

An Update on Tiny's Official Plan

By JUDITH GRANT, ADDISON BEACH

BOATING RESTRICTION:

In March, Transport Canada sent a letter reminding the Township of the general 10 km/h speed restriction within 30 m of shore for all power-driven vessels, and of the special 10 km/h restriction extending 300 m from the western shore of Tiny from Concession 1 to Concession 16.

POLICE SERVICES BOARD:

This three-member Board replaces the Community Policing Committee. On it, Councillor Hinton represents Council, Kevin Leonard the community, and Barry Godding the Province.

According to the Township's press release, it shall:

- "participate in the selection of the detachment commander;
- generally determine the objectives and priorities for police services after consultation with the detachment commander;
- establish, after consultation with the detachment commander, any local policies with respect to police services;
- monitor the performance of and receive reports from the detachment commander;

On April 17 when the Board met for the first time, Richard Hinton was elected chair, and on April 30 Council agreed to the Board's recommendation that it be expanded by including another member of Council and a second provincial appointee.

MUNICIPAL HERITAGE REGISTER:

Three properties have been added to the Register:
 S.S. #15 Campbell Schoolhouse (built 1924) at 100 Concession 3 East
 Log House (built 1910) at 110 Concession 17 West
 Two-storey Log House (built 1870) at 650 Concession Road 17 West.

LE VILLAGEOIS DE LAFONTAINE:

In March, Council sought legal advice about Le Villageois' long-standing failure to pay its taxes and its recent request that development fees not be imposed on a proposed expansion. All five members of Council then decided that this group should not be forgiven tax arrears and development fees when everyone else in the township accepts those responsibilities or suffers the consequences. If Le Villageois doesn't manage to get its financial house in order, presumably it will be sold for tax arrears in a year's time.

2017 PUBLIC BEACH WATER MONITORING:

Last summer, the Health Unit monitored five beaches in Tiny: Woodland, Trew Avenue, Jackson Park, Balm, and Lafontaine Park. Beginning in 2018, it will monitor only the five major beach parks: Woodland, Bluewater, Jackson, Balm, and Lafontaine. The Health Unit has revised the limit at which it advises that a beach be posted, raising it from a geometric mean of 100 E. coli or more per 100 mL for five samples to a geometric mean of 200 E. coli or more. This brings it into line with Health Canada's standard.

GEORGIAN BAY GREAT LAKES FOUNDATION:

In March, Mary Muter (well-known activist regarding regulation of water levels in the middle Great Lakes) and Paul Cowley (President, FoTTSA) asked for long term funding for expenses related to

- Baird Report II (which projects lake levels to 2050)
- mapping ephemeral wetland habitat
- stream water quality monitoring
- lobbying to stop Asian Carp getting farther into the Great Lakes.

Council decided to supply \$10,000 funding for 2018. The GBGLF will have to ask the next Council for future funding.

EURASIAN WATER MILFOIL (EWM) IN FARLAIN LAKE:

In a deputation on April 30, Herb Huck updated Council on the current state of invasive EWM in Farlain Lake. Every year since 2014, the Farlain Lake Community Association has attempted to rid the lake of this invasive plant, only to find that the first colony remains established, and additional patches spring up. They researched the problem, found a special removal method called DASH (Diver Assisted Suction Harvesting), set up an information kiosk, and held fundraising events. As a community they invested over 5,000 hours and over \$43,000. Uncontrolled, EWM could easily take over the whole of Farlain Lake, and that, as Huck pointed out, would have an impact on property values and thus on the township's tax base.

This year, they are applying for a Trillium grant to construct a proper DASH unit and train community divers. They also intend to use a targeted aquatic herbicide and to lay down mats that kill the plants by stopping light from reaching them. The "ask" is \$8,000 a year for three years to fund the cost of commercial divers. Council commended the community for its work, and will decide on funding in May.

First draft comments

In November, Jamie Robinson of MHBC Planning provided Council with an overview of comments received in writing and orally up to November 15 regarding Draft 1 of the Official Plan (OP). Four main themes were –

- lack of building control policies
- changing the "Environment First" objective to "Environment Focused"
- secondary dwelling units in the shoreline designation
- population growth and allocation/settlement area boundaries.

Of the first theme, Robinson observed that the OP is not utilized to establish "building control" as there are other mechanisms available to the township for that purpose. MHBC recommended no changes in the next draft.

