

**STAFF REPORT:** Town of The Blue Mountains Planning Department



**REPORT TO:** Mayor and Members of Council  
**MEETING DATE:** Monday, January 15, 2007  
**REPORT NO.:** PL.07.10  
**SUBJECT:** Official Plan Amendment and  
Zoning By-law Amendment  
Thornbury Horse Park  
Part Lot 29 and 30, Concession 9;  
Town of The Blue Mountains  
**PREPARED BY:** Robert Armstrong  
Manager of Development Planning & IS

## **A. Recommendations**

**THAT Council does hereby receive Planning Staff Report PL.07.10, Official Plan Amendment and Zoning By-law Amendment, Thornbury Horse Park, Part Lot 30, Concession 9**

**AND THAT Council hereby enact a By-law to adopt Official Plan Amendment Number 10 to the Town of The Blue Mountains Official Plan to provide an exception to Employment Lands designation that would permit the establishment of the Thornbury Horse Park on Part Lot 30, Concession 9 and direct staff to forward the Amendment to the County of Grey for approval, and;**

**AND THAT Council hereby pass an Amendment to the Zoning By-law to rezone the lands from the General Industrial M2, the General Industrial M2-h and the Rural Residential RUR zones to the Recreational Commercial C4-12-h zone, as well as modifying the Hazard H zone in accordance with the comments from Grey Sauble Conservation Authority and replace exception 12 with special provisions related to the establishment of the Thornbury Horse Park.**

## **B. Background**

### **B1. Pre-Consultation**

Prior to receipt of these applications for the Horse Park, Planning Staff held pre-consultation meetings with representatives from the County of Grey, Ministry of Municipal Affairs and Ministry of Agriculture and Food to review issues related to the County of Grey Official Plan

and Provincial Policy. Subsequent to receipt of applications and supporting material, we have also commenced preliminary internal and external reviews of the material.

## **B2. Applications Received**

In June 2006, the Town received applications for Official Plan and Zoning By-law Amendments to permit the creation of the Thornbury Horse Park on lands located south east of the Community of Thornbury. The intent of the Horse Park is to establish a year round facility that would ultimately include stables, a riding arena, Grand Prix Rings, vendor trade areas, administrative centre, condotel units, retail commercial and parking. The applications that were received were only to amend the lands presently zoned Industrial on Part Lot 30, Concession 9. The applicant is of the opinion that the stables and paddocks proposed on Lot 29, Concession 9 are presently permitted under the current Rural A1 zone.

In support of the applications, we have received the following documents:

- Planning Justification Report – Bousfields Inc.; Dated: July 5, 2006
- Employment Lands Needs Analysis – Urban Metrics Inc.; Dated: June 14, 2006
- Functional Servicing Report – C.C. Tatham Consulting Engineers; Dated: July 2006
- Traffic Impact Assessment – C.C. Tatham Consulting Engineers; Dated: July 2006

## **B3. Merit Report – Council authorization to move forward**

A merit report went to Council on the 18<sup>th</sup> Day of September, 2006 directing Planning Staff to proceed with the Official Plan and Zoning By-law Amendment public meeting in accordance with the Planning Act; and further that a public open house be scheduled prior to the public meeting, providing information to the public on the proposal.

## **B4. Public Open House**

The public open house was held on the 13<sup>th</sup> Day of October, 2006 where Planning Staff and Consultants working on the project were available, along with a conceptual display, maps and reports; to assist the public in providing more information on the proposal.

## **B5. Public Meeting**

The public meeting was held on the 16<sup>th</sup> Day of October, 2006 providing notice of the amendments required to the Town of The Blue Mountains Official Plan and Township of Collingwood Zoning By-law 83-40.

The Official Plan Amendment, as requested, would provide an Exception to the policies of the Employment Lands (EL) 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.

