

**Applications for Plan of Condominium,
Amendments to the
County of Grey Official Plan and
Municipality of Meaford Official Plan
& Zoning By-law Amendment
Parts 1, 2 & 3, RP16R-9207, Part Lot 3, BFC
Municipality of Meaford, County of Grey**

AQORPIONS INC.

PLANNING OPINION



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**LAND USE PLANNING &
PROJECT MANAGEMENT**

April 19th 2022

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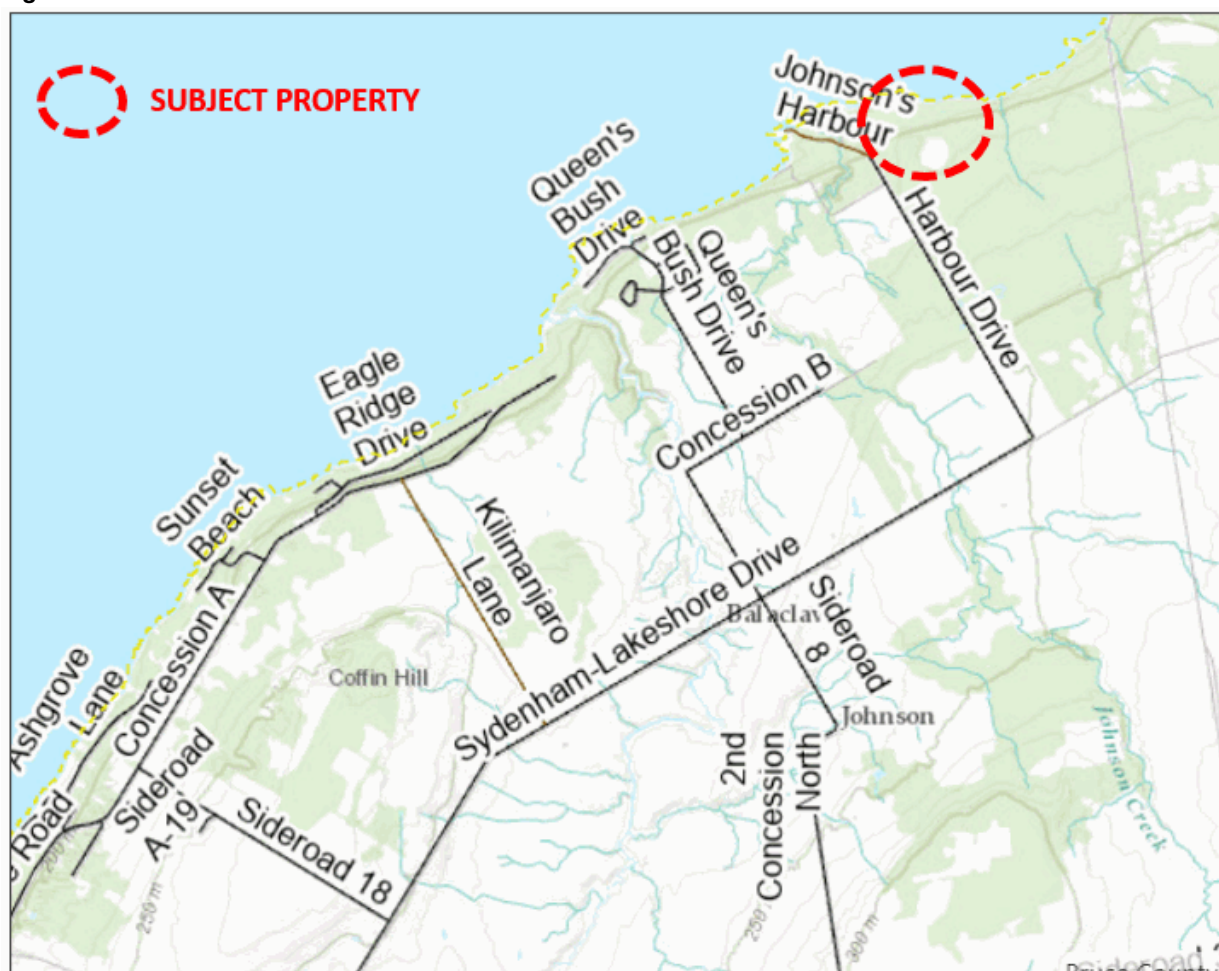
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1.0 LOCATION

Aqorpions Inc. (Aqorpions) is the registered owner of two contiguous properties described as Parts 1, 2 & 3, RP16R-9207, Part Lot 3, BFC (ARN#'s 421051000400200 & 421051000400250), Municipality of Meaford, County of Grey. The properties are located at the terminus of Harbour Drive, just east of Johnson's Harbour. The properties have a combined lot frontage of approximately 25 m onto the year round maintained portion of Harbour Drive, with a municipal address of 423003 Harbour Drive. The subject property is located approximately 17.5 km north-west of Meaford, along the shore of Georgian Bay, just west of the Department of National Defence Meaford Training Range.

The lands comprise a total area of approximately 11.9 ha (29 ac).

Figure 1: Location



Source: Grey County GIS Mapping

2.0 HISTORY

Aqorpions purchased Parcel 1 on August 19th, 2016. Prior to purchase, on February 9th, 2016, a Pre-consult Meeting (see Appendix 'A') took place with the County of Grey and Municipality of Meaford Planning Staff, the former planning consultant for Aqorpions and the owner, to discuss a proposed development for an Eco-retreat with site amenities and possible associated recreational resource based residential lot creation on Parcel 1.

Figure 2: Properties



Portions of Parcel 1 are regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated areas are associated with the shoreline of Georgian Bay, the Nipissing Ridge and an area of wetland and the flood hazard areas. The Grey Sauble Conservation Authority (GSCA) issued a Pre-consultation letter on June 3rd, 2016 (see Appendix 'B'), commenting on the proposed development. Based on the GSCA's preliminary review, they prepared a map that delineated a preliminary development area envelope on Parcel 1.

Aqorpions Inc. did not proceed with the Eco-retreat in 2016, as they were negotiating the purchase of Parcel 2.

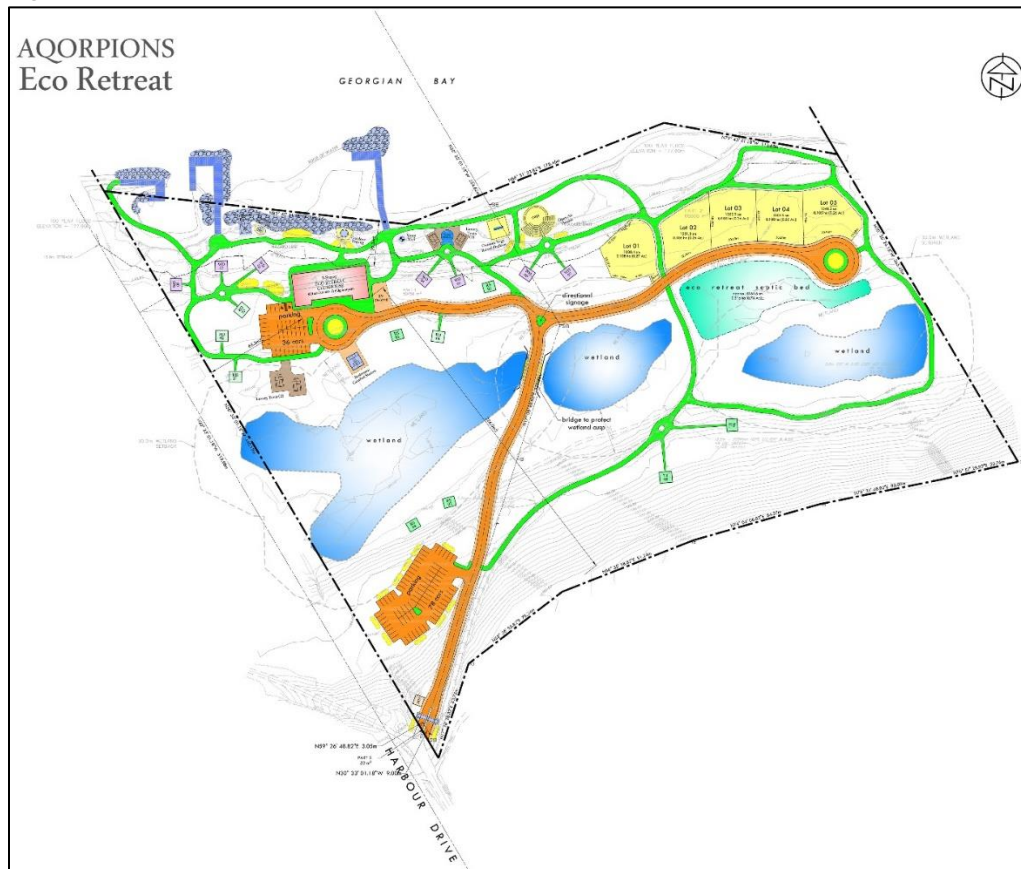
On August 19th, 2019, Aqorpions purchased Parcel 2 and is now wishing to proceed with the proposed Eco-retreat on the combined two properties, with phasing to be determined.

3.0 PURPOSE

Aqorpions Inc. is proposing to develop an Eco-retreat on the subject lands comprised of:

- one and two-bedroom accommodation huts
- tree top huts
- luxury tents
- central guest clubhouse with staff accommodation
- managers hut
- trails
- picnic and sitting areas
- amphitheatre
- outdoor yoga area
- lookout tower
- five recreational resource based residential lots
- internal private roads
- parking areas
- rehabilitation of small marina with docks

Figure 3: Site Plan - Proposed Eco Retreat (larger version is found in Appendix 'C')



A Pre-consultation Meeting with County of Grey and Municipality of Meaford planning staff was held on December 9th, 2019 (*see Appendix 'A'*).

The following applications are required to facilitate the proposed development:

- Official Plan Amendment to the Grey County Official Plan
- Official Plan Amendment to the Municipality of Meaford Official Plan
- Plan of Condominium to create the Common Element Condominium road
- Zoning By-law Amendment
- Site Plan Approval
- Consent applications to create the five residential lots, common element condominium road and an easement in favour of the resource based residential for five individual shore wells
- Deeming By-law

In support of the proposed development, the following technical reviews/plans have been completed.

REPORT	CONSULTANT
Scoped Environmental Impact Study	Neil Morris
Stage 1 – 2 Archaeological Assessment	Amick Consulting
Functional Servicing & Stormwater Management Report	Tatham Engineering
Traffic Opinion	Tatham Engineering
Planning Opinion	Miriam Vasni, MCIP, RPP

4.0 EXISTING SITE CONDITIONS

The site is irregularly shaped, with a combined area of approximately 11.9 ha and approximately 500 m of shoreline frontage. The site is vacant and contains no existing buildings or structures. There are a number of defined travelled laneways traversing the property that are currently maneuverable by a vehicle. An existing harbour feature that was once used as a small marina is located in the north-west corner of the property. This harbour feature is currently in disrepair. The property has not been altered or developed in recent decades and remains largely wooded.

Figure 4: Existing Site Conditions



Source: Neil Morris, Consulting Ecologist

5.0 TOPOGRAPHY

The topography of the site varies from flat to extremely steep, with surface drainage flowing north to Georgian Bay. The surface elevation ranges from approximately 205 m asl at the south to approximately 180 m asl at the Georgian Bay shoreline. The elevation change, from south to north across the site is approximately 25 m. A significant portion of the drop in elevation is associated with a steep slope face that extends across the southern perimeter of the property.

From the base of the slope toward the waters edge, the property is relatively flat. There are three wetland features in the central portion of the property that are defined by slight depressions.

6.0 SURROUNDING LAND USES

The northern property boundary abuts Georgian Bay. Immediately east are federal lands under the jurisdiction of the Department of National Defence occupied by the Meaford Training Range. To the

west, on the other side of Harbour Drive, is a 6 ha wooded parcel containing a seasonal recreational dwelling along the shoreline and further east is Johnson's Harbour. Lands to the south consist largely of undeveloped rural properties.

7.0 PROPOSED DEVELOPMENT

The vision for the proposed development is to create a luxury, eco-friendly recreational resource-based tourist destination. The proposed Eco-retreat will be a cabin rental tourist establishment that is integrated with the natural recreational resources and natural heritage features on-site. This will be a high-end lodging environment, where guests will experience the natural beauty of the property and the water and shoreline of Georgian Bay, while enjoying the luxury accommodations. The proposed development is to be a four-season vacation destination, with year-round accommodation bookings. The property is situated along the shore of Georgian Bay, which lends itself to water activities such as swimming, kayaking, paddle boarding, etc. The mostly wooded property is ideal for the creation of nature trails for hiking in the warmer months and for snow shoeing and cross-country skiing in the winter months. Bird watching along the trails will be a year-round activity.

The proposed development will occur primarily in the relatively level plateau at the north end of the property, setback from the Georgian Bay shore. The vast majority of development will occur within the area of Significant Woodlands that occupies most of the property. Development will remain set-back from the wetland features that have been delineated within the property, however, some aspects of development will encroach within the 30 m buffers.

The development will obtain potable water from private shore wells and private on-site sewage disposal systems.

As noted in Section 3.0 above, the proposed Eco-retreat development is comprised of a number of components:

One and Two-Bedroom Accommodation Huts

The development proposes eleven two-bedroom and four one-bedroom huts. Each hut will contain a kitchenette, living space, bedroom(s) and a spa-like ensuite(s) and a small outdoor deck for dining and relaxing. The two-bedroom huts will be on two levels, with the second bedroom and ensuite on the upper floor. The two-bedroom huts will have a footprint of approximately 56 m² (600 ft²) and an overall GFA of approximately 75 m² (800 ft²). The one-bedroom huts will be one level with a footprint of approximately 46 m² (500 ft²). These one and two-bedroom huts will be heated and can be used year-round. At full capacity, the Eco-retreat huts can accommodate fifty-two guests.

Tree Top Huts

The development proposes two tree top huts. These huts are not actually in the tree-tops, but rather within the trees. These huts will not have any plumbing and are strictly for use by guests already accommodated in the one or two-bedroom huts. These whimsical tree top huts can be used by guests for a picnic, reading or even an overnight sleep, should they wish. These tree top huts will have no heat source and will be used as weather permits.

The picture below does not depict the actual tree top huts envisioned for the site, but rather provides a visual reference.



The development proposes four luxury tents. These tents will not have any plumbing and are strictly for use by guests already accommodated in the one or two-bedroom huts. These tents can be used by guests for relaxation, reading, playing games or even an overnight sleep, should they wish. These luxury tents will have no heat source and therefore can only be used as weather permits. The picture below does not depict the actual luxury tents proposed for the site, but rather provides a visual reference.



Central Guest Clubhouse & Staff Accommodation

A two-storey clubhouse is proposed for the eco-retreat. The proposed building footprint for the clubhouse is approximately 929 m² (10,000 ft²). The main floor of the clubhouse will be used for guest check-in/check-out, games area (i.e. billiards), reading area, onsite public educational/interpretive information about the location's unique natural resources, movie nights, a beverage bar where guests can help themselves to coffee, tea, hot chocolate and soft drinks. The upper floor will be for staff accommodation, comprised of 4-6 bedrooms, washroom facilities and a small kitchenette for staff to prepare their meals.

Manager's Hut

A small manager's hut will be located at the main entrance to the eco-retreat, off Harbour Drive. The manager will be the first person guests encounter, and he/she will provide check-in directions to guests. The purpose of this hut is to provide the manager with refuge in case of inclement weather and is not meant for human habitation.

Comfort Station

A small comfort station is proposed south of the circular drive leading to the clubhouse. The comfort station will contain a washroom and freshen-up area for guests that arrive prior to their accommodation being ready, should they wish to change and go for a swim or a hike while their accommodation is being readied.

Trails, Picnic & Seating Areas

An interconnective trail system is proposed throughout the site that provides hiking/walking trails and connections to all amenities within the Eco-retreat. Unless a guest is going off-site, once checked-in there is no need to use a vehicle. Interspersed along the trail system are landscaped seating areas where guests can stop for a break or a picnic lunch.

Amphitheatre

A small amphitheatre is proposed in the mid-northern area of the property, with a view to the bay. It is anticipated that performances by local musicians and/or theatre groups would take place for guests of the Eco-retreat. The amphitheatre would also be a venue for 'movies under the stars'. The picture below does not depict the actual amphitheatre proposed for the site, but rather provides a visual reference.



Outdoor Yoga

An outdoor yoga platform is proposed just to the west of the amphitheatre, also with a view to the bay. Group or private yoga classes will be offered to guests. The picture below does not depict the actual yoga platform proposed for the site, but rather provides a visual reference.



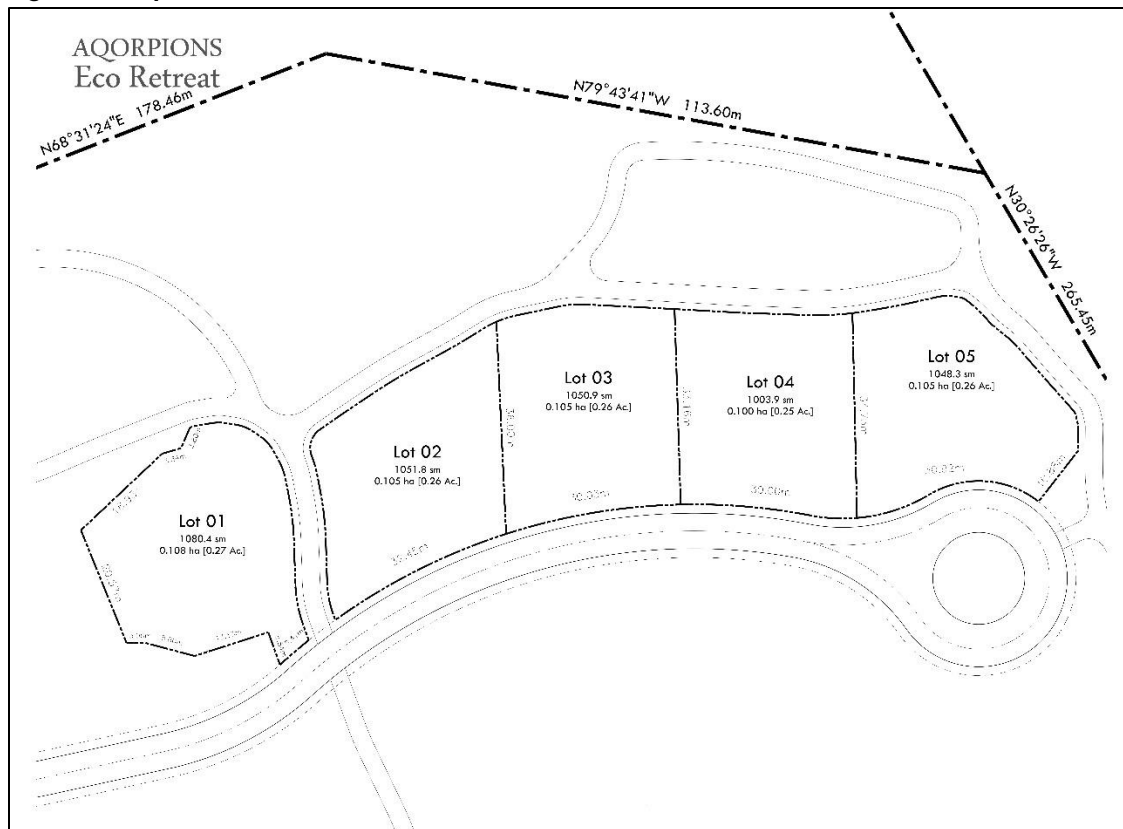
Lookout Tower

A lookout tower is proposed near the shoreline. This will provide guests with scenic view and photo opportunities.

