

**Report on Wollaston Township Council Meeting on June 12 regarding the
Application by the Owners fo Bear Ridge to Amend By-law 10-15**

Earlier this year the Owners of Bear Ridge applied to have By-Law 10-15, amended. By-Law 10-15 had been passed as an amendment to By-Law 50 -10, which covers extensive provisions for Zoning in the Township of Wollaston. On June 12, 2018 the agenda for the Wollaston Township Council Meeting included two By-laws for council to consider passing that would achieve the changes requested in the application to amend By-Law 10-15 by Bear Ridge Owners;

By-Law 18-18 Zone amendment RRC-2 , 563 the Ridge Road,

By-Law 19-18, Site Control amendment, 563 The Ridge Road.

By-Law 18-18 is a By-Law to amend the amendments of Zoning By-law 50-10 and would establish special provisions such as ones governing number of sites and buildings, servicing provisions, such as septic, setbacks from the Environmental Protection Zone provisions, and Holding Symbol (H) zone provisions.

By-Law 19-18 is a by-law governing a site plan agreement between Wollaston Township and the owners of Bear Ridge Campgrounds. Sections in By-Law 10-15 which required the owners of Bear Ridge provide and maintain adequate recreational facilities including a swimming pool and recreational activities would now be incorporated into Section 11 (b) in the site plan agreement negotiated between the owners of Bear Ridge Campgrounds and Wollaston Township.

At the June 12th council meeting, Darryl Tighe, President of Landmark Associates, a land use planner and civil engineering consulting firm, with 30 years in the field, spoke representing a delegation for a group of Wollaston Township property owners concerned about the Bear Ridge Campground zone and site plan amendment. He addressed issues regarding the application to amend By-Law 10-15. He recommended that Storm Water Management be addressed by the owners and consultants, especially due to the close proximity to wet lands that feed into a creek that flows into Wollaston Lake, a protected cold water trout lake. He stated that Storm Water Management is an essential and routine requirement of lake planning and water quality evaluation. Mr. Tighe recommended that decisions regarding the application be deferred until the effects of storm water management can be properly evaluated.

In the document prepared by Landmark Associates and included in the background information for the council meeting of June 12, 2018, Darryl Tighe identified that on the site plan map that is presented with the revised site plan agreement, ten of the newer camping sites and four of the older sites were located within a 15 meter setback from on-site streams or ponds. 9 of the older sites are within the Environmental protection Zone. He advocated that the affected sites be relocated or that the deficiencies be recognized in the revisions to the By-Law as noncomplying. He advocated that the pavilion which has only a 17 foot setback, be removed or recognized on the new site plan as nonconforming to a requirement for a 49 foot setback. He raised concerns with a building permit which would allow this. He identified the provision of the pool in By-Law

10-15 as necessary in today's campgrounds, and to compensate for a significant deficiency in available shoreline and to maintain the compliance with Hasting County Official Plan.

Darry Tighe argued that rather than use the Site Plan as the tool for framing the provisions and responsibilities required of Bear Ridge, the Township of Wollaston would be better served by maintaining the requirements in a revision of By-Law 10-15. The issues related to recreational provisions should be included in the By-Law. This would ensure that the qualities of good planning would be maintained and comply with Hasting County Official Plan. By maintaining the provisions and requirements in a by-law, it is possible for the public to appeal decisions that are not possible with a site plan. He indicated his clients were willing to work with the township to come to a resolution to their concerns and recommended that the application be deferred until the matters identified by his clients have been resolved.

At the end of his presentation, in response to questions and comments from councillors and the clerk, Mr. Tighe stated that he had not been in the park. His findings were based aerial photography and on auto cad software used to examine the proposed site plans and he stated that this is viewed as a reliable process. He indicated that the 40 acres of natural woodlands would be considered as an accessory resource and not a core resource with respect to recreational facilities. He explained that assessment of Storm Water Management can be a complex undertaking requiring experts in the field such as engineers. Surfaces such as packed gravel can be considered impermeable surfaces that have the same degree of impermeability as asphalt.

(Darryl Tighe's report which was included in the background package received by the councillors before the meeting and is included in the WLHCA website.)

Heather Sadler, from EcoVue Consulting spoke on behalf of a delegation from Bear Ridge Campground and presented their response to Landmark' Associate's presentation by Darryl Tighe.

Ms. Sadler stated that she hoped that the By-Law would be passed at that meeting of council. She assured the council that the site of the pavilion was in conformity with what is required. The previous planner (for Hasting County) had interpreted the Official Plan in a certain way, to require more detail in the zoning by-law that they (EcoVue) felt was appropriate. This was one of the reasons for the application. She stated that the Hasting County Official Plan wording was clear, that it should be viewed as flexible, that it is a guidance document, it's policy, it is not tied down to the intimate details of how somebody operates their own business. She stated that owners of Bear Ridge, the Morrison's, should be free to make decisions regarding how their business is run, that they can effectively plan how the pool and recreational facilities should operate. The township should not feel that they need to monitor everything the Morrison's do on their site to run a proper business as they know what they are doing. She felt that the woods were an important feature of the property not just an accessory. She stated that she didn't understand why the group of concerned citizens feel they won't have any more way of commenting on what is going on in the park. She didn't understand why the concerned citizens would feel that this is

necessary as it is a private property and business and as long as it is being operated in a suitable way, they should not feel that they need to question their decisions.

She said that in the official plan the policy states that there should be adequate recreational facilities. It doesn't define adequate. It could be a variety of combinations of recreational facilities and that the plan states that "it shall generally "... in other words, she seemed to suggest that the Hasting Official Plan is not specific. She said that this had to do with the "2 meters of waterfront". She referred to the firm that did the recreational study which had stated that there is plenty of beach area and shoreline area as well as the opportunity for using the pool. She stated that Storm Water Management, although it is an important tool for planners, it needs to be taken in context as Bear Ridge is a huge property that is underdeveloped. The areas where storm water run-off would be a problem is small compared to the size of the property over all. There is some impact of the gravel roads but there is plenty of natural vegetation that would slow the run-off. She argued against the need for a storm water management assessment and indicated they were unnecessary. She encouraged Council not to delay any longer to make a decision. It was clarified that the holding provision symbol (H) would remain until, through another meeting of council, it was identified as no longer needed and then it would be removed. At the end of Heather Sadler's presentation, Graham Blair called a recess in the council meeting.`

Later in the meeting the By-Law No 18-18 to amend By-Law 50-10 and By-Law 18-19, a by-law to enter into a Site plan Agreement were passed unanimously by council. I have included them as a PDF on the web site.

Peggy Stewart

President WLHCA