

Attachment 1



MEAFORD HIGHLANDS RESORT

Attachment 2

AREA CONTEXT PHOTOS



AREA CONTEXT PHOTOS



AREA CONTEXT PHOTOS



AREA CONTEXT PHOTOS



Attachment 3



Scale 1:50,000



AIR PHOTOGRAPH
LOTS 9 & 10 3RD LINE
MEAFORD
COUNTY OF GREY

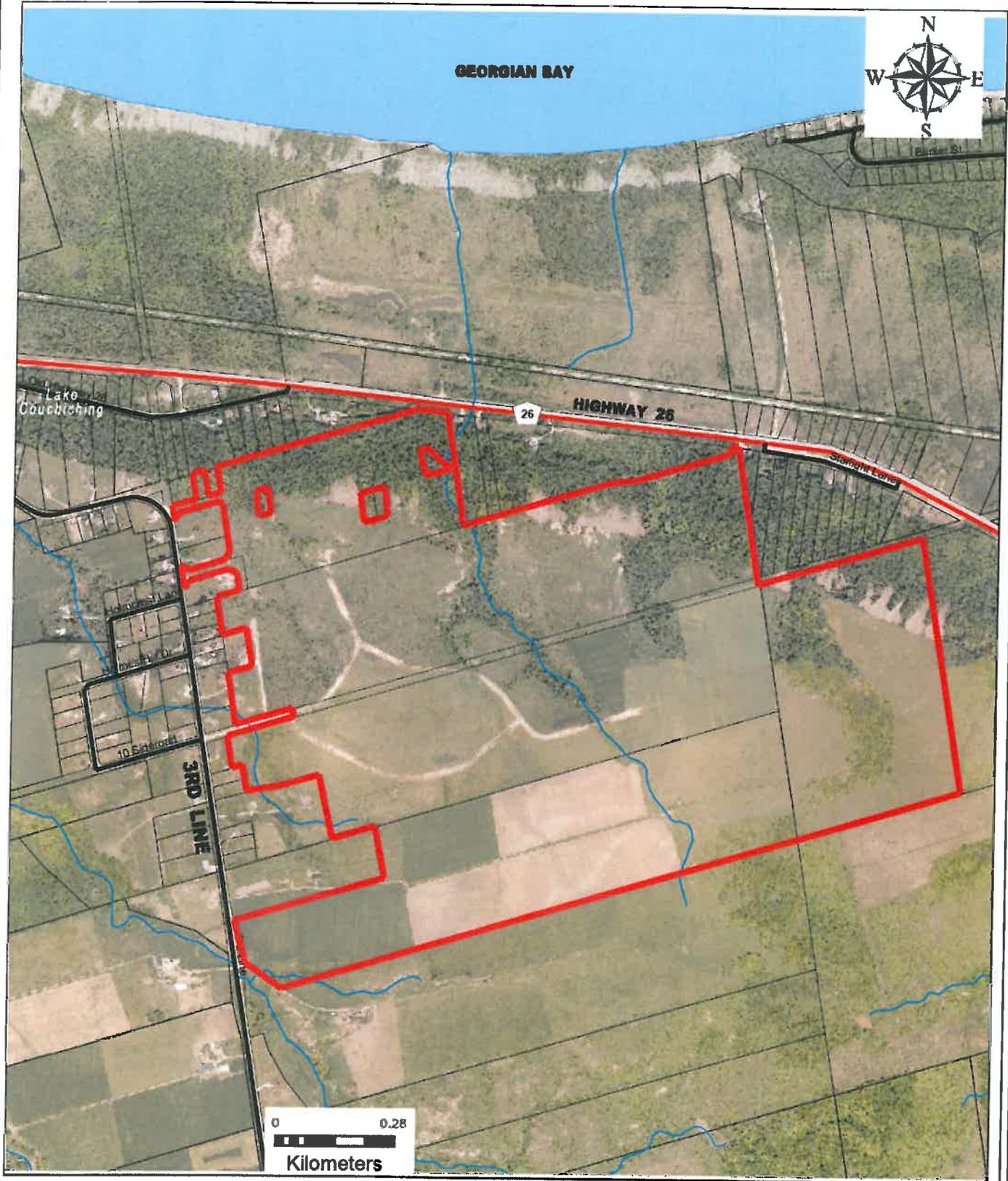
LEGEND
 **SUBJECT LANDS**

Air Photograph from Final Base Solutions Inc.
 Date of photography: 2006

 **WESTON CONSULTING GROUP INC.**

File No: 5202-1
 Date Drawn: Sep. 23, 2011
 CAD FILE: 5005-1010002/Context/FBS.dwg

Attachment 4



Attachment 5

PROPERTY PHOTOS

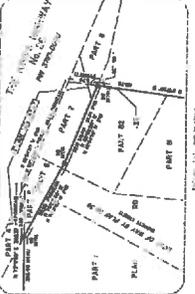


PROPERTY PHOTOS



