilities, such as schools, will be contemplated early in the development process and provides clarity for potential proponents about what matters they may need to address.</p>	
8	<p>Derek Stanley    2002 Concession Rd 1  Rec: 2024-08-08</p>	<p>It is my desire to have the County of Simcoe recognize the zoning of the property [2002 concession 1 Ramara] matching the township zoning of dry industrial in the official plan. The</p>	<p>In Ramara Current Official Plan as well as within the Draft Official Plan, the Industrial designation is applied to the property municipally known as 2002 Concession Road 1. Any amendments to the County of Simcoe Official Plan can be done through a County Official Plan Amendment application, or potentially through comment</p>

		<p>dry industrial zoning would allow a company to take advantage of the railway and Highway 12. The county of Simcoe designation of the property as prime agricultural does not match the property's characteristics. Crop production is not sustainable on this property as there is not enough topsoil to drain the land. On many parts of the property, there is less than a plow's depth of topsoil.</p>		<p>during a County of Simcoe comprehensive official plan review.</p>
9	<p>Robert Lehman    Lagoon City Lands  Rec: 2024-07-06</p>	<p>Thanks for the notice. A few things.  1. See the editing below as I don't think you need "<del>regarded as Village Settlement Area within the Village of Brechin and</del>". Also some rewording of the paragraph of explanation.  2. Also note that the Lagoon City map, Schedule B3, in the draft OP is not correct as you need to delete the Timbercreek lands as they are shown on the Brechin Settlement Area map. See the attached OMB order for the County settlement area boundary.  3. I am not sure the phasing policies for Lagoon City matter any longer, I would delete them and also the numbers 1,2 and 3 on the Lagoon City map – I will</p>	7.5	<p>After reviewing the draft, it was determined a special policy area is not required for the lands subject to the Ontario Land Tribunal. Subject properties are regarded as Designated Greenfield Areas and are within a defined Strategic Growth Area. Please review the policies contained in Section 7.5, and further review Schedule B-2</p>

leave that up to Scott and Robert.

4. The increases in the density ranges are fine.

#### 7.5.14.3 Timbercreek Lands

The lands previously known as the “Concord Point to Brechin” Lands under the Lagoon City Settlement Area were the subject of a settlement boundary adjustment finalized in 2024 in OLT Case No: OLT-21-001730. The adjustment removed some lands from the Lagoon City Settlement Area and added other lands to the Brechin Settlement Area.

#### 7.5.14.4

It is intended that the Timbercreek lands will be comprehensively ~~regarded as Village Settlement Area within the Village of Brechin and~~ planned as part of the Lagoon City and Brechin settlement areas. A wide variety of residential uses are permitted including ground-oriented dwellings, townhouses, medium rise and high rise multiple unit dwellings.

In order to create a greater sense of community a broad variety of commercial, institutional, and recreational uses are permitted to serve the





		wider Lagoon City and Brechin community.		
10	Woodbull LLP Kim Mullin LCP Lands Limited Lots 4, 5 and 6, Concession 6 and Lots 4 and 5, Concession 7 Rec: 2024-08-09	We continue to request that the Dalrymple Lands be designated as "Rural" within the Final Draft OP and that the existing permissions for Countryside Residential Subdivisions outlined in Policy 4.4.2 within the Existing OP remain in the Final Draft OP for lands designated as "Rural". As mentioned, this would allow the Draft OP policies to better align with the policies proposed in the PPS as well as support the achievement of housing objectives in the Township		Response drafted
11	Noah Stegman [REDACTED] Rec: 2024-08-13	Require clarification regarding Section 6.2.15 2. Natural Hazards, as to why Lake St. John is not included, and where/if the flood mapping is going to show in the new OP schedules.  As well, regarding the actual location of the landfill site on lot 16, as it is not identified in Schedule E - to ensure it is correctly mapped.  the Township owned shoreline residential lots along Bluebird Street. Can these be redesignated as Greenlands	6.3	A written inquiry has been submitted to the County of Simcoe Planning Department regarding the local or private landfill <a href="#">at Stepan site</a> may not be on identified on the proper parcel, and noted to the County that ECA # A253401 is located on Part of Lot 16 in the Broken Front Concession. <b>We presently await County response.</b>  Natural Hazards can be located in Section 6.3. Schedule 'A3' will identify mapped floodplains  Schedule F will reflect the mentioned unopened road allowances along Lake St. John.  For the mentioned Shoreline Residential lots on Bluebird Street, <b>we have consulted the County regarding direction on where our Shoreline Residential designation matches up with the Greenlands</b>

