

# Proposed OPA and ZBA Submission

## Eastwest Exchange Inc. **TO RETREAT CENTRE**

Submission for County of Grey Official Plan Amendment  
and Municipality of West Grey Zoning By-law Amendment

December 2009

EAS 08276C



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## Part 1 Introduction

### 1.1 Purpose

On behalf of Mr. Stephen To of Eastwest Exchange Inc., we are pleased to submit this County of Grey Official Plan Amendment and Municipality of West Grey Zoning By-law Amendment proposal in order to permit the establishment of the **TO RETREAT CENTRE** within the Municipality of West Grey. The lands are owned by Eastwest Exchange Inc..

The purpose of this report is to provide an outline of the conceptual plan for the future site in order to permit the establishment of the **TO RETREAT CENTRE**. In addition, the report will outline the policies of the County of Grey Official Plan and the provisions within the Zoning By-law as well as the technical reports required to justify the development.

The lands are located on the west side of Concession Road 2, north of Grey Road 12 and south of Side Road 6. The lands are located north of Durham and south east of Dornoch. The property is also located north of the Rocky Saugeen River and east of Highway No. 6.

### 1.2 Location and Description of Site

The subject property consists of 39.6 hectares (97.9 acres) and is legally known as Part Lot 13, Concession 2 EGR in the Municipality of West Grey (former Township of Glenelg), County of Grey. The site has access on Concession Road 2 with approximately 165 metres (541 feet) of frontage. There is currently no municipal address assigned. **Figure 1 – Location Map.**

The site is currently vacant. The proposed development will be limited to the front field, east of the cold water stream and associated wetland environment. The lands are generally flat within this front field. The front field area is a combination of fields and forested area. There is an existing laneway that will be utilized.

The surrounding lands are rural in nature, with heavily treed areas to the north, east and south. There are rural properties located directly north and a smaller parcel in the south east corner of the subject lands. Lands directly east of the subject property are County of Grey lands and are an extensive holding at approximately 162 hectares. These parcels are an L shape and are primarily forest covered.

### 1.3 The Development Concept

The total land holding of Eastwest Exchange Inc. is 39.6 hectares (97.9 acres). The proposed amendments will only affect the front field of the property located east of the cold water creek and measuring approximately 10.4 hectares (25.6 acres).

"The TO RETREAT CENTRE is a religious centre planned to house up to 500 people at a time. It will draw on local and international congregations, providing for family-oriented gatherings. There are expected to be up to six three-day weekend retreats during the year, with up to four one-week sessions during the summer. A worship and meeting centre is provided, together with dormitory facilities for attendees. Development is situated and organized to respond to the site's natural opportunities and limitations. A full-time site manager will be housed in a separate residence." (Ferguson Ferguson Architects June 2009)

The concept plan has been prepared by Ferguson Ferguson Architects and includes the access lane, septic bed/field, parking area, utility building, store water pond, manager's residence, retreat centre and dormitory. The configuration of the proposed retreat is shown on **Figure 2 – Concept Plan by Ferguson Ferguson**.

The conceptual plan consists of four buildings which include the retreat centre (1-2 floors), dormitory (2-3 floors), manager's residence and utility building. The **TO RETREAT CENTRE** would include accommodation for 500 people and facilities which will include a main hall, kitchen/cafeteria, dormitory, manager's house, vehicle parking area, septic and well and outdoor activity areas. The concept plan includes 3 floors of 22-25 units per floor, 8 persons per dormitory unit, for a total of 66-75 units. This would allow for a variation in some unit sizes to accommodate handicap units and any other required variation.

The complex would be serviced by private on site systems. The conceptual plan generally locates all buildings to the east of the cold water creek, within the front fields of the property. The conceptual plan identifies the septic bed/field area to be located at the front area of the lands, along Concession Road 2. There is then an area of existing bush lands which will be maintained. The parking and the proposed buildings would then be located west of the bush land area and east of the cold

water creek and associated wetland area. There is extensive natural buffering that would surround the proposed buildings, and this buffering would be maintained.

The proposed parking area would include parking for approximately 290 vehicles. External traffic will increase, but based on the nature of the use, it is not anticipated that traffic will be an issue.

Gamsby and Mannerow have completed a Preliminary Servicing Report and have concluded that servicing for the 500 person Retreat Centre may be achieved with on site servicing for water supply, sewage treatment and disposal and on site storm water management. The proposed water supply, sewage disposal and stormwater management should meet applicable guidelines at the design stage. [Figure 3 – Servicing Plan](#).

Gamsby and Mannerow have also completed a Traffic Impact Assessment and have concluded that, generally the existing road structure and traffic generated from the retreat centre would not cause safety concerns. The report concludes that the heaviest traffic will occur from May to November, no geometric or structural improvements are warranted as a result of this new use, and that Glenelg Road 6 shall not be used until a time when the road deficiencies are corrected and that scheduling of departures and arrivals should be coordinated as to offset the amount of traffic at one time in different directions.

There are a number of location factors that support this development, including, but not necessarily limited to the following:

- The site is situated within the rural area.
- The site is located close to major arterial roads.
- The site is not within a constraint area.
- Will maintain the natural environmental buffers.
- Will utilize existing access.
- The site is generally flat with open fields.

## Part 2 Current Policy Context

Development of the subject site is governed by policies contained within the County of Grey Official Plan and the Municipality of West Grey Zoning By-law.

Notice of Adoption of Amendment No. 80 to the County of Grey Official Plan has been issued. The Council of the County of Grey passed By-law Number 4574-09 on the 3<sup>rd</sup> day of March, 2009 under Section 17 (22) of the Planning Act, R.S.O. 1990 adopted Amendment No. 80 to the County of Grey Official Plan.

The purpose of the Amendment is to update the County's Official Plan.

## 2.1 County of Grey Official Plan

The subject property is identified as being within the Rural designation within the County of Grey Official Plan. The following policy review is based on Amendment No. 80.

The Goals within the Official Plan are as follows. The bold represents recent amendments to the Plan. These being,

- |        |  |
|--------|--|
| Goal 3 | Respect the natural, cultural and heritage features of the County, including minimizing and adverse impacts on the natural environment, protecting significant environmental features, the water quality of the various watersheds <b>and protecting archaeological sites and conserving cultural heritage resources and landscapes.</b> |
| Goal 6 | Enhance the County's economic base to ensure a diversity in employment opportunities and the financial well being of the residents.  |
| Goal 8 | Strengthen the role of Grey County as a desirable place to work, live and visit by encouraging the provision of <b>affordable, diverse and accessible</b> housing and by promoting the provision of adequate social, recreational, cultural, health and education services.  |

The proposed **TO RETREAT CENTRE** will be a religious centre that is planned to accommodate up to 500 people at a time. This intent is that the facility will represent both local and international congregations and will provide for family-oriented gatherings. A worship and meeting centre is provided, together with dormitory facilities for attendees. The original plans for the facility were to take in the entire property, and to construct some facilities on the western portion of the lands. After consultation with AWS Environmental, it was determined that all constructed facilities including parking and private servicing would be maintained on the easterly portion of the lands, and maintain suitable buffers from the cold water stream and associated wet area. In addition, the existing tree cover would be maintained and act as a natural buffer. The intent of the facility being located in this location is primarily to respond to the site's natural opportunities as well as limitations.