Five Recreational Resource Based Residential Lots

Located in the north-east corner of the site, low-density residential development of five recreational resource based freehold lots is proposed via a Plan of Common Element Condominium. These lots will complement the Eco-retreat and will be accessed by a private common element condominium road from Harbour Drive to be in common ownership with the Eco-retreat entity and the five lot owners. Amendments to both the County and Municipal Official Plans are required to create the five lots.

Figure 5: Proposed Resource Based Residential Lots



Proposed Lots - Statistics

LOT #	TOTAL LOT AREA (m ²)	LOT FRONTAGE ONTO PRIVATE ROAD (m)	AVERAGE LOT DEPTH (m)
1	1,090	6.4	34
2	1,000	32	36
3	1,101	30	35
4	1,044	30	33
5	1,096	30	34

Access & Internal Road Pattern

The properties have a combined lot frontage of approximately 25 m onto the year round maintained portion of Harbour Drive. One private access road is proposed from Harbour Drive, within this 25 m of maintained frontage. In part, this proposed private main road follows the same course as an existing laneway on the property and then veers to the east to provide internal access to the proposed five lots. This private common element road is identified as Block 7 on the Plan of Common Element Condominium (*see Appendix 'D'*)

Parking

There are three parking areas proposed; one at the clubhouse with parking capacity for 36 vehicles; a second at the main entrance with capacity for 78 vehicles, for a total of 114 parking spaces; and a parking area for a few RV's on the east side of the clubhouse, should any guests arrive in an RV.

Tourist establishments require 1 parking space for each guest room, plus 1 parking space per 9.3 m² of floor space devoted to public use, excluding hallways and washrooms. The total number of guest rooms will be 26 (4 one-bedroom units & 11 two-bedroom units), which equates to 26 parking spaces. Although portions of the clubhouse will be devoted to public use, the public using the clubhouse will be the guests of the Eco-retreat. The required parking for the guests has already been calculated and provided at 1 space per guest room. We have provided additional parking to accommodate staff members and potential 'day-trippers' that may wish to explore the Eco-retreat. Should any guests arrive in an RV, the plan provides limited parking for these larger vehicles on the east side the clubhouse.

Docks & Harbour Restoration

Restoration of the former harbour for a small marina is proposed, as a future phase of development. This will provide dockage for those guests arriving at the Eco-retreat by private boat and for the five lot owners to moor their boats. Discussion with the Department of Fisheries & Ocean and Ministry of the Environment, Conservation and Parks will be scheduled in due course.

8.0 SCOPED ENVIRONMENTAL IMPACT STUDY

The County of Grey Official Plan has identified Significant Woodlands on the entire property. The County Official Plan requires evaluation of Significant Woodlands and adjacent lands within 120 m to ensure that development will not create any negative impacts on the natural heritage features.

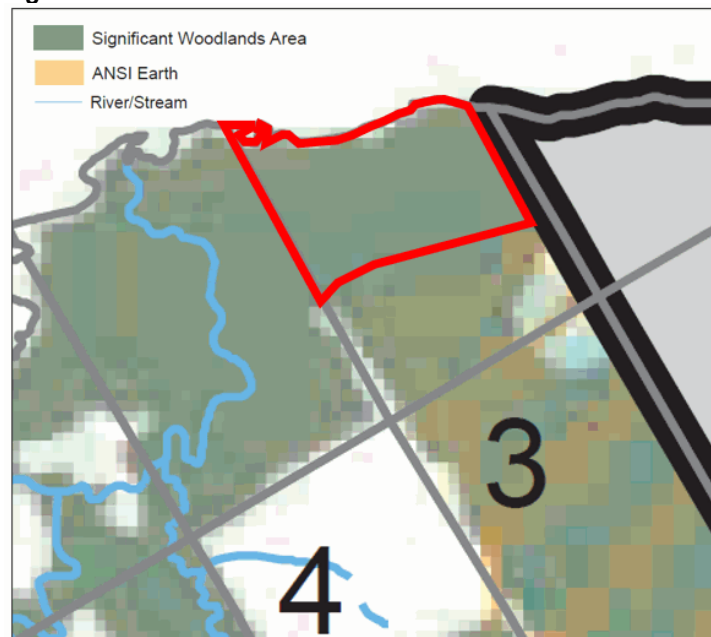
Figure 6: Constraint Mapping



Source: Appendix B, Map 1 – Grey County Official Plan

The mapping and policies of the Municipality of Meaford Official Plan emulate those of the County Plan in regard to Significant Woodlands.

Figure 7: Environmental & Resource Features



Source: Schedule B – Municipality of Meaford Official Plan

Three wetland features have been identified on the property.

Figure 8: Primary Constraints



Source: Neil Morris, Consulting Ecologist

Neil Morris, Consulting Ecologist, was retained by Aqorpions Inc. to undertake a Scoped Environmental Impact Study (EIS) to support the planning applications for the development of the site. The purpose of the study is to assess the impacts of the proposed development on the natural heritage features and functions on and adjacent to the property, and to recommend any required mitigative measures, if warranted.

The EIS scope was developed in consultation with the Grey Sauble Conservation Authority (GSCA). The study has focused on four key natural heritage features, including:

- Significant Woodlands that occupy most of the property and adjacent lands,
- three separate wetland features located in the core of the property,
- the possible presence of Species at Risk (SAR) and Significant Wildlife Habitat (SWH) within

and around the property.

- the nearby presence Johnson's Creek and Georgian Bay and the fish habitat they provide.

To assess the potential environmental implications of the proposed development on the key natural heritage features and their functions, the EIS has included the following field investigations:

- direct assessment of the wetlands, including their hydrological characteristics and biological communities (flora and fauna),
- direct assessment of the woodlands, including tree species composition, canopy structure, tree size, and soil characteristics,
- direct assessment of aquatic habitats and hydrological influences,
- focused breeding bird surveillance,
- focused amphibian surveillance,
- full botanical inventory, and
- general surveillance of all other fauna (mammals, reptiles, invertebrates).

With regard to the natural features within or adjacent to the property, the general study findings are as follows:

- There are records or direct evidence of five species of some conservation concern present within or near the property, with only one species (Lake Sturgeon) with formal regulatory protection as a Species at Risk (SAR). The defined development envelope is not considered primary habitat for any of these species.
- Other than the noted species of conservation concern, flora and fauna which are on record as either on or near the property are regionally common and from relatively secure populations.
- The woodlands occupying the property are composed of a mix of relatively young specimens of common tree species. The available information indicates that the woodlands are of relatively low ecological, economic or social value. The proposed development will necessitate the loss of a limited area of existing woodland, but this is not expected to significantly affect the function or value of the larger block of Significant Woodland that occupies the property and the area around Johnson's Harbour.
- The wetlands consist primarily of deciduous swamp communities. The wetlands do support one priority species (Black Ash) and one element of SWH (terrestrial crayfish habitat). Otherwise, they provide only limited natural habitat function and limited hydrological function, and have no appreciable socio-economic value.
- The hydrological balance of the wetlands relies primarily on surface runoff and shallow groundwater originating off-property, away from any potential influence of the proposed development.

Although the overall risk is minimal, the EIS offered mitigation recommendations to minimize any risk

associated with the development:

- considerations in the design and layout of the eco-retreat to reduce the potential for direct and indirect effects on natural features (wetlands, woodlands), with particular emphasis on tree preservation;
- maintenance of hydrological balance, primarily through a stormwater management plan, to ensure protection of the wetland and its functions;
- creation of a set-back to mitigate potential effects of development (during both initial construction and on-going facility operation) on the adjacent wetland; and
- management of construction and operational activities within the development envelope to reduce the risk of indirect effects on adjacent features.

In addition, the EIS observed that the proposed development offers a few opportunities for enhancement of the natural environment:

- invasive species removal
- water quality improvement
- education and awareness opportunities

The EIS concluded that the proposed development can be undertaken as planned, in keeping with relevant policy and without significant adverse effects on the natural features present within and adjacent to the property, including the Significant Woodlands, the wetland features, fish habitat, Priority Species and SWH.

The ecological features and functions within and adjacent to the property are not considered sensitive, nor do they warrant high conservation priority. The functional relationship between the proposed development and the features of interest (wetland, woodlands, Priority Species, SWH) is also very limited. Accordingly, there is no expectation that proposed development would have significant effects on environmental features or functions within or adjacent to the property.

9.0 FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT

Tatham Engineering was retained to complete a Functional Servicing & Stormwater Management Report and a Traffic Impact Assessment to address the preliminary servicing requirements for the proposed development, including potable water supply, sanitary sewage treatment, stormwater management, traffic implications and utility distribution.

9.1 Stormwater Management

Water quality control will be provided via a treatment train approach, consisting of vegetated swales, filter strips, level spreaders and rock check dams. Quantity control is not required due to the proximity of Georgian Bay. Existing drainage patterns will be maintained, with most of the site remaining in a natural state.

As most of the site will remain in a natural vegetated state, water quality control is only required for the two proposed parking areas and the central road through the development. Stormwater quality control will be provided for the parking areas and central road using a treatment train approach consisting of roadside ditches, vegetated swales, level spreaders and rock check dams to promote sediment settling prior to discharge into the wetlands and Georgian Bay.

9.2 Potable Water

Potable water for the Eco Retreat will be supplied by the existing shore well. The pumping system installed in the shore well will convey water to a proposed pump house, that will distribute water to the Eco Retreat development. Individual shore wells will be provided for the residential dwellings.

9.3 Sanitary Services

The huts, clubhouse and comfort station will be serviced by 125 mm diameter gravity services which will convey sewage to sewage pumping stations (SPS). Sewage will then be pumped to a large subsurface sewage treatment plant via low pressure sanitary sewer. The sewage treatment plant will discharge to a shallow buried trench system consisting of 6 cells, each with 6 rows of 30 m shallow buried trench.

The proposed residential lots (5) will be serviced by individual septic tanks and Type 'A' dispersal beds with Waterloo Biofilter pre-treatment or approved equivalent.

9.4 Utilities

The relevant utility companies will be contacted to determine availability of services for the site. Detailed connection strategies with all utility providers will be formalized during final design.

9.5 Waste Collection

Private waste collection is proposed for the development, including the five residential lots.

9.6 Traffic Impact Assessment (TIS)

Based on the limited traffic to be generated by the site and the distribution of such to the area road system and beyond, the resulting additional volumes are not significant (12 to 24 vehicles per hour in the peak directions). As the noted roads are considered arterials, they would have a capacity of 900 to 1100 vehicles per hour per lane (and thus 1800 to 2200 vehicles per hour for a 2-lane road (considering both directions of travel), which is in excess of the noted volumes (200 to 550 vehicles in both directions of travel). There is significant reserve capacity to accommodate growth through to the present day, the additional traffic to be generated by the site, and continued future growth.

For the local roads (namely Lakeshore Drive, Concession 2 North, Sideroad 8 and

Harbour Drive) the additional increase resulting from the Eco Retreat development is not expected to have any appreciable impact.

10.0 STAGE 1 – 2 ARCHAEOLOGICAL ASSESSMENT

In 2017, AMICK Consultants Limited was engaged by Aqorpions to undertake a Stage 1-2 Archaeological Assessment of the westerly portion of the site (Parcel 1), as a requirement for the initial Eco-Retreat proposal in 2016. The report was submitted to the Ministry of Tourism, Culture & Sport (MTCS) on November 2nd, 2017. An acceptance letter of the report was received from the MTCS on November 29th, 2017. (*see Appendix 'E'*)

In 2020, Amick was retained to complete a Stage 1 – 2 Archaeological Assessment for the newly purchased western portion of the site (Parcel 2). The report was filed with MTCS on February 6th, 2021. MTCS has not yet completed their review of the 2021 report. A clearance letter will be submitted to the County of Grey and the Municipality of Meaford upon receipt.

As a result of the Stage 1 - 2 Assessments for both properties, no archaeological resources were encountered and both reports recommended:

1. No further archaeological assessment of the study area is warranted;
2. The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;
3. The proposed undertaking is clear of any archaeological concern

Copies of both Archaeological Assessments are included with this submission.

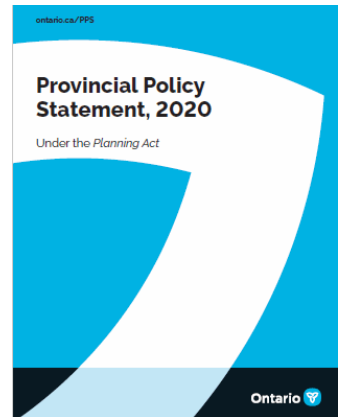
11.0 POLICY FRAMEWORK AND PROVINCIAL PLANS

11.1 PROVINCIAL POLICY STATEMENT (PPS) 2020

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development. Under provisions of the Planning Act, comments, submissions or advice that affect a planning matter “shall be consistent with” the PPS.

The PPS is based on three fundamental planning themes; ‘Building Strong Communities’; ‘Wise Use and Management of Resources’ and ‘Protecting Public Health and Society’.

Under PPS, the subject lands are considered Rural Lands within a Rural Area. Rural lands are defined as lands which are located outside settlement areas and which are outside prime agricultural areas. Section 1.0 speaks to building strong, healthy communities. The PPS considers Rural areas to be important to the economic success of the Province and our quality of life. (S1.1.4)



The following PPS policies are the relevant sections pertaining to the proposed development.

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;**
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;**
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;**
- h) conserving biodiversity and considering the ecological benefits provided by nature.**

Comment

The proposed Eco-retreat development is compatible with the surrounding rural landscape. The subject property is being developed as a mid-scale private luxury tourist accommodation facility, complete with amenities that leverage the rural and natural assets. The proposal is utilizing the rural character of the area and the property's proximity to Georgian Bay. The proposal will not compete with the rural landscape, as the development itself is not visible from the road and the units are setback from the water's edge in and amongst the wooded landscape.

The proposed Eco-retreat will promote diversification of the tourism industry in the region and will enhance the economic base and provide varied employment opportunities.

1.1.5.2 *On rural lands located in municipalities, permitted uses are:*

- a) *the management or use of resources;*
- b) *resource-based recreational uses (including recreational dwellings);*
- c) *residential development, including lot creation, that is locally appropriate;*
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) *other rural land uses.*

1.1.5.3 *Recreational, tourism and other economic opportunities should be promoted.*

1.1.5.4 *Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.*

1.1.5.5 *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.*

Comment

The proposed Eco-retreat development will create a luxury, eco-friendly recreational resource-based tourist destination. The development will be a cabin rental tourist establishment that is integrated with the natural recreational resources and natural heritage features on-site. Low-density residential development of five recreational resource-based lots is proposed via a Plan of Common Element Condominium. These lots will complement the Eco-retreat in form and function. The development will promote tourism and recreation in the region and will provide varied employment opportunities. Wise management and use of resources will be implemented through the recommendations and mitigative measures found in the Environmental Impact Study. The proposed development is compatible with the surrounding rural character and will be serviced by private treated water intakes from Georgian Bay and private on-site sewage disposal systems.

1.6.6.1 *Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal waterservices are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.*

Comment

Potable water for the Eco Retreat will be supplied by the existing shore well. The pumping system installed in the shore well will convey water to a proposed pump house, that will distribute water to the Eco Retreat development. Individual shore wells will be provided for the residential dwellings.

The huts, clubhouse and comfort station will be serviced by 125 mm diameter gravity services which will convey sewage to sewage pumping stations (SPS). Sewage will then be pumped to a large subsurface sewage treatment plant via low pressure sanitary sewer. The sewage treatment plant will discharge to a shallow buried trench system consisting of 6 cells, each with 6 rows of 30 m shallow buried trench.

The proposed residential lots (5) will be serviced by individual septic tanks and Type 'A' dispersal beds with Waterloo Biofilter pre-treatment or approved equivalent.

1.7.1 Long-term economic prosperity should be supported by:

- (a) promoting opportunities for economic development and community investment-readiness;***
- h) providing opportunities for sustainable tourism development;***

Comment

The development proposal will create economic and job opportunities. Sustainable tourism will be achieved by providing a year-round accommodation destination for tourists visiting the area.

Section 2.1 speaks to Natural Heritage policies.

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E¹, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.4 Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E¹; and***
- b) significant coastal wetlands.***

2.1.5 Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;***
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;***

- c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;*
- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; and*
- f) *coastal wetlands in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b)*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.6 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

2.1.7 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

Comment

The EIS concluded that the proposed development can be undertaken as planned, in keeping with relevant policy and without significant adverse effects on the natural features present within and adjacent to the property, including the Significant Woodlands, the wetland features, fish habitat, Priority Species and SWH.

The ecological features and functions within and adjacent to the property are not considered sensitive, nor do they warrant high conservation priority. The functional relationship between the proposed development and the features of interest (wetland, woodlands, Priority Species, SWH) is also very limited. Accordingly, there is no expectation that proposed development would have significant effects on environmental features or functions within or adjacent to the property.

In addition, the EIS observed that the proposed development offers a few opportunities for enhancement of the natural environment:

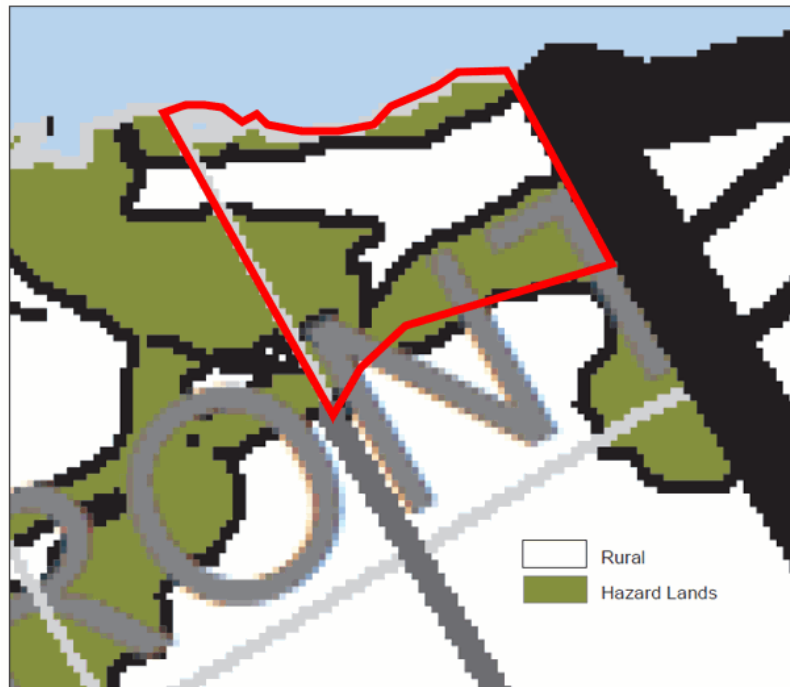
- invasive species removal
- water quality improvement
- education and awareness opportunities

The proposed development is consistent with the Provincial Policy Statement 2020 and represents good planning.

