



December 7, 2009

BY EMAIL

Mr. Scott Taylor
County of Grey
595 9th Avenue East
Owen Sound, Ontario
N4K 3E3

Dear Scott:

Re: East West Exchange
Our File: EAS 08276

We have now had an opportunity to review your email of today's date, and have confirmed that there are no barns within the immediate vicinity. The area is generally tree covered.

We have also had a chance to review the Provincial Policy Statement 2005 as it relates to Section 1.1.4 entitled Rural Areas in Municipalities. The PPS provides for the following:

1.1.4 Rural Areas in Municipalities

1.1.4.1 In *rural areas* located in municipalities:

- a. permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses;

The proposed use for a retreat centre would be considered a resource based recreational activity centre. The intent of the retreat centre is to draw on local and international groups providing for family-oriented gatherings. 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.

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.

- b. 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*;

The proposed form of servicing is private services. There are no other perceived infrastructure issues.

- c. new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*;

There are no livestock facilities in the immediate area. The surrounding lands are heavily tree covered.

- d. development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted;

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. The use would provide some, yet likely limited ancillary economic benefits.

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

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.

There are no other perceived issues with rural service levels.

- e. locally-important agricultural and resource areas should be designated and protected by directing non-related development to areas where it will not constrain these uses;

The lands are designated Rural, and as such are not considered prime agricultural lands. The subject lands as well as the adjacent lands are all heavily tree covered, with no open agricultural fields or grazing lands.

- f. opportunities should be retained to locate new or expanding land uses that require separation from other uses; and

There are no perceived separation distances required, however, the new facility will be built with a significant setback from the road, and in fact the septic bed will be located closer to the road, which will be a green space.

- g. recreational, tourism and other economic opportunities should be promoted.

The retreat 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 which will include outdoor amenity space, walking and hiking and lessons on nature.

Based on the above review, and in conjunction with the Planning Report dated December 2009, it is our opinion that the proposal is consistent with the Provincial Policy Statement.

We trust the above is satisfactory, should you have any further questions, please do not hesitate to contact our offices.

Yours truly,

THE JONES CONSULTING GROUP LTD.



Kristine Loft MCIP RPP
Branch Planning Manager