(and eventually NAP). These areas are already zoned Greenlands under the Simcoe County Official Plan. These lots are almost always permanently flooded, so would not make sense to remain shoreline residential lots. I understand the few privately owned ones likely can't be rezoned as they are already existing buildable lots of records, the township owned ones however I wouldn't think have that issue. I know there have been request to purchase some of these lots over the years and redesignation would help to alleviate those requests, since they wouldn't show as residential lots. Attached is a map of the township owned lots in red that I am referring to. On the current draft schedule A1 they show as shoreline residential and the lands south of the lots as Greenlands. I know these lots are part of the Beauty Point subdivision (Plan 681), so I don't know if they can be rezoned to NAP within the subdivision or if a different type of amendment is required to remove them from the shoreline residential designation.



**Designation** within the County Official Plan for instances where the SR designation should remain. The lots owned by the Township on the south side of Bluebird Street have been designated Greenlands on Schedule 'A1'

12	<p>Mike and Pat Radonicich 3150 Mara Garden Boundary [REDACTED] Rec: 2024-07-17</p>	<p>Further to our discussions at the open house last week, Pat and I have reviewed with our neighbours your suggestions regarding shooting ranges in the new Draft Official Plan. As we discussed, in 7.4.8.11 the word 'adapt" should actually read 'adopt." As well "Shooting Ranges and Sound " publication by the RCMP is a 1999 document ....there is an updated edited version from 2007 and thus we feel this should be referenced as "Shooting Ranges and Sound" (2007). Thus the paragraph would read: 11. The Proponent.....shall adopt the standards referenced in the "Range Design and Construction Guidelines" and "Shooting Ranges and Sound" (2007) or newer publications that are in effect....etc As you know the Range Design and Guidelines are geared for safety not for noise suppression so we want to meet or exceed any recommendations made there as they relate to ambient noise outside a range. The framework proposed in the OP, encompassing or exceeding the RCMP noise criteria is a great start. Further criteria re shooting hours of operations, independent</p>	7.4.8.11	<p>Please be advised that the language text of Section 7.4.8.11 referenced in this comment has been revised to the following:  "The proponent of a Gun (Shooting) Club and/or Shooting Range shall adapt the standards contained in the "Range Design and Construction Guidelines" and "Shooting Ranges and Sound" publications by the R.C.M.P. that are in effect at the time of any application for approval to the Township of Ramara."</p>
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		<p>sound engineers, complaint driven rechecks, licensing penalties for breach can be dealt with in a site plan agreement.</p>		
13	<p>Gerri Stegman    Rec: 2024-07-23</p>	<p>I wanted to clarify that my inquiry was really about Trails being included on the Master Plan. I felt two things, firstly that it ensured the Township had a commitment to trails, which I was curious to confirm and secondly I noted that in other jurisdictions, that trails were incorporated into transportation plans. I believe that is where the other two points came from as our casual discussion led to water and air as further forms of transportation other than roads. I did not specifically request any lagoon city waterway be added as an inquiry- it simply came up as a discussion about modes of transportation.</p>	<p>7.5.7.a.  7.6.2 12.  7.6.7 2.  7.6.9 17.</p>	<p>KB emailed reponse: 07-24-2024</p> <p>Sections regarding prioritization of trails are incorporated. An objective of the Village designation (settlement areas) includes the integration of surrounding public facilities, including pedestrian and biking connections to trails and recreational areas under Section 7.5.5.a. <i>This Section has since been revised to Section 7.5.7.a. within the draft Official Plan under settlement form development of the Village designation –Karissa Barker, December 16, 2024.</i></p> <p>Schedule 'F' has been updated to include the Provincial Cycling Network.</p> <p>There are sections that speak to connected trails/bikeways/parks etc. to be incorporated into the structure of the Atherley-Uptergrove Village objectives of the Rama Rd. Economic District, and provisions for Destination Commercial areas to include walkways, trails, bikeways and pedestrian areas within a development project to connect externally:  -Sections 7.6.2 12.  -Section 7.6.7 2.  -Section 7.6.9 17.</p> <p>The Township of Ramara Recreation Master Plan has more specifics for trails analysis/recommendations, and creating community linkages for trails. The existing Recreation Master Plan can be viewed at the following link:</p>