11.2 COYNTY OF GREY OFFICIAL PLAN

The subject lands are designated 'Rural' and 'Hazard Lands' on Schedule A, Map 1 - Land Use Designations in the County of Grey Official Plan. Lands designated Rural include a mix of farm, resource, forestry, and recreational lands scattered across the County.

Figure 9: Land Use Designations



Source: Schedule A, Map 1 – Grey County Official Plan

Section 1.4.1(11) speaks to the opportunities for Grey County as they relate to tourism and recreation and states that the County's tourism goal is to "increase sustainable tourism revenues through managing and marketing Grey County as a tourism destination". This section also outlines various principles that support tourism and recreational opportunities throughout the County and include:

- ***Municipalities are encouraged to develop positive and creative planning policies to accommodate tourism and recreation-oriented developments, including methods of expediting the approval of tourism and recreation-oriented developments***
- ***Recognize the economic importance of the tourism and recreation industry to the County, and the role these industries play in attracting visitors and new migrants***
- ***Tourism and recreation businesses are encouraged to work together to promote their facilities and the County's tourism and recreation industry***
- ***The County will promote the development of eco-tourism in natural heritage areas within their carrying capacity***

The proposed development is consistent with and promotes the goals and objectives of the County Official Plan. It is an appropriate rural land use that will not negatively impact the rural landscape or quality/quantity of water on the site or adjacent lands. The proposed Eco-retreat will expand rural tourism opportunities in the area.

Section 3.2 discusses Economic Objectives and states that it shall *“encourage a diverse economy while recognizing and promoting economic specialization in areas such as tourism, agriculture, manufacturing, retail, etc.”*

3.2.1 *Ensure the County’s natural and cultural resources and environment are protected and developed in a balanced approach to support the tourism and recreation sector, and for the benefit of citizens.*

3.2.3 *Encourage a diverse economy while recognizing and promoting economic specialization in areas such as tourism, agriculture, manufacturing, retail, etc.*

3.2.5.1 *The main employment generator in the rural areas will be resource-based industries such as tourism, agriculture, aggregate operations, forestry, and on-farm diversified uses (e.g. rural manufacturing).*

Comment

The EIS concluded that the proposed development can be undertaken as planned, in keeping with relevant policy and without significant adverse effects on the natural features present within and adjacent to the property, including the Significant Woodlands, the wetland features, fish habitat, Priority Species and SWH.

The proposed Eco-retreat is a resource based recreational use that will promote tourism in the region and provide employment opportunities.

Section 5.4 – Rural land Use Type:

“The predominant land use within the Rural designation will be agriculture and forestry. While the designation will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural designation will permit the consideration of resource based recreational uses and other appropriate rural land uses so long as they do not negatively impact on agriculture, forestry or natural environment. Outside of settlement areas, the Rural land use type offers flexibility for lot creation (both agricultural and non-agricultural), economic development, tourism, residential, and recreation. A wider range of lot sizes and accommodations are provided in the Rural land use type, than in other countryside land use types.”

Comment

Due to the topography of the property and surrounding area, there are no agricultural or farming operations in the immediate area. The proposed resource based recreational development will maintain

the visual appearance of a rural landscape and will not negatively impact the natural environment. The proposed Eco-retreat will promote economic development by providing employment, enhance the regional tourism industry, and provide year-round recreation opportunities.

Permitted uses within the Rural designation includes all types of agricultural uses, resource based recreational uses, and recreational or tourist-based rural clusters (e.g. cottages, yurts or a similar form of development under common ownership). The definition of resource based recreational uses in Section 9.18 is ***“those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. Uses permitted may include passive and active recreational facilities and associated commercial and residential uses. Such uses can include water-based recreation, campgrounds, lodges/resorts and skiing/snowboarding facilities.”***

Comment

The vision for the proposed development is to create a luxury, eco-friendly recreational resource-based tourist destination. The proposed Eco-retreat will be a cabin rental tourist establishment that is integrated with the natural recreational resources and natural heritage features on-site. This will be a high-end eco-tourism destination where guests will experience the natural beauty of the property and the water and shoreline of Georgian Bay. The proposed development is to be a four-season vacation destination, with year-round accommodation bookings. The property is situated along the shore of Georgian Bay, which lends itself to water activities such as swimming, kayaking, paddle boarding, etc. The rehabilitation of the existing harbour to its former use as a small marina will provide boat access to the Eco-retreat guests. The mostly wooded property is ideal for the creation of nature trails for hiking in the warmer months and for snow shoeing and cross-country skiing in the winter months. Bird watching along the trails will be a year-round activity.

Section 5.4.2 – Development Policies

- 9) Resource based recreational uses should include a combination of the following characteristics:**
- a. A mix of land uses that support a diversity of uses and opportunities, such as residential and commercial activities;**
 - b. A built form that integrates and/or establishes lifestyle and/or cultural elements for the public within the development; and when practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the County;**
 - c. A built environment that provides meaningful visual and physical access to nature throughout the site;**
 - d. Where viable, integrating low-impact development techniques for the land use planning, urban design, and engineering approaches to manage stormwater, through site arrangement and design, green infrastructure, and on-site natural features; and,**
 - e. Onsite public educational/interpretive information about the location’s unique natural resource.**

Comment

The proposed Eco-retreat will provide a built form (cabins, tree top huts and luxury tents) that are

integrated into the cultural landscape and provide guests with a unique experience. An interconnective trail system is proposed throughout the site that provides hiking/walking trails and connections to all amenities within the Eco-retreat. Interspersed along the trail system are landscaped seating areas where guests can stop for a break or a picnic lunch. The outdoor yoga platform will be located near the shoreline and will provide a calming outdoor experience. The clubhouse can provide on-site public educational/interpretive information about the location's unique natural resources. The proposed amphitheater will provide a venue for outdoor cultural events. The proximity to Georgian Bay provides for a variety of water related outdoor activities. The proposed five resource based residential lots will provide diversity to the project.

11) Residential lot creation associated with resource based recreational uses, which exceeds the Rural lot density provisions of Table 9, under Section 5.4.3 of this Plan, shall require an amendment to this Plan. This type of lot creation may only take place via plan of subdivision/condominium, or life/land lease arrangements. Amendments to permit residential development associated with resource based recreational uses need to be supported by a planning justification report, by a registered professional planner, that addresses:

- a. How the policies of this Plan, the Provincial Policy Statement, and the local municipal official plan are met;***
- b. How the location is necessary to support the proposed uses;***
- c. How the need for the proposed uses cannot be met by approved development in other locations in the County;***
- d. How the new development is to be serviced in accordance with Section 8 of this Plan;***
- e. How the design of the development will maximize the benefit of the site's natural resources, or form features;***
- f. How phasing of the new development will ensure the establishment of the resource based recreational use either in advance or at the same time as the residential component;***
- g. How the development will enhance public access to the natural resources upon which the resource based recreational uses are based; and***
- h. How the use will provide for effective stewardship to ensure these features are a continued benefit for generations to come.***

For the purposes of this section, resource based recreational uses are required to have recreational elements directly linked to the resource (e.g. skiing, boating, etc.). The availability of large amounts of Rural land, or scenic views of the surrounding countryside does not constitute a recreational land use in and of itself, and therefore does not qualify for new residential development via plan or subdivision or condominium in the Rural land use type.

Reasoning shall be provided demonstrating that the scale of the residential use is appropriate and desirable in relation to the resource based recreational use.

Comment

- The proposed development is consistent with the PPS (see Section 11.1 above) and the County and Municipal Official Plans, subject to the proposed site-specific amendments.

- The 11.9 ha site is ideal for the proposed Eco-retreat. It is large enough to accommodate the proposed cabins and associated amenities, on-site parking and the interconnective trail system.
- The subject property is located on the shore of Georgian Bay and has an existing harbour that will be rehabilitated for use as a small marina. The resource based recreational uses are directly linked to Georgian Bay and the natural features of the property.
- Tatham Engineering concluded that adequate servicing is available to support the proposed development.
- The proposed Eco-retreat will maximize the shoreline of Georgian Bay with water based outdoor activities. The interconnective trail system will wind through the natural forms and features on the property.
- Property will be developed as a resource based commercial Common Element Plan of Condominium. The common element to be in joint ownership of the Eco-retreat and the five lot owners is the main private access road from Harbour Drive. The first phase will include the establishment of the private road, servicing, Eco-retreat buildings and the creation of the five lots via the consent process. The final phase will be the restoration of the harbour.
- The proposed development will provide safe vehicular access to the property and the harbour (when restored) will provide safe access by water.
- The proposed Eco-treat development will be in private ownership and as such, will provide effective stewardship through the implementation of the mitigative measures recommended in the EIS.
- The scale of the residential use is appropriate and desirable in relation to the resource based recreational use. Only five lots are being proposed in the north-east portion of the property. The lots average 1,000 m² in area. These five lots are not shorefront lots, but rather smaller lots, integrated into the natural features of the subject property. The proposed parcel configuration supports tree preservation and retention of waterfront lands for the Eco-retreat.

Policies of Section 9.12 “Lot Creation” to the County of Grey Official Plan are summarized below.

- ***Land division is permitted by the appropriate land use policies of Section 3 to 8 of the Grey County Official Plan***
- ***Development is in an orderly and contiguous manner and does not conflict with the established development pattern in the area***
- ***Proposed use is compatible with existing and future permitted land uses on adjacent lands***
- ***Servicing requirements of Section 8.9 are met***
- ***Residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves or grades***
- ***Soil drainage conditions are suitable to permit proper siting of buildings, that there is sufficient potable water and conditions are suitable for sewage system construction***
- ***Size of any parcel created is appropriate for the use and conform to the minimum provisions of the Zoning By-law***
- ***Proposed lots comply with Minimum Distance Separation Formulae, except lots created in settlement areas***

Comment

- An application to amend the County Official Plan has been submitted, as the creation of the five lots exceed the permitted density in the Rural designation. The proposed five lots conform to the relevant policies of Sections 3 through 8 to the County of Grey Official Plan, as proposed to be amended.
- The shape and size of the proposed lots have been delineated based on the physical and natural heritage features on the property. The proposed lot pattern is orderly and contiguous.
- The northern property boundary abuts Georgian Bay. Immediately east are federal lands under the jurisdiction of the Department of National Defence occupied by the Meaford Training Range. To the east, on the other side of Harbour Drive, is a 6 ha wooded parcel containing a seasonal recreational dwelling along the shoreline and further east is Johnson's Harbour. Lands to the south consist largely of undeveloped rural properties. The proposed uses are compatible with existing and future permitted land uses on adjacent lands.
- The Functional Servicing & Stormwater Management Report prepared by Tatham Engineering concluded that the site can be privately serviced with adequate potable water and sanitary services. Water run-off quality control will be provided via a treatment train approach, consisting of vegetated swales, filter strips, level spreaders and rock check dams. The relevant utility companies will be contacted to determine availability of services for the site. Detailed connection strategies with all utility providers will be formalized during final design.
- Access to the proposed lots will be via a private common element condominium road connecting to Harbour Drive. At the juncture of the proposed private common element condominium road and Harbour Drive, the road is relatively flat and does not have limited sight lines, curves or grades.
- The lands are zoned Residential Shoreline (RS). The proposed five lots do not comply with the minimum lot area. An application to re-zone the lands to permit the resource based recreational use, the five lots and common element blocks has be submitted to the Municipality of Meaford.
- There are no livestock operations or barns in the surrounding area and therefore MDS is not applicable.

The relevant policies of Section 9.13 "Plans of Subdivision and Condominium" are addressed below.

- Impact on the natural environment
- Snow removal and emergency vehicle access
- Consistency with Provincial and local Official Plan policies
- Information requirements listed under Section 9.17 complete

Comment

- The EIS concluded that the proposed five residential lots and private common element condominium road are feasible on the subject lands and will have no negative impact on the natural heritage features and their functions, provided that the recommendations and mitigative measures included in the EIS are implemented.

- Snow storage is provided on either side of the proposed private roads, similar to a typical rural roadway. Vehicle turn-around can be achieved using the two turning circles; one at the clubhouse and the second at the terminus of the private road providing access to the five lots. In addition, vehicle turn-around can also be achieved on the individual driveways on the five lots.
- The proposed development is consistent with the Provincial Policy Statement 2020 and the Municipality of Meaford Official Plan, as proposed to be amended.
- Section 9.17 to the Grey County Official Plan provides criteria for “complete applications”. Pre-consultation with the County and Municipality took place on February 9, 2016 and December 9, 2019.

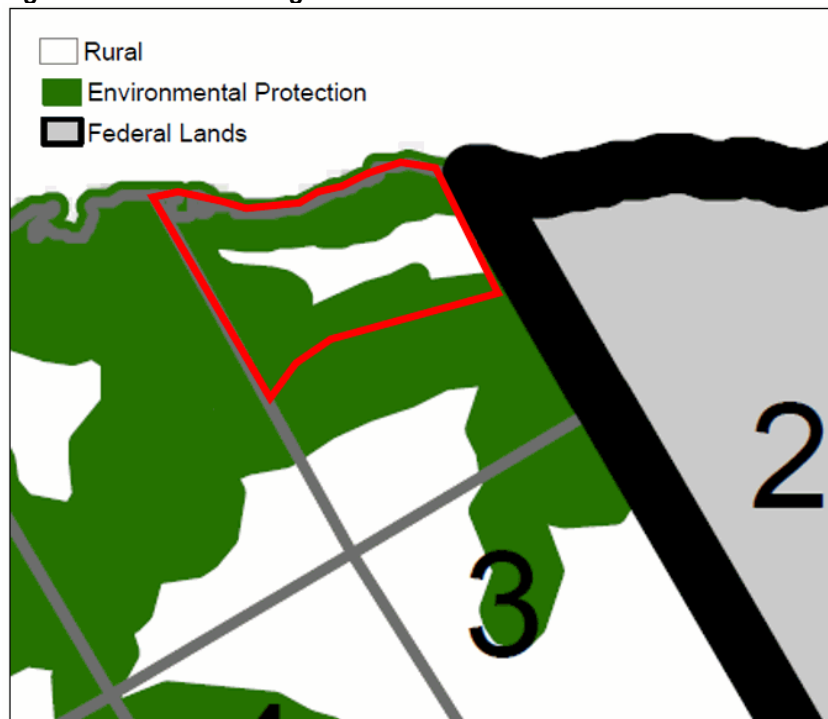
The proposed development maintains the intent and direction of the County of Grey Official Plan, as proposed to be amended.

11.3 MUNICIPALITY OF MEAFORD OFFICIAL PLAN

The subject lands are designated Rural and Environmental Protection under the Municipality of Meaford Official Plan. The goal of the Rural designation is to maintain and enhance the open space character of the rural areas.

The Rural designation applies to those rural lands in the Municipality which are not considered to be prime agricultural land. Permitted uses include agricultural uses, single detached dwellings, passive recreational uses such as walking trails and nature interpretation centres, open air recreational uses such as cross-country ski and mountain bike facilities and accommodation uses such as private campgrounds, rental cabin establishments and trailer parks.

Figure 10: Land Use Designations



Source: Schedule A – Municipality of Meaford Official Plan

Section A2.4 provides objectives for the Rural Character in the Municipality.

A2.4.2 Strategic Objectives

- ***To protect and enhance the natural character of the Georgian Bay shoreline.***
- ***To encourage the development of passive low-intensity recreational and eco-tourism uses in the rural areas of the Municipality, provided the use has a minimal impact on the character of the rural area and is properly sited.***
- ***To prohibit development that requires the expansion of urban services into the rural area.***
- ***To avoid the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area.***

Comment

- The proposed development will be in private ownership and as such, will provide effective stewardship through the implementation of the mitigative measures recommended in the EIS to protect and enhance the natural character of the Georgian Bay shoreline.
- The proposed Eco-retreat is a passive low-intensity recreational and eco-tourism use. The proposed development will have minimal to no impact on the character of the rural area. The mostly wooded property is ideal for the creation of nature trails and the elements of the Eco-retreat are properly sited.
- There is no expansion of urban services proposed.
- The proposed Eco-retreat is compatible with the rural character and the resource activities of the area.

Section A2.5 provides goals and objectives for Economic Development. The relevant policies are noted below.

A2.5.1 Goal

It is a goal of this Plan to provide opportunities for economic development and the creation of jobs.

A2.5.2 Strategic Objectives

- ***To encourage opportunities for a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Municipality and the wider area.***
- ***To protect the Municipality's natural attributes, such as its rural character and its Natural Heritage System and to ensure that the recreational and tourism uses that rely upon these***

attributes continue to thrive.

Comment

- The proposed Eco-retreat will support economic development within the Municipality and provide opportunities for employment
- The proposed development will be in private ownership and as such, will provide effective stewardship through the implementation of the mitigative measures recommended in the EIS to protect and enhance the rural character and its Natural heritage features.

Section B2.3.1 provides the Objectives of the Rural designation:

- ***protect the rural character of the Municipality and those elements which contribute to the open space character;***
- ***prevent the intrusion of incompatible land uses;***
- ***provide for the development of recreational uses which are compatible with the rural character;***
- ***ensure that new recreational uses will not have an impact on the environmental and hydrogeological resources; and,***
- ***ensure that the scale of development is compatible with the role and function of the rural area.***

Comment

The mid-scale Eco-retreat facility and resource based residential lots are permitted uses on this property. The proposed development will not negatively impact any adjacent uses in the surrounding area, nor will it negatively impact the open landscape character. The proposed development will be in private ownership and as such, will provide effective stewardship through the implementation of the mitigative measures recommended in the EIS to protect and enhance the environmental and hydrogeological resources. The scale of development and the proposed uses are compatible with the role and function of the rural area.

Section B2.3.4.6 provides policies for Recreational Uses.

“The development of new recreational uses shall require an amendment to the Zoning By-law and shall be subject to Site Plan Control. Before considering an amendment to the Zoning By-law, Council shall be satisfied that:

- a) the proposed use or expansion is compatible with the rural character of the area;***
- b) the development can be designed and sited to blend in with surrounding land uses;***
- c) the proposed use or expansion is located where it will not impact existing agricultural operations on adjacent lands;***
- d) the proposed use can be serviced with an appropriate water supply and means of sewage disposal;***
- e) if an expansion is proposed, the entire use is serviced by an appropriate water supply and***

means of sewage disposal;

- f) appropriate guarantees are in place to ensure that the impacts of the effluent from a private sewage treatment system on the lands (if required) on adjacent water supplies is monitored frequently;***
- g) off-site impacts resulting from the use of fertilizers, herbicides and fungicides have been reviewed and are not expected to be adverse;***
- h) the proposed use is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use;***
- i) the proposed use can be appropriately buffered from adjacent residential uses; and,***
- j) an appropriate monitoring program, administered by the landowner and reviewed by the Municipality, which serves to monitor the impact of the use on the quality and quantity of the groundwater, surface waters and the environment in general is developed.”***

Comment

- a) The proposed Eco-retreat development is compatible with the surrounding rural landscape. The subject property is being developed as a mid-scale private luxury eco-tourism facility, complete with amenities that leverage the rural and natural assets. The proposal is utilizing the rural character of the area and the property's proximity to Georgian Bay. The proposal will not compete with the rural landscape, as the development itself is not visible from the road and the units are setback from the water's edge in and amongst the wooded landscape.
- b) The proposed mid-scale Eco-retreat has been designed to blend in with the rural environment.
- c) This policy is not applicable as there are no adjacent agricultural operations.
- d) The Functional Servicing & Stormwater Management Report prepared by Tatham Engineering concluded that the site can be privately serviced with adequate potable water and sanitary services.
- e) This policy is not applicable.
- f) The property is large in area and the proposed locations for the private sewage treatment systems are not in close proximity to adjacent water supplies. Additional details associated with the system can be reviewed during the site plan approval process.
- g) This policy is not applicable.
- h) A Traffic Impact Assessment was prepared in support of the applications and concludes that the proposed development will not cause any operational issues and will not add significant delay or congestion to the local and/or arterial roadway network.
- i) The entire property is heavily treed which provides a significant natural vegetative buffer from adjacent uses. The development itself will not be visible from the road and the units are setback from the water's edge in and amongst the wooded landscape.

