

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor & Members of Council
MEETING DATE: May 7, 2007
REPORT NO.: PL.07.59
SUBJECT: Paradise Springs Inc.
PREPARED BY: Cindy Welsh, MCIP, RPP
Senior Policy Planner

A. Recommendations

THAT Council does receive Planning Staff Report #PL.07.59, “Paradise Springs Inc.” for information purposes;

AND THAT Council provide this report and comment received from the Department of Engineering and Public Works to the Municipality of Grey Highlands pertaining to Official Plan and Zoning By-law Amendment applications for lands located on Part Lot 9, Concession 14, in the former Township of Osprey, now the Municipality of Grey Highlands.

B. Background

In November 2006, the Town was circulated information from the Municipality of Grey Highlands pertaining to an Official Plan Amendment (OPA) application and a Zoning By-law Amendment (ZBA) application within their municipality and asked to comment. The purpose of the OPA is to permit an exception to the Rural designation to permit a “Water Loading Facility” and accessory uses including a pipeline, access road and storage structure. The purpose of the ZBA is to establish a small scale industrial use dealing with the taking of water.

The lands are in Part Lot 9, Concession 14, in the former Township of Osprey, now the Municipality of Grey Highlands. The lands are located south of the Town of The Blue Mountains and the Osprey –The Blue Mountains Townline is the boundary. There is currently a road on this boundary.

The subject lands consist of two separate parcels:

- i) 19.7 hectares (48.72 acres) in area with frontage onto Osprey-The Blue Mountains Townline; and
- ii) 5.75 hectares (14.23 acres) located at the front of the property with frontage onto Osprey-The Blue Mountains Townline.

Paradise Springs Inc. has obtained a permit to take water under the *Ontario Water Resources Act*. The permit was issued by the Ministry of Environment on September 9, 2005, with an expiration date of September 1, 2007. The property subject to this permit

has historically been used for water taking since the 1990's but has not been operational since then. The proponent is proposing to removed 112,320 litres of water per day, 6 days per week and 12 hours per day. The water will be trucked to the City of Barrie for bottling in tanker trucks each with a capacity of 40,000 litres. There will approximately 3 round trips to the site per day.

Both the County of Grey and the Municipality of Grey Highlands Official Plans designates the lands Rural and Hazard. The land is zoned Rural and Hazard in the Municipality of Grey Highlands Comprehensive Zoning By-law. Accordingly water taking is now considered a land use and the proponent wishes to bring this use into conformity with the current official plans and zoning by-law.

The Town of The Blue Mountains Official Plan designates the lands directly adjacent to the proposed site as Public Open Space. The only property owners within 121.92 metres (400 feet) of the proposed OPA and ZBLA are the Ministry of Natural Resources and the County of Grey.

Part of the haul route to the City of Barrie will be east on the Osprey –The Blue Mountains Townline to Side Road 10. This is the only section of road in the Town of The Blue Mountains that will be used as part of the hauling route. The following comments were received from the Town of The Blue Mountains Department of Engineering and Public Works:

A detailed engineering assessment will need to be done of the Osprey-TBM Townline Road with recommended improvements required to safely permit the movement of the water trucks and to avoid damage to the existing road. Since the development is in Grey Highlands, they should be the lead receiving the report and the Town of The Blues Mountains comments. The Department of Engineering and Public Works can offer no other comments until this report is reviewed.

Further, the Grey Sauble Conservation Authority (GSCA) recommends that an Environmental Impact Study be completed to address natural heritage features (including fish habitat) on site. The GSCA has not had an opportunity to complete a site inspection of the site and would like an opportunity to do so in the Spring 2007. Therefore the GSCA recommends the proposal be deferred until such time as an Impact Study is completed and they have an opportunity to review the site in the field.

A copy of the report, *Paradise Springs Source Report*, January, 2007, prepared for Paradise Springs Incorporated by Gartner Lee Limited has been received by the Town of The Blue Mountains.

The Municipality of Grey Highlands has asked for comments from the Town of The Blue Mountains prior to the joint public meeting being held by both the County of Grey and the Municipality. The public meeting is scheduled for May 17, 2007.

C. The Blue Mountains' Strategic Plan

Not Applicable.

D. Budget Impact

Standard road maintenance after the road has been improved to allow for the passage of heavy water trucks will impact the budget.

E. Attachment

1. Notice of a Public Meeting Concerning Proposed Official Plan Amendments and Zoning By-law Amendment.

Respectfully submitted,

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Senior Policy Planner