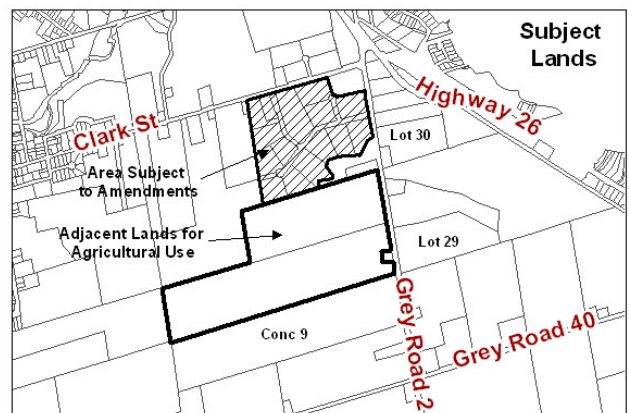
This would include a commercial recreation use and related accessory accommodation, retail and administration uses.

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.

## B6. Other Information

The lands are part of a Registered Plan of Subdivision that includes road allowances that have never been constructed, as shown in the key map. This proposal must also include a process under the Municipal Act to stop-up and close these allowances.

The subject property is forecasted to have Municipal water and sewage available for a connection; and there are existing swales and ditches for drainage.



Surrounding land uses of the Amendment area include agricultural uses to the south and west and mainly commercial and industrial uses to the north and east, of which some is vacant.

## C. Planning Opinion

### C1. Provincial Policy Statement

In discussions with the County and MMAH, it was concluded that the proposal to utilize the Industrial Park for this commercial recreational use would not appear to conflict with the Provincial Policy Statement, because the proposed use is a recognized use (Private Recreation) within the current Employment Lands designation.

The County of Grey Planning and Development Department had initially requested that the Town ensure that adequate land designated for future employment land be available prior to approving this development. Based on discussions with the County, it was agreed that the Town must conduct this review as part of our 5 year review of the Official Plan, which is now mandated under the Planning Act. This is based on the fact that, if other uses such as a large industrial use were to be proposed that would utilize all or most of the land, the Town would not wait until a study of replacement industrial acreage had been completed. In addition, a preliminary investigation was done to look at potential options for future industrial lands and

Town staff is of the opinion that there are potential options to be explored. These options will be explored in further detail during the five year review.

Further, the trend in Industrial style development that we have be experiencing over the last few years has been the small scale service industrial type uses that don't necessarily need to be located in a full service industrial park. In fact, we concur with the proponent that the main reason that development in this park has not proceeded is that the cost of developing this park based on the criteria for development is cost prohibitive for the type of development we are experiencing. In this regard, we are of the opinion that the additional employment lands requirement can be addressed elsewhere in the municipality (ie. within the Rural Employment Lands designation) and not impact other areas of existing Provincial Interest. This can also be confirmed as part of the Town's 5 year review as well as the County's 5 year review currently underway.

The lands to the south proposed to accommodate the stables are designated Specialty Crop Lands (SA) and Hazard (H). As long as the proposed use of the lands to the south does not require a planning application and complies with the current zoning, then conformity with these policies is not an issue. This was confirmed in pre-consultation meetings with the County, MMAH and Ministry of Agriculture and Food and Rural Affairs and resulted in no severance applications being considered on the Specialty Crop Lands.

## **C2. Official Plan**

The area subject to the proposed amendments is currently designated Employment Lands (EL) and Hazard (ie. along a watercourse which bisects the proposed Horse Park) within the Town of the Blue Mountains Official Plan. This designation states that the predominant use shall be for manufacturing, assembly, processing, fabrication and warehousing of goods and services. In addition, other uses may be permitted "provided that they are compatible in function and do not interfere or conflict with the satisfactory development and operation of the area for industrial uses". The Official Plan lists a number of uses which does include private recreational uses. The proponent has requested the addition of the various uses related to this proposal on the basis that they are compatible with industrial uses which forms the basis for requiring an Amendment to the Official Plan.