- j) The details of a monitoring program can be addressed as part of the Site Plan approval process.

Section B2.3.4.6 also provides polices for residential development associated with resource based recreational uses.

Residential Development associated with resource-based recreational uses, shall require an amendment to this plan and may only proceed via plan of subdivision/ condominium.

Prior to approving residential uses associated with a resource-based recreational use, and in addition to the requirements of Section E4 'Amendments to the Plan' and other relevant policy requirements of this Plan, Council shall be satisfied that:

- i. ***The development is located to utilize the recreational attributes of a natural resource;***
- ii. ***The development will enhance recreational, tourism and/or other economic opportunities for the Municipality and its residents;***
- iii. ***Justification is provided demonstrating that the scale of the residential use is appropriate and desirable in relation to the resource-based recreational use and surrounding rural area;***
- iv. ***The development incorporates principles of healthy and sustainable community development with respect to social, physical, economic and environmental health;***
- v. ***A Water Resources Management Report, in accordance with Section C4 shall be required;***
- vi. ***The development will be phased to ensure the establishment of the resource based recreational use either in advance of, or in concert with, the residential component.***

An amendment to the Municipality of Meaford Official Plan is required for the development of the residential uses associated with the resource-based recreational use.

Comment

An application to amend the Municipality of Meaford Official Plan has been submitted, for the creation of the proposed five resource based residential lots.

The resource based residential component of the development is located to utilize the recreational attributes of the natural and recreational resource attributes. The overall development will enhance recreational and tourism interests and will provide employment opportunities for municipal and regional residents. The shape and size of the proposed lots have been delineated based on the physical features of the property and with the interest of protecting natural heritage features.

The property will be developed as a Common Element Plan of Condominium. The common element to be in joint ownership of the Eco-retreat and the five lot owners is the main private access road from Harbour Drive to the five lots. The first phase of development will include the establishment of the private roads, servicing, Eco-retreat buildings and the creation of the lots. The final phase will be the restoration of the harbour.

The proposed development incorporates the principles for a healthy and sustainable community, with respect to social, physical, economic and environmental health.

Section D1.1.2 speaks to Site Suitability for private servicing.

D1.1.2 Evidence of Site Suitability for Private Services

Where an application is submitted under the Planning Act for lot creation or redevelopment that substantially increases the usability of a parcel in a location where municipal services are not available, evidence shall be provided indicating the site's suitability to provide adequate quality and quantity of water supply and confirming that the site can accommodate an approved sanitary sewage disposal system.

Evidence of the site's suitability regarding provision of water supply shall be provided in the form of an evaluation conducted in accordance with the Ministry of the Environment Guidelines (or a municipal procedure that achieves the same objective). In cases where new development is being proposed in proximity to existing development, the provision of neighbouring well water records may be sufficient to determine adequate water supply.

Evidence of the site's suitability to accommodate an approved sewage disposal system shall be provided in the form of an evaluation conducted in accordance with the Ministry of Environment Guidelines or the Ontario Building Code, where applicable.

Comment

The Functional Servicing & Stormwater Management Report prepared by Tatham Engineering concluded that the site can be privately serviced with adequate potable water and sanitary services, designed in accordance with OBC and MECP design criteria.

Section E4(c) to the Official Plan provides items to be considered for an amendment to the Plan.

"In addition to the relevant amendment policies of any land use designations, the following shall be considered for any Plan amendment:

- i) the rationale or the basis for the change;***
- ii) the direction provided by the Provincial Policy Statement;***
- iii) the direction provided by the goals and objectives to this Plan;***
- iv) the desirability and appropriateness of changing the plan to accommodate the proposed use or action;***
- v) the impacts the proposed change will have on the character of the area;***
- vi) conformity with the direction provided by the upper tier plan; and,***
- vii) that sufficient documentation has been provided to support the proposed amendment including information related to the physical growth of the Municipality, impacts on the economy, the environment, agriculture and social well being of the community."***

Comment

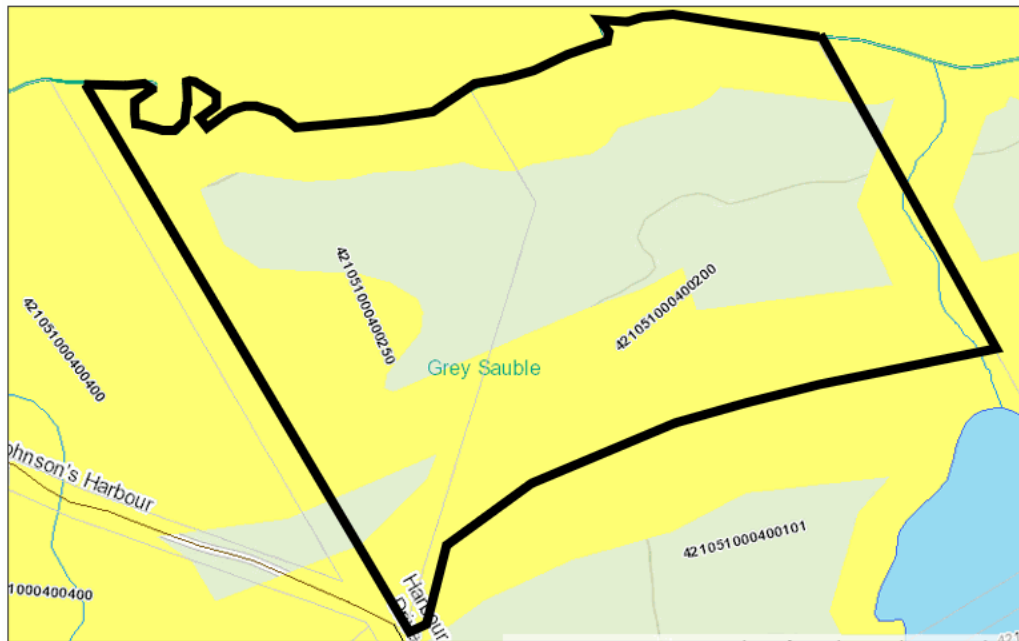
- The development is located to utilize the recreational attributes of a natural resource;
- The overall development will enhance recreational and tourism interests and will provide employment opportunities for municipal and regional residents. The resource based residential component of the development is located to utilize the recreational attributes of the natural and recreational resource features. The shape and size of the proposed lots have been delineated based on the physical features of the property and with the interest of protecting natural heritage features.
- PPS permits resource-based recreational uses, including recreational dwellings, on rural lands located in municipalities (Sec 1.1.5.6);
- The proposed development will provide proper management of the natural resources; (PPS Sec. 1.1.5.6)
- The development is compatible with the rural landscape and can be sustained by rural service levels; (PPS Sec. 1.1.5.7)
- The development will promote recreational, tourism and other economic opportunities (PPS Sec. 1.1.5.6).
- The proposed development will meet the goals and objectives of the Municipality of Meaford Official Plan by:
 - Protecting and enhancing the natural character of the Georgian Bay shoreline.
 - The development of a passive low-intensity recreational and eco-tourism use in the rural area of the Municipality.
 - No expansion of urban services into the rural area are required.
 - The proposed land uses are compatible with the rural character of the area.
- The County of Grey Official Plan permits resource-based residential development, however, the proposed five lots exceed the permitted density under the County Plan. An Official Plan Amendment to increase the permitted density has been submitted to the County. The proposed Amendment to the Municipality of Meaford Official Plan maintains the intent and direction of the County of Grey Official Plan, as proposed to be amended.
- The development will enhance recreational, tourism and/or other economic opportunities for the County, Municipality and its residents.

The proposed development maintains the intent and direction of the Municipality of Meaford Official Plan, as proposed to be amended.

11.4 ONTARIO REGULATION 151/06 UNDER THE CONSERVATION AUTHORITIES ACT

The subject lands are partially located within the Grey-Sauble Conservation Authority (GSCA) Regulated Area. Ontario Regulation 151/06 is the Generic Regulation of the Conservation Authorities Act, specific to the regulation of development, interference with wetlands and alterations to shorelines and watercourses. Under this regulation, hazardous lands, wetlands, shorelines, areas susceptible to flooding and their associated setbacks (buffers) are included within the Regulated Area.

Figure 11: GSCA Regulated Area



Source: Grey County GIS Mapping System

Comment

The Terms of Reference for the EIS prepared by Neil Morris was developed in consultation with the Grey Sauble Conservation Authority (GSCA). The study has focused on four key natural heritage features, including:

- Significant Woodlands that occupy most of the property and adjacent lands,
- Three separate wetland features located in the core of the property,
- The possible presence of Species at Risk (SAR) and Significant Wildlife Habitat (SWH) within and around the property.
- The nearby presence Johnson's Creek and Georgian Bay and the fish habitat they provide.

11.5 AMENDMENT TO THE COUNTY OF GREY OFFICIAL PLAN

An application to amend the County Official Plan is required, as the creation of the five lots exceed the permitted density in the Rural designation. A copy of the 'draft' Official Plan Amendment is found in Appendix 'H'.

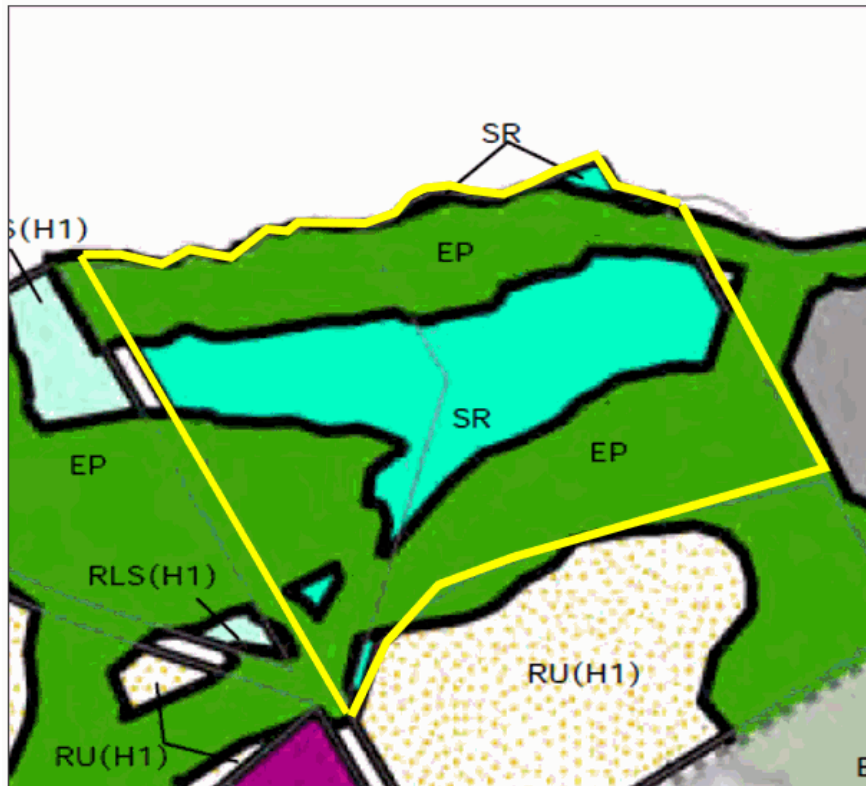
11.6 AMENDMENT TO THE MUNICIPALITY OF MEAFORD OFFICIAL PLAN

An application to amend the Municipal Official Plan is required to create the five-resource based residential lots through the Plan of Condominium process. A copy of the 'draft' Official Plan Amendment is found in *Appendix 'I'*.

11.7 MUNICIPALITY OF MEAFORD ZONING BY-LAW 60-2009

The subject lands are currently zoned Shoreline Residential (SR) and Environmental Protection (EP) under the Municipality of Meaford Zoning By-law 60-2009. The lands zoned EP identify the steep slope on the subject property and the 15.0 m setback from the 100-year floodline of Georgian Bay. The current EP delineation is not based on a site-specific topographical survey, but rather on desk top observations.

Figure 12: Current Zoning



Source: Schedule A – Map 9 - Municipality of Meaford Zoning By-law 60-2009

11.8 PROPOSED ZONING BY-LAW AMENDMENT

A zoning amendment is required to implement the details of the proposed development. The Amendment will permit and detail the elements of the Eco-retreat and establish a new minimum lot area for the proposed residential lots within the Residential Limited Service (RLS) Zone.

The completed topographical survey accurately identifies the top of the ridge and the locations of the wetland features on the subject lands. As such, we are proposing to re-define the limits of the EP Zone.

The Residential Limited Service (RLS) Zone is applied to shoreline lots accessed by any road that is not a year-round maintained public road. The uses permitted and zone standards are the same as those of the Shoreline Residential (SR) Zone. Single detached dwellings are permitted.

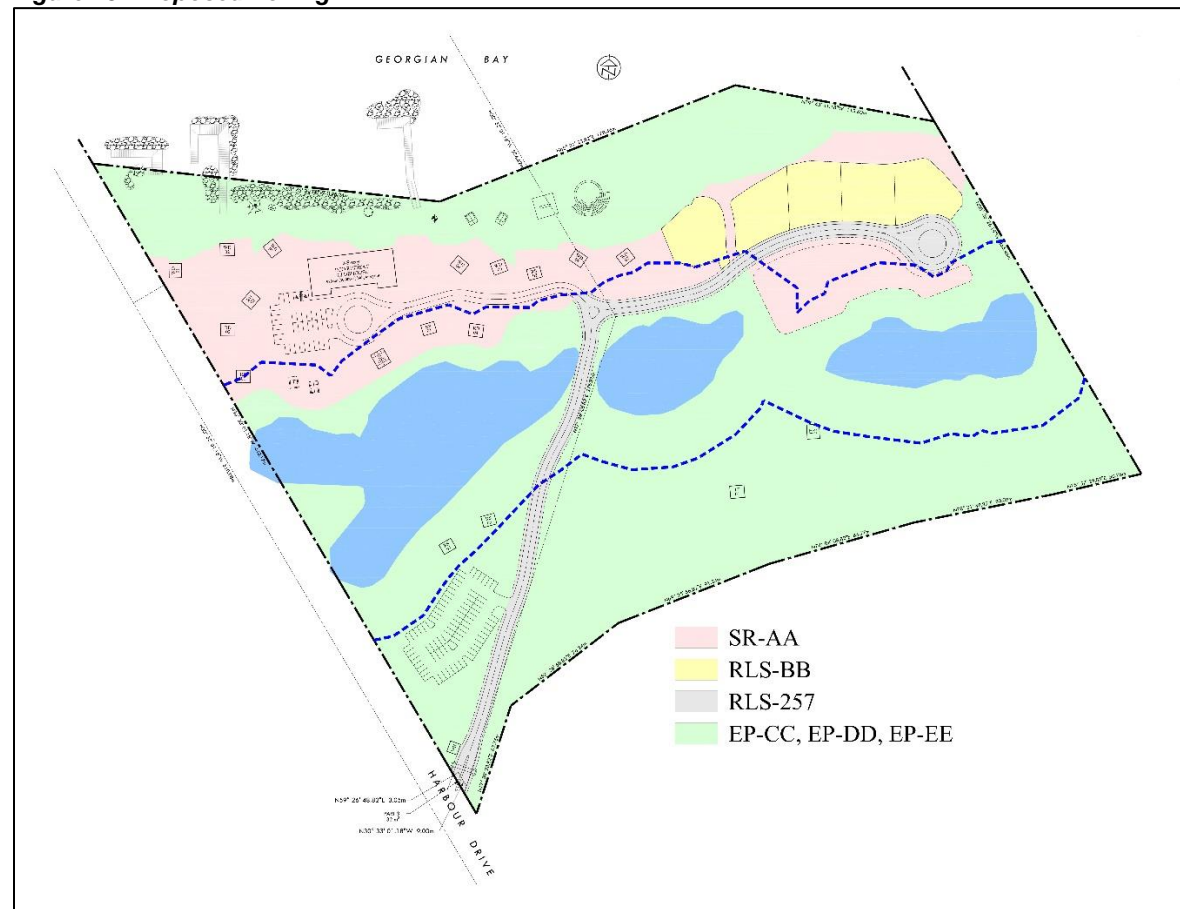
The proposed five lots can meet all the provisions of the RLS Zone, save for an except the minimum lot area of 6,000 m². Table 2 below indicates the various lot areas, with the minimum being 1,000 m².

Residential Limited Service (RLS) Zone Conformity

ZONE STANDARD	RLS ZONE	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5
Minimum Lot Area (m ²)	6,000	1,080	1,051	1,050	1,003	1,048

The Municipality of Meaford Zoning By-law has Exception No. 257 set aside that is applied where lands are to be maintained free and clear of buildings and structures. The RLS-257 Zone is the appropriate zoning for the proposed private common element condominium road.

Figure 13: Proposed Zoning



A copy of the 'draft' Zoning by-law Amendment is found in *Appendix 'J'*.

12.0 CONCLUSION

The proposed Eco-retreat will allow guests to connect with natural beauty of the property and the waters and shore of Georgian Bay. This experience will give visitors a different perspective of the community they are visiting. The proposed Eco-retreat provides an exciting new eco-tourist destination within the Municipality of Meaford and the County of Grey.

The proposed Eco-retreat is a permitted use on Rural designated lands in the County of Grey and Municipality of Meaford Official Plans. The proposed development can be considered mid scale and has been sited to minimize impact on the natural features of the mostly treed property and will not impact any adjacent lands uses.

The subject proposal seeks two Official Plan Amendments; to amend the County Plan to increase the permitted density in the Rural designation; and to amend the Municipal Plan to permit the creation of the five resource-based residential lots through the Plan of Common Element Condominium process. A Zoning By-Law Amendment has also been submitted to permit the Eco-retreat on the property and establish a new minimum lot area for the proposed residential lots within the Shoreline Residential (SR) Zone. In addition to this Planning Opinion, the applications are supported by technical reviews provided by Tatham Engineering, Neil Morris, Consulting Ecologist and Amick Consulting.

The purpose of this report is to provide planning rational in support of the requested Plan of Common Element Condominium, Official Plan Amendments and Zoning By-Law Amendment to implement the private Eco-retreat. It has been demonstrated that the subject applications are consistent with the development goals and objectives of both the County and Municipal Official Plans. In addition, the proposal is “consistent with” the Provincial Policy Statement.

Based on the above, the proposed development has merit and constitutes good planning.