Within Section 1.6 of the County of Grey Official Plan (as amended), a main objective of the Plan is to provide for seasonal, tourist and estate type residential development in rural and recreation areas in a manner that is compatible with the rural landscape, and where it will not adversely affect any existing and/or potential agricultural, forestry, or mineral aggregate operation **or cultural heritage landscapes.**

The proposed **TO RETREAT CENTRE** is a rural retreat which encompasses accommodation in terms of a dormitory, a centre for gatherings and the opportunity to hold events outdoors and for visitors to enjoy the grounds in terms of walking trails and exploration. The centre is relying on the site's natural opportunities, while establishing the infrastructure within the confines of the buildable envelopes identified through the Environmental Impact Study (AWS Environmental, May 2009). **FIGURE 4 – AWS – NATURAL HERITAGE SETBACKS** identifies the subject lands, the study lands and the 120 metre adjacent review lands.

The Plan also identifies further objectives including:

- To respect and support heritage and culture within the County.
- To increase public awareness and knowledge of the local history of the County.
- To maintain and enhance the scenic **and natural heritage** value of the river corridors, the valleys and Georgian Bay shoreline by a strategy which emphasizes both conservation and protection of the landscape.

It is the intent of the proponent to develop the **TO RETREAT CENTRE** while maintaining the respect of the local heritage and culture within the County. The retreat will be host to families who have not necessarily been to the Area and for many, will have never perhaps had the opportunity to visit a rural setting or have the benefit of or, take pleasure in, the intrinsic qualities of the land.

Section 1.6.3 entitled, Environmental Objectives the following are provided:

- To identify lands with environmental constraints and/or the presence of sensitive features and establish policies to promote the protection, preservation, conservation, maintenance and enhancement of such areas.
- To establish policies that will restrict development to only those areas where suitable, acceptable forms of servicing are available whether by private servicing systems, communal services, municipal services, or other appropriate level of service.
- To promote the wise use and conservation of water supply and waste treatment facilities, including the efficient collection and disposal of solid, liquid and hazardous wastes in a manner that minimizes environmental impacts and promote programs of recycling, composting, and reduction.
- To promote the wise management of fisheries and wildlife for the **environmental**, recreational **and** economical benefits of area residents and visitors.
- To provide opportunities for sustainable resource development and outdoor recreation for the continuous economic, and social **and health** benefit of area residents and visitors, and to support the management, protection and



conservation of public lands and waters in an environmentally sound manner.

The objectives also encourage the maintenance of existing recreation and tourism-related activities and land uses and the establishment of new facilities which diversify recreational opportunities within the context of a year-round recreational/tourism community for all possible forms of recreation, such as skiing, snowmobiling, fishing, hunting, golfing, walking, hiking, biking, equestrian, and nature trail uses, and marina or water access activities, in a manner consistent with the preservation of the natural environment.

The applications as submitted will provide for the establishment of the **TO RETREAT CENTRE** which is a new facility that will be enjoyed by both visiting groups. The attendees of the facility will enjoy a retreat type atmosphere, whereby activities will include, worship and a meeting centre, but also the outdoors in terms of outdoor activities, walking/hiking opportunities as well as exploration of the subject lands. All proposed infrastructure will be located to the front of the property, or to the east of the cold water stream, thereby allowing the westerly lands, defined as being west of the stream as maintained in a natural state. **FIGURE 4 – AWS – NATURAL HERITAGE SETBACKS** provides an overview of the Delineation of Development Lands.

## 2.2 RURAL DESIGNATION

The County of Grey Official Plan identifies that the predominant land use within the Rural designation will be agriculture and forestry. The Rural designation will also 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. **Figure 5 – County of Grey Official Plan.**

The proponent has retained AWS Environmental Consulting to complete an Environmental Impact Study prior to proceeding with the Site Plan and formal planning applications. As a result, we have had the benefit of the findings of the EIS prior to the preparation of the Site Plan. As a result, Ferguson Ferguson Architect has now completed a revised Site Plan which locates all development within the easterly lands of the property and east of the cold water stream. The development envelopes have been identified by AWS Environmental Consulting and can be reviewed within the EIS document as well as **FIGURE 4 – AWS – NATURAL HERITAGE SETBACKS** within this planning report.

### 2.3.2 USES PERMITTED POLICIES

The County of Grey Official Plan provides that the predominant use of lands within the Rural designation shall be agriculture and forestry and uses connected with the conservation of water, soil, wildlife and other natural resources.

The policies also provide that additional uses include low density non-farm residential, **garden suites**, small scale commercial and industrial uses, **alternative and renewable energy systems**, institutional and resource based recreational uses, and **sand and/or gravel operations proposed within Aggregate Resource Areas identified on Schedule B, licensed aggregate operations identified as Mineral Resource Extraction on Schedule B, and wayside pits and quarries.**

The policies also provide that all permitted uses must also meet the Development Criteria within Section 2.3.3.

### 2.3.3 DEVELOPMENT CRITERIA POLICIES

The following are the Development Criteria that must be met in order to permit the resource based recreational use.

(a) That development on improved agricultural land shall be discouraged. Where development is proposed on improved agricultural land (**i.e. land that is currently or has been previously used for farm purposes**) it must be demonstrated that no reasonable alternative exists. **The investigation for a reasonable alternative shall be limited to the lot to be developed.**

*The lands are designated Rural, and are not considered prime agricultural lands. Further there are significant areas of naturally sensitive lands.*

(b) That the location of the non-farm land use imposes no operating constraints to an existing farm. An adequate separation distance shall be maintained between non-farm development and existing livestock uses.

*The proposal would not negatively effect existing farm operations in the area.*

(c) In accordance with Section 5.3, that if municipal services are not available, on existing lots of record or new lots, evidence of the site's suitability to provide an adequate quality and quantity of water supply and that the site can accommodate an approved sanitary sewage disposal system.