Section 11.16.2 of the Official Plan establishes Amendment Criteria for both Official Plan Amendments and Zoning By-law Amendments. The following are some excerpts from the Official Plan:

- (1) Where an Amendment is proposed, each application must be fully supported with pertinent technical information which assesses the merits and potential impacts of the proposed change(s) to this Plan or the implementing Zoning By-law.
- (2) In considering the merits of and prior to approving an application to redesignate land for another use, or to amend the implementing Zoning By-law, Council shall have regard for and be satisfied that the following criteria is adequately addressed:

- (a) the need for the proposed use.
- (b) the extent to which the existing areas in the proposed land use categories are developed, the nature and adequacy of such existing development and the adequacy and availability of other vacant lands designated for such use.
- (c) the compatibility of the proposed development with adjoining uses and uses permitted by this Plan in the surrounding area.
- (d) the conformity of the proposed development with the principle of development permitted under this Plan, including the general land use objectives and the development policies applicable to the land use designation in question.
- (e) the physical suitability of the land for such proposed use with respect to:
  - (i) the existing environmental and/or physical hazards, with particular regard for the Environmental Constraints considerations under Section 8.
  - (ii) the potential impacts of these hazards.
  - (iii) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.
- (f) the location of the area under consideration with respect to:
  - (i) the adequacy of the existing and proposed highway system in relation to the development of such proposed areas.
  - (ii) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto.
  - (iii) the adequacy of drainage, erosion control, and stormwater management.
  - (iv) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in Section 5 of this Plan.
- (g) The potential financial implications of the proposed use on the Town, in that all costs of the proposal which affect the municipality whether on or off site, whether capital, maintenance or operating will be met by the developer either through levies, property taxes, user fees or other charges.
- (h) The effect of such proposed use on the surrounding area and the environment in respect of minimizing of any possible depreciating or deteriorating effect upon adjacent properties, natural resources or quality visual landscapes.
- (i) The conformity of the proposed use or development with the development with the County of Grey Official Plan.
- (j) The proposed use or development is not in conflict with the Niagara Escarpment Plan.

We can concur that justification identified in the “Planning Justification Report”, together with analysis of Section 11.16.2 by the consultant that the proponent does meet the Amendment criteria of the Official Plan. Further, that the proposal is consistent with the goals and objectives of the Official Plan and in particular 2.3 - Economy, 2.4 – Agricultural and 2.5 Recreation and Tourism

There is one issue related to the number of “condotel” units or Commercial Resort Units as referenced in the Official Plan as it relates to a market analysis supporting the number of units. Section 3.4.1 of the Official Plan states that a proposal for large scale commercial resort accommodation uses shall be subject to the market analysis requirements of Section 3.3 where the development:

- (a) in the Resort Residential designation is greater than 300 rooms or units.
- (b) in the Resort Commercial designation is greater than 100 rooms or units.
- (c) in the Highway Commercial designation is greater than 50 rooms or units.
- (d) in any other designation is greater than 30 rooms or units.
- (e) in the Blue Mountain Village Commercial see (3)

In this case, the proposal would fall within (d) being another designation. We would suggest that a maximum be placed on the number of units and that a condition of the removal of the holding symbol be the preparation of a Market Analysis in accordance with Section 3.3 of the Official Plan to support the number of units proposed for the development. This could also be done to support each phase or number of units in excess of 30.

The request also deals with a request for consideration of some interim services for a couple of years. It is our opinion that interim services should be some temporary municipal facilities (ie. direct connections to municipal water supply which is available to the site and sanitary holding facilities consisting of portable toilets. This was similar to the facilities provided at the Collingwood Horse Show.

In discussions with the County and MMAH, they identified that the proposal to utilize the Industrial Park for this commercial recreational use would not appear to conflict with the Provincial Policy Statement. This is on the basis that the proposed use (land extensive commercial uses and/or private recreational uses) is recognized use with the current Employment Lands designation.

Other general provisions within the Official Plan that apply to the proposed development include the requirement for a Master Development Agreement (Section 9.7.1), servicing (Section 5), and environmental constraints (Section 8).

The intent of the Master of Development Agreement is to address the phasing of development based on various reasons including Financing and availability of municipal servicing allocation.

With regard to Section 5 servicing of the Official Plan, it is the intent that the development will be serviced municipally. The Town does have some significant limitations with regard to servicing capacity that is currently being addressed by the Town. In this regard, we would recommend that the Holding –h symbol be utilized to ensure availability servicing capacity with details on the conditions of removal contained in the Master Development Agreement.

The main issue related to Section 8 – Environmental Constraints include the water courses that traverse the property and requirements for a Nutrient Management Plan. With regard to

matters of Natural Hazard and Natural Heritage of the PPS, see comments later in the report with regard to comments received from the Grey Sauble Conservation Authority. In addition, the comments from the County of Grey have not indicated anything to the contrary in this regard.