			<p><a href="https://www.ramara.ca/en/municipal-office/resources/Documents/2012RecMasterPlan.pdf">https://www.ramara.ca/en/municipal-office/resources/Documents/2012RecMasterPlan.pdf</a></p> <p>The Township is currently revising its Recreation Master Plan. Click the following link for more information about the proposed Township of Ramara Recreation Master Plan:</p> <p><a href="https://www.ramara.ca/en/recreation-and-community/recreation-master-plan.aspx">https://www.ramara.ca/en/recreation-and-community/recreation-master-plan.aspx</a></p> <p>The County also has a trails strategy in place. Click the following link to learn more about the trails within the County of Simcoe as well as the County's Trails Strategy:</p> <p><a href="https://simcoe.ca/services/planning/trails-and-transportation/">https://simcoe.ca/services/planning/trails-and-transportation/</a></p>
14	<p>Konnor Brenner    Rec: 2024-08-13</p>	<p>However, there is one item you may take a closer look at. The issue is private communal sewer and water systems. -- (Private communal system for this discussion does not include development under the Condominium Ac. I am talking free-hold properties.) I recommend the OP should prohibit or strongly discourage such private communal sewer and water systems. The current wording is too soft in my opinion. I submit that by permitting such systems you will create headache and cost for future</p>	<p>Water Supply and Waste Water Treatment Policies have been reviewed against PPS 2024 an modified accordingly, these policies can be found in Sections 5.1 and 5.2.</p> <p>The PPS identifies private communal water and private communal sewage services as part of the hierarchy of servicing. Private communal water and sewage are second in the hierarchy to municipal services. These terms are also defined in the PPS.</p> <p>Note that in Section 5.1 it states Planning for Water Services shall ensure sustainability, feasibility and financial viability, protection of human, health and safety and align with comprehensive municipal planning for the servicing.</p>

		<p>Councils. To demonstrate my point I describe what will and can happen in these situations. Assume you have 4 free-hold houses on one water system. As time goes mayor repair is required. However, owner 1 has move away due to fire, death, etc. and the Trustees are not interesting to spend money. Owner 2 has no extra money to spend. Owners 3 and 4 do not want to pay for the first two owners. – Then Owner 3 and 4 show up at Council, with News and TV reporters in tow, pleading for help on the grounds that their children’s health is at risk.</p> <p>–So what will you do?</p> <ol style="list-style-type: none"> <li>1. Say “no” and face the music in press and Tv.</li> <li>2. Or, help out financially and get the money from te water system i.e. Lagoon City, Bayshore Estate. The latter will complain.</li> <li>3. Or, do the work and put the cost on the taxes of the 4 houses. In which case owner 1 and 2 will yell the Township did more work than was necessary and wasted money.</li> </ol> <p>— The end result is that Council can not win.</p>		
15	Aaron Little 3433 & 3409 Louis Lane	I had made some inquiries last year and also met with you,		These properties are within an existing built up rural area within the natural heritage system. Part of the

