

**ORO RIDGE CORP.
(PARADISE SPRINGS)**

**COUNCIL PRESENTATION
Monday, January 14th, 2013**

SUBJECT PROPERTY:

Part of Lot 9, Concession 14,
Formerly Osprey Township,
63 acres
Townline between Town of the Blue Mountains
And Municipality of Grey Highlands

PROPOSAL:

Water Loading Facility
Requires Official Plan Amendment and Zoning By-law Amendment

RECENT HISTORY:

- Met with staff – Dan Best, CAO and Kristine Loft, Planner of Municipality of Grey Highlands and Sara Morrison, Planner, County of Grey in spring 2012
- Meeting was to introduce new owner, Mr. Anthony Agueci
- All past taxes and other fees have been paid and brought up to date
- We discussed reactivating the previous file by Paradise Springs
- We received direction from the Municipality and County in June 2012 that we could reactivate existing files subject to providing up to date reports and addendums to reports

HISTORY OF PAST FILE – PARADISE SPRINGS:

- This file was for a water loading facility for the transport of water from a Permit to Take Water for 112,320 litres per day, 3 round truck trips per day
- Complete submission was made

- Public meetings were held and the last Municipal Planning Report dated September 15, 2008 had supported the application subject to a list of conditions that the applicant had to meet, eg., Site Plan schedules, structural review of buildings, etc.
- The only outstanding issue was the negotiation of an acceptable Development Agreement between the Municipality and the applicant
- This was mainly dealing with the haul routes and the required upgrades to the route
- After November 2008 the applicants were unable to continue due to financial issues
- The haul route issue was never resolved
- The property eventually went into receivership
- The Municipality did not proceed with the Official Plan Amendment and Zoning By-law Amendment
- The County did not proceed with their Official Plan Amendment as they were requesting that the Municipality deal with the application first

PROPOSAL NOW BEFORE THE MUNICIPALITY:

- Same proposal as Paradise Springs Inc. except the quantity of water to be removed from the site is reduced from 112,320 litres per day to 49,000 litres per day
- This proposal will use the existing structures on the site. No new buildings are proposed
- There is a spring shelter where the water is collected and pumped to the storage building located adjacent to the Townline
- The existing storage building is approximately 12 x 17 meters (200 sq. m or 2,200 sq. ft.)
- Water is stored in this building and will be pumped to tanker trucks
- Loading area and gravel parking lot is already in place

- Based on the proposal of a removal of water at a maximum of 49,000 litres per day there will be an average of 1.225 trucks per day (1 return trip) based on a truck 40,000 litres size (large truck)
- Haul route
- Product will generally be sold to the Greater Toronto Region
- East on Osprey/Town of the Blue Mountains Townline
- South along Township Road #45
- East along Concession 12B to Grey County Road #2
- We have prepared a Traffic Review Update from C.C. Tatham & Associates which supplements previous reports by C.C. Tatham & Associates which conclude this route can be used, however recommend that the speed limit on the Townline and Sideroad #45 be reduced to 60 km/hr., visibility along the road be improved by the removal or trimming of overgrown trees and signs be posted at the site entrance to alert motorists
- Employees consist of truck driver(s) and one onsite employee to monitor springs and loading of water
- Tanker Trucks (large) – 40,000 litres up to 44,000 litres to be used

