

DEPUTATION: DRAFT OFFICIAL PLAN REVIEW

By The Federation of Tiny Township Shoreline Associations

Presented by Judith Grant

June 27, 2009

We are glad to read in the Introduction to the draft Official Plan Review:

“Upon review of the 2001 Official Plan, Council determined that the Vision and Land Use Concept and many of the policies articulated in that document still maintained the vision and the approach that the Township of Tiny wanted to maintain.”

In the years since the “Environment First” Plan was adopted, we have heard nothing but enthusiasm for it from residents who live in all parts of the Township. They express pride in a Plan, which supports and protects the natural systems and beauties of the Township.

We were surprised, therefore, to discover that many proposed deletions and changes weaken the “environment first” thrust of the plan. We will comment on those. We also wish to suggest several ways that the “environment first” vision can be made stronger.

A1 THE VISION

3RD PARAGRAPH

Instead of the proposed change, we urge that the deleted text be retained as well as the new insert, thus:

The protection of the natural heritage features of the Township is a key component of the strategy to enhance quality of life. On this basis, all of the policies in this Plan are based on an 'environment first' philosophy, which simply stated, means that the protection of the environment is a key component in development considerations, and shall take precedence over development.

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We would like ALL references to golf courses removed here and later. They consume inordinate amounts of water, and ground water is in ever shorter supply in Tiny Township. They require chemicals that often get into ground water. They are not consistent with residents' vision of the Township, and particularly not with the look of the rural and agricultural

parts of the Township. They are an urban phenomenon. We would suggest that conference facilities might most appropriately be sited in one of the hamlets.

A2 OFFICIAL PLAN PRINCIPLES: keep both the original and the new wording, in 4 thus:

4. The protection of significant environmental features and their associated ecological functions, which may extend over a wide area, is a key component in development considerations and shall take precedence over the development of such lands.

5. and 6. Delete the changes thus:

Changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands are to be minimized and no development is permitted that will result in a negative impact to the functions and processes of these features.

And

The loss or fragmentation of Provincially Significant Wetlands and Provincially Significant Areas of Natural and Scientific Interest and the habitats and ecological functions they provide is not permitted

A3 LAND USE CONCEPT

Bullets – Add “locally significant wetlands” to the second bullet.

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MAJOR RECREATION

Here, and elsewhere remove trailer parks and golf courses. Trailer parks frequently result in the creation of permanent dwellings on substandard lots. Their residents put pressure on an already crowded shore. They contribute little to the municipality’s coffers.

Part B – LAND USE DESIGNATIONS

B1.2 – Why was the last bullet removed?

B1.3 – Restore the final sentence!

B1.3.1 – Restore the final sentence!

B1.3.3 – SIGNIFICANT PORTIONS OF HABITAT....

A local naturalist argues that the OP should refer to both the Ontario Species at Risk (SAR) list – COSSARO – AND the SAR list for nationally endangered wildlife – COSEWIC (Committee on the Status of Endangered Wildlife in Canada). Apparently COSEWIC typically takes the lead in designating SAR species, which then eventually find their way onto provincial lists.

The term “vulnerable” which is used in B1.2 and B1.3.3 has been replaced by “special concern” on both COSEWIC and COSSARO. “Special concern” is the current third tier of rarity behind the designations “endangered” and “threatened”.

With regard to the statement that there is “no information on endangered species” in the Township, there are many records for the Township regarding species at risk documented by the Ministry of Natural Resources’ Natural Heritage Information Centre in Peterborough. The NHIC is the responsible provincial organization that tracks all federal, provincial and regional Species at Risk and species of management concern.

The following list of SAR species is known from NHIC records for the Township of Tiny: **Endangered:** Piping Plover, Least Bittern, Bald Eagle (southern Ontario population), Henslow's Sparrow, Spotted Turtle, American Ginseng, Forked Three-awned Grass; **Threatened:** Eastern Fox Snake, Eastern Hognose Snake, Eastern Massasauga Rattlesnake, Red-headed Woodpecker, Hooded Warbler, Chimney Swift (COSEWIC only), Common Nighthawk (COSEWIC only), Golden-winged Warbler (COSEWIC only); **Special Concern:** Cerulean Warbler, Caspian Tern, Eastern Milksnake, Northern Map Turtle, Monarch Butterfly, Northern Map Turtle, Snapping Turtle (COSEWIC) and Five-lined Skink. Work needs to be done to ensure that this list is comprehensive.

We should find out what provisions other municipalities make with regard to endangered and threatened species and those of special concern and then draft effective protection for such species.

B1.6 – Restore “shall”. Topsoil must be protected if farmland is to remain farmable.

B2 ENVIRONMENTAL PROTECTION TWO

B2.3.4 – SIGNIFICANT WILDLIFE AREAS – If this doesn't include the information about deeryards in Broadfoot's reports, such information should be added.