	<p style="text-align: center;">   Rec: 2024-07-25 </p>	<p> Walled and Karissa at the summer open house in Brechin. To refresh your memory, we were concerned about the proposed change to the Land Use Designation on our lots from RURAL to GREENLANDS, and how this might affect future development of the lots as well as potentially affect zoning further down the road. </p> <p> Recently we reviewed Schedule A "LAND USE" from the latest Final Draft of the OP and noticed that our lots appear to be slated for RURAL designation. We are certainly not complaining if this is indeed the case, as we feel that a RURAL designation makes more sense for recently created building lots in a rural community. Could you please confirm this with me, and perhaps provide a little information on how this came to be. Thank you very much. </p>		<p> intent of the Township's proposed Official Plan is to align land use designations with the County of Simcoe (upper-tier) Official Plan land use designations. When conflicts arise between the two documents, the County's Plan prevails over the Township's, and Township is required to align their Official Plan with the Upper-Tier under the Planning Act. </p> <p> Schedule 'A1' has been updated and the subject properties are designated Greenlands. However please note in Section 7.2 permitted uses include: subject to demonstrating that the lands are not within a <i>prime agricultural area</i>, residential <i>dwelling units on lots</i> which were approved prior to May 9, 2016 – these lots were created in 2006 and are not within a prime agricultural area. </p>
16	<p style="text-align: center;"> Steve Percy    Rec: 2024-08-26 </p>	<p> Here is my list of Questions/Comments on the Ramara Draft Plan. </p> <p> Atherley Sched B </p> <ol style="list-style-type: none"> <li>1. Future Use designation ?  - north side of Orkney Beach Rd on the farmland before the</li> </ol>	<ol style="list-style-type: none"> <li>1. Section 7.6</li> </ol>	<ol style="list-style-type: none"> <li>1. The designation of Future Growth Area correlates with our Atherley-Uptergrove Secondary Plan.</li> </ol>

		<p>creek. Why use this “outlier” designation and what is the expected use ? Note: there are some residential house’s being built on that area already).</p> <p>2. Commercial Use - large area designated just west of Institutional on the south side of 12. Plan says that strip plaza’s are not allowed so what industry would this be targeted for ? It looks adjacent to the RV site who in turn have provided a letter to re-zone their area to the west to Village Industrial/Residential so that they can expand operations. That would create quite a large commercial area. Please comment.</p> <p>Official Plan Doc.</p> <p>1. Cross-Reference edits required. Official Plan Section 7 “Special Designations” Sections are not referenced properly to Schedule B1. Need to fix B1 - 7.5.14.4.1-6 - ...2 Noble ? is designated</p>	<p>2. Section 7.6.4.6 and 7.6.4.10</p>	<p>2. As stated in 7.6.4.6 “local neighbourhood shopping needs, or provide smaller-scale retail commercial and personal service uses.” And 7.6.4.10. Larger commercial areas in the settlement area have been identified as such, with a Village Commercial designation in the secondary plan. The smaller commercial nodes are place intermittently throughout communities – these uses do not include large commercial operations or drive-thru restaurants for example and are intended to create complete communities with compatible mixed uses.</p> <p>1. Schedules and numbering have been updated in final draft</p>
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		<p>Commercial but this allows building if 300 residences ? ...3. Is Abernathy ....</p> <p>2. Cross-Reference edits required. Sched B4 Rama Rd - reference 7.9.11.1-2 and 7.7.14.4 marked on the map are not listed or detailed in the Official Plan</p> <p>3. The under landfill assessment area in Atherley (Con11 and SR25, marked as formerly Closed). This area appears to be on top of a Significant Groundwater Recharge Area and close to a Highly Vulnerable Aquifer according to Schedules C and E. With the plan to expand Atherley residences in a significant manner this could be troublesome.</p> <p>4. Staff Report #BP-32-24 : page 1 Background identifies that Ramara in 2023 is updating the plan based on provincial policy changes that are still in draft form with the province. Are these changes premature and</p>	<p>2. Section 7.8.13.4 &amp; 7.10.10</p>	<p>2. Schedules and numbering have been updated in final draft</p> <p>3. The Atherley-Uptergrove Secondary Plan does not identify that property as part of the Schedule for expansion.</p> <p>4. PPS 2024 was put into effect Oct 2024. The final Draft OP has been reviewed against PPS 2024.</p>
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should Ramara sign off in them prior to the Province finalizing these items ?