Regarding "Environment First" (see FoTTSA's presentation, *The Tiny Cottager*, Fall 2017, page 5), MHBC again recommended no changes, arguing that provincial and county initiatives already provide significant environmental protection.

MHBC agreed that secondary dwelling units, which are meant to provide affordable housing, would probably be used in the shoreline designation for short-term rentals. They were therefore removed from that zone in the second draft, while still being permitted in rural and settlement areas.

Allocation of population growth to settlement areas (a provincial requirement) has to be delayed until the County of Simcoe completes a study of the placing of population several years hence (also a provincial requirement). In the meantime, MHBC recommended that the county's Greenlands expansion in Tiny's shoreline area not be implemented to allow for population growth there.

Concerned about the continuing shift from "Environment First" to "Environmentally Focused," representatives from FoTTSA's Board met with Kris Menzies and Jamie Robinson of MHBC Planning in January. As a result, the environment was given greater prominence at key points in the second draft Official Plan Update and the county's Greenlands expansion in Tiny's shoreline area was inserted. In addition, a policy was added regarding retention of natural vegetation when reviewing shoreline development applications.

Second draft

The second draft of the updated Official Plan appeared on the township's website on March 2 for consideration at two open houses three weeks later — one in Vaughan for seasonal residents and the other in Tiny Township the next day for permanent residents.

MHBC Planning accepted comments submitted by April 20. On April 30, the planners told Council that a number of themes emerged from these submissions, notably

- **Provincial natural heritage and agricultural systems mapping.** As this mapping is not nearly as good as the Township's own mapping, the planners decided to include two schedules showing both kinds of provincial mapping, with the provision that they would only be used when consistent with the other schedules of the Official Plan.
- **Protection of the dune system in Bluewater Beach Park by designating it EP1 and removing it from the list**

of major beach parks. Neither is possible since EP1 is reserved for provincially significant wetlands and coastal wetlands, and township studies designate Bluewater Beach as a major park. However, the Park can be given Greenlands designation as soon as the dimensions of the dune area have been properly ascertained. (Council is arranging that this be ascertained.)

- **Expanded Greenlands mapping in accordance with the county's OP, the Provincial Policy Statement and its growth plan:** Although developers have lodged appeals with the OMB, there are to be no changes to this aspect of the Plan. Existing vacant lots of record are still valid and changes may still be made to buildings already in place.

- **Protection of French's Hill and groundwater there.** Here the planners relied on the report prepared by the Southern Georgian Bay Lake Simcoe Source Protection Authority, which does not identify French's Hill as a highly vulnerable aquifer nor as a significant ground water recharge area.

- **Strengthening mineral aggregate policies.** Here, as with French's Hill, the consultants included in the second draft all the resources open to them in provincial and county policies. These policies protect the natural environment much more strongly than those in the current Official Plan. Members of Council asked how to get the Province to change its policies – to get it to value water recharge areas ahead of aggregate extraction. Here Jamie Robinson said he'd reply after MHBC Planning had time to reflect. Wilf Ruland's Review of Teedon Pit PTTW Application was introduced and discussed as a resource that should be shared with Burnside & Associates and that might be peer reviewed.

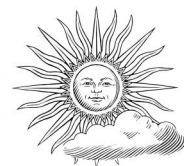
- **Second units in the shoreline designation.** These were removed as a shoreline use in Draft 2. No change was recommended for Draft 3.

- **Septage spreading.** The spreading of septage on farmers' fields is not a permitted use in Tiny's current Official Plan nor in its Zoning By-law. Nonetheless, the MOECC still permits spreading in accordance with the *Environmental Protection Act*. The planners recommend that township planning documents continue not to recognize spreading of septage as a permitted use.

- **Lack of seniors housing policies.** The third draft is to include a general policy identifying the forms of housing for older persons and that they be permitted in settlement areas with a rezoning and that small scale facilities be permitted in other areas subject to an Official Plan amendment and Rezoning.

Next steps

MHBC Planning is to prepare Draft 3 integrating points raised by Council and by the public and, when complete, to make it available to the public. The statutory public meeting will then be held. After the public meeting, there may be another delay if important points are raised by the public or by Council. MHBC Planning hopes that the update will receive Council approval and be sent off to the County for approval prior to the election. Time will tell.



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