*Gamsby and Mannerow Engineering have been retained to a Preliminary Servicing Plan which is part of this submission. The report concludes that servicing for the retreat centre is achievable and that upon final design all ministry guidelines will be met and appropriate Ministry of the Environment approvals.*

(d) That adequate drainage and outlets are available for storm water runoff. Approval of drainage provisions may be required from the applicable municipality, the County, the Ministry of Transportation and/or the Conservation Authority having jurisdiction.

*A preliminary storm water management plan has now been completed and is offered as part of this submission. The report concludes that the stormwater release*

*rate from the site following the proposed development will not exceed the pre-development rates during the various storm events; all storm water flows will be directed to the wetlands to the east and west of the site; and the development is 10.20 hectares, parking lot and driveway area is 1.1 hectares and the total area of all buildings is .49 hectares.*

*Based on this, and in order to meet the predevelopment discharge rate, a maximum of 367 cubic metres is required. This volume of stormwater storage can be achieved through a stormwater management pond, subsurface stone storage gallery, rooftop or parking lot ponding or a combination of these.*

*Given the available land area, a 40 metre by 15 metre by 1 metre deep stormwater management pond is proposed. The pond would attenuate the stormwater runoff rate to predevelopment levels while continuing to discharge to the wetlands east and west of the site.*

(e) That access to the site is from a public highway of reasonable construction and open and maintained on a year round basis and is appropriate for the use proposed. Access must not result in traffic hazards due to poor sight lines or proximity to an intersection and must conform to Section 5, Transportation and Utilities.

*The development has direct access to an open and maintained municipal road, namely Concession Road 2. In consultation with the Municipality, an entrance permit for the proposed work is likely to be required and as such, any upgrades required would be identified at that time.*

Gamsby and Mannerow have also completed a Traffic Impact Assessment and have concluded that, generally the existing road structure and traffic generated from the retreat centre would not cause safety concerns. The report concludes that the heaviest traffic will occur from May to November, no geometric or structural improvements are warranted as a result of this new use, and that Glenelg Road 6 shall not be used until a time when the road deficiencies are corrected and that scheduling of departures and arrivals should be coordinated as to offset the amount of traffic at one time in different directions.

The report recommends that one chevron alignment sign should be upgraded to improve notification to drivers unfamiliar with the curvilinear sections of Concession 2.

(f) **Except for resource-based recreational uses, new lot creation shall be permitted only via consents in accordance with** the conditions of the general consent policies of Section 6.12 be fulfilled **and Section 5.3 be fulfilled**, in addition to the policies of Section 2.3.4.

*No consent is being sought.*

**(g) Residential development associated with resource based recreational uses shall require an amendment to this Plan, and may only proceed via plan of subdivision/condominium**

*There is no residential development associated with the use, only dormitory use for those visiting the site.*

**(h) New non farm development within 500 metres of a Primary Settlement Area boundary or within 300 metres of a Secondary Settlement Area boundary shall be limited to existing lots, where minor infilling and rounding out of existing development may be considered.**

*The lands are not in close proximity to a settlement area.*

**(i) On areas identified as an Aggregate Resource Area on Schedule B to this Plan, as well as within 300 metres of areas identified as Mineral Resource Extraction on Schedule B, non-farm development (other than passive open space uses) shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly preclude or hinder future aggregate extraction, or represent an incompatible land use. It must be demonstrated to the**

*The lands are not in close proximity to an aggregate resource.*

**(j) That no ribbon development along roadways will result from the development.**

*There is no lot creation proposed, and the development is set back from the municipal road.*

**(k) That an amendment to the local Zoning By-law be required for development, redevelopment or intensification of existing lots less than 0.4 hectares, for small scale commercial and industrial uses, wind energy conversion systems, institutional development. All zoning by-law amendments under this section shall be required to establish provisions compatible with the rural landscape.**

*A Zoning By-law Amendment has been submitted in order to permit the retreat centre use. No further exceptions are required.*

#### **ECONOMIC STRATEGY**

Section 4 of the Official Plan provides an outline for Economic Strategy. It has been determined that the County, in consultation with the local municipalities, shall develop an Economic Strategy **approach to economic development**, with the objective of enhancing the profile of Grey County within the Province and beyond as a destination for tourists, as a location for the establishment of industries and commerce, as a location for agricultural production, and as a location for living, raising one's family, and/or enjoying one's retirement years.

It is the intent of the proponent to develop the **TO RETREAT CENTRE** while maintaining the respect of the local heritage and culture within the County. The retreat will be host to families who have not necessarily been to the Area and for many, will have never perhaps had the opportunity to visit a rural setting.

The retreat centre is a religious centre planned to house up to 500 people at a time. It will draw on local and international congregations, providing for family-oriented gatherings. There are expected to be up to six three-day weekend retreats during the year, with up to four one-week sessions during the summer. A worship and meeting centre is provided, together with dormitory facilities for attendees. Development is situated and organized to respond to the site's natural opportunities and limitations.

### **SERVICES**

Section 5.3 provides the Servicing policies which primarily direct growth toward municipal services where these can be provided in a financially feasible manner and where need exists, and toward preventing problems in areas serviced by private systems.

The proponent has retained Gamsby and Mannerow to a Preliminary Servicing Report including domestic water supply, water demand, onsite sewage disposal and stormwater management plans. This report has identified that servicing on site can be achieved for the proposed development and that all final designs will adhere to municipal standards and ministry guidelines and that Ministry of the Environment approvals will be obtained.

### **OFFICIAL PLAN REVIEW AND AMENDMENT**

In considering an amendment to this Plan the County will be guided by the basic intent of this Plan and by provincial policies along with:

- (a) The need for the proposed change; **however this criterion does not apply to applications for the creation or expansion of a mineral aggregate operation;**

*The retreat centre is a religious centre planned to house up to 500 people at a time. It will draw on local and international congregations, providing for family-oriented gatherings. There are expected to be up to six three-day weekend retreats during the year, with up to four one-week sessions during the summer. A worship and meeting centre is provided, together with dormitory facilities for attendees. Development is situated and organized to respond to the site's natural opportunities and limitations. This type of centre must be located in a rural setting in order to provide the natural heritage component intrinsic with this type of use. One of the goals is to*

*provide families with an opportunity to visit a rural area, where this opportunity may not otherwise be available.*

- (b) The effect of the proposed change on the demand for services and facilities;

*In terms of services, the parking will be located on site, and there are no traffic issues anticipated. The site will be serviced with private water and septic systems, and as such, would not be a demand on municipal services. It is not expected that visitors would utilize public services or facilities (ie. libraries), however it is anticipated that they would visit settlement areas, day trip to local tourist locations, patron local restaurants and shops, and perhaps enjoy longer stays within Grey County.*