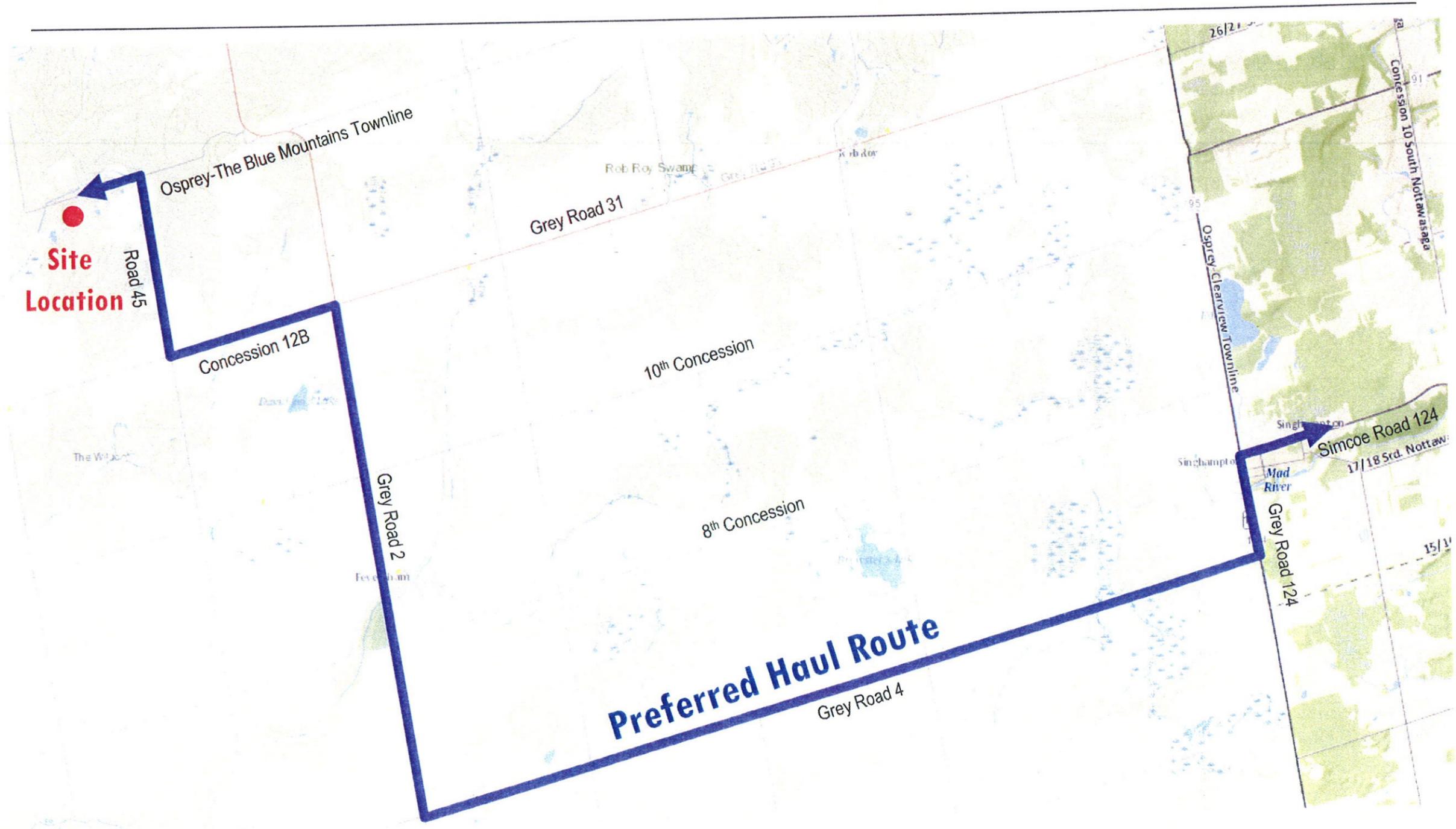
WHY DID WE APPLY FOR 49,000 LITRES PER DAY?

- Any water taking below 49,000 litres per day does not require a Permit To Take Water from the Ministry of the Environment
- We have prepared a Water Taking Assessment prepared by Azimuth Environmental that supplements the previous study done by Gartner Lee
- The study concluded that the extraction will be less than 5% of the instantaneous flow of springs on site
- This site did have a Permit To Take Water for 112,300 litres per day from the Ministry of the Environment however this permit has lapsed (valid for two year intervals only)
- We wish to establish the business and gain monitoring information on water taking should we wish to apply in the future for a Permit To Take Water from the Ministry of the Environment

- We want to begin small and prove the business to Council and the Community
- An important aspect that requires resolution is a satisfactory Development Agreement between the applicant and the Municipality especially in regards to the haul route for the transportation of the water

REQUEST:

- Proceed with the scheduling of a joint Public Meeting for the Local Official Plan, County Official Plan and Zoning By-law Amendment
- Proceed after the Public Meeting for the above applications with the Severance application to merge the two lots

