

STAFF REPORT:

Planning



REPORT TO: Mayor and Members of Council
MEETING DATE: May 5, 2008
REPORT NO.: PL.08.42
SUBJECT: Paradise Springs Inc.
PREPARED BY: Cindy Welsh, MCIP, RPP
Senior Policy Planner

A. Recommendations

THAT Council does receive Planning Staff Report #PL.08.42, "Paradise Springs Inc." for information purposes.

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.

Paradise Springs Inc., obtained a permit to take water under the *Ontario Water Resources Act*. The permit was issued by the Ministry of Environment (MOE) on September 9, 2005, and expired on September 1, 2007. To date is not known if an extension to this permit has been issued by the MOE. The County of Grey Planning Department has asked C. Slade Consultants Inc., the Planning consultant for Paradise Springs, to update the County on the status of this permit. As of April 25, 2008, no update has been provided.

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 remove 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 be approximately 3 round trips to the site per day.

On May 9, 2007, the Town of The Blue Mountains provided comments to the Municipality of Grey Highlands pertaining to the OPA and ZBLA. The following was provided:

“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 together with the concerns of Council as to truck routing, parking, vehicle weight and conservation concerns 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.”

With regards to truck routing Council would like the preferred haul route identified in the report *Planning Report: Proposal for Water Loading Facility*, June 2006, to be the only route used by the proponent. Council also has concerns that parking on the Osprey-The Blue Mountains Townline Road may hinder vehicle passage. Additionally there are concerns that vehicle weight may exceed the capacity of this road. Council would also like the opportunity to review and comment on any reviews and reports conducted by the Grey Sauble Conservation Authority pertaining to environmental impact studies conducted for this proposal.

The Town of The Blue Mountains Department of Engineering and Public Works provided the following comments which were referenced in Council’s May 7, 2007 meeting:

“A detailed engineering assessment must be completed 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. The Department of Engineering and Public Works can offer no other comments until this report is reviewed.”

The County of Grey has forwarded a report entitled *Paradise Springs Inc. Addendum Report*, dated March 7, 2008, prepared by D. C. Slade Consultants Inc., which according to the consultant, addresses the comments and concerns received at the May 2007, public meeting by the Municipality of Grey Highlands’ staff, Grey County staff and the general public. A change in the proposal is indicated in Section 4.0 Haul Route which indicates the proposed haul route will be modified from the original proposal. The first part of the route will now be east on the Osprey – Blue Mountains Townline to Side Road 10. Changes in the haul route are indicated on the attached map.

As part of the *Addendum Report* no detailed engineering assessment of the Osprey-TBM Townline Road has been completed and submitted to the Town of The Blue Mountains Department of Engineering and Public Works for review. Additionally, the Town has not been supplied any reviews and reports conducted by the Grey Sauble Conservation Authority pertaining to environmental impact studies conducted for this proposal.

A review of the *Addendum Report* was conducted by the Director of Engineering and Public Works and the comments provided in May 2007, have not been addressed and therefore remain in effect.

C. Strategic Plan

1. Managing growth to ensure the ongoing health and prosperity of the community.

D. Budget Impact

Nil.

E. Attachment

1. Planning Report PL. 07.59, Paradise Springs Inc., dated May 7, 2007.
2. Paradise Springs Water Loading Facility, Municipality of Grey Highlands - Preferred Haul Route.

Submitted by:

Cindy Welsh, MCIP, RPP
Senior Policy Planner
Town of The Blue Mountains
26 Bridge Street E.
Box 310
Thornbury, ON N0H 2P0
Tel: (519) 599-3131, ext. 262
Fax: (519) 599-3018
E-mail: cwelsh@thebluemountains.ca