The issue of Nutrient Management has been raised with the applicant with an acknowledgement (see attached letter from C.C. Tatham and Associates Ltd.) that they will address the issue at the detailed stage of the approval.

It is our recommendation that an Exception to the policies of the Employment Lands (EL) designation be established that would specifically permit the proposal. This would include a commercial recreation use and related accessory commercial accommodation, retail and administration uses.

In addition, the Amendment should include special provisions related the proposal and phasing. This would include further studies required to address traffic and market analysis, servicing allocation. As indicated, the Official Plan Amendment and Zoning By-law Amendment do not apply to the stabling of horses on Lot 29, Concession 9, however, to address the connectivity between the agricultural component and the commercial component, provisions may be included in the OPA reflecting the relationship between the two uses and identifying that the use of the Agricultural land should be subject to the overall development agreement.

Based on the comments contained herein we can consider the proposed Official Plan Amendment meets the overall intent and direction of the Official Plan including the Amendment criteria thereto.

### **C3. Zoning**

The lands are currently zoned General Industrial (M2), General Industrial (M2-12), Rural Residential (RUR) and Hazard (H). Exception 12 required full services, while General Industrial (M2) allowed private services. The proponent has requested an Amendment to the Recreational Commercial C4 zone with a specific exception to allow the uses requested.

The lands proposed for the stables are currently zoned Rural (A1) within the Township of Collingwood Zoning By-law 83-40. The Rural (A1) zone permits agricultural uses. Agricultural means the use of land, building or structure for the purpose of animal husbandry, horticulture, bee-keeping, dairying, fallow and/or forestry, and shall include market gardening, fruit farming, field crops, pasturage, fish farm and poultry-keeping or any other farming use.

An issue raised by the public was whether the uses proposed in the Rural A1 area are in compliance with the Zoning By-law. This concern was highlighted by the fact that the Concept Plan that was prepared for the Open House contained a large area for public parking in the south east corner of the property. This issue was raised with the proponent along with the concerns of the neighbour and the Concept Plan was revised. For the purpose of clarity, the

corrected Concept Plan that is being considered as part of this application is attached to this report which does not propose public parking areas on Lot 29, Concession 9.

With regard to the uses proposed by the applicant on Rural A1 lands, we are satisfied that the remaining uses could be established as a separate use in accordance with the provisions of the Zoning By-law subject to meeting the standards of the By-law including but not limited to setbacks and Minimum Distance Separation (MDS) provisions. These would be confirmed at the detailed stage of the development such as under the Development Agreement and Building Permit stage for permanent buildings.

Based on the expressed concerns from the neighbours, we requested a legal opinion from our solicitor on this matter. Our solicitor has confirmed that uses on the Rural A1 lands could be considered in compliance with the By-law on the basis that “the foregoing uses could proceed immediately” in advance of the planning applications subject to any existing applicable requirements. Further, our legal counsel also indicated that the proponent could identify the agricultural lands on the Concept Plan as “additional lands continuing in Agricultural Use”. If this becomes necessary, this could be done under the Master Development Agreement, however, in that the resulting use of the lands would be the same and the Town could gain better control for the uses on the agricultural lands that we would not otherwise be able to obtain.

The intent of the By-law is 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. The existing Exception 12, which would no longer apply to the proposed use, would be deleted and replaced with provisions to recognize the scope of the proposal including limitations on commercial 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 and preparation of subsequent studies or other development agreements.

The proponent has indicated that they intend to include a maximum of 300 condotel units. The condotel use would appear to be considered a Commercial Resort Unit as defined by the Township of Collingwood By-law as follows:

- 3.31 *"Commercial Resort Unit" means one room or a group of rooms in a building used or designed or intended to be used by only one family as a single, independent and separate housekeeping establishment;*
- (i) In which food preparation and sanitary facilities are provided for the exclusive use of such family; and*
  - (ii) Which has a private entrance from a common hallway either inside or outside the building; and*