*The Gamsby and Mannerow technical reports on preliminary servicing and traffic impact assessment conclude that appropriate servicing is available for the development and that no structural upgrades are required to the road system in order to permit the use.*

- (c) The implications the amendment may have on other policies of the Plan;

*There are no other policies within the Plan that may be affected. An EIS has been completed, and all mitigation measures have been embedded within the concept plan and will be implemented through the Official Plan Amendment and Zoning By-law Amendment.*

- (d) The impact of the proposed change on the County's ability to achieve the principles and policies expressed in this Plan, or on other County policies, programs and interests;

*In terms of the economic and natural heritage strategies, this proposal is anticipated to bring approximately 500 people at certain times which would work towards the economic strategy goals of the Official Plan. With respect to the environment and natural heritage strategy, the EIS clearly identifies the area west of the wetland boundary, to remain outside of the proposal. As such, the conceptual plan and amendments will reflect this.*

- (e) The impact of the proposed change on the local Municipalities' ability to achieve the principles and policies expressed in their Official Plans, or on other local Municipal policies, programs or interests; and

*The retreat centre is anticipated to bring large groups at certain periods that will include spin off economic benefits to the local economy. This would include restaurants, service stations and downtown stores. Visitors may choose to enjoy the area on longer stays, therefore enhancing the tourism industry.*

### **SITE PLAN CONTROL**

The entire County of Grey is designated as a proposed Site Plan Control Area. Local municipal Council may by, by-law designate areas where Site Plan Control will be in effect as provided in the Planning Act, R.S.O. 1990, as amended.

A Site Plan Control submission will be submitted once the initial approvals are obtained.

We would confirm that:

- i. **The use is generally permitted within a rural area.**
- ii. **The use will not cause or create a traffic hazard or an unacceptable level of congestion based on the fact that all parking will be on site, with an existing access point and traffic primarily from staff and visitors.**
- iii. **The proposed use is compatible with the surrounding land uses.**
- iv. **Visual impact will be dealt with through buffering at the Site Plan Approval stage.**
- v. **The use is located on a site that has adequate land area to incorporate required parking, and private servicing.**
- vi. **There is suitable area for onsite services.**
- vii. **The lands have access to a local road that is open and maintained and in addition ease of access to arterial roads.**
- viii. **The proposed use would not require extensive community facilities as those using the centre would be visitors for a set period of time.**

In reviewing the County of Grey Official Plan, the proposed development would maintain the goals and objectives of the Rural designation.

### **2.2 Municipality of West Grey Zoning By-law 37-2006**

The subject property is currently zoned Rural (A2), Natural Environment (NE) and Natural Environment (NE2) within the Municipality of West Grey Zoning By-law No. 37-2006. [Figure 6– Municipality of West Grey Zoning](#) identifies the current zoning schedule. Based on the Rural (A2) zone, any new development beyond the typical rural uses would require an Amendment to the By-law. As a result, an application to amend the Zoning By-law from the Rural (A2) zone to the Rural Special Exception (A2-EX) has been applied for in order to permit the establishment of a retreat centre on this site. The exception will recognize the following item:

- Retreat Centre as an additional permitted use;

A Zoning By-law Amendment has been submitted and is being processed.

## Part 3 Provincial Policy Statement (2005)

Section 1 of the Provincial Policy Statement deals with the promotion of “Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns”. Based on the nature of the proposal, a number of subsections are particularly relevant to this review; these are excerpted as follows.

- 1.1.1 Healthy, liveable and safe communities are sustained by:
- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
  - b) accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long term needs;
  - c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
  - d) promoting cost-effective development standards to minimize land consumption and servicing costs;
  - e) improving accessibility for person with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and
  - f) ensuring the necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

*The retreat centre is a religious centre planned to house up to 500 people at a time. It will draw on local and international congregations, providing for family-oriented gatherings. There are expected to be up to six three-day weekend retreats during the year, with up to four one-week sessions during the summer. A worship and meeting centre is provided, together with dormitory facilities for attendees. Development is situated and organized to respond to the site's natural opportunities and limitations. This type of centre must be located in a rural setting in order to provide the natural heritage component intrinsic with this type of use. One of the goals is to provide families with an opportunity to visit a rural area, where this opportunity may not otherwise be available. This will provide increased tourism to the area and will provide accessibility for persons with disabilities and the elderly.*

1.5 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling.

*This proposal works towards a healthy and active community in that it provides a venue for participants to enjoy the rural setting, nature and the outdoor landscape including trails and walking. One of the goals of the centre is to provide an*



*opportunity to those that generally do not have the prospects of visiting the rural area.*

1.6.4.2.1 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, where feasible.

*The proposed form of servicing is private services.*

1.7.1 Long term economic prosperity should be support by:

- a) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities; and,
- b) maintain and, where possible, enhancing the vitality and viability of downtowns and mainstreets.

*The proposed use would provide ancillary economic benefits to the area and would increase tourism to the area. The proposal would be based on the rural setting, with outdoor areas, trails and walking available. The visitors would also have the opportunity to visit the area, shop in downtowns*

*It is our opinion that the proposal is consistent with the Provincial Policy Statement.*

## Part 4 Planning Rationale

The following is a general synopsis of the planning rationale based on the Official Plan and Provincial Policy Statement.

- **The use will not cause or create traffic hazards**

We do not anticipate any significant traffic concerns as a result of this development. The facility will have an entrance onto Concession Road 2, and the parking is located on the north side of the laneway. The parking area will be sized to accommodate vehicular parking accordingly. The required parking spaces based on the capacity of the gathering spaces within the facility would be 290 spaces.

- **The proposed use is compatible with the surrounding lands**

The subject site is 39.6 hectares. The lands that are proposed to be re-designated to allow the retreat centre are approximately 10.4 hectares. These are the lands east of the wetland area, as identified in the EIS. These lands will then accommodate the servicing, parking, outdoor amenity area as well as the proposed buildings.

The area is considered rural, with extensive tree coverage both onsite and off. The proposed buildings are set back from the road. The septic area will be located closest to the road, and as such will be natural grass cover.

In terms of the zoning provisions, the site will meet all required provisions of the by-law.

- **That new development does not compromise the Township's financial situation.**

The proposed development would use private services and would increase the tourism base. There may be increased tax base due to the proposed type of use.

- **That new development is protected from flooding and other environmental hazards.**

An EIS has been completed by Mr. John Morton. Mr. Morton has clearly identified the area for development, which includes only the easterly lands totalling 10.4 hectares. All other mitigative measures have been reviewed and incorporated into the concept plan.

