PLANNING REPORT

<table>
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<th>DEPARTMENT</th>
<th>Planning</th>
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<tr>
<td>DATE PREPARED</td>
<td>November 2, 2015</td>
</tr>
<tr>
<td>MEETING DATE</td>
<td>November 9th, 2015</td>
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<td>SUBJECT</td>
<td>Verbal and Written Comments on Draft Official Plan</td>
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COMMENTS WITH REGARD TO DRAFT OFFICIAL PLAN OPEN HOUSE – OCT. 6TH AND 7TH 2015.

Most attendees wanted to know what was happening to their own property and what the change in the designation meant and a lot of people don’t understand the difference between designation and zoning.

- Natural Resource Designation needs more explaining – e.g. what does Natural Resource mean and how did we come up with the designation, how many lots, can they subdivide, size of lots, what happens to undersized lots
- Potential for pits and quarries along Hwy 11-17 (Bruno’s property) should those be designated for pits
- Residential hamlet areas – concern that the commercial isn’t noted; again that is the difference between OP and Zoning
- Should have more commercial and industrial designation areas to assist with tax base
- Concern with drainage for Rosslyn Village that goes down Ridler Road
- Need more clarification for the Murillo village designation area – where does it end, no lot numbers on the maps.
- Multi-use – where is this in the OP
- Outdoor wood furnaces – should be in the OP
- Open Space designation – if property is designated OS what does that mean
- KF Hamlet area – is residential multi-use going to be allowed anywhere in the hamlet and can commercial be included within that residential use
- Natural Resource Designation – can he operate a pit without getting an official plan amendment or a zoning change
- Environmental Protection – can they have a residence
- Mineral potential – can they still sever and how does it affect present residential lots
- Locally significant agriculture – what does that mean and what’s the difference between locally significant and provincially significant
- Is a beef cattle and hay still considered a viable farm and how can he keep neighbours from severing around him – wants to be in the prime agriculture and not in Natural Resources but need to make his neighbours around him the same so they can sever either.
- Have we considered wind resources
- Are springs protected under natural resource
• Doesn’t want lots around agricultural at all
• Pineview Road (Sibru’s property) why is that designated aggregate
• Pineview Road and Poleline road – designated Natural Resources, can he automatically have a pit
• Poleline Road by Pebblestone – should that be designated aggregate
• Oakleaf should that not be aggregate
• 10 ac. lots should stay at 400 ft. frontage
• Why do we have to put in wells and ensure potable water in OP when we have to prove quantity and quality prior to building permits being issued
• Take out only drilled wells in OP
• Why do we have to get permission for septic field when we sever as septic fields can be put on any lots as new upgraded systems have been developed

• Agriplex – why was the designation changed from agriculture to rural – was promised it would always remain agriculture at former meetings
• Source water protection in Rosslyn – should that line be adjusted
• Difference between Development Constraint map and Schedule A Land Use map
• Environmental protection designation – would like further information
• Mineral potential – can they still sever
• If a farmer has beef cattle and hay, no longer a dairy farmer, can he still farm and will the neighbour be able to sever a lot next to him because they are in rural designation
• How does Mineral Potential affect residential lots
• Locally significant agriculture – what does that mean
• Provincially significant designation – what does that mean

• Have we allowed for wind resources
• Why is the old PD roadway not on the maps
• Drainage in Rosslyn – how does that affect the Official Plan
• Halow property – Harstone – want it back to rural for residential lots
• Templeman on 25th Sideroad – should it be designated rural when its part of the farm
• Wetlands – Environmental Protection – what does that mean and how many feet away for animals can pasture, can it still be used for grazing animals,
• When do we enforce redevelopment of gravel pits
• Should add Class “4” as agriculture
• Pit on Fraser should be out
• Blindline road, Lot 16 and 17 – check the designation
• Hacquoir property – should designation change for each present use e.g. Rio Tinto

• 2.2.3 what does that section mean
• 2.5.3 what does that section mean
• 3.26.2 capacity of 59 in OP – reserve capacity expansion
• Is there a designation for a senior’s home
• Buffer between multi-use and residential
• Piper Road – changing to Natural Resource – how does that affect value and taxes
• Garden Valley Road – previous subdivision – owner believes it is still in affect
• Agriculture – still want retirement lot, unfair
• Haniak property on Barrie, does not appear to be in constraint area
• No lot numbers or concessions on the maps
• Wrigley Road (Grootenboer property) change to extraction
• Maloney property on Twin City Crossroads and Hurtig area – has been changed to Industrial wants it left at rural

Letters or emails received

• 7 Ridler Drive – Dubois and Hunsberger
• Jean Mayo
• Rural Settlement Residents
• J. A. Miller
• Nadine Dubois emails
• Lakehead Region Conservation Authority