

## Minutes - Public Meeting (Council Adjourned)



**MEETING DATE:** October 16, 2006 – 7:00 pm

**LOCATION:** The Blue Mountains Council Chamber

**PREPARED BY:** Stephen Keast, Clerk

### A. Call to Order

- Mayor Anderson called the scheduled Public Meeting to order and explained the purpose of this The purpose of this Public Meeting is to consider a request by the applicant to establish a large scale Horse Park on the lands that will consist of stables, a riding arena, grand prix show rings, vendor trade areas, administrative centre, approximately 300 Commercial Resort Units, retail commercial and parking. Although the proposal encompasses a larger area (area shown as “Lands subject to proposal” on map), the amendment only applies to a portion of the lands shown as “Area subject to Amendments”.

The Official Plan Amendment, as requested, would provide an Exception to the policies of the Employment Lands designation within the Town of The Blue Mountains Official Plan that would specifically permit the proposal as an exception to the current list of permitted uses. This would include a commercial recreation use and related accessory accommodation, retail and administration uses.

The effect of the By-law would be to rezone the subject lands from the General Industrial M2 and the General Industrial M2-12 zone to the Recreational Commercial C4-12-h zone. Exception 12 would be deleted and replaced with provisions to recognize the scope of the proposal including limitations on building areas, commercial resort units. The Holding –h symbol is proposed to be used to facilitate the phasing of the development as it relates to the execution of subsequent Site Plan Agreements or other development agreements.

The lands affected by the proposal are bounded to by Grey Road 2 and Clark Street and comprised of Part Lots 29 and 30, Concession 9, while the area subject to the amendments are comprised of Part Lot 30, Concession 9.

- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from the Lora Bay Corporation, the GSCA and the Ministry of Transportation.
- Mayor Anderson then asked if anyone wished to speak to the proposed By-law.
- Town Planner Rob Armstrong then reviewed the proposed development, noting Council would not make a decision on the proposal this evening.
- Rob then noted the Master Concept Plan was accompanied by Planning Justification, Servicing, Stormwater Management and Employment Lands Studies.
- Planning Consultant John Bousefield then reviewed the proposal for those in attendance.
- John noted the total holdings were 225 acres with 85 subject to the Amendments.
- Deputy Mayor McKinlay then attended the meeting.

- John noted it was proposed the venue would take over the former Collingwood Horse Show event.
- John noted the Industrial Park lands were designated Employment Lands and the Horse Park would be as well, the Official Plan Amendment adding a Horse Park as a Permitted Use.
- John then noted the Horse Park lands would require a servicing allocation as would any other development proposal.
- Councillor McKean then questioned if the agricultural use would be subject to proposed Clean Water Act restrictions of a 150 metre setback from a watercourse, further questioning treatment of washwater from horses.
- Area resident Fred Young then spoke in support of the proposal, questioning traffic volumes on Grey Roads 13 and 2, further questioning waste disposal for the site.
- Mr. Bousefield then spoke, noting turning lanes would be installed at intersections and waste would have to be removed daily during events.
- Area resident John McCullam then spoke, questioning water use levels and treatment of wastewater.
- Mr. Bousefield then noted a Permit to Take Water would be required with water pumped to a reservoir area with wastewater diverted to a treatment facility, final details to be worked out.
- Area resident Mr. Hays then questioned if the proposal would proceed if approvals were obtained too late for the 2007 Horse Show event, Mr. Bousefield replying it was hoped to achieve such a deadline, Kathy Wentworth-Stanley noting bases for horse-rings would have to be installed this autumn for such an event.
- Area resident Steve Bataglia then questioned if traffic comparisons with similar facilities had been completed, Dan Hurley of CC Tatham and Associates noting traffic counts with a 25% increase were used as well as data from the Collingwood Horse Show, with traffic spread out over the event.
- Mr. Bataglia then questioned residential development impacts, Mr. Hurley noting 300 on-site condominiums were proposed and included in the traffic counts, Mr. Bousefield noting on-site residents should have a minimal impact on event traffic.
- Jeremy Wentworth-Stanley then questioned financial guarantees by the proponent, Rob Armstrong clarifying a Master Development Agreement would detail phasing and development requirements over time together with the provision of securities to ensure performance.
- Mr. Hays then questioned the approval process if studies did not support various requirements, Rob Armstrong clarifying the Public Meeting was to consider Planning Amendments with the Town required to be satisfied with all subsequent aspects of the development proposal through the development process.
- Fred Young then spoke, noting 65,000 people attended a recent Spruce Meadows Equestrian Centre event.
- John McCullam then spoke, questioning any proposed water-taking from Indian Brook, Mr. Hurley noting MOE approvals would be required, the process not yet started.
- Deputy Mayor McKinlay then note the public would have opportunity to make comment on any applications for Permits to Take Water.

- Area resident John McGee then spoke, questioning base levels for traffic studies, Mr. Hurley noting today's conditions form the basis with local growth projections added.
- As no-one further wished to speak Mayor Anderson declared the Public Meeting to be adjourned.