The architect and land owner have pre-consulted with both the County and the Township in terms of the use and required amendments.

## Part 5 Conclusion

The development on the subject lands represents an economic and tourism opportunity for the Municipality and the County.

The lands total 39.6 hectares (97.9 acres). The proposed amendments will only affect the front field of the property located east of the wetland area and measuring approximately 10.4 hectares (25.6 acres).

The **TO RETREAT CENTRE** is a religious centre planned to house up to 500 people at a time. It will draw on local and international congregations, providing for family-oriented gatherings. There are expected to be up to six three-day weekend retreats during the year, with up to four one-week sessions during the summer. A worship and meeting centre is provided, together with dormitory facilities for attendees. Development is situated and organized to respond to the site's natural opportunities and limitations.

The concept plan has been prepared by Ferguson Ferguson Architects and includes the access lane, septic bed/field, parking area, utility building, store water pond, manager's residence, retreat centre and dormitory.

The conceptual plan consists of four buildings which include the retreat centre (1-2 floors), dormitory (2-3 floors), manager's residence and utility building. The **TO RETREAT CENTRE** would include accommodation for 500 people and facilities which will include a main hall, kitchen/cafeteria, dormitory, manager's house, vehicle parking area, septic and well and outdoor activity areas. The concept plan includes 3 floors of 22-25 units per floor, 8 persons per dormitory unit, for a total of 66-75 units. This would allow for a variation in some unit sizes to accommodate handicap units and any other required variation.

The complex would be serviced by private on site systems. The conceptual plan generally locates all buildings to the east of the wetland area, within the front fields of the property. The conceptual plan identifies the septic bed/field area to be located at the front area of the lands, along Concession Road 2. There is then an area of existing bush lands which will be maintained. The parking and the proposed buildings would then be located west of the bush land area and east of the cold water creek and associated wetland area. There is extensive natural buffering that would surround the proposed buildings, and this buffering would be maintained.

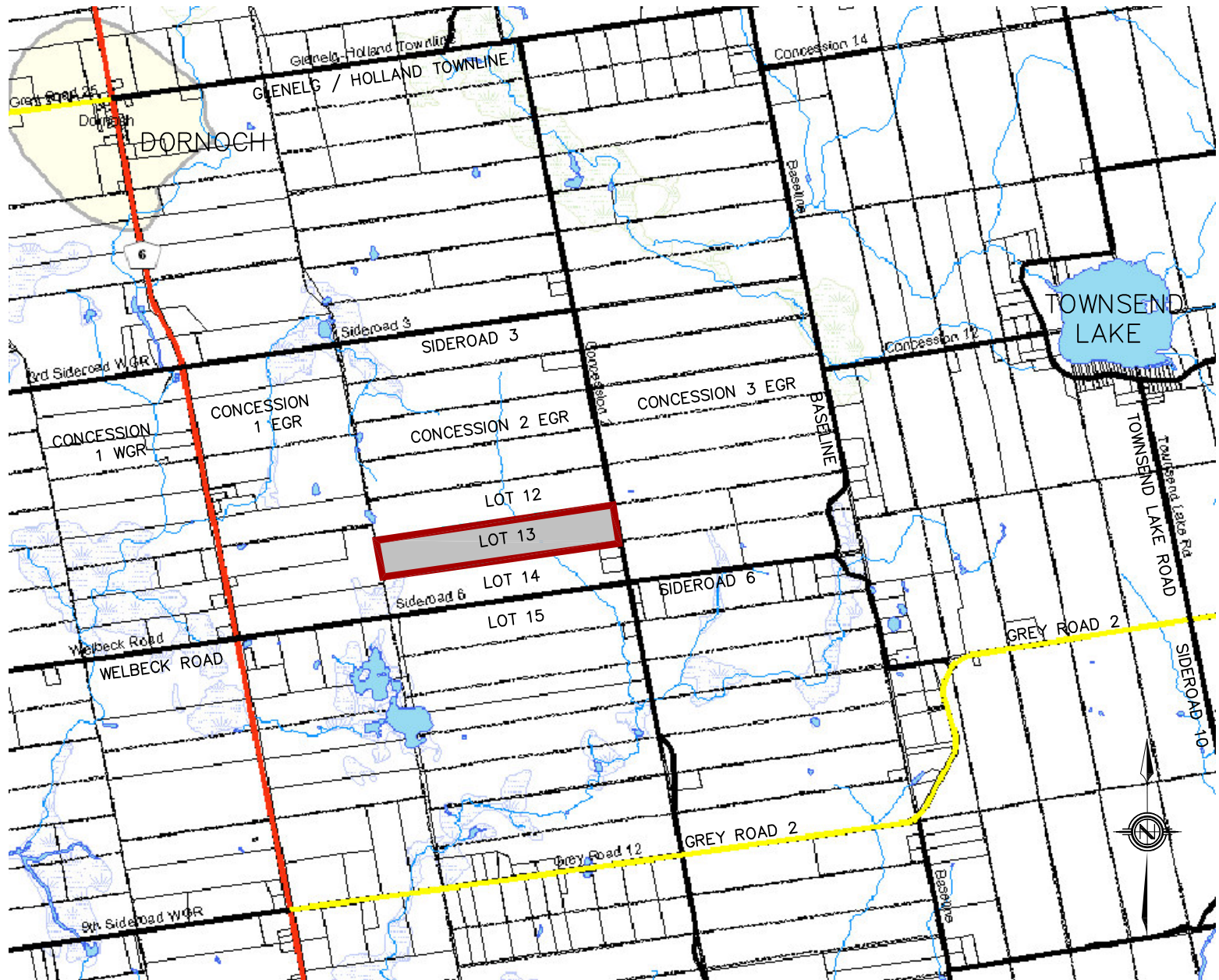
In conclusion, we submit that the proposed development represents good planning.

Kristine A. Loft BES BAA MCIP RPP  
Branch Planning Manager  
The Jones Consulting Group Ltd.