Respectfully submitted,



Miriam Vasni, MCIP, RPP

APPENDIX “A”

PRE-CONSULTATION COMMENTS



Municipality of Meaford
21 Townbridge Street West
Meaford, ON, N4L 1A1
519-538-1060

February 12th, 2016

Mr. Nolan Moss
Cuesta Planning Consultants Inc.
978 First Avenue West
Owen Sound, ON, N4K 4K5
Sent Via Email

Re: Pre-Submission Consultation Meeting with respect to Pt. Lot 3, Broken Front Concession RP;16R9207 Part 1, Municipality of Meaford (geographic Township of Sydenham), Roll# 421051000400250

Dear Mr. Moss:

This correspondence is in response to our pre-submission consultation meeting on February 9, 2016 in which we discussed your client's proposed eco-retreat. First we would like to thank you and your clients for taking the time to meet with Municipal, Conservation Authority, and County staff to outline your proposed development. This letter should reiterate what we spoke of at our meeting, and provide a record of what the County and Municipality would need to see addressed as part of future potential development applications, including possible Zoning By-law Amendment and Site Plan applications.

At this time the focus of this letter will be with respect to parcel 421051000400250. Should you wish to consider future development on any abutting parcels, it could be considered as part of this development application process, or you may wish to file separate applications in the future.

The subject property is designated as 'Rural' and 'Hazard Lands' on Schedule A to the County Official Plan. The Meaford Official Plan designates the subject lands as 'Rural' and 'Environmental Protection'. The subject property is currently zoned as 'SR' 'Shoreline Residential' and 'EP' 'Environmental Protection' in the Municipality of Meaford Zoning By-law.

The majority of the subject property has been mapped as 'Significant Woodlands' under Appendix B to the County Official Plan and Schedule B to the Meaford Official Plan. The subject lands are also adjacent to Georgian Bay. The two Official Plans require a 30 metre setback to the Bay for new development.

At this time a County Official Plan Amendment will not be required for the proposed eco-retreat. Should you seek to develop residential units, beyond the current proposed commercial rental eco-retreat proposal, an Official Plan Amendment would be required as per section 2.3.3(1)(g) of the County Plan.

The following represents the materials required as part of the application process;

1. Planning Justification Report addressing the *Planning Act*, Provincial Policy Statement, and County/Meaford Official Plan policies,
2. Servicing Report demonstrating that the subject lands can supply adequate potable water and accommodate private septic systems in accordance with Ministry of the Environment and Climate Change Guideline D-5-4,
3. Storm Water Management Report,
4. Archaeological Assessment (at a minimum a Stage 1 needs to be submitted and further stages if recommended by the Stage 1),
5. Environmental Impact Study,
6. Site Plans,
7. Zoning By-law Amendment application to the Municipality including all required application fees/deposits, and
8. Site Plan application to the Municipality including all required application fees/deposits.

Continued consultation with the Grey Sauble Conservation Authority, including regarding the terms of reference for an Environmental Impact Study is also recommended.

As per our discussions at the meeting, consultation with the Department of Fisheries and Oceans (DFO), as well as the Ontario Ministry of Natural Resources and Forestry (MNR) are recommended with respect to any harbour improvements or in-water works.

We would also encourage the proponents to engage representatives of the First Nations and the Metis in early consultation, even in advance of the formal *Planning*

Act circulation, which is part of the development application process. Contact information for the First Nations and the Metis, can be provided to you should you require this information.

The above information reflects what the Municipality and the County would need to see submitted to constitute a complete applications for the proposed Zoning By-law Amendment and Site Plan applications.

The Municipality and the County reserve the right to ask for more information or clarification at a later date based on; further review, agency comments, or public concerns.

Please do not hesitate to contact us if you have any questions or concerns with any of the requirements noted above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Liz Buckton', with a stylized, cursive script.

Liz Buckton, BSc(Hons), MCIP, RPP
Senior Planner
519-538-1060 X1120
lbuckton@rneaford.ca

cc. Raj Sood, Aqorpions Inc. (by email only)
Scott Taylor, County of Grey (by email only)
Tim Lanthier, Grey Sauble Conservation Authority (by email only)

December 17th, 2019

RE: Eco-Retreat and Lot Creation at Part Lot 3, CON BF – Preliminary Consultation

Ms. Vasni,

This correspondence is in response to our preliminary consultation meeting on December 9th, 2019. The following comments reflect input from Development Services Staff of the Municipality of Meaford as well as comments provided by Scott Taylor of the County of Grey.

This letter is intended to provide a summary of our conversation on December 9th and to provide a record of what the County and Municipality would need to see addressed as part of future potential development applications, including possible Official Plan Amendment, Zoning By-law Amendment, Plan of Condominium and Development Review/Site Plan applications.

As noted when we met, Staff have previously provided comment regarding the potential development of Part 1, 16R-9207 as an 'eco-retreat', proposed as a rental cabin/tourist establishment to be integrated with natural recreational resources and natural heritage features on-site. We understand that the applicant now also owns Part 2, 16R-9207 (in common control but separate ownership) and is now investigating the feasibility of low density residential development/lot creation on this parcel, intended to complement the eco-retreat to be proposed on Parcel 1 and to be accessed by a condominium road from the publically maintained year-round 'Harbour Drive'.

As discussed, the properties are designated as 'Rural' and 'Hazard Lands' by the County of Grey Official Plan and as 'Rural' and 'Environmental Protection' by the Municipality of Meaford Official Plan. The properties are zoned Shoreline Residential and Environmental Protection by the Municipality of Meaford's comprehensive Zoning By-law. The majority of the lands have been mapped as 'Significant Woodlands' under the County and Local Official Plans. The lands are also adjacent to Georgian Bay and subject to a 30 meter setback for new development based on the policies of the Official Plans.

We understand that it is your intention to pursue applications for both parcels together, with phasing to be determined. Staff would note that a County and Local Official Plan Amendment would not be required for the eco-retreat proposal on its own, however the development of additional residential lots/units would require such amendments.

Staff note that Section 5.4.2 (9), (10) and (11) of the County Official Plan relating to 'Resource Based Recreational Uses' and residential lot creation associated with such uses, perhaps provides an avenue/approach for consideration relating to the additional residential lots/units proposed in excess of the policy permissions of the Rural Designation of the Plan. We would direct your attention to Section 9.3 of the County Official Plan and

Section E4 of the Municipality of Meaford Official Plan regarding Official Plan Amendments, generally. Further, Section 9.13 of the County Plan speaks to Plans of Subdivision and Condominium and related justification.

Staff have identified the following materials as being required as part of the applications for the subject parcels/development:

1. Planning Justification Report addressing the *Planning Act*, Provincial Policy Statement and County/Meaford Official Plans;
2. Environmental Impact Study for both parcels. Staff recommend consultation and the development of a Terms of Reference with the Grey Sauble Conservation Authority, prior to the commencement of this work;
3. Archaeological Assessment (at minimum a Stage 1 needs to be submitted and further stages if recommend by the Stage 1);
4. Storm Water Management Report;
5. Servicing Report demonstrating that the subject lands can supply adequate potable water and accommodate sewage disposal in accordance with the Ministry of Environment, Conservation and Parks D-5 Series Guidelines;
6. Traffic Opinion/Brief to quantify anticipated levels of traffic generation and any anticipated off-site impacts, to be completed in consultation with the Municipality of Meaford (Transportation Services);
7. County and Local Official Plan Amendment applications (for lot creation, not eco-retreat) and required fees and deposits;
8. County Condominium application and required fees and deposits (for lot creation, not eco-retreat);
9. Zoning By-law amendment application to the Municipality, including all required application fees/deposits; and,
10. Site Plan application to the Municipality, including all required application fees/deposits.

Staff generally recommend and encourage that proponents engage representatives of the First Nations and Metis communities in early consultation, even in advance of formal *Planning Act* circulation, which is part of the development application process. Contact information for First Nations and Metis, can be provided to you should you require this information.

Further, Staff would note that the lands are subject to the County of Grey's Forest Management By-law, which can be found online at: <https://www.grey.ca/forests-trails>.

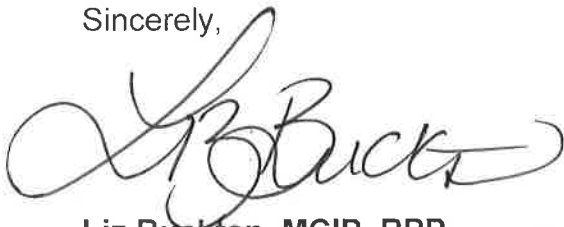
Staff recommend that you 'Call Before You Cut' and highlight that permits may apply to tree removals even where required specifically to facilitate on-site investigations relating to the above noted studies.

Finally, Staff recommend consultation with the Department of Fisheries and Oceans (DFO), as well as the Ontario Ministry of Natural Resources and Forestry (MNRF) with respect to any harbor improvements or in-water works. As discussed when we met, Staff would encourage consideration of site/parcel configurations, particularly along the waterfront, which will support tree preservation and other natural heritage features/functions identified via the EIS. One such parcel configuration could include the retention of waterfront lands as a common element within the Plan of Condominium, placing maintenance and mitigation activities within the control of the Condo Board which may limit the gradual/progressive shoreline alteration that Staff have observed with residential development in nearby shoreline residential areas.

The Municipality and the County reserve the right to ask for more information or clarification at a later date based on further review, agency comments, or public concerns.

Please do not hesitate to contact us if you have any further questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Liz Buckton', with a stylized, flowing script.

Liz Buckton, MCIP, RPP

Manager, Development Services

Municipality of Meaford

21 Trowbridge Street West, Meaford

519 538-1060 ext. 1120 | lbuckton@meaford.ca

cc. (via Email Only)

Raj Sood, Owner/Applicant

Scott Taylor, County of Grey

Jacob Kloeze, GSCA

APPENDIX “B”

GSCA LETTER, JUNE 3RD, 2016



237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6

Telephone: 519.376.3076 Fax: 519.371.0437

www.greysauble.on.ca

June 3, 2016

Mr. Rajesh Sood
2 Sylvid Court
Loretto, ON
L0G 1L0

Dear Mr. Sood:

RE: Pre-Consultation on Proposed Commercial Development
Applicant: Aqorpions (c/o: Mr. Rajesh Sood)
Part Lot 3, Broken Front Concession; Roll Number: 42-10-510-004-002-50-0000
Municipality of Meaford, formerly Sydenham Township
Our File: P12058

Subject Proposal

It is our understanding that you are purchasing this property for the purposes of establishing an ecological retreat. It is our understanding that the retreat would consist of access roads, parking areas, rental dwelling units, and site amenities. No specific details or plans have been provided at this time.

The Grey Sauble Conservation Authority (GSCA) has reviewed this general proposal and the property in accordance with our mandate and policies for natural hazards, for natural heritage issues as per our Memorandum of Agreement with the Municipality of Meaford and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following preliminary comments.

Site Description

The subject property is located near the northern extent of Harbour Drive in the former Sydenham Township. The property is bound to the east, west, and south by largely undeveloped rural properties. Georgian Bay occurs to the north of the property. The property is characterized by two steep slope features separated by a small plateau. A drainage feature commences in the roadside ditch and enters the property at its southern extent. The watercourse traverses the first slope feature through a well-defined gully, sheet flows across the plateau, and redefines itself before flowing over the second slope. A small wetland feature occurs at the base of the second slope feature. A historic beach ridge separates the wetland feature from the shoreline to the north. An existing harbour feature currently exists in the northwest corner of the site.

GSCA Regulations

Portions of the property are regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated areas are associated with the shoreline of Georgian Bay, the Nipissing Ridge, and an area of wetland and flood hazard. These areas are generally shown on the attached mapping.

Under this regulation, a permit is required from this office prior to the construction of buildings or structures, the temporary or permanent placement of fill within the designated area, interference with a

1 of 3



Watershed Municipalities

Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek, stream or watercourse.

Provincial Policy Statement

3.1 Natural Hazards

Natural hazards identified on the property include the shoreline of Georgian Bay, the Nipissing Ridge, a flood prone wetland feature, and a watercourse/drainage feature.

The shoreline of Georgian Bay flood and erosion hazard is defined as the aggregate of the 100-year flood lake level of 177.9 metres Geodetic Survey of Canada (m GSC) plus a 15 metre inland setback for wave uprush and other water related hazards. Development is generally not permitted within this area.

The Nipissing Ridge slope is mapped as natural hazard due to its over steepened nature. The extent of the hazard is a theoretical three to one (3H:1V) slope feature measure back from the toe of the slope. Additionally, a setback of six metres has been included outward from the toe of the slope to minimize the risk of undercutting and slope failure. Development is generally not permitted within this area.

The flood prone wetland feature appears to be, in a large part, fed by the drainage feature entering the property in the southern corner. Based on site observations, water traverses the first slope feature in a highly eroded gully channel before dispersing broadly across the first plateau. The drainage feature then concentrates again to flow over the second slope and into the noted wetland feature. From a natural hazard perspective, this area is unsuitable for development due to the inherent risk of flooding.

These areas have generally been defined on the attached mapping utilizing the best available data. Given the scale of the proposed development these, areas will need to be more precisely defined through a site specific topographical survey, and grading and drainage plan.

2.1 Natural Heritage

Natural heritage values that occur on site include significant woodlands, fish habitat, habitat of a threatened species, a small unevaluated wetland feature and the adjacent lands to fish habitat.

The entire property occurs within the mapped significant woodland feature as identified in the County of Grey Official Plan. Under Section 2.1.5(b) of the Provincial Policy Statement (PPS), development and site alteration shall not be permitted in significant woodlands unless it has been demonstrated that there will be no negative impacts to the natural features or their ecological function.

The wetland feature occurring on site is not of provincial significance. It is anticipated that this wetland feature will serve a part of the significant woodland's ecological function.

Georgian Bay provides fish habitat. Review of the Natural Heritage Information Centres (NHIC) data indicates that this section of shoreline is habitat for Lake Sturgeon, a threatened species. Under sections 2.1.6 and 2.1.7 of the PPS, development and site alteration shall not be permitted in fish habitat, or habitat of threatened species, except in accordance with provincial and federal requirements.

The lands within 30 metres of the bay are identified in the County Official Plan as the adjacent lands to fish habitat. Under Section 2.1.8 of the PPS, development and site alteration shall not be permitted on adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated

and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological function.

At this point no information has been provided which reviews the ecological functions of the site. During a recent site inspection this information was discussed with you and your ecological consultant. It is our understanding that such a report is forthcoming.

Additional Comments and Recommendations

Based on a preliminary review of the site and a cursory understanding of the proposal, we have prepared a map which generally illustrates the hazard areas, the regulated areas, and a preliminary development envelope.

The hazard areas will need to be refined through the completion of a topographical survey to further define the top and toe of the slope features, the exact location of the watercourse feature, and the exact location of the 177.9m GSC contour line. Once we have this information, we can provide a more detailed review of the hazard areas.

As noted above, several natural heritage features are identified on site. These will have to be assessed through an Environmental Impact Study. It is our understanding that this study may have already commenced. However, as soon as possible, a Terms of Reference should be provided by your chosen consultant for review and acceptance to ensure that the final product provides the required information.

Once we have received this additional information, we will be able to better define an acceptable development envelope.

If any questions should arise, please contact our office.

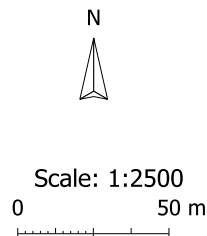
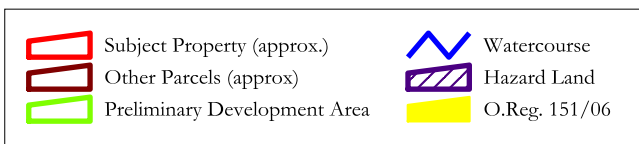
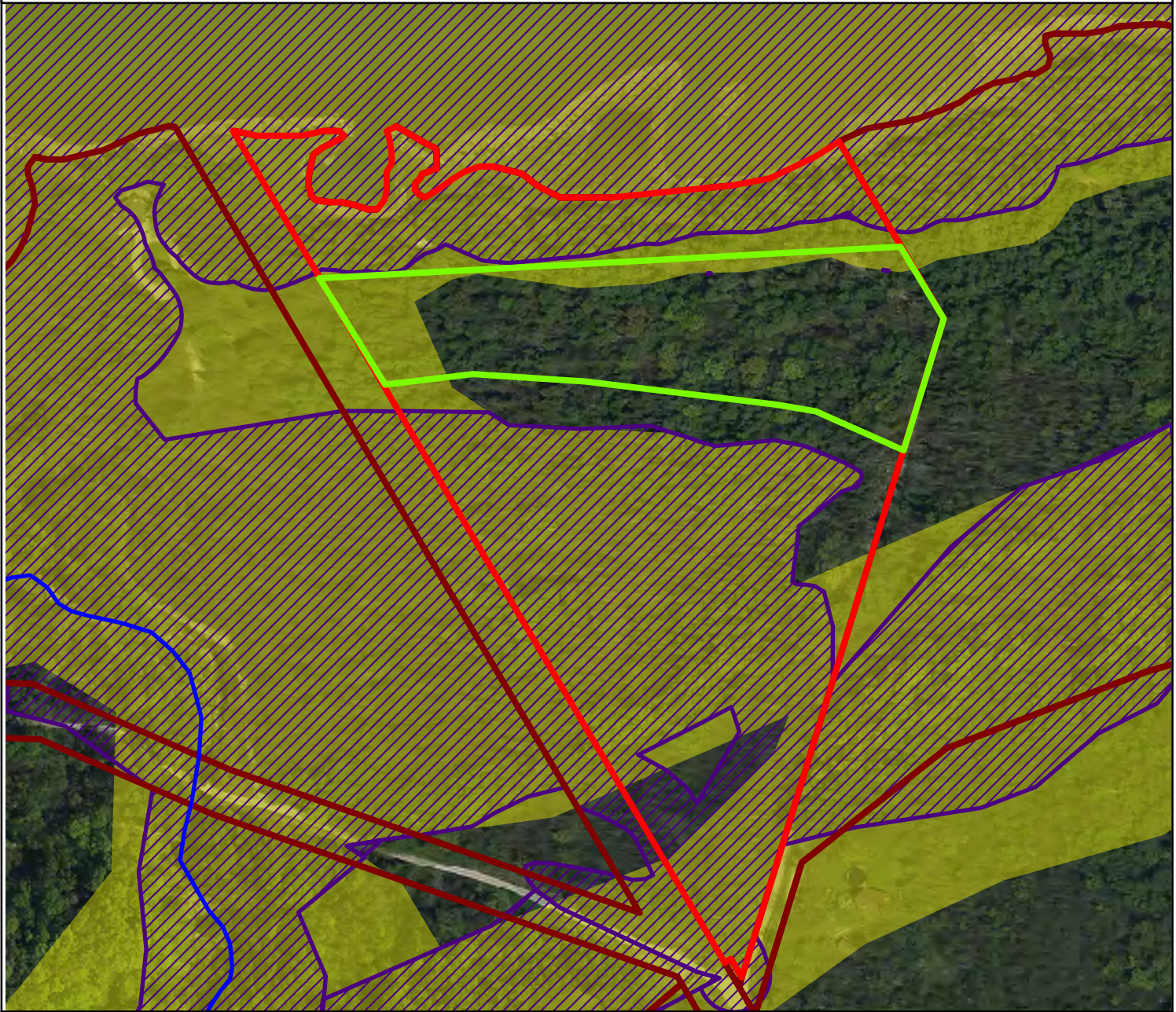
Regards,

Tim Lanthier
Watershed Planner

enclosure

cc via email: Mr. Harley Greenfield, Authority Director, Municipality of Meaford
Mr. Jaden Calvert, Authority Director, Municipality of Meaford
Ms. Liz Buckton, Senior Planner, Municipality of Meaford
Mr. Scott Taylor, Senior Planner, County of Grey

GSCA: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (Ontario Regulation 151/06)



**Lot 3, Broken Front Concession
Municipality of Meaford
(Sydenham)
Our File No. P12058**

June-03-16

The Grey Sauble Conservation Authority (GSCA) regulated areas shown on these maps are for demonstration purposes only and may vary from the description provided within the text of the regulation document. In the event of a conflict between the lines on these maps and the text of the regulation, the text in the regulation will prevail. To verify the location of the regulated area on a specific property and for permit application information, please contact environmental planning staff at GSCA. (519-376-3076)

Base feature mapping is being edited and updated on an ongoing basis. Some base features, such as watercourses and wetlands, may exist on the ground, but are not yet mapped and may be regulated. If you are aware of such features please report immediately to GSCA.