5. Section 7.6 The Atherley-Uptergrove Secondary Plan: Amendment so it supersedes overall plan. Village Settlement Area (one of three in Ramara) that are planned to have “full services”. Please clarify that the “Village Settlement” designation is independent of and does not include the “Shoreline Residential” properties in the area.
6. 7.6.3.3 - total 30 year period housing development growth is planned to be 7550 people in Atherley-Uptergrove. This represents 50% of the planned target growth hence total growth in Ramara is to be 15,000 on a current population of 10,377 (2022). Are these calculations accurate ? What is the current population of Atherley-Uptergrove ? With this type of growth is there a school planned for the

5. The Shoreline-Residential Designated Area below the Atherley-Uptergrove Plan are not within the Atherley-Uptergrove Secondary Plan Sch B-1. The shoreline residential lands are outside of the settlement area.

6. The projected population numbers have been updated in the plan and are based off of the County of Simcoe growth estimations. The County creates a community profile for Ramara. The province also has growth estimations. To the best of my knowledge, these calculations and the census do not break populations down per ward or community. In the Atherley Uptergrove Secondary Plan there is provision for schools, the Official Plan itself also provides flexibility for zones for Schools. The School Board is notified of Plans of Subdivision to enable the board to make decisions on educational institutions.

		<p>area that is zoned as Institutional ?</p> <p>7. 7.6.2.3 "... but subject to the completion of municipal environmental assessments and financial analysis, may be connected to municipal water supply and wastewater treatment systems." Please provide clarification of <u>but</u> and <u>may</u> ? Does this mean it is optional to the homeowner and will all existing homeowners in the "Village Settlement" areas share any tax burden to install and maintain these systems even if they are not serviced by them ? This is also mentioned in section 7.6,6.4&amp;5. Will any other tax payors within Ramara be burdened with paying installation and maintenance costs for these centralized facilities ?</p> <p>8. 7.6.3.1 - I cannot reference R1,2...5 in this paragraph to Schedule B1 drawing as stated in</p>	<p>7. The policies contained in this section identify that the existing built up areas may remain private, however also may be connected to the municipal water and waste water system (when available) subject to the applicable studies. Funding for capital projects is determined by Council.</p> <p>8. The servicing areas are contained within the Current Master Servicing study. This paragraph has been removed</p>
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7.6.3.7 as well. Cross-reference issue.

9. 7.6.9.6 - Treated Wastewater "...or direct discharge to surface water as determined by Phase 3 Class Environmental Assessment in each service area." I don't like the sound of this based on the recent proposal in the Rama area for temporary wastewater facilities. I searched the underlined text and came up with nothing. Nothing on Ontario Gov't website and nothing related to wastewater. Please provide links or documents outlining this Phase 3 process. This is what seems to be approved for the Rama/Fern development "Temporary Solution" with direct discharge into wetlands vs. a local pool/drainage field in these areas that is committed land for this purpose. I believe there is a drainage pool out at Concession 10/Sinclair to