## Part 6 Appendix

**Figure 1 – Location Map**

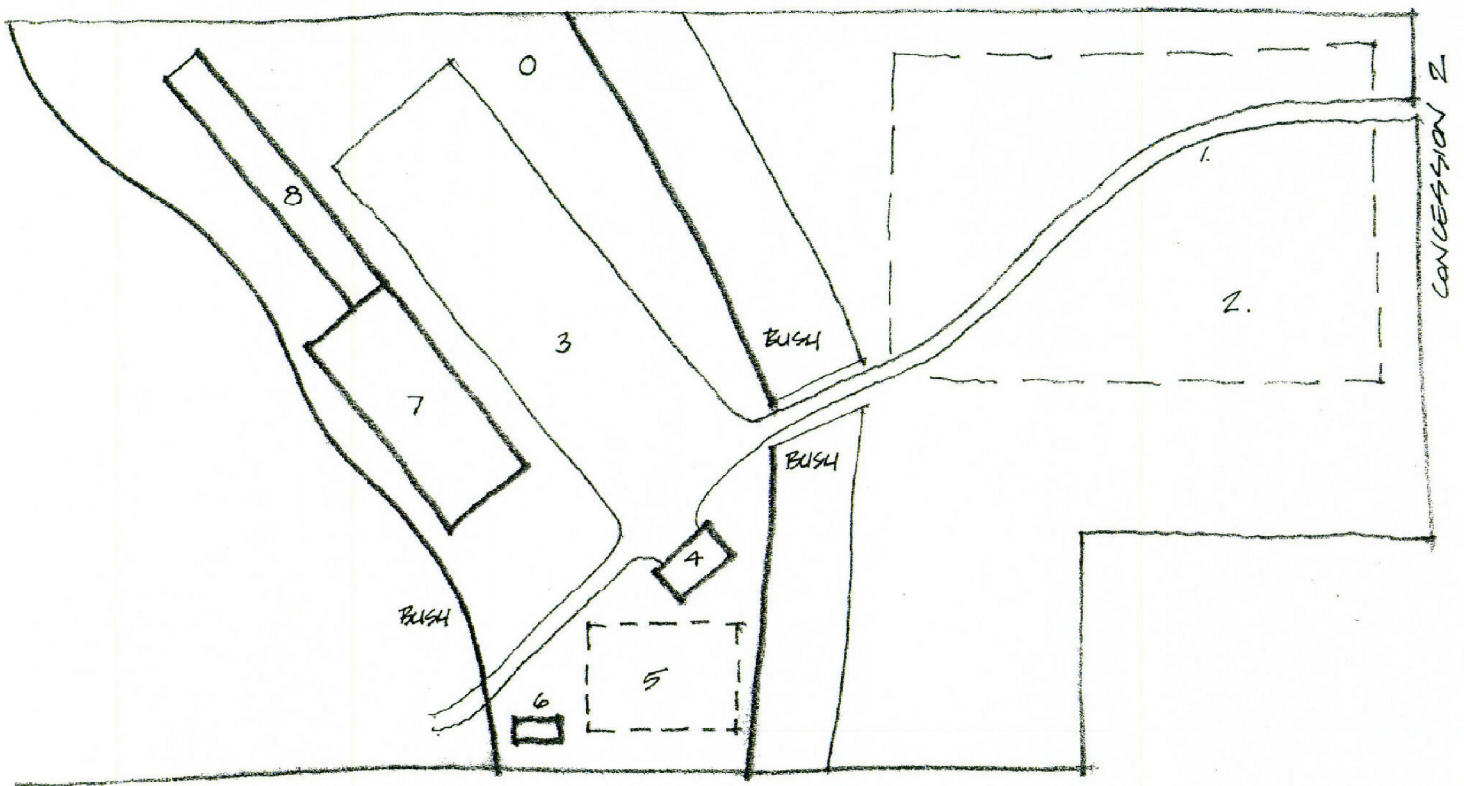
# FIGURE 1 LOCATION PLAN LOT 13, CON. 2 EGR, (GLENELG) MUNICIPALITY OF WEST GREY



Subject Lands

**Figure 2 – Concept Plan by Ferguson Ferguson**

FIGURE 2  
SITE PLAN CONCEPT



- |   |   |
|---|---|
| 1. Access laneway<br>6m wide, 400m long                       | 5. Storm water pond<br>36 x 48 1,700 m <sup>2</sup>       |
| 2. Sewage treatment field<br>180 x 280m 50,000 m <sup>2</sup> | 6. Manager's residence<br>7.5 x 15 m 110 m <sup>2</sup>   |
| 3. Parking, 200 spaces<br>55 x 150m 8,250 m <sup>2</sup>      | 7. Centre, 1-2 floors<br>37 x 80 m 3,000 m <sup>2</sup>   |
| 4. Utility building<br>12 x 24m 290 m <sup>2</sup>            | 8. Dormitory, 2-3 floors<br>15 x 100 1,500 m <sup>2</sup> |

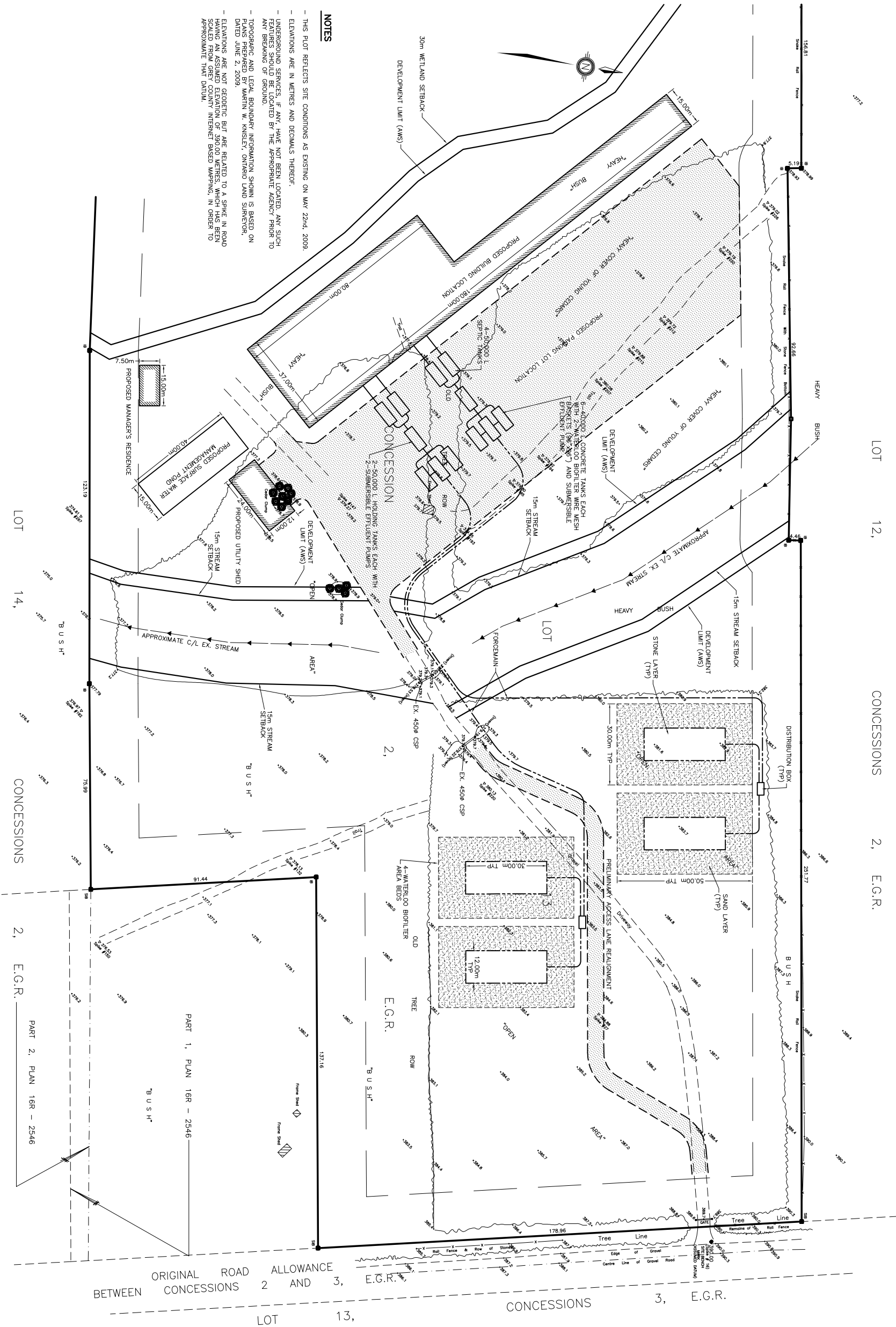
**SITE PLAN CONCEPT**  
TO CENTRE nts SPC2