By accepting this data you agree not to edit or alter it in any way and to include this disclaimer in all end products.

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation Authority (GSCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

Produced by GSCA with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange. Contains Material of the © Queen's Printer for Ontario and its licensors. [2016] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY. The use of these Data does not constitute an endorsement by the MNR or the Ontario Government of use of such Data.

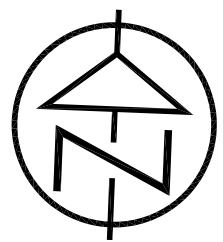


APPENDIX “C”

SITE PLAN

AQORPIONS Eco Retreat

GEORGIAN BAY



Proposed Development Statistics

Current Zoning: SR and EP
Site Address: Sydenham Con BF Pt Lot 3 RP 16R9207 Harbour Drive
Site Area: 119 636.5 sm
11.964 ha [29.56 Ac.]

Residential Yield: 5 Lots
Total GFA*: 2 784.8 sm [29,975 sf] ±
FSI*: 0.02
Building Footprints*: 2 078.7 sm [22,375 sf] ±
Coverage*: 1.74 %
Density - Residential: 0.42 uph [0.17 upa]

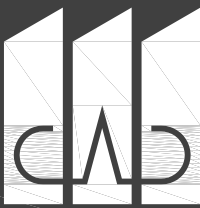
Clubhouse min. Setback: 29.3 m ±
Parking*: (includes 2 Barrier-free Spaces) 114 spaces

AREA	sm ±	%
Building Footprints	2 078.7	1.7
Site Features	1 106.9	0.9
Private Residential Lots	5 235.3	4.4
Driveways + Parking	7 993.4	6.7
Trails	6 780.6	5.7
Eco Retreat Septic Bed	3 161.6	2.6
Wetlands	17 040.3	14.3
Open Space	76 239.7	63.7
TOTAL:	119 636.5	100.0

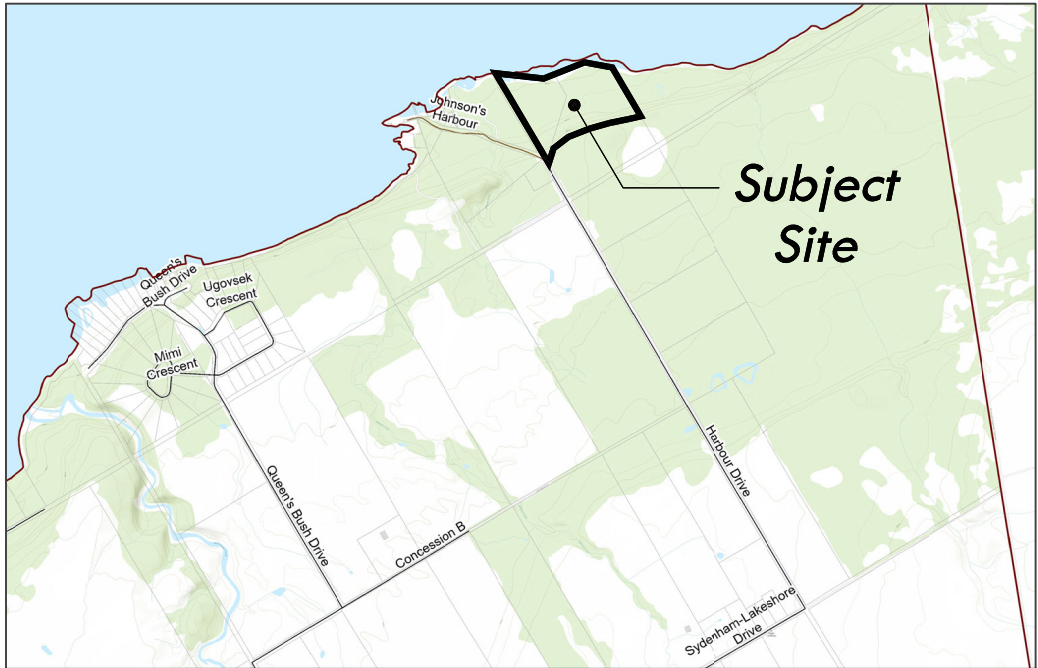
* excluding Residential Lots potential built form.
** based solely on Eco Retreat Clubhouse and associated Lodging.

DRAWING

Site
Plan



Eco Retreat AQORPIONS



Key Plan

Building/Features Legend + Stats

---	PROPERTY BOUNDARY	119 636.5 sm
---	ECO RETREAT CLUBHOUSE	Footprint = 10 000 sf GFA = 15 000 sf
WD 07	2 BR WATERFRONT HUTS @ 7 u	Footprint = 600 sf GFA = 800 sf
RD 04	2 BR RAVINE SIDE HUTS @ 4 u	Footprint = 600 sf GFA = 800 sf
RS 04	1 BR RAVINE SIDE HUTS @ 4 u	Footprint = 500 sf GFA = 500 sf
TT 02	TREETOP HUTS @ 2 u	Footprint = 600 sf GFA = 800 sf
LT 04	LUXURY TENTS @ 4 u	Footprint = 350 sf GFA = 350 sf
MH	MANAGER'S HUT @ 1 u	Footprint = 400 sf GFA = 400 sf
CS	COMFORT STATION @ 1 u	Footprint = 775 sf GFA = 775 sf
---	LOT LINES - 5 LOTS @ 5 lots	approx. 30m x 30m min. 900 sm/lot
---	AMPHITHEATRE / YOGA / OUTDOOR SEATING	
---	LOOKOUT TOWER	
---	SHORE WELL	
---	ENTRY ARCHWAY	
---	PERMANENT STEEL DOCK	
---	BRIDGE TO PROTECT WETLAND CUSP	
---	SHORELINE BOULDERS	
---	LANDSCAPE FEATURES	
---	MAIN DRIVEWAY	6.0 m wide
---	GRAVEL SHOULDERS	1.5 m wide per side
---	TRAILS + WALKWAYS	
---	ECO RETREAT SEPTIC BED	0.316 ha [0.78 Ac.] ±
---	WETLANDS	1.724 ha [4.26 Ac.] ±
---	30.0m WETLAND SETBACK	
---	HAZARD LIMIT	15.0m Setback from 100-YR Floodline - 177.90

SOURCES

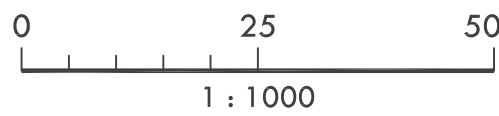
Base information comprised of Boundary, Topography, and Features from "Existing Features Plan", by Tatham Engineering, File 120218, Dwg E-1, Dated Nov 2020, Revised Jun/17/21.
Aerial Photography comprised of Grey County Orthophoto Mapping 20cm 500m Spring 2010, purchased from First Base Solutions - Mapwarehouse.

The Contractor shall verify and be responsible for all dimensions.
Do not scale the drawing; any errors or omissions shall be reported to Aqorpions without delay.
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SITE PLAN

SYDENHAM CON BF PT LOT 3 RP 16R9207;
PARTS 1, 2, and 3
MUNICIPALITY OF MEAFORD
COUNTY OF GREY

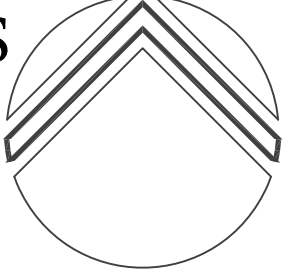


seal

prepared for

north

AQORPIONS



PROJECT
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DESIGN
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2022-04-19

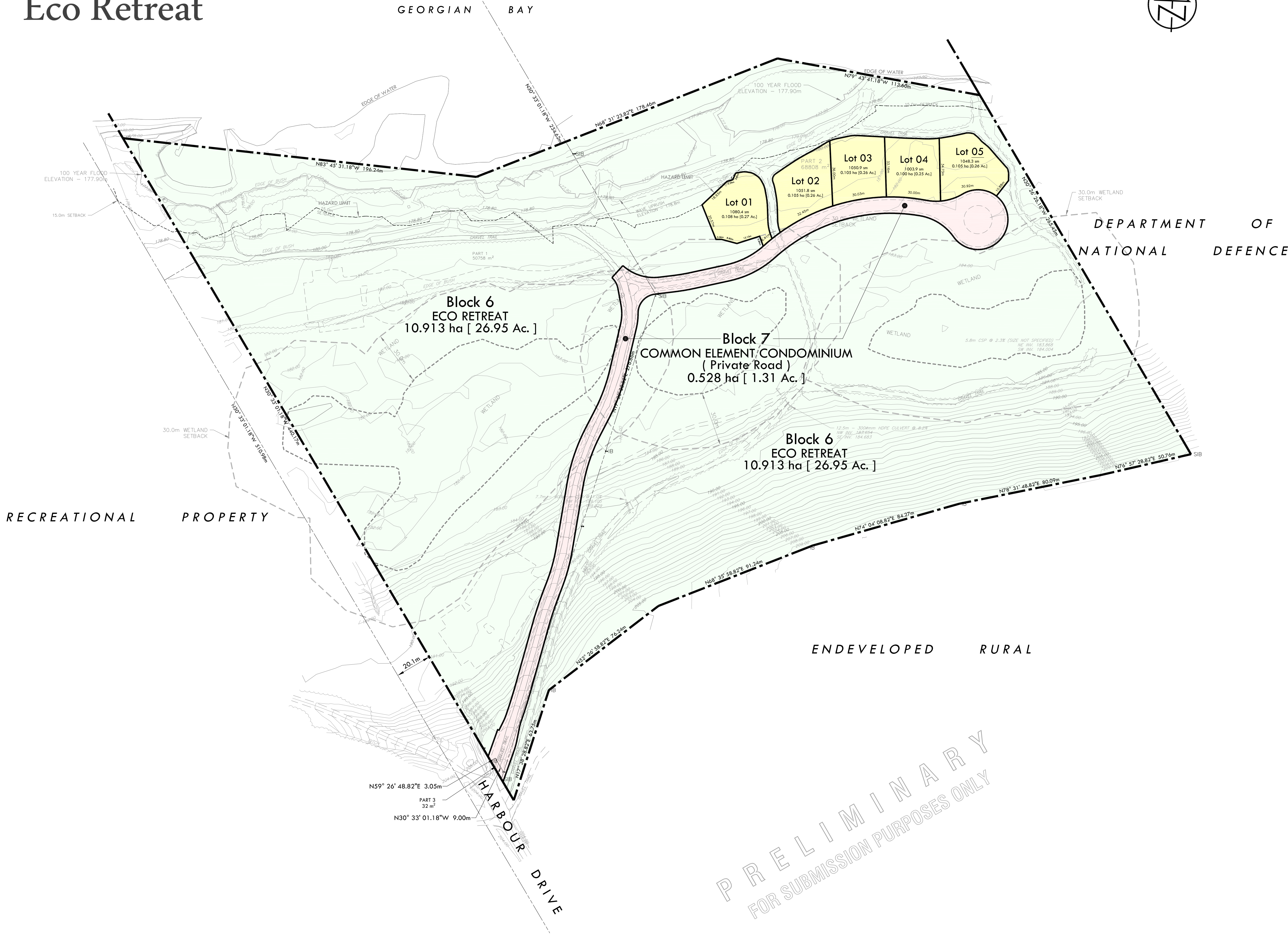
359 Park Avenue
Newmarket, ON L3Y 1V4
437-996-4223
437-99-MICAD
www.micadinc.com

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APPENDIX “D”

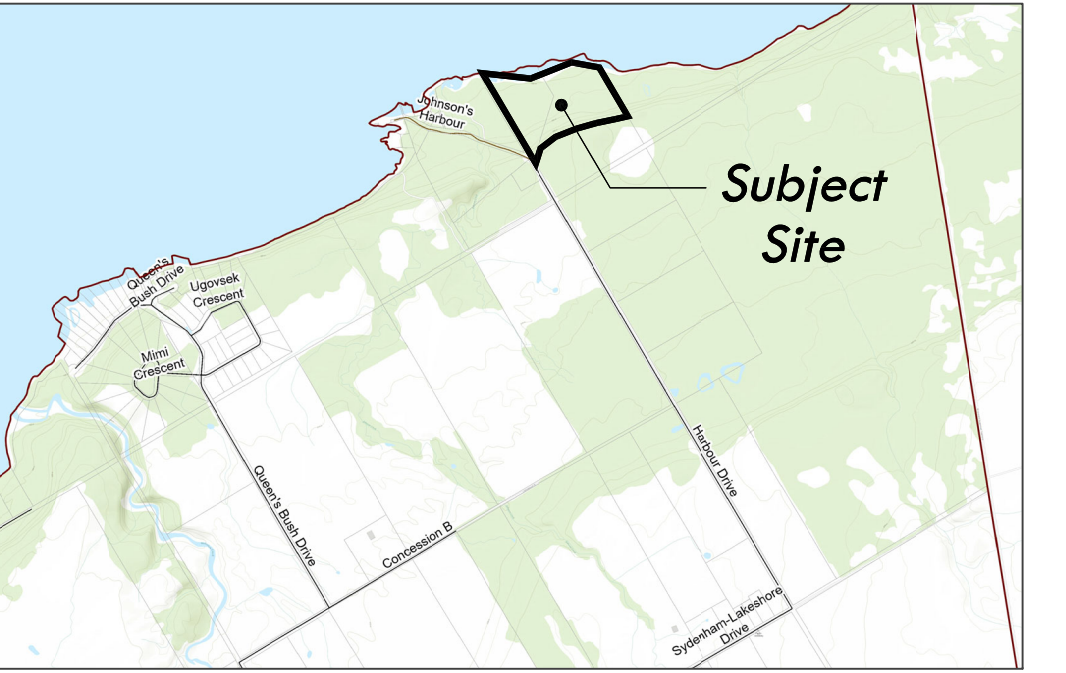
PLAN OF COMMON ELEMENT CONDOMINIUM

AQORPIONS Eco Retreat



DRAFT PLAN Common Element Condominium

Eco Retreat AQORPIONS



Key Plan

Schedule of Land Use

PROPOSED LAND USE	YIELD	AREA	
Legend	Units/Blocks	ha	[Ac.] %
SINGLE FAMILY RESIDENTIAL (Lots 1-5)	5	0.523	[1.30] 4.4
Block 6 - ECO RETREAT	1	10.913	[26.95] 91.2
Block 7 - COMMON ELEMENT CONDOMINIUM (Private Road)	1	0.528	[1.31] 4.4
TOTALS	5	11.964	[29.56] 100

Additional Information

REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a	Shown on Draft Plan and Surveyor's Certificate	Shown on Draft and Key Plans	g
b	Shown on Draft and Key Plans	Private Shore Walls and Private Septic Systems	h
c	Shown on Key Plan	Soil Is.	i
d	Land to be used in accordance with Land Use Schedule	Shown on Draft Plan	j
e	Shown on Draft Plan	Private Shore Walls and Private Septic Systems	k
f	Shown on Draft Plan	None	l

Owner's Authorization

I/We, being the Registered Owner of the Subject Lands, hereby authorize Miriam Vassil, MCIP, RPP to submit the Proposed Draft Plan of Common Element Condominium to the County of Grey for Approval.

Signed _____ Date _____
Rajesh Sood, Owner
Aqorpions Inc.

Surveyor's Certificate

I hereby Certify that the Boundaries of the Subject Lands and their relationship to the Adjacent Lands are accurately and correctly shown on this Plan.

Signed _____ Date MONTH 00, 2021
Surveyor, O.L.S.
Company - Ontario Land Surveyors

02
01	01	Submission.	mvs	2020-07-20	...
No.	PLAN	REVISION	BY	DATE	

REVISIONS

SOURCES

Base Information comprised of Boundary, Topography, and Features from "Existing Features Plan", by Tatham Engineering, File 120218, Dwg EF-1, Dated Nov 2020, Revised Jun/17/21.
Aerial Photography comprised of Grey County Orthophoto Mapping 20m 500m Spring 2010, purchased from First Base Solutions - Mapwarehouse.

