

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



**REPORT TO:** Mayor and Members of Council  
**DATE:** Wednesday, May 23, 2007  
**REPORT NO.:** PL.07.62  
**SUBJECT:** Request for Comments  
Niagara Escarpment Commission  
File No. G/L/2007-2008/9004  
Georgian Peaks Ski Club  
Lots 24, 25 & 26, Concessions 5 & 6;  
415081 10<sup>th</sup> Line;  
Town of The Blue Mountains

**PREPARED BY:** Bryan Pearce,  
Planner I  
Robert Armstrong,  
Manager of Development Planning & IS

#### **A. Recommendations**

**THAT Council receive Planning Staff Report No. PL.07.62, "Request for Comments, Niagara Escarpment Commission, File No. G/L/2007-2008/9004, Georgian Peaks Ski Club, Lots 24, 25 & 26, Concessions 5 & 6, 415081 10<sup>th</sup> Line";**

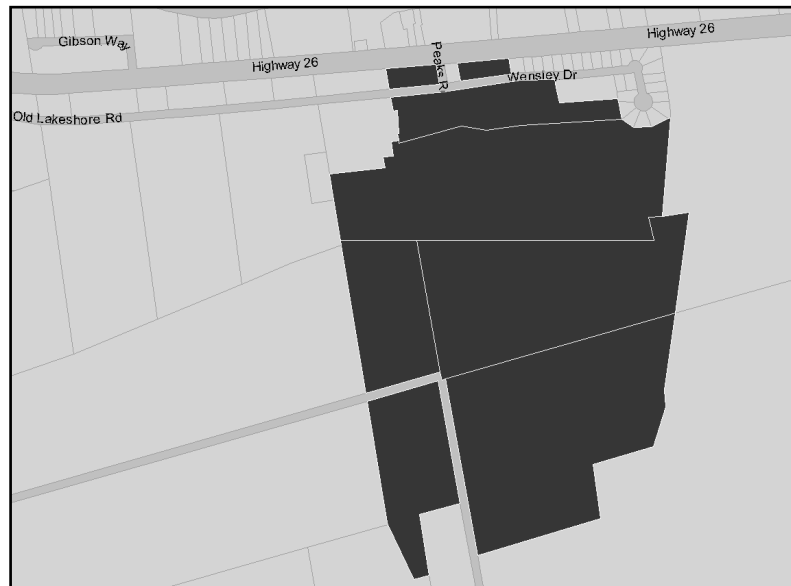
**AND THAT Council has no objection to Development Permit Application to locate a 1 storey, 9.1 metre diameter, temporary shelter (yurt) at the top of the Ski Club on the slope of the Escarpment. The cone-shaped structure will provide 65 square metres (700 square feet) of covered area and has a maximum height of 3.9 metres (12.8 feet). It will be located on a levelled area created by removing trees, grading and laying down gravel. The shelter would be serviced with a propane heater only and would be used exclusively as a warming shelter for ski racers, officials & parents. The shelter will be erected in late November / early December and removed at the end of the ski season in April or early May. This application is a re-application of G/L/2003-2004/9104 which received approval but the Development Permit has lapsed; and is subject to the following conditions:**

- 1. That if deemed necessary by the applicable authority, the completion of an Environmental Impact Study be submitted and completed to the satisfaction of the County of Grey, Grey Sauble Conservation Authority, Niagara Escarpment Commission and the Town.**

## B. Background

The purpose of this report is to consider a proposal to locate a 1 storey, 9.1 metre diameter, temporary shelter (yurt) at the top of the Ski Club on the slope of the Escarpment. The cone-shaped structure will provide 65 square metres (700 square feet) of covered area and has a maximum height of 3.9 metres (12.8 feet). It will be located on a levelled area created by removing trees, grading and laying down gravel. The shelter would be serviced with a propane heater only and would be used exclusively as a warming shelter for ski racers, officials & parents. The shelter will be erected in late November / early December and removed at the end of the ski season in April or early May. This application is a reapplication of G/L/2003-2004/9104 which received approval but the Development Permit has lapsed.

The subject property is located on Lots 24, 25 & 26, Concessions 5 & 6 in the Town of The Blue Mountains. The subject property is over 79 hectares in area.



The Town of The Blue Mountains Official Plan designates the subject lands as Residential Infilling Exception 21 (RI-21), Recreational Ski (RS) and Escarpment (E). All the proposed development is within the Escarpment (E) designation. The purpose of the Escarpment (E) designation is to identify certain lands composing unique natural features, Escarpment slopes and environmentally sensitive lands associated with the Niagara Escarpment. This also incorporates the prominent Escarpment slopes and other associated Escarpment features within the Escarpment Recreation designation of the Niagara Escarpment Plan (NEP), as identified on Appendix Map 'F' of the Official Plan.

Under the NEP, permitted uses in the Escarpment Recreation designation include recreational facilities such as ski runs, ski lifts, toboggan runs or slide rides, which require the slope for their operation, shall be encouraged.

The policies within the Town's Official Plan state that some limited recreational development which requires the slopes for its function may also be permitted on prominent Escarpment slopes within the Escarpment Recreation designation of the NEP. Permitted uses include recreational uses and facilities which require the slopes

for the proper functioning of the operation, such as trails, mountain bike courses, slide rides, ski runs and ski lifts, including the location of such uses on any identified prominent Escarpment slope.

The proposed development lies within the Slope, Floodplain and Shoreline Hazards, as identified on Appendix Map 'A'. Being that the development proposal is along the Nipissing Ridge, a high priority is to be given to the retention of these lands in their natural state. Development of limited permitted uses shall be under strict control, and the site selection criteria under Section 4.6.6 shall apply. Section 4.6.6 policies state that site selection for permitted uses shall give special attention to the protection of the natural and visual characteristics of the Escarpment features. Removal of existing vegetation shall be minimized and additional tree planting shall be encouraged. It should be noted that Section 8.9 policies state that all tree cutting shall be in accordance with any "Tree Cutting By-law" of the County of Grey. Within the Niagara Escarpment Development Control Area, tree cutting shall also be subject to regulation by the Niagara Escarpment Commission through administration of the Development Permit Regulations.

The proposed development lies within the Thin Overburden Area, as identified on Appendix Map 'E'. Development or site alteration in areas identified as having Karst topography will require the preparation of an Environmental Impact Study (EIS). If such an area is evidenced by an on-site test hole, an EIS shall be prepared, at the owners expense, to access the impacts and mitigation measures on the surface and groundwater supply. This study shall be prepared to the satisfaction of the Town, Grey Sauble Conservation Authority, the County of Grey and the Niagara Escarpment Commission. Therefore an EIS will be required, if deemed necessary by the applicable authority.

If zoning were in place, the Private Open Space (OS2) Zone within the Township of Collingwood Zoning By-Law 83-40 would apply. The proposed development would not comply, as outdoor recreational uses excluding buildings greater than 50 square metres are permitted. A Zoning By-law Amendment would be required to permit an outdoor recreational building greater than 50 square metres. Planning Staff consider the increase from 50 square metres to 65 square metres minor in nature with little impact in that it is a temporary structure.

Based on the foregoing, Planning Staff would support this application for a Development Permit.

**C. The Blue Mountains' Strategic Plan**

These changes continue to be consistent with Strategic Plan Goal #1:

*“Managing growth to ensure the ongoing health and prosperity of the community.”*

And Strategic Plan Goal #3:

*“Preserving and enhancing natural and environmental features, and cultural heritage of the community.”*

**D. Budget Impact**

NIL

**E. Attached**

NIL

Respectfully submitted,

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Planner I

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Manager of Development Planning & IS