9. Please refer to the Master Servicing Study

		<p>service that development.</p> <p>10. Stormwater - awareness. While the water volumes will generally not change, the velocity with which they may move may change as land is developed (more roofs and concrete and paved roads) hence discharge into Simcoe and Couchiching will be faster. Existing downstream capacity must be known in advance to assure development addresses any upgrades to same. Otherwise the existing waterfront homeowners properties could be at risk of flooding as water cannot be discharged into the lake fast enough. And who should pay for that ? Developers I would think.</p> <p>11. 7.8.10 High Water Setback at 30m ? This is not possible for many waterfront properties as the entire lot is only that deep or less in many cases. I would prefer more elaboration on what</p>	<p>10. Stormwater Management is reviewed as part of planning applications.</p> <p>11. The 30m setback is provided through provincial guidance. Existing uses can continue. If development cannot met setback requirements, there are tools under the Planning Act to address this. The appropriate tool is property specific.</p>
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will be allowed to protect those homeowners from misinterpretation in the distant future by future generations.

12. 5.8.14 Road Entrance Permits ? Why does this need to be put in an official plan document ? Yet another tax solidified and non-debatable in the future “unless the Official Plan is changed”.

13. 5.8.16 Road design and maintenance standards - fantastic. Courtland, from the S-turn and south has been repaired 5 or 6 times this year already with what amounts to a guy shovelling loose blacktop into the holes which clear themselves out again within a week. I would like to see those turns and intersections use a better technology solution to support the stress of turns better. The change in speed limit to 40 does not make a difference to this issue. If done, we wouldn't need these monthly wasted

12. A bylaw was passed by Council in regards to Entrance Permits – it correlates with this section of the OP (Private and Public Infrastructure)

13. This comment/question would be more appropriately addressed through the Infrastructure Department. Please contact [infrastructure@ramara.ca](mailto:infrastructure@ramara.ca) with questions related to road speed, maintenance and/or asset management.

		<p>repairs and it would be a lot safer.</p> <p>14. 6.2 Natural Heritage Policies - our property is zoned Shoreline Residential but we are at or very close to 120m adjacent limit of a significant Greenland/Wetland. This applies to many shoreline properties on Simcoe in Ramara. As we are already shoreline and have to meet stringent building requirements of Ontario and the LSCA-LSPP already, why do we need more restrictions added ? This distance is more than a football field away and we have 300' properties between us. Again, this could be an undue burden in the future when interpretation of future generations come into play. Can these distances be reduced to reasonable distances ?</p>	<p>14. A Natural Heritage Study or Environmental Impact Study would be required if you trigger a Planning Act Application, such as a minor variance, consent, zoning by-law amendment or site plan application. These policies are required in the Provincial Planning Statement, Lake Simcoe Protection Plan, County of Simcoe Official Plan to ensure the protection of natural heritage features, being a matter of Provincial Interest.</p> <p>Please review 6.2.6.2 Existing Uses</p>
17	<p>Konnor Brenner    Rec: 2024-07-11</p>	<p>The following are my comments on the draft Official Plan issued in 2024 July:</p>	<p>Please see response in question 14 above regarding communal services.</p>

The use of communal sewer or water services shows up in several sections. I recommend that Councillors have serious discussion on when to permit these. Such systems have great potential to create political difficulties similar to what the Township dealt with in the Davy Drive water issue. The entering into “backup” agreements reduces the risk of future problems but does not eliminate these. - I do not do not consider systems “communal” that are developed under the Condominium Act. I would not discourage condominiums. I suggest the document could be made shorter and hence easier read if items were deleted or shortened that are not under the jurisdiction of the Township. For example clause, 2.3, Chippewas of Rama. The clause could state “The lands in Reserve 32 are not under the jurisdiction of the Township.” Or leave out the entire clause as Rama is separate community.

An other example is clause 3.6 Waste Management. This is County business so why is it in the Township’s OP.

Section 2.3 is a brief overview of the First Nations community that borders our municipality.

The County of Simcoe Official Plan policies are incorporated in sections of Ramara’s Official Plan where it is applicable, for conformity.