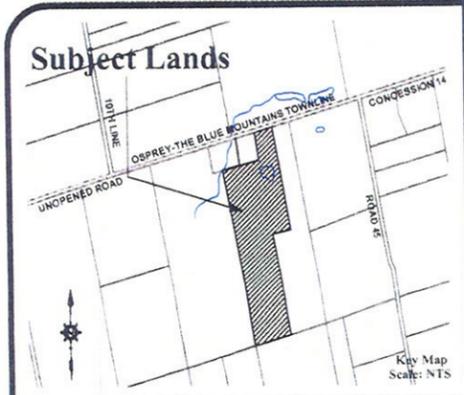
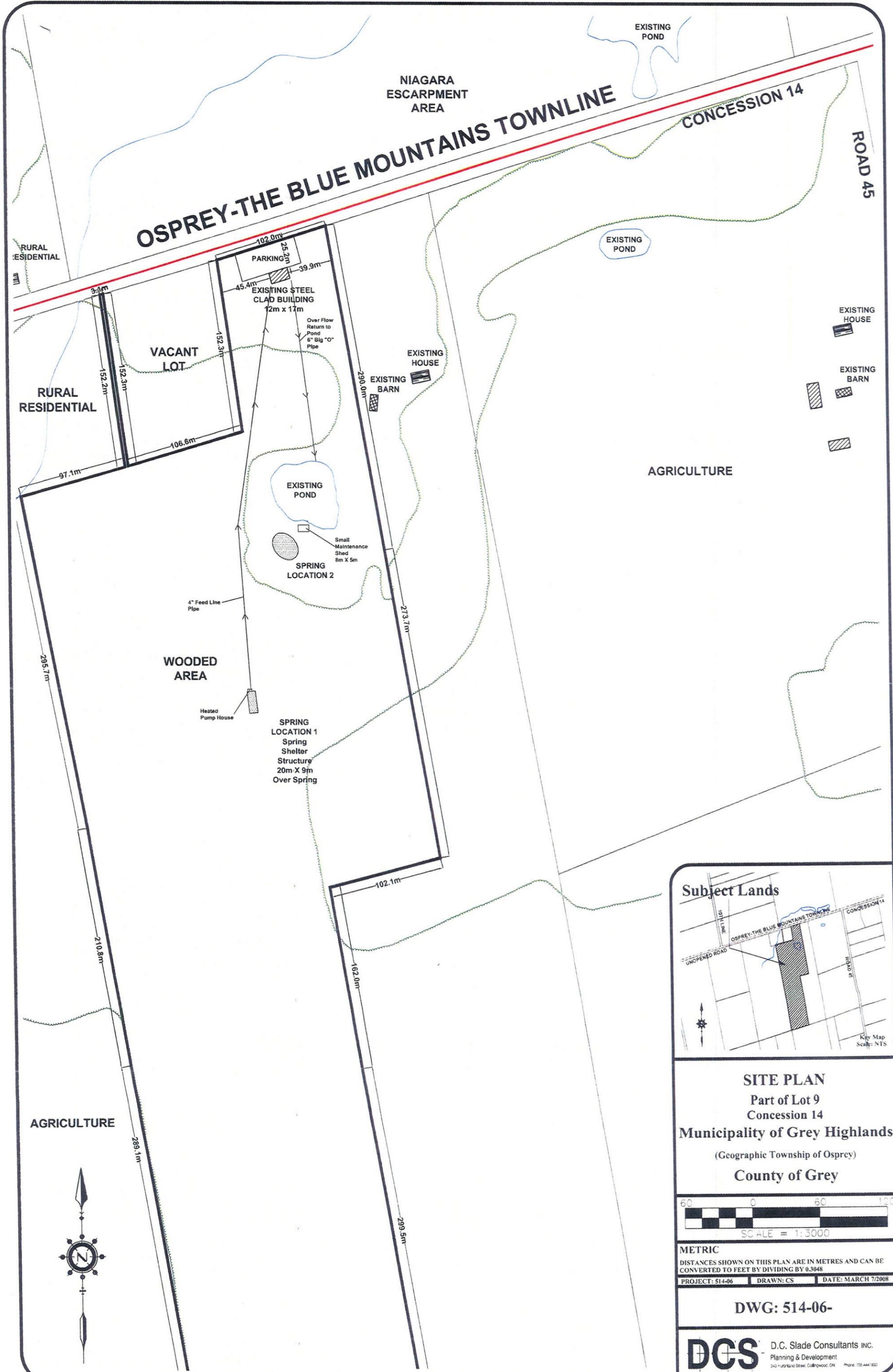


source: Simcoe Maps

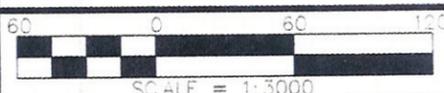


Oro Ridge Springs
Site Location & Preferred Haul Route

Figure
1



SITE PLAN
 Part of Lot 9
 Concession 14
Municipality of Grey Highlands
 (Geographic Township of Osprey)
County of Grey



METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048

PROJECT: 514-06 DRAWN: CS DATE: MARCH 7/2008

DWG: 514-06-

DCS D.C. Slade Consultants INC.
 Planning & Development
243 Hurontario Street, Collingwood, ON Phone: 709.444.1830