- (iii) *Which is part of a rental or lease management program which consists of a minimum of ten (10) commercial resort units in one one or more buildings (By-law 2004-02); and*
- (iv) *In which the maximum habitation per family is restricted to 120 days per year; and*
- (v) *Which has been established to provide accommodation for gain or profit; but does not mean or include a residential dwelling unit, a hotel unit, a motel unit, an inn unit, a lodge unit, a dormitory unit or a hostel unit.*

*3.32 "Commercial Resort Unit Complex" means a building or group of buildings containing more than ten commercial resort units. (By-law 2004-02)*

We would therefore recommend that the By-law be prepared to permit an Ancillary Commercial Resort Unit Complex to the Horse Park with a maximum number of units to be determined based on Market Studies but not to exceed 300 units.

With regard to a minimum parking standard for the Horse Park use within the C4 zone, The Town is currently reviewing parking requirements under a study that will be implemented under the new Zoning By-law. In that the standard that should apply to this development will be determined by the study that will examine similar commercial recreation uses, it is recommended that By-law not include a specific requirement for parking of this use at this time.

The proponent has identified some areas for retail use. The By-law should ensure that the retail areas are accessory to the horse park use and that any other types of retail shall be located in the Thornbury or Clarksburg commercial districts.

The Zoning By-law will also need to include a provision that the By-law will not come into effect until the Official Plan Amendment is approved by the County of Grey.

#### **C4. Public Meeting**

At the public meeting issues of concern raised from the public that staff and consultants responded to were with regards to waste water disposal, traffic volumes, water usage and sourcing, residential development impacts and financial guarantees.

In addition, comments were received from the Ministry of Transportation, County of Grey Transportation and Public Safety, County of Grey Planning and Development and Grey Sauble Conservation Authority. The following is a summary of the related issues:

## Transportation

The Town engaged the services of the Ainley Group to conduct a Peer review of their Traffic Consultant report. This Peer review was also a joint review with the County of Grey on the basis of the relationship of County Road 2 and the intersection of Highway 26. Further, the Town also met with the Ministry of Transportation to review the proposed improvements recommended on Highway 26 on the basis of the projected traffic volumes contained in the report. Based on the Peer Review and related meetings with agencies, it was agreed that further study was required to assess the impacts of the Horse Park and that such issues as trip origins of visitors and competitors and related routing, peak analyses and other matters. It was the consensus of the agencies that the first couple years of the development, which will just consist of the equivalent of the Collingwood Horse Show being relocated to temporary facilities on the subject lands, could provide an opportunity to further assess the impacts of the use. In this regard, the two week show could proceed without any permanent improvements to road infrastructure, however, some temporary road control and signage may need to be provided by the proponents at their cost.

The Town, County and Ministry of Transportation are also finalizing the Terms of Reference for a Transportation Master Plan for the municipality. It would also be beneficial for this study to advance further prior as it may impact the any recommended improvements that would come out of the Traffic Impact Study for the Horse Park.

We have attached a follow-up letter from the proponent's Engineering Consultant concurring with the proposal to conduct more analyses of potential traffic impacts. Based on the aforementioned, it was the consensus that, as long as planning controls in place require the further study, we could proceed and approve the development. In this regard, a condition for the removal of the holding -h symbol would be that prior to any new buildings, an updated Traffic Impact Study must be submitted to the satisfaction of the Ministry of Transportation, County of Grey and Town of The Blue Mountains.

It should also be noted that planning staff discussed the impacts of the Collingwood show with the OPP and they confirmed that traffic has never been an issue. Particularly, they noted that there was never a peak period for traffic. They also suggested some design issues that should be considered to alleviate impacts on Grey Road 2 and Clark Street. This includes having the gate further into the property with the length of the parking queue contained within the site.

The County of Grey Transportation and Public Safety Department has indicated that they will not be the Party that enters into an agreement with the MTO for intersections. Although we do not understand why the County will do this in that it is their road intersection with Highway 26 and securities will be provided by the proponent for the works, the Town can include this item under the Master Development Agreement. This is similar to the works required by Westbrook on County Road 19.

The Fire Department has also identified a concern with inbound and outbound volunteer / emergency vehicles during major events. There would appear to be some options to address

this matter that will need to be considered under the Master Site Plan process and addressed as part of the updated Traffic Impact Assessment.