		<p>This draft document goes into more detail than Official Plans have gone in the past. While there is nothing wrong with this, it will lead to more work and inflexibility by the Township in the future. I suggest some thought should be given to leave some of the details to the zoning and secondary plan stage.</p> <p>I see very little in the plan to increase future public access to Lake Simcoe and Lake Couchiching.</p> <p>Detail comments Section 5.7.2 - Requiring public consultation for utility replacement. This may be difficult to enforce. Furthermore, it is likely that the utility company may refuse to pay for such consultations when just replacing a facility. This means that the Township will have to pay. Does the Township really want this extra cost as the Township can not stop the work in most cases?</p> <p>Section 8, Affordable Housing – Is this not County jurisdiction? So why is it in the Township’s OP?</p>	<p>The Official Plan provides policy direction and text for matters related to the municipality. Matters more appropriate for the Zoning By-law will be implemented through the updated Zoning By-law. The text in the Official Plan contains terms such as “shall”, “should”, “may” to provide direction for development and other municipal plans.</p> <p>Please see Section 5.11. This initiative is also being included in the Township Recreation Master Plan</p> <p>This section has been removed.</p> <p>PPS 2024 provides direction for planning authorities to ensure housing options and affordable housing. See section 2.2 of PPS 2024</p> <p>Duplicate sentence removed.</p>
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		<p>Section 7.6.9 -5 Water supply.... This may stand some rewriting as is hard to understand.</p> <p>Section 8.14 Fiscals Measures – I recommend this not be put in the OP as it will tie unnecessary Council’s hands and is not land planning matter.</p>		<p>After review of this section, this is appropriate and will remain in the document.</p>
18	<p>Elias and Adina Toby [REDACTED] Rec: 2024-07-11</p>	<p>We hope that our property and our neighbours are being considered for this improvement.</p>		<p>No response required</p>
19	<p>Noah Stegman [REDACTED] Rec: 2024-07-11</p>	<p>schedule A1 does not identify longford mills as a rural settlement area which conflicts with the current draft</p>	<p>4.1.2.2</p>	<p>Schedule A1 is updated to reflect rural settlement area</p>
21	<p>Jim and June Newlands [REDACTED] Rec: 2024-11-05</p>	<p>We are requesting the following considerations for any future updates to the Ramara Township Draft Official Plan:</p> <p>1. Keep the current Rural and Agricultural designations for our property as they currently are in the existing Official Plan and have only the Natural Area Protection replaced with the new Greenlands designation. This would allow us to continue to use our property in the same manner that our family has done for six generations.</p> <p>2.The Ramara Township Draft Official Plan does not clearly identify the Township’s</p>	<p>7.2 7.3 6.1.2</p>	<p>1. The Designation Map correlates with the County Official Plan Designations. Please review the updated permitted uses in Section 7.2 to confirm permitted uses.</p> <p>2. The Schedule ‘A1’ shows the designated Agricultural lands, which identifies the Township’s Prime Agricultural Area. Schedule ‘A4’ has been added</p>

		<p>Agricultural System or the Prime Agricultural Areas. These should be clearly identified so it is easy to understand how the policy framework would affect the permitted uses of our property.</p> <p>3. Section 3.8.16 of Simcoe County's Official Plan needs to be included in the Township's new Official Plan to make it clear that the Township supports agriculture and to align with the stated goals of the Draft Official Plan.</p> <p>4. The current wording of Section 6.1.2 of the Ramara Township's Draft Official Plan will have widespread negative impacts on the Township if it truly is the Township's intent that the existing uses which do not conform with the Greenlands designation are to cease to exist. If this is not the Township's intent, this section needs to be re-worded.</p>	<p>identifying the overlay of the Agricultural System. Sections 3.8 and 7.3 reference the agricultural system</p> <p>3. Please review Section 7.2.4</p> <p>4. The wording in this section has been amended. Please review.</p>
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