

Board or Directors' Meeting

Special Meeting of the Board of Directors (Board Hearing)

Meeting No. BOD-03-21

Friday, March 26, 2021

Held virtually via Zoom

Meeting Minutes

LSRCA Board Members Present

Regional Chairman W. Emmerson (Chair), Councillor K. Aylwin, Mayor D. Barton, Mayor B. Drew, Councillor A. Eek, Councillor W. Gaertner, Councillor R. Greenlaw, Mayor V. Hackson, Councillor S. Harrison-McIntyre, Councillor C. Pettingill, Mayor M. Quirk, Councillor C. Riepma, Regional Councillor T. Vegh, Councillor A. Waters, Councillor E. Yeo

LSRCA Board Members Absent

Councillor P. Ferragine (Vice Chair), Councillor K. Ferdinands and the Township of Ramara

LSRCA Staff Present

R. Baldwin, T. Barnett, A. Brown, K. Christensen, M. Critch, B. Kemp, B. Longstaff, G. MacMillan, K. Yemm

Guests in Attendance

G. Campbell, Managing Partner, Oro Station

J. Olah, Beard Winter LLP

I. Acknowledgement of Indigenous Territory

II. Declarations of Pecuniary Interest or Conflict of Interest

None noted for this meeting.

III. Approval of Agenda

Moved by: D. Barton

Seconded by: A. Eek

BOD-035-21 **Resolved That** the content of the Agenda for the March 26, 2021 Special Meeting of the Board of Directors be approved as amended to include an excerpt of Section 28.0.1 of the Conservation Authorities Act (Item IVa). **Carried**

IV. Hearing under Section 28.0.1(7) of the *Conservation Authorities Act*

a) Excerpt of Section 28.0.1

Moved by: A. Waters

Seconded by: C. Riepma

BOD-036-21 **Resolved That** the excerpt of Section 28.0.1 of the *Conservation Authorities Act* be received for information. **Carried**

b) Hearing Guidelines

Moved by: V. Hackson

Seconded by: M. Quirk

BOD-037-21 **Resolved That** the Hearing Guidelines be received for information. **Carried**

c) Board Hearing

Moved by: S. Harrison-McIntyre

Seconded by: E. Yeo

BOD-038-21 **Resolved That** the Board of Directors sit as a Hearing Board. **Carried**

A roll call was conducted, after which Chair Emmerson read the Chairman's remarks, advising that a hearing is being conducted under Section 28.0.1, Subsection 7 of the Conservation Authorities Act in respect of an application by 2639025 Ontario Inc. for permission to build the Oro Station Automotive Innovation Park at the property municipally known as 255 and 401 Line 7 N, Township of Oro-Medonte. Chair Emmerson noted that staff prepared and distributed Staff Report 12-21-BOD in response to this application.

V. Presentations

Authority Staff Presentation

Ms. Ashlea Brown, Director, Regulations, advised that the purpose of the hearing was for the Hearing Board to consider the permit conditions staff were recommending regarding the issuance of the permit. She provided an overview of Section 28.0.1 of the *Conservation Authorities Act*, which applies to applications submitted for which a Minister's Zoning Order has been granted. Ms. Brown provided details of the proposed Oro Station Automotive Innovation Park project and outlined the recommended conditions of approval with the rationale behind the specific permit conditions, 26 in total, as outlined in Staff Report No. 12-21-BOD included in the agenda package. She advised the Hearing Board that upon approval of any or all of the conditions, staff will issue the permit as required under Section 28.0.1.

Moved by: A. Waters

Seconded by: S. Harrison-McIntyre

BOD-039-21 **Resolved That** the presentation by Authority staff regarding the application for Oro Station Innovation Park and recommended conditions of approval be received for information. **Carried**

Applicant Presentation

Mr. Geoffrey Campbell, Managing Partner, Oro Station noted that his consultant team was not available for the Hearing and provided an overview of the concept for the proposed project, noting it is a multi-use facility that will join an automotive business park with testing facilities. He noted the location of the project is in Oro-Medonte, Simcoe County close to the Lake Simcoe Regional Airport. Mr. Campbell reviewed the features of the project, including employment and education opportunities, testing facilities, SmartCity technology, workshops for professional and customer race teams, solar/hydro generated power, as well as hospitality, tourism and recreation opportunities. He reviewed the site plan and partnerships. He addressed the Minister's Zoning Order, noting that in 2012 the property was designated as the Lake Simcoe Regional Economic Employment District with the Growth Plan. In 2019, the applicant approached the local municipality with its vision and received unanimous votes from Oro-Medonte and Simcoe County councils. On November 1, 2019, the Province issued a Minister's Zoning Order.