### **Water and Sewer Servicing**

Concern was expressed by other Developers with regard impacts on the overall servicing capacity. It has been acknowledged that the Town does not currently have adequate built capacity to serve the development of these lands (see attached letter from C.C. Tatham). The Town has however completed an Environmental Assessment for water and sewer services that will provide adequate capacity for this proposal along with other lands in the Town. The Town has confirmed that, based on the existing reservation and allocation to the subject lands, the horse show, together with related facilities could be serviced for the next couple of years. Future allocation would be subject to available capacity including potential contributions from the proponent to finance plant expansions. These details will be contained in the Master Development Agreement for the development. Further, similar to the Transportation issue, another condition for the removal for the holding –h symbol will be availability servicing capacity. This will also be tied to any new future permanent buildings or structures.

### **Nutrient Management**

As part of the detailed approval of the development, the proponent will be required to prepare a Nutrient Management Plan. There are some options for the disposal of the solid waste that will need to be finalized and contained in appropriate agreements.

An issue of wash water and related nutrients was also raised as a concern through the process. The proponent has confirmed that this issue will be addressed to the satisfaction of the Town as part of the Master Development Agreement (see attached letter).

### **Conservation Authority**

We have met with the Conservation Authority and the proponent to discuss various issues and the following were the recommendations:

1. A minimum 30 metre setback from the Indian Brook shall be zoned as Hazard H to reflect the cold water stream in addition to other potential flood and erosion prone areas.
2. The other stream shall have a 15 metre Hazard Zone and another 15 metre area that would not permit any building or structure, however, would permit outdoor recreation areas. The basis for this permission is that the outer 15 metres is historically used as agricultural and is not in a vegetative state. (Note: This 30 metre area is subject to Conservation Authority Regulation). Provision will be put in place to enhance the inner 15 metre corridor with vegetation.
3. A Hazard zone will be established for the area proposed for the construction of an outlet watercourse in accordance with an approval from the Grey Sauble Conservation Authority. Further, no development will be permitted until this work is completed. To

ensure this provision, the approval and works will be a condition of the removal of the Holding –h symbol.

4. The Lake Nippissing Shorecliff at the south end of the property will be zoned hazard with appropriate setbacks from the top of the bank.
5. The Lake Nippissing Shorecliff at the north end of the property will be zoned Recreational Commercial C4-12-h in that the ridge is not that steep. There will however be a condition that a slope stability study must be completed prior to any development on or within 7.5 metres of ridge.

It was the consensus of the Conservation Authority, the Town and the proponent that this will address and protect matters of Natural Heritage and Hazard under the PPS.

### **Public Comments**

One of the issues raised by the property owner to the south was the proximity of horses in relation to the spraying activities of the orchard operation. It is our understanding that it is the responsibility of the orchard operator to ensure that their spray does not leave their property. The adjacent property owner to the north, by right, has the ability to have horses in paddocks to the property line and should be assured that there is no adverse affects from adjacent orchard spraying. That being stated, the proponent has modified that Concept Plan to relocate the uses further away from the property line.

As indicated above, an earlier Concept Plan mistakenly included a note assigning other uses (ie. Parking for 1220 cars) in the Rural A1 zone. We confirmed that this would not be permitted and The drawing has since been corrected. The only parking that would be permitted would be parking accessory to the stables only.

The Town acknowledges concerns with regard to impacts on surrounding wells. With the recent legislation that has been imposed on agricultural uses to ensure protection of water resources, we are satisfied that this use will be subject to the same standards as any livestock uses that would otherwise be permitted on the subject lands in accordance with the current By-law.

It is also acknowledged that horse show traffic will have an impact; however, with the development fronting on a County Road, an increase in traffic could be considered acceptable.

The adjacent property owner has expressed a concern with noise from events that may adversely impact their lands. They have further suggested that it may be appropriate to conduct a noise study. This issue has been discussed with the proponent and they have assured that no loud speakers will be located in the agricultural area. Given the distance and their knowledge of the operation, they are of the opinion that there will be no adverse impact on the adjacent lands. In this regard, they do not believe that a noise study is necessary. Based on the aforementioned we tend to concur with the proponent provided controls are in place to ensure that there are no speakers located in the agricultural area. Further, provisions

could be included in the Master Development Agreement to ensure that appropriate decibel levels are not exceeded at the limits of the development.