The Contractor shall verify and be responsible for all dimensions.
Do not scale the drawing; any errors or omissions shall be reported to Aqorpions without delay.
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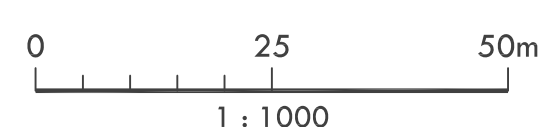
DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM

SYDENHAM CON BF PT LOT 3 RP 16R9207;

PARTS 1, 2, and 3

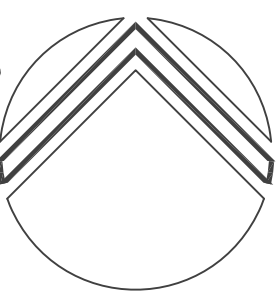
MUNICIPALITY OF MEAFORD


COUNTY OF GREY



seal prepared for north

AQORPIONS





miCAD inc.
359 Park Avenue
Newmarket, ON L3Y 1V4
437-996-4223
437-99-MICAD
www.micadinc.com

PROJECT
21101

DESIGN
miCAD

DRAWN
mvs

CHECKED
RS

SCALE
1:1000

DATE
2022-04-19

DRAWING
02e

APPENDIX “E”

MTCS LETTER NOVEMBER 29TH, 2017

Ministry of Tourism, Culture and Sport

Archaeology Programs Unit
Programs and Services Branch
Culture Division
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Archaeology@ontario.ca

Ministère du Tourisme, de la Culture et du Sport

Unité des programmes d'archéologie
Direction des programmes et des services
Division de culture
401, rue Bay, bureau 1700
Toronto ON M7A 0A7
Archaeology@ontario.ca



Nov 29, 2017

Marilyn Cornies (P038)
AMICK Consultants Limited
553 Dufferin London ON N6B 2A5

RE: Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1-2 Archaeological Assessment of 423003 Harbour Drive, Part of Lot 3, Broken Front Concession (Geographic Township of Sydenham) Municipality of Meaford, County of Grey", Dated Nov 2, 2017, Filed with MTCS Toronto Office on N/A, MTCS Project Information Form Number P038-0901-2017, MTCS File Number 0007497

Dear Ms. Cornies:

The above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18, has been entered into the Ontario Public Register of Archaeological Reports without technical review.¹

Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require further information, please do not hesitate to send your inquiry to Archaeology@Ontario.ca

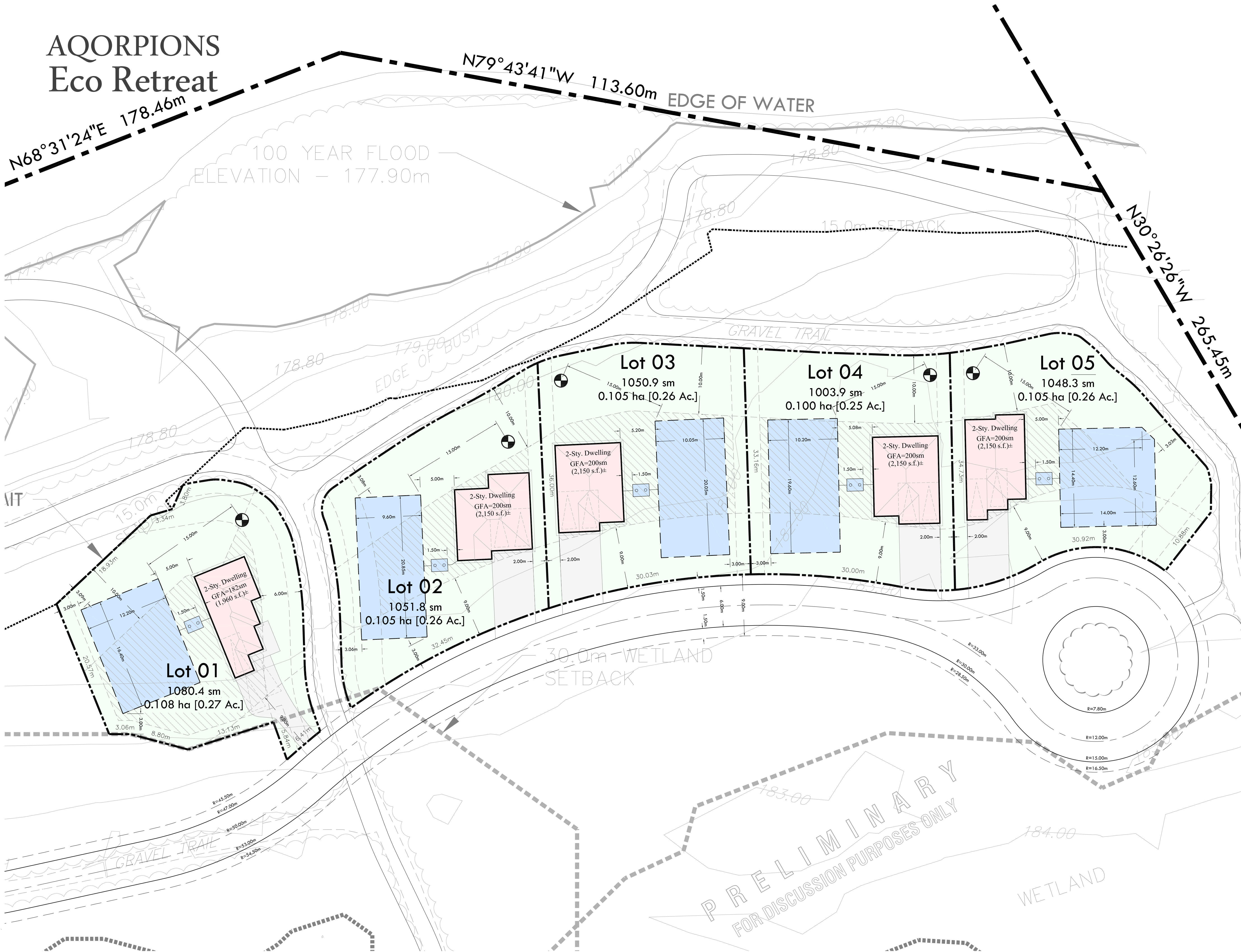
cc. Archaeology Licensing Officer
Andrew Pascuzzo, D.C. Slade Consultants Inc
n/a n/a, Meaford

¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

APPENDIX “F”

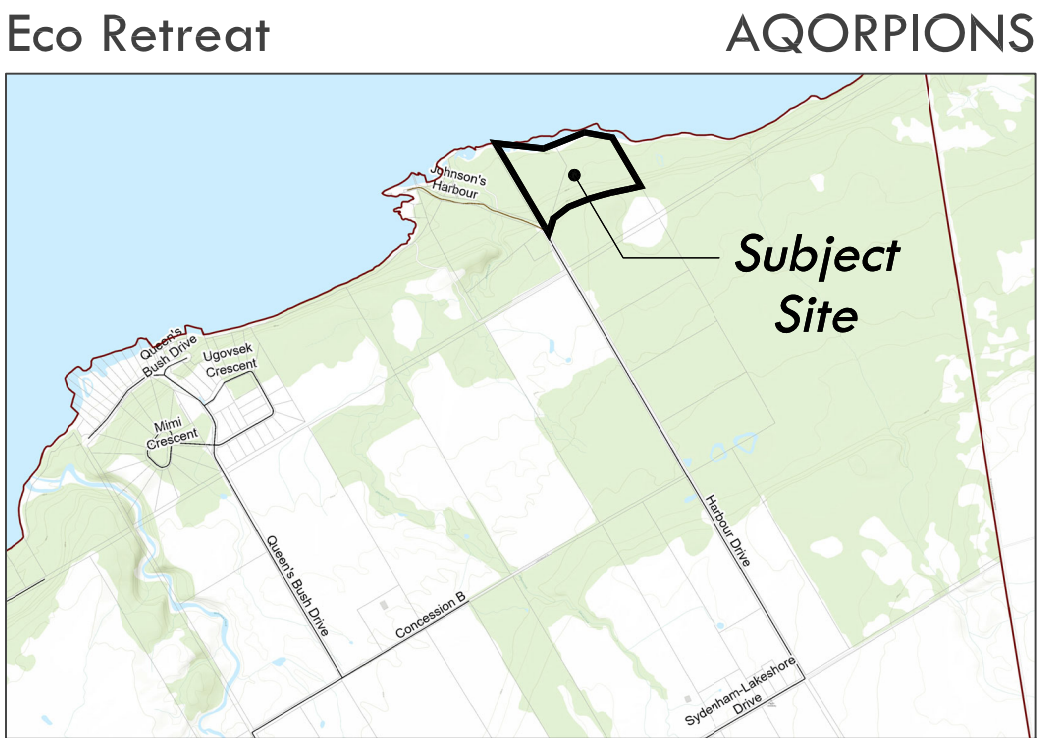
SITE PLAN OF PROPOSED RESIDENTIAL LOTS

AQORPIONS Eco Retreat



DRAWING

Site Plan 5 Lots



Key Plan

Proposed Lot Statistics

PARAMETER	LOT 01	LOT 02	LOT 03	LOT 04	LOT 05
Lot Area (sm)	1080.4	1051.8	1050.9	1003.9	1048.3
Bldg Envelope Area (sm)	460.3	293.8	412.5	371.8	256.3
Coverage (%)	42.6	27.9	39.3	37.0	24.4
Dwelling GFA (sm±)	182	200	200	200	200
FSI	0.17	0.19	0.19	0.20	0.19
Footprint (sm±)	100.2	119.2	118.6	118.6	118.4
Coverage (%)	9.3	11.3	11.3	11.8	11.3
Garage (cars)	1	2	2	2	2
Septic Bed Area (sm)	200	200	200	200	200

Proposed Site Statistics

Lot Area	1 000 sm min.
Setbacks:	
Front Yard	9.0 m min.
Rear Yard	10.0 m min.
Interior Side Yard	2.0 m min.
Exterior Side Yard	6.0 m min.
Lot Coverage	30 % max.
Septic System:	
Dispersal Beds	Type A with Waterloo Biofilter pretreatment
Area per Bed	200 sm [Typ.]
Structure Clearance	5.0 m min.
Drilled Well Clearance (with a Waterright Casing to a depth of at least 6 m)	15.0 m min.
Property Line Clearance	3.0 m min.

Legend

	Building Envelope
	Proposed Drilled Well

02
01	01	Submission,	mvs	2020-07-20
No.	PLAN	REVISION	BY	DATE

REVISIONS

Base Information comprised of Boundary, Topography, and Features from "Existing Features Plan", by Tatham Engineering, File 120218, Dwg EF-1, Dated Nov 2020, Revised Jun/17/21. Aerial Photography comprised of Grey County Orthophoto Mapping 200m 500m Spring 2010, purchased from First Base Solutions - Mapwarehouse.

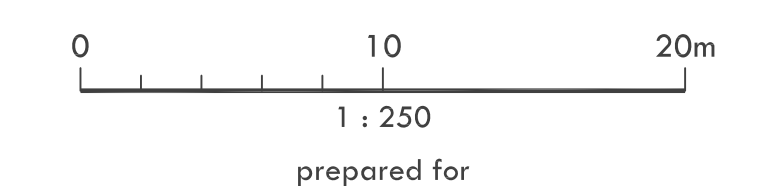
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SITE PLAN

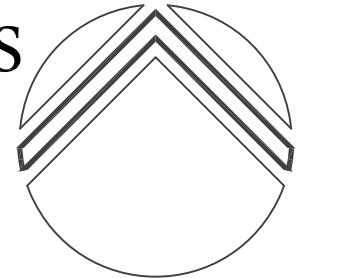
Residential Lots 1-5

SYDENHAM CON BF PT LOT 3 RP 16R9207;
PARTS 1, 2, and 3
MUNICIPALITY OF MEAFORD
COUNTY OF GREY



seal prepared for north

AQORPIONS



miCAD inc.
359 Park Avenue
Newmarket, ON L3Y 1V4
437-996-4223
437-99-MICAD
www.micadinc.com

PROJECT 21101 SCALE 1:250
DESIGN miCAD DATE 2022-04-19
DRAWN mvs
CHECKED RS
02d

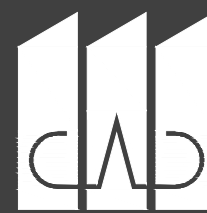
APPENDIX “G”

SITE PLAN OVERLAYED ON AERIAL PHOTO

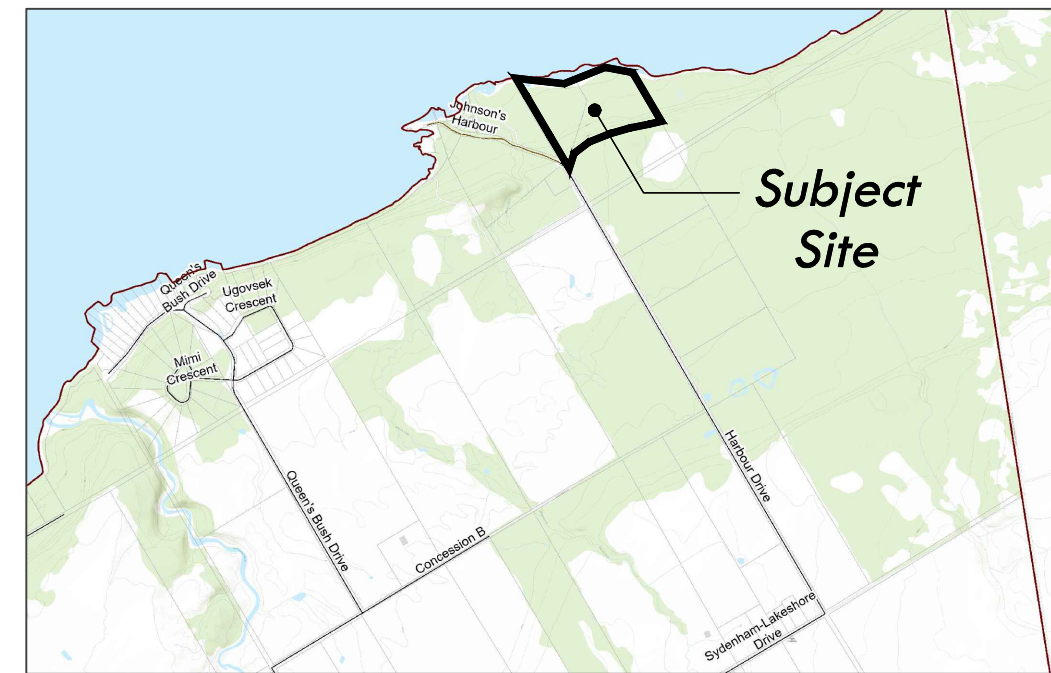
AQORPIONS Eco Retreat

DRAWING

Aerial Site Plan



Eco Retreat AQORPIONS



Key Plan

Building/Features Legend + Stats

---	PROPERTY BOUNDARY	119 636.5 m
■	ECO RETREAT CLUBHOUSE	Footprint = 10 000 sf GFA = 15 000 sf
WD 01	2 BR WATERFRONT HUTS @ 7 u	Footprint = 600 sf GFA = 800 sf
RD 04	2 BR RAVINE SIDE HUTS @ 4 u	Footprint = 600 sf GFA = 800 sf
RS 04	1 BR RAVINE SIDE HUTS @ 4 u	Footprint = 500 sf GFA = 500 sf
LT 02	TREETOP HUTS @ 2 u	Footprint = 600 sf GFA = 800 sf
LT 04	LUXURY TENTS @ 4 u	Footprint = 350 sf GFA = 350 sf
MH	MANAGER'S HUT @ 1 u	Footprint = 400 sf GFA = 400 sf
■	COMFORT STATION @ 1 u	Footprint = 775 sf GFA = 775 sf
---	LOT LINES - 5 LOTS @ 5 lots	approx. 30m x 30m min. 900 sm/lot
■	AMPHITHEATRE / YOGA / OUTDOOR SEATING	
■	LOOKOUT TOWER	
■	SHORE WELL	
■	ENTRY ARCHWAY	
■	PERMANENT STEEL DOCK	
■	BRIDGE TO PROTECT WETLAND CUSP	
■	SHORELINE BOULDERS	
■	LANDSCAPE FEATURES	
---	MAIN DRIVEWAY	6.0 m wide
---	GRAVEL SHOULDERS	1.5 m wide per side
---	TRAILS + WALKWAYS	
---	ECO RETREAT SEPTIC BED	0.316 ha [0.78 Ac.] ±
---	WETLANDS	1.724 ha [4.26 Ac.] ±
---	30.0m WETLAND SETBACK	
---	HAZARD LIMIT	15.0m Setback from 100-YR Floodline - 177.90

SOURCES

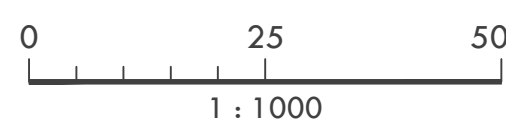
Base information comprised of Boundary, Topography, and Features from "Existing Features Plan", by Tatham Engineering, File 120218, Dwg EF-1, Dated Nov 2020, Revised Jun 17/21.
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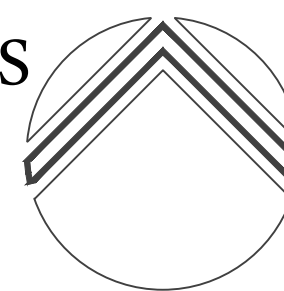
SITE PLAN

SYDENHAM CON BF PT LOT 3 RP 16R9207;
PARTS 1, 2, and 3
MUNICIPALITY OF MEAFORD
COUNTY OF GREY



seal prepared for north

AQORPIONS



PROJECT
21101
DESIGN
miCAD
DRAWN
mvs
CHECKED
RS

SCALE
1:1000
DATE
2022-04-19

02f

Proposed Development Statistics

Current Zoning: SR and EP
Site Address: Sydenham Con BF Pt Lot 3 RP 16R9207 Harbour Drive
Site Area: 11 964 ha [29.56 Ac.]

Residential Yield: 5 Lots
Total GFA*: 2 784.8 sm [29,975 sf] ±
FSI*: 0.02
Building Footprints*: 2 078.7 sm [22,375 sf] ±
Coverage*: 1.74 %
Density - Residential: 0.42 uph [0.17 upa.]

Clubhouse min. Setback: 29.3 m ±
Parking*: (includes 2 Barrier-free Spaces) 114 spaces

AREA	sm ±	%
Building Footprints	2 078.7	1.7
Site Features	1 106.9	0.9
Private Residential Lots	5 235.3	4.4
Driveways + Parking	7 993.4	6.7
Trails	6 780.6	5.7
Eco Retreat Septic Bed	3 161.6	2.6
Wetlands	17 040.3	14.3
Open Space	76 239.7	63.7
TOTAL:	119 636.5	100.0

* excluding Residential Lots potential built form.

** based solely on Eco Retreat Clubhouse and associated Lodging.

APPENDIX “H”

DRAFT COUNTY OF GREY OFFICIAL PLAN AMENDMENT

AMENDMENT NO. ____

TO THE

OFFICIAL PLAN

OF THE

COUNTY OF GREY

PART I – THE PREAMBLE does not constitute part of this Amendment.

PART II – THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No. ____ to the Official Plan for the County of Grey.

PART III – APPENDICES do not constitute part of the Amendment and includes supporting information and studies.

DRAFT

AMENDMENT NO. ____
TO THE OFFICIAL PLAN OF THE COUNTY OF GREY

INDEX

STATEMENT OF COMPONENTS:

PART I – THE PREAMBLE

- 1. Purpose**
- 2. Location**
- 3. Basis**

PART II – THE AMENDMENT

- 1. Introduction**
- 2. Details of the Amendment**
- 3. Interpretation**

PART III – APPENDICES

PART I – THE PREAMBLE

1. PURPOSE

The purpose of this Official Plan Amendment is to permit the creation of five freehold resource-based residential lots within a proposed the resource-based recreational use. The proposed five residential lots exceed the Rural lot density provisions and therefore, an Official Plan Amendment for the development of the residential uses associated with the resource-based recreational use is required.

2. LOCATION

This Amendment applies to those lands described as Part 2, RP16R-9207, Part Lot 3, BFC, (ARN# 421051000400200), known municipally as 423003 Harbour Drive, Municipality of Meaford, County of Grey.

3. BASIS

Policy 5.4.2(11) to the County of Grey Official Plan states:

“Residential lot creation associated with resource based recreational uses, which exceeds the Rural lot density provisions of Table 9, under Section 5.4.3 of this Plan, shall require an amendment to this Plan. This type of lot creation may only take place via plan of subdivision/condominium, or life/land lease arrangements. Amendments to permit residential development associated with resource based recreational uses need to be supported by a planning justification report, by a registered professional planner, that addresses:

- a. How the policies of this Plan, the Provincial Policy Statement, and the local municipal official plan are met;*
- b. How the location is necessary to support the proposed uses;*
- c. How the need for the proposed uses cannot be met by approved development in other locations in the County;*
- d. How the new development is to be serviced in accordance with Section 8 of this Plan;*
- e. How the design of the development will maximize the benefit of the site’s natural resources, or form features;*
- f. How phasing of the new development will ensure the establishment of the resource based recreational use either in advance or at the same time as the residential component;*
- g. How the development will enhance public access to the natural resources upon which the resource based recreational uses are based; and*
- h. How the use will provide for effective stewardship to ensure these features are a continued benefit for generations to come.*

For the purposes of this section, resource based recreational uses are required to have recreational elements directly linked to the resource (e.g. skiing, boating, etc.). The availability of large amounts of Rural land, or scenic views of the surrounding countryside does not constitute a recreational land use in and of itself, and therefore does not qualify for new residential

development via plan or subdivision or condominium in the Rural land use type.