Moved by: D. Barton

Seconded by: W. Gaertner

BOD-040-21 **Resolved That** the presentation by Mr. Geoffrey Campbell of OroStation DevCo regarding the proposed Oro Station Automotive Innovation Park be received for information. **Carried**

Questions to staff and to the Applicant

Hearing Board members asked a number of questions were asked to staff and to the applicant, which form part of the Hearing Record.

VI. Closed Session

The Board moved to Closed Session for deliberation.

Moved by: C. Riepma

Seconded by: R. Greenlaw

BOD-041-21 **Resolved That** the Hearing Board move to Closed Session for deliberation. **Carried**

The Board rose from Closed Session to gather additional information from the applicant.

Moved by: B. Drew

Seconded by: S. Harrison-McIntyre

BOD-042-21 **Resolved That** the Board rise from Closed Session. **Carried**

Additional questions were asked by the Hearing Board, which form part of the Hearing Record.

The Board moved to Closed Session for a second time for deliberation.

Moved by: B. Drew

Seconded by: D. Barton

BOD-043-21 **Resolved That** the Hearing Board move to Closed Session for deliberation. **Carried**

As per the Hearing Guidelines, the Hearing Board passed a motion culminating its decision.

Moved by: T. Vegh

Seconded by: K. Aylwin

BOD-044-21 **Whereas** the Lake Simcoe Region Conservation Authority (the Authority) cannot refuse to grant permission for development, in accordance with Section 28.0.1 of the *Conservation Authorities Act*; and

Whereas the Authority's Board of Directors and staff, using a science-based approach to decision making and the Authority's Watershed Development Guidelines, would ordinarily require confirmation of no negative impact and mitigation and compensation for any impacts to the features through detailed studies and monitoring as part of the permit process; and

Whereas the only authorized power that the Authority's Board of Directors has at their discretion is the ability to add conditions to the permission to mitigate impacts to the control of flooding, erosion, pollution, and the conservation of land, and interference with the wetland or watercourse; and

Whereas the applicant has raised concerns with potential conditions that may be placed on their application and requested a hearing before the Board of Directors, which is taking place on March 26, 2021.

Resolved that Staff Report No. 12-21-BOD regarding Permission under O. Reg 179/06, Pursuant to Subsection 28.0.1 of the Conservation Authorities Act (Ministerial Zoning Order) 2639025 Ontario Inc. Oro Station Automotive Innovation Park be received; and

Further that the conditions to the permission as outlined in this report, which will form the core elements of the agreement between the proponent and the Authority be approved; and

Further that the Authority's Chief Administrative Officer be authorized to execute the agreement as required by the *Conservation Authorities Act*. **Carried**

The Board rose from Closed Session for a second time.

Moved by: W. Gaertner

Seconded by: A. Waters

BOD-045-21 **Resolved That** the Board rise from Closed Session. **Carried**

Chair Emmerson advised the applicant of the Hearing Board's decision to approve Staff Report No. 12-21-BOD without any changes to the conditions.

CAO Baldwin advised the applicant that the permit will be issued with the conditions but is not valid until the necessary agreement is signed. A reasons document will be prepared and sent to the applicant within a few days, and this reasons document is a key document that the applicant requires in order to request a Ministerial review of the Board Hearing's decision.

Moved by: M. Quirk

Seconded by: D. Barton

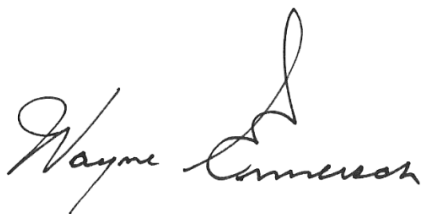
BOD-046-21 **Resolved That** the Directors move out of the Hearing Board and return to the general meeting. **Carried**

VII. Adjournment

Moved by: C. Pettingill

Seconded by: W. Gaertner

BOD-047-21 **Resolved That** the meeting be adjourned at 12:15 p.m. **Carried**



Regional Chairman Wayne Emmerson
Chair



Rob Baldwin
Chief Administrative Officer