FERGUSON FERGUSON ARCHITECT NORTH# K712 20 Apr 2009 NA



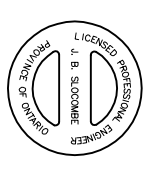
**Figure 3 –Servicing Plan by Gamsby and Mannerow**

NOTES :  
THE SEWAGE SYSTEM DESIGN IS CONCEPTUAL AND IS FOR PLANNING PURPOSES ONLY.



#### NOTES

- THIS PLOT REFLECTS SITE CONDITIONS AS EXISTING ON MAY 22nd, 2009.
- ELEVATIONS ARE IN METRES AND DECIMALS THEREOF.
- UNDERGROUND SERVICES, IF ANY, HAVE NOT BEEN LOCATED. ANY SUCH FEATURES SHOULD BE LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY BREAKING OF GROUND.
- TOPOGRAPHIC AND LEGAL BOUNDARY INFORMATION SHOWN IS BASED ON DATED JUNE 2, 2009.
- ELEVATIONS ARE NOT GEODETIC BUT ARE RELATED TO A SPIKE IN ROAD HAVING AN ASSUMED ELEVATION OF 390.00 METRES, WHICH HAS BEEN SCALED FROM GREY COUNTY INTERNET BASED MAPPING, IN ORDER TO APPROXIMATE THAT DATUM.



| NO. | DATE     | REVISION DESCRIPTION  | I.E.E. |
|-----|----------|-----------------------|--------|
| 1   | 11/24/08 | FOR PLANNING PURPOSES | I.E.E. |



RETREAT CENTRE

EASTWEST EXCHANGE INC.

MUNICIPALITY OF WEST GREY

SITE SERVICING PLAN

|               |               |               |               |
|---------------|---------------|---------------|---------------|
| DRAWN BY :    | APPROVED BY : | PROJECT NO. : | DRAWING NO. : |
| E.L.T.        | J.B.S.        | C-7274        |               |
| DESIGNED BY : | DATE :        | SCALE :       |               |
| I.E.E.        | OCT 8/09      | 1:750         | 1             |

**Figure 4 – Natural Heritage Setbacks by AWS**



**LEGEND:**

**30m SETBACK FROM RIPARIAN ZONE/WETLAND HABITAT (VEGETATION COMMUNITY No. 6)**

**15m SETBACK FROM INTERMITTENT STREAM COURSE (LESS EXISTING LANEWAY ENTRANCE CROSSING AREA)**

**DELINEATION OF DEVELOPMENT LANDS**

**SCALE:** **T2000**

## SOURCE: ONTARIO BASE MAPS



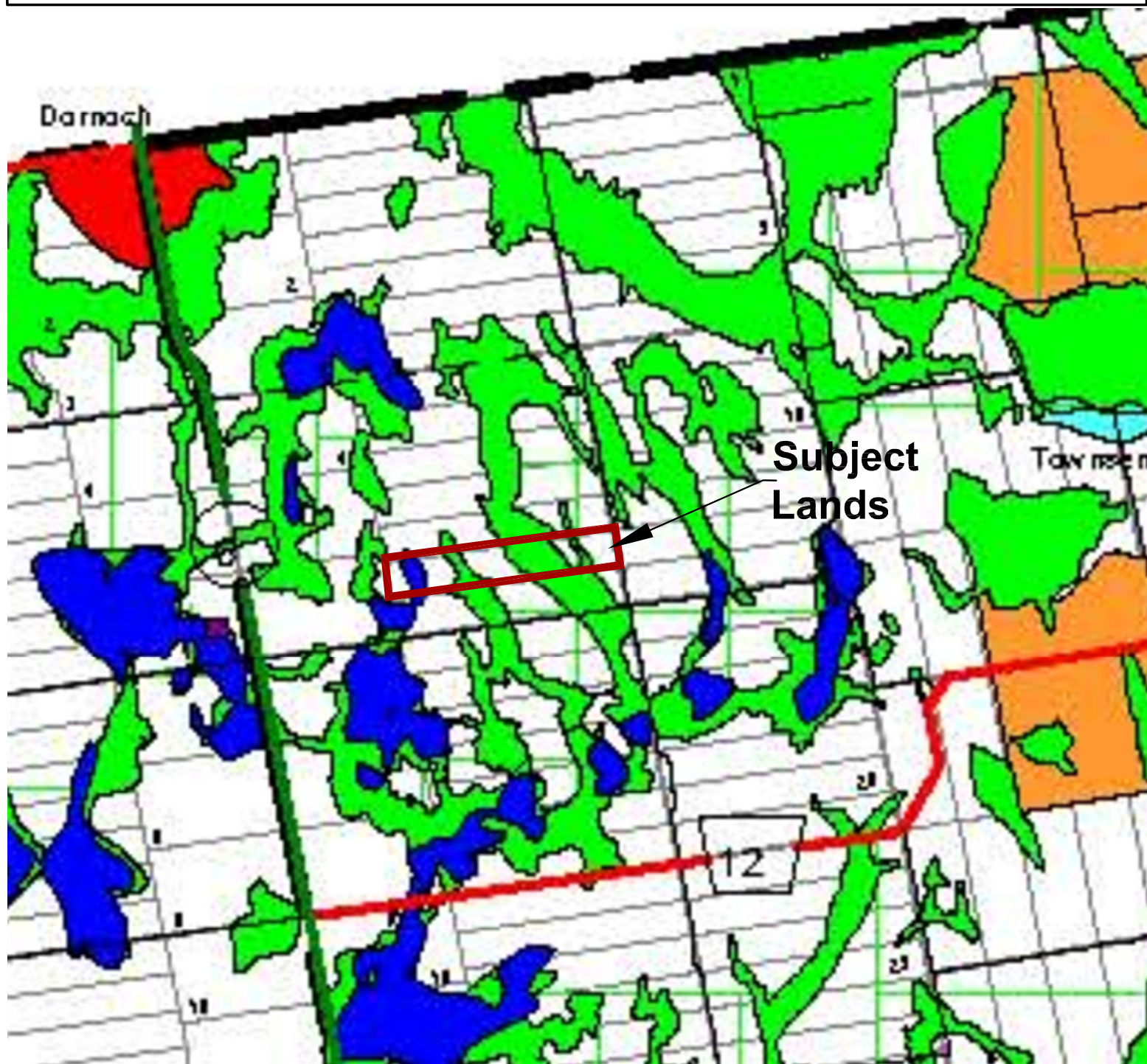
**AQUATIC AND WILDLIFE SERVICES**  
Environmental Consulting & Resource Management  
242894, P.R. # 1, Shallow Lake, Ontario, N0H 2K0  
Phone: 519-372-1360, Fax: 519-372-1394, Email: [amr@aqwilsdp.com](mailto:amr@aqwilsdp.com)