Reasoning shall be provided demonstrating that the scale of the residential use is appropriate and desirable in relation to the resource based recreational use.”

This proposed Official Plan Amendment:

- The 11.9 ha site is ideal for the proposed the resource-based recreational use (Eco-retreat) and resource-based residential development. It is large enough to accommodate the proposed cabins and associated amenities, on-site parking and the interconnective trail system.
- Resource based recreational uses are required to have recreational elements directly linked to the resource (e.g. boating). The subject property is located on the shore of Georgian Bay and has an existing harbour that will be rehabilitated for use as a small marina.
- Tatham Engineering concluded that adequate servicing is available to support the proposed development.
- The proposed Eco-retreat will maximize the shoreline of Georgian Bay with water based outdoor activities. The interconnective trail system will wind through the natural forms and features on the property.
- Property will be developed as a resource based commercial Common Element Plan of Condominium. The common element to be in joint ownership of the Eco-retreat and the five lot owners is the main private access road from Harbour Drive. The first phase will include the establishment of the private road, servicing, Eco-retreat buildings and the creation of the five lots via the consent process. The final phase will be the restoration of the harbour.
- The proposed development will provide safe vehicular access to the property and the harbour (when restored) will provide safe access by water.
- The proposed Eco-treat development will be in private ownership and as such, will provide effective stewardship through the implementation of the mitigative measures recommended in the EIS.
- The scale of the residential use is appropriate and desirable in relation to the resource based recreational use. Only five lots are being proposed in the north-east portion of the property. The lots average 1,000 m² in area. These five lots are not shorefront lots, but rather smaller lots integrated into the natural features of the subject property. The proposed parcel configuration supports tree preservation and retention of waterfront lands for the Eco-retreat.
- The proposed development is consistent with the PPS and the County and Municipal Official Plans, subject to the proposed site-specific amendments.
- The proposed Official Plan Amendment constitutes good planning.

PART II – THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II – The Amendment, which consists of the following text and Schedule “1”, constitutes Amendment No. _____ to the Official Plan for the County of Grey.

2. Details of the Amendment

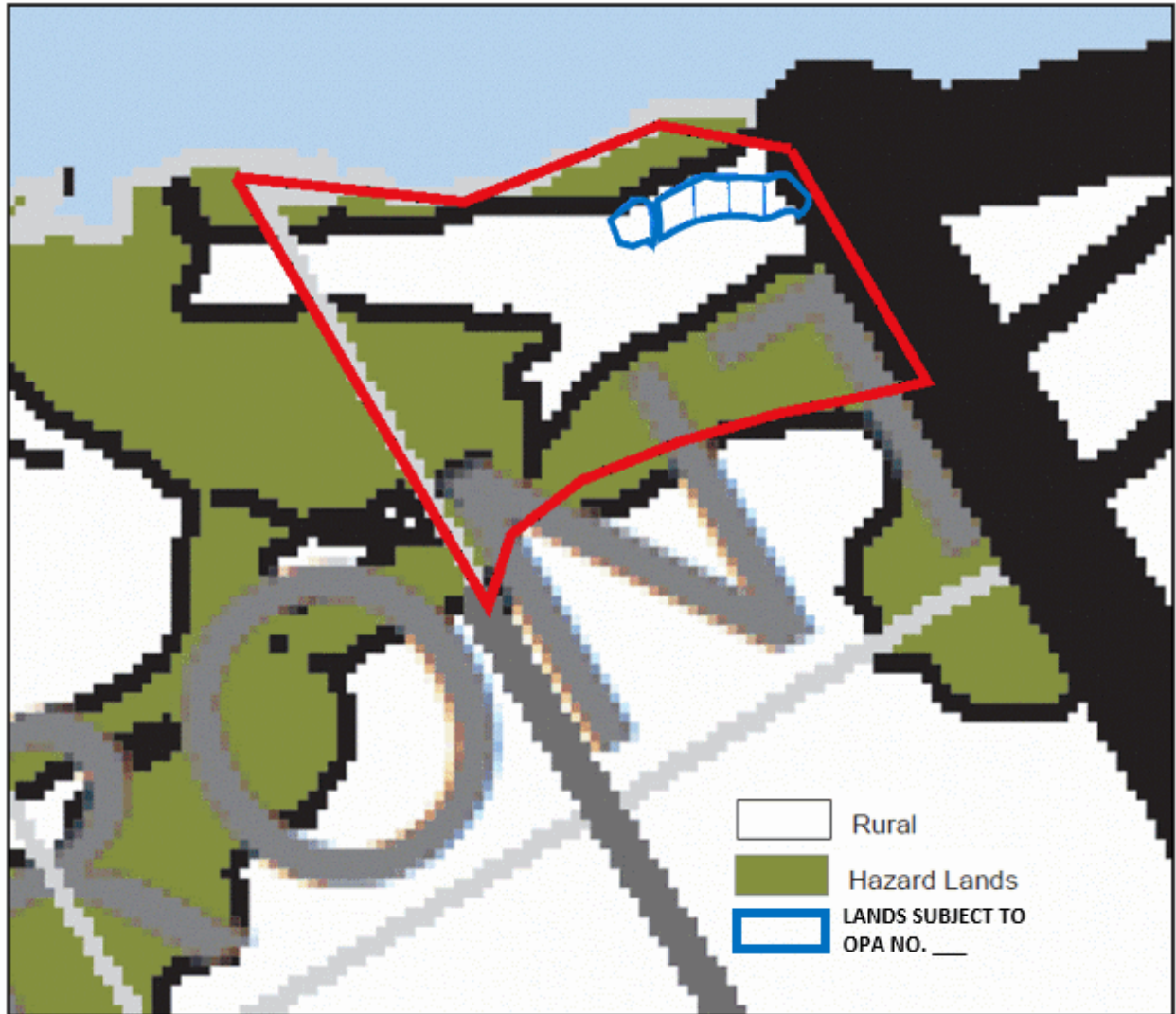
2.1 Policy 5.4.2(11) to the County of Grey Official Plan is amended by adding the following Policy:

“The maximum number of permitted resource-based residential lots on those lands described as Part 2, RP16R-9207, Part Lot 3, BFC, (ARN# 421051000400200), known municipally as 423003 Harbour Drive, Municipality of Meaford, County of Grey, as shown on Schedule 1, shall be five (5) lots and shall proceed via a Plan of Common Element Condominium.”

3. Interpretation

The policies set forth in the County of Grey Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the County of Grey Official Plan shall apply to this Amendment.

SCHEDULE 1 TO OFFICIAL PLAN AMENDMENT NO. ____



APPENDIX “I”

DRAFT MUNICIPALITY OF MEAFORD OFFICIAL PLAN AMENDMENT

AMENDMENT NO. ____
TO THE
OFFICIAL PLAN
OF THE
MUNICIPALTY OF MEAFORD

PART I – THE PREAMBLE does not constitute part of this Amendment.

PART II – THE AMENDMENT consisting of the attached text and schedules constitutes Amendment No. ____ to the Official Plan for the Municipality of Meaford.

PART III – APPENDICES do not constitute part of the Amendment and includes supporting information and studies.

DRAFT

AMENDMENT NO. ____
TO THE OFFICIAL PLAN OF THE MUNICIPALITY OF MEAFORD

INDEX

STATEMENT OF COMPONENTS:

PART I – THE PREAMBLE

- 1. Purpose**
- 2. Location**
- 3. Basis**

PART II – THE AMENDMENT

- 1. Introduction**
- 2. Details of the Amendment**
- 3. Interpretation**

PART III – APPENDICES

PART I – THE PREAMBLE

1. PURPOSE

Section B2.3.4.6 to the Municipality of Meaford Official Plan provides polices for residential development associated with resource based recreational uses and states *“Residential Development associated with resource-based recreational uses, shall require an amendment to this plan and may only proceed via plan of subdivision/ condominium.”* An amendment to the Municipality of Meaford Official Plan is required for the development of the residential uses associated with the proposed resource-based recreational use.

2. LOCATION

This Amendment applies to those lands described as Part 2, RP16R-9207, Part Lot 3, BFC, (ARN# 421051000400200), known municipally as 423003 Harbour Drive, Municipality of Meaford, County of Grey.

3. BASIS

Prior to approving residential uses associated with a resource-based recreational use, and in addition to the requirements of Section E4 ‘Amendments to the Plan’ and other relevant policy requirements of this Plan, Council shall be satisfied that:

- i. *The development is located to utilize the recreational attributes of a natural resource;*
- ii. *The development will enhance recreational, tourism and/or other economic opportunities for the Municipality and its residents;*
- iii. *Justification is provided demonstrating that the scale of the residential use is appropriate and desirable in relation to the resource-based recreational use and surrounding rural area;*
- iv. *The development incorporates principles of healthy and sustainable community development with respect to social, physical, economic and environmental health;*
- v. *A Water Resources Management Report, in accordance with Section C4 shall be required;*
- vi. *The development will be phased to ensure the establishment of the resource based recreational use either in advance of, or in concert with, the residential component.*

The resource based residential component of the development is located to utilize the recreational attributes of the natural and recreational resource attributes. The overall development will enhance recreational and tourism interests and will provide employment opportunities for municipal and regional residents. The shape and size of the proposed lots have been delineated based on the physical features of the property and with the interest of protecting natural heritage features.

The property will be developed as a Common Element Plan of Condominium. The common element to be in joint ownership of the Eco-retreat and the five lot owners is the main private access road from Harbour Drive. The first phase of development will include the establishment of the private roads, servicing, Eco-retreat buildings and the creation of the lots. The final phase will be the restoration of the harbour.

The proposed development incorporates the principles for a healthy and sustainable community, with respect to social, physical, economic and environmental health.

Section E4(c) to the Official Plan provides items to be considered for an amendment to the Plan.

“In addition to the relevant amendment policies of any land use designations, the following shall be considered for any Plan amendment:

- i) the rationale or the basis for the change;*
- ii) the direction provided by the Provincial Policy Statement;*
- iii) the direction provided by the goals and objectives to this Plan;*
- iv) the desirability and appropriateness of changing the plan to accommodate the proposed use or action;*
- v) the impacts the proposed change will have on the character of the area;*
- vi) conformity with the direction provided by the upper tier plan; and,*
- vii) that sufficient documentation has been provided to support the proposed amendment including information related to the physical growth of the Municipality, impacts on the economy, the environment, agriculture and social well being of the community.”*

- The development is located to utilize the recreational attributes of a natural resource;
- The overall development will enhance recreational and tourism interests and will provide employment opportunities for municipal and regional residents. The resource based residential component of the development is located to utilize the recreational attributes of the natural and recreational resource attributes. The shape and size of the proposed lots have been delineated based on the physical features of the property and with the interest of protecting natural heritage features.
- PPS permits resource-based recreational uses, including recreational dwellings, on rural lands located in municipalities (Sec 1.1.5.6);
- The proposed development will provide proper management of the natural resources; (PPS Sec. 1.1.5.6)
- The development is compatible with the rural landscape and can be sustained by rural service levels; (PPS Sec. 1.1.5.7)
- The development will promote recreational, tourism and other economic opportunities (PPS Sec. 1.1.5.6).
- The proposed development will meet the goals and objectives of the Municipality of Meaford Official Plan by:
 - Protecting and enhancing the natural character of the Georgian Bay shoreline.
 - The development of a passive low-intensity recreational and eco-tourism use in the rural area of the Municipality.
 - No expansion of urban services into the rural area are required.
 - The proposed land uses are compatible with the rural character of the area.

- The development will enhance recreational, tourism and/or other economic opportunities for the Municipality and its residents.

The proposed development maintains the intent and direction of the Municipality of Meaford Official Plan, as proposed to be amended and represents good planning.

DRAFT

PART II – THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II – The Amendment, which consists of the following text and Schedules “1” and 2”, constitutes Amendment No. _____ to the Official Plan for the Town of Collingwood.

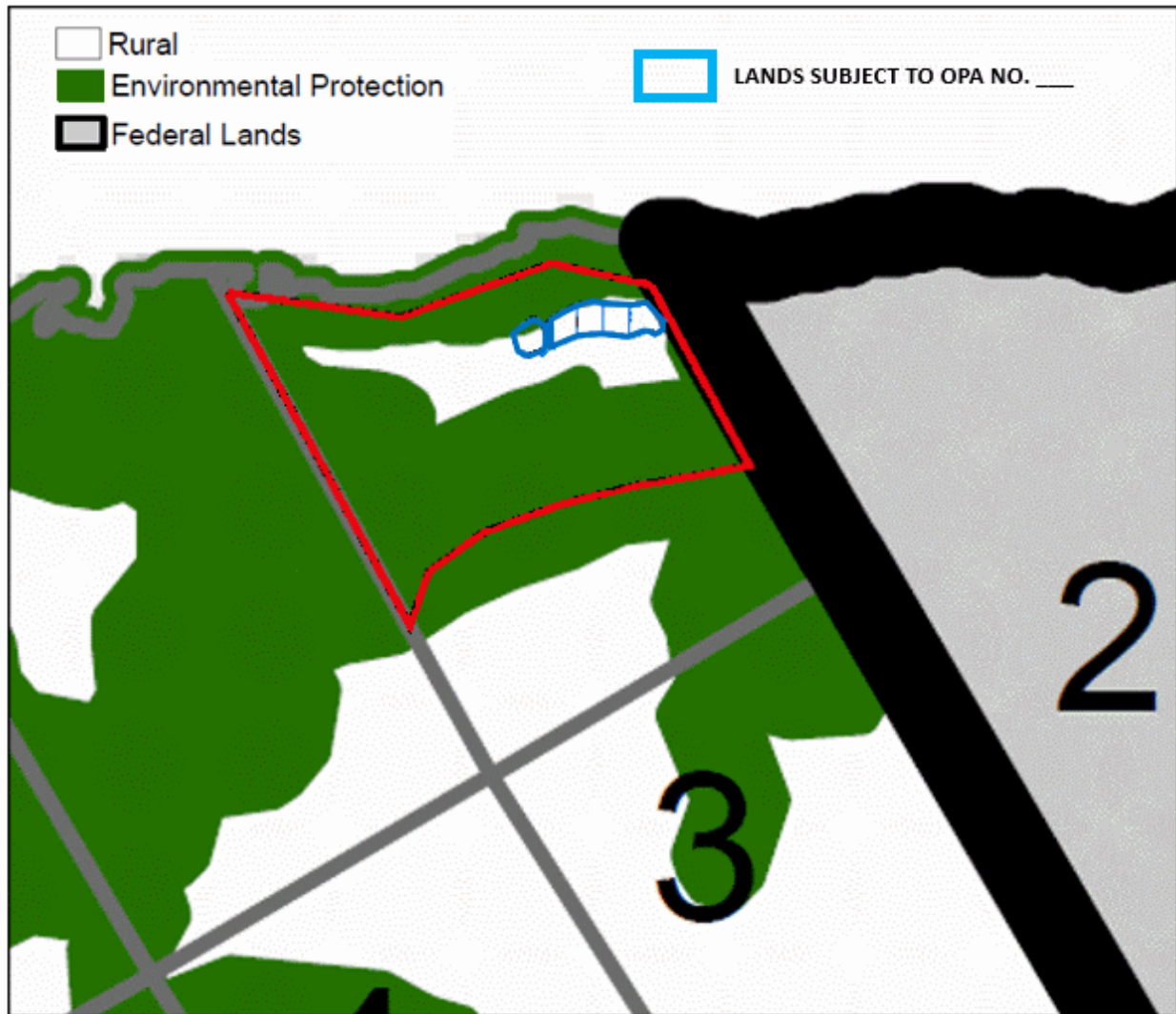
2. Details of the Amendment

- 2.1** “On those lands described as Part 2, RP16R-9207, Part Lot 3, BFC, (ARN# 421051000400200), known municipally as 423003 Harbour Drive, Municipality of Meaford, County of Grey and in conformity with Policy B2.3.4.6, Residential development associated with the resource-based recreational uses, shall be permitted to a maximum of five (5) lots and shall proceed via a Plan of Common Element Condominium.”

3. Interpretation

The provisions set forth in the Town of Collingwood Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Town of Collingwood Official Plan shall apply to this Amendment.

SCHEDULE 1 TO OFFICIAL PLAN AMENDMENT NO. ____



APPENDIX “J”

DRAFT ZONING BY-LAW AMENDMENT

The Corporation of the Municipality of Meaford

By-law Number 2020 - ____

Being a By-law to amend Zoning By-law 60-2009 of the Municipality of Meaford pertaining to Part Lot 3, BFC, Parts 1, 2 & 3, RP16R-9207

Whereas the Council of the Corporation of the Municipality of Meaford deems it in the public interest to pass a by-law to amend By-law 60-2009; and,

Whereas, pursuant to the provisions of Sections 34 & 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities; and,

The Council of The Corporation of the Municipality of Meaford enacts as follows:

- 1.) Map 9 of Schedule 'A' to By-law 60-2009 is hereby amended by re- zoning those lands described as Part Lot 3, BFC, Parts 1, 2 & 3, RP16R-9207, in the former Township of Sydenham, now incorporated as part of the Municipality of Meaford and shown on Schedule "A-1", affixed hereto, from the Residential Shoreline (RS) and Environmental Protection (EP) Zones to the Rural-Exception (RU-272) and Environmental Protection (EP) Zones.
- 2.) That Section 9.0 "Exceptions" be amended by adding the following:

"SR-AA

Notwithstanding the provisions of Table 6.1, the following uses shall also be permitted:

A 'Tourist Establishment' consisting of:

- Eleven (11) two-bedroom cabins, 75 m² GFA each, and equipped with two washrooms, kitchenette facilities and private deck
- Two (2) one-bedroom cabins, 50 m² GFA each, equipped with one washroom, kitchenette facilities and private deck
- Two Luxury Tents, 34 m² each
- Central Guest Clubhouse with Staff Accommodation, 930 m² GFA
- One Comfort Station, 75 m² GFA
- Parking Area for 36 vehicles
- RV Parking Area
- Passive Recreational Trails

RLS-BB

Notwithstanding the provisions of Table 6.2.1, the following provision shall apply to those lands zoned Residential Limited Service – Exception BB (RLS-BB):

Minimum Lot Area 1,000 m²

EP-CC

Notwithstanding the provisions of Table 8.1, the following uses shall also be permitted:

- Two Luxury Tents, 34 m² GFA each
- Passive Recreational Trails
- Picnic and Sitting Areas
- Open Air Amphitheatre
- Outdoor Yoga Area
- Lookout Tower

EP-DD

Notwithstanding the provisions of Table 8.1, the following uses shall also be permitted:

- Two Treetop Huts, 75 m² GFA each
- Passive Recreational Trails

EP-EE

Notwithstanding the provisions of Table 8.1, the following uses shall also be permitted:

- Two (2) one-bedroom cabins, 50 m² GFA each, equipped with one washroom, kitchenette facilities and private deck
- One Main Entrance Building, 40 m² GFA
- Parking Area for 78 vehicles"

3.) Schedule "A-1" and all notations thereon, are hereby declared to form part of this By-law.

4.) This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this ____ day of _____, 20__.

Mayor

Clerk

SCHEDULE "A-1"

To By-law No. 20__ - _____

Of The Corporation of the Municipality of Meaford Passed

on this ____ day of _____, 20__.