## **C5. General Comments**

### **Master Development Agreement**

As identified in the Official Plan, it is appropriate for this development to be subject to a Master Development Agreement. It is also considered appropriate that the Master Development Agreement include provisions related to the agricultural use to the south. This could address a concern from the neighbour with regard to the ability to control the development within the agricultural component to address their concerns.

### **Road Allowances and Registered Plan**

The lands are part of a Registered Plan that includes unopened road allowances that must be conveyed back to the developer. The Municipal Act process must commence upon the approval of the Planning documents. This includes the necessary notice procedures under the Municipal Act and an appraisal of the lands. It would also be considered appropriate to de-register or deem the plan not to be a Plan of Subdivision under the Planning Act.

### **Parkland Dedication**

The development is also subject to a Parkland Dedication of 2% for commercial and industrial development. The Development review Committee, including the Director of Recreation has recommended that we obtain cash-in-lieu of the dedication for this proposal. Provisions could be included under the Master Development Agreement with regard to this requirement and tied to the development of the subject lands with permanent facilities.

### **Emergency Services**

In addition to the Fire Department comments cited earlier in this report, the Development Review Committee raised concerns with regard to proximity of other emergency ambulance services during major events. The Committee suggested that a temporary facility be established on the Fire Hall Property during these events which could act as a staging area for emergencies. This would be at the cost of the proponent.

### **Preliminary Requirements**

As indicated in this report, the proponent has an immediate need to relocate the Collingwood Horse Show, which takes place for a two week period, for one to two years. The following is a list of some of the items they need for the show in 2007:

- Three competition areas, graded, top dressed, drained, fenced for the horses to compete on

- Office in existing house
- Feed store in existing barn
- Portable Toilets (rented from A1 Sanitation)
- Portable Stands (rented from Garnett Rhame)
- Sponsors Tent & food tent with Electrical connection for food preparation and lights
- Food Permits, Liquor Permits (Burger Bob's Catering usually applies for these)
- Portable Judges stands with electricity for timing, sound system
- Parking area (around house, on high ground, as much in lower parking area as possible)
- Access road (to stabling areas)
- Drainage, storm pond w/ permit to use as irrigation source
- Vendor area with electricity
- Food 'Bazaar' with electricity
- Municipal water connection for temporary uses
- Drainage pond – irrigation capable
- Food, Alcohol, Vendor, Event Permits
- Access from Grey Road 2 and Clark Street

Further details will need to be included in a detailed Site Plan and related agreement. The Zoning By-law could permit this limited development prior to the removal of the holding –h symbol.

#### **D. Conclusion**

We are of the opinion that the proposal to establish the Thornbury Horse Park within the Lands designated Employment Lands within the Town of The Blue Mountains Official Plan is consistent with the intent and direction of the Official which in that the proposed use could be considered compatible with those other uses permitted in close proximity to the subject lands. Further, the proposal would provide a number of year-round employment opportunities which is consistent with the intent of an Employment Lands designation. We also note that the proposed use could also be considered an asset to the agricultural industry in the area, as it would provide a market for various commodities such as hay.

With regard to the supporting materials submitted by the proponent, we are generally satisfied with their justification subject to the comments made in this report and further are of the opinion that any outstanding matters are technical in nature which can be addressed through the subsequent approvals process. In this regard, we are of the opinion that Council can proceed with Official Plan Amendment and Zoning By-law with the provisions suggested in this report.

It is also our opinion that the proposal is consistent with the Provincial Policy Statement and complies with the County of Grey Official Plan. We are also satisfied that the proposed

adjacent agricultural use comprising the horse stable and paddocks is currently permitted under the current zoning and could proceed independently of the Horse Park. In addition, those concerns of the neighbours can be adequately protected through the subsequent processes based on the conditions noted in the report.

#### **E. Budget Impact**

Nil

#### **F. Attached**

1. Updated Concept Plan
2. Letter from C.C. Tatham

Respectfully submitted,

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Robert Armstrong, MCIP, RPP, CPT  
Manager of Development Planning & IS