**FIGURE NO. 10: NATURAL HERITAGE SETBACKS**  
**EAST WEST EXCHANGE INC.**  
**PART OF LOT 13, CONCESSION 2 EGR**  
 (Formerly Glenelg Township)  
**COUNTY OF GREY**

**Figure 5 – County of Grey Official Plan**



FIGURE 5  
EXISTING LAND USE DESIGNATIONS  
SCHEDULE A, LAND USE DESIGNATIONS MAP 3  
COUNTY OF GREY

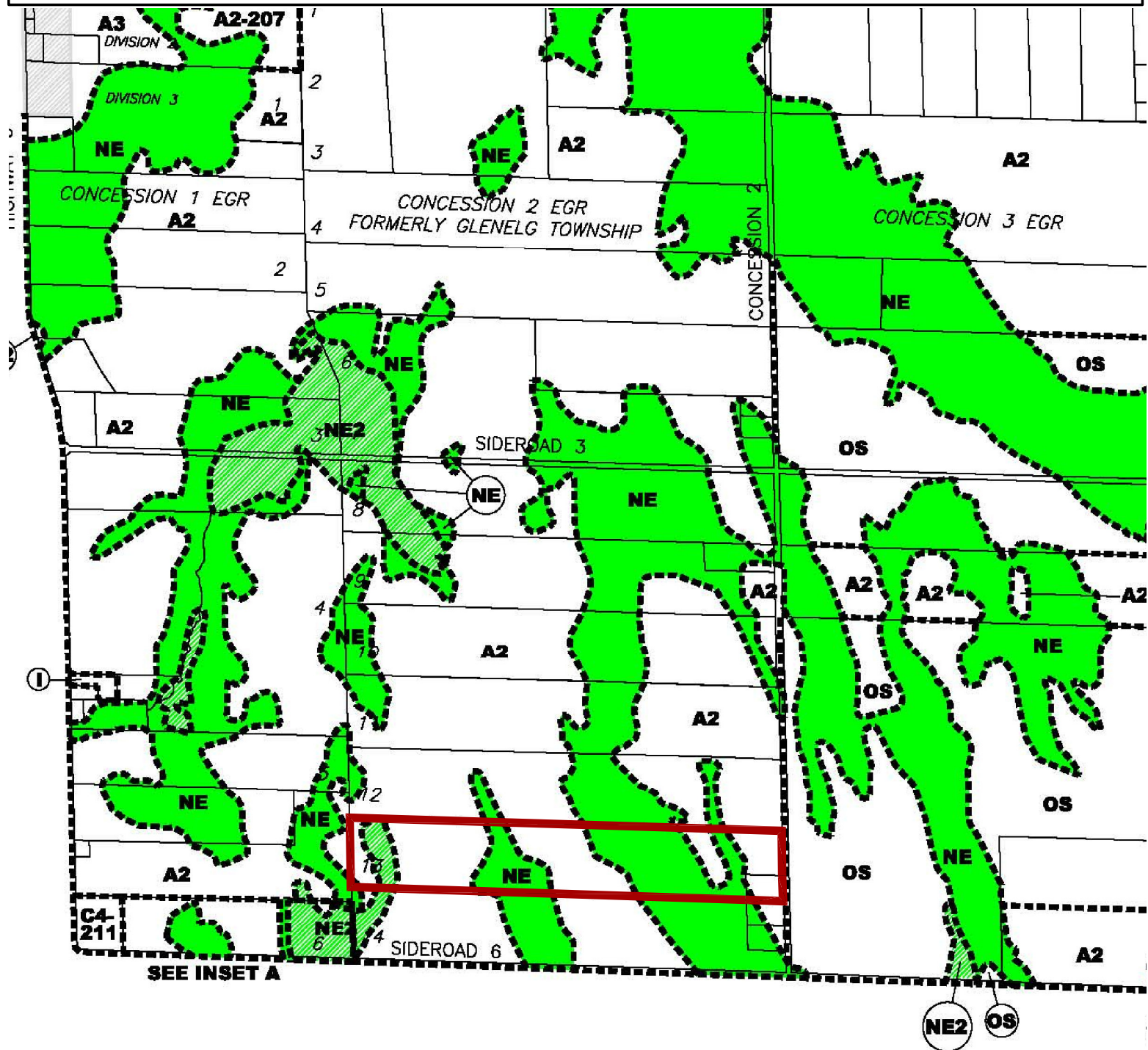


- Subject Lands
- Rural
- Hazard Lands
- Wetlands

**Figure 6 – Municipality of West Grey Zoning**



**FIGURE 6**  
**EXISTING ZONING**  
**SCHEDULE 4, BY-LAW 34-2006**  
 (CONSOLIDATED JULY 2008)  
**MUNICIPALITY OF WEST GREY**



— Subject Lands

A2 -Rural Zone  
 NE -Natural Environment Zone  
 NE2 -Natural Environment 2 Zone