B2.3.5 – We would like to see a paragraph added to B2.3.5 immediately after the first paragraph. It should say something to the effect that all owners of shoreline property need to be made aware of their responsibility as stewards of a precious township resource. To this end, a booklet is to be prepared explaining the importance of leaving the beach in (or returning the beach to) its natural state, and explaining how to do this. Among other things this booklet should make clear

- the value of sand dunes (which must not be bulldozed)
- the need to foster native vegetation like beach grass and sand cherries as they hold the sand and keep the water table well covered
- the problems created by planting turf grass on the beach side of shoreline properties (which attracts geese and their droppings, and which can turn a beach into an unhealthy wet beach)
- the care of septic systems, including the need for pump outs every 5 years
- coping with invasive species like *Phragmites australis*
- why both sand and cobble beaches should not be disturbed (many plants, animals, fish, birds make their homes there; both kinds of beaches renew themselves, spontaneously, as water levels rise and fall)
- the problems created by “unnatural” structures including walls, seawalls, groins
- the destruction wrought by ATVs
- the need to minimize paved areas to minimize runoff into the Bay

Every shoreline property owner is to be given this booklet, and it is to be updated as new challenges arise.

In addition, Informing every resident of Tiny about care of beaches is to be ongoing and to be accomplished in many ways – through the Township's website, the information sheets that accompany tax notices, displays in the Township Offices.

B3.4.3 TINY TRAIL – Restore the words “environment first” in the last sentence of the first paragraph.

B3.4.5

Paragraph beginning “In order to implement...” replace the word “minimize” with “prevent” as in “prevent the impacts of that public use”

Paragraph beginning “If, as part of...” reinstate the word “shall”, thus
If, as part of the inventory process, additional waterfront land is deemed to be owned by the Township in this area, Council shall carefully consider how.... On this basis, that Council shall consult with affected residents and other stakeholders....

B5.3 PERMITTED USES – See above – remove trailer parks, rental cabin establishments (these become permanent dwellings on substandard lots as is happening in the development just south of the 15th Concession Road West), and golf courses.

B5.6.1.6. Add the controls in the OMB Decision delivered by N. C. Jackson, dated November 5, 2007, particularly

“Deer yard and migration issues have been analyzed in reports from Broadfoot Consulting and will be specifically implemented in site plans.”
See Broadfoot’s February 20, 2002 report, particularly the maps.

B6 SHORELINE

B6.1 – 6TH bullet – Remove the word “public”

B6.3 – PERMITTED USES

Change “public and private neighbourhood parks, public and private bathing beaches” to municipal and private neighbourhood parks, municipal and private bathing beaches”

B6.4 – RESIDENTIAL DEVELOPMENT POLICIES – Reinstate this sentence:

The further inland expansion of the shoreline development area onto lands that are not designated *Shoreline* is not permitted by this Plan.

CUT - B6.4.5 - Reinstate:

In addition, confirmation must be received that indicates the well servicing the dwelling, if there is a well supplying water to the dwelling, is located on the same lot as the dwelling. If the well servicing the dwelling is not located on the same lot, an agreement in the form of an easement approved by the Committee of Adjustment is required.

B6.8 – How extensive is the Development Zone? Where is it?

B11.4.6 – In the first line, “encourage” should be “require”, thus:

It is a policy of this Plan to require the preparation of Nutrient Management Plans prior to the development of new intensive livestock facilities or the expansion of existing livestock facilities in the Township.

C2.2 – IMPLEMENTATION – Was this not refined in the Zoning By-law?

C2.3 DEVELOPMENT IN THE ENVIRONMENTAL PROTECTION ZONE

(d) After the brackets, add:

peer reviewed at the proponent's expense, and approved by Council,...

C3 FLOODPLAIN MANAGEMENT

C3.1 (c) Needs a major, precise modification, to reflect the Township's carefully worked out current rules.

C6.3 WHAT AN EIS SHOULD DEMONSTRATE

(g) Reinstate: not significantly affect the scenic qualities of the area

(j) Reinstate: not create noise that will have an adverse impact on the enjoyment of neighbouring properties

D1.1 – Delete the new bullet.

D1.2 PREFERRED MEANS OF SERVICING IN SETTLEMENT AREAS

This section should relate to settlements only. All references to the shoreline areas should be deleted.

D1.6 SEWAGE SYSTEM RE-INSPECTION

This section needs to be updated. Tiny Township has a re-inspection system, and has had one since 2002.

D2 TRANSPORTATION

D2.1 OBJECTIVES

New bullet – reorganize and add “and between” thus:

To encourage site plan designs that promote modes of transportation such as walking and cycling within and between Settlement Areas.

D10 ELECTRIC POWER FACILITIES

We feel strongly that the new Visual Impact Study rules should be integrated into this draft. At our Annual General Meeting last Saturday, the vote of our member associations was unanimous that the results of

the Visual Impact Study be integrated into the Official Plan Review at this stage and that there be no delay.

This is where the VIS conclusions should appear.

D11 BED AND BREAKFAST ESTABLISHMENTS

Add a new bullet:

e) there is adequate municipal beach access for guests

SPELLING ISSUES: Throughout, Farlain Lake (not Fairlain), Coastal (not Costal). On page 10, Perkinsfield is misspelled. Wayside pits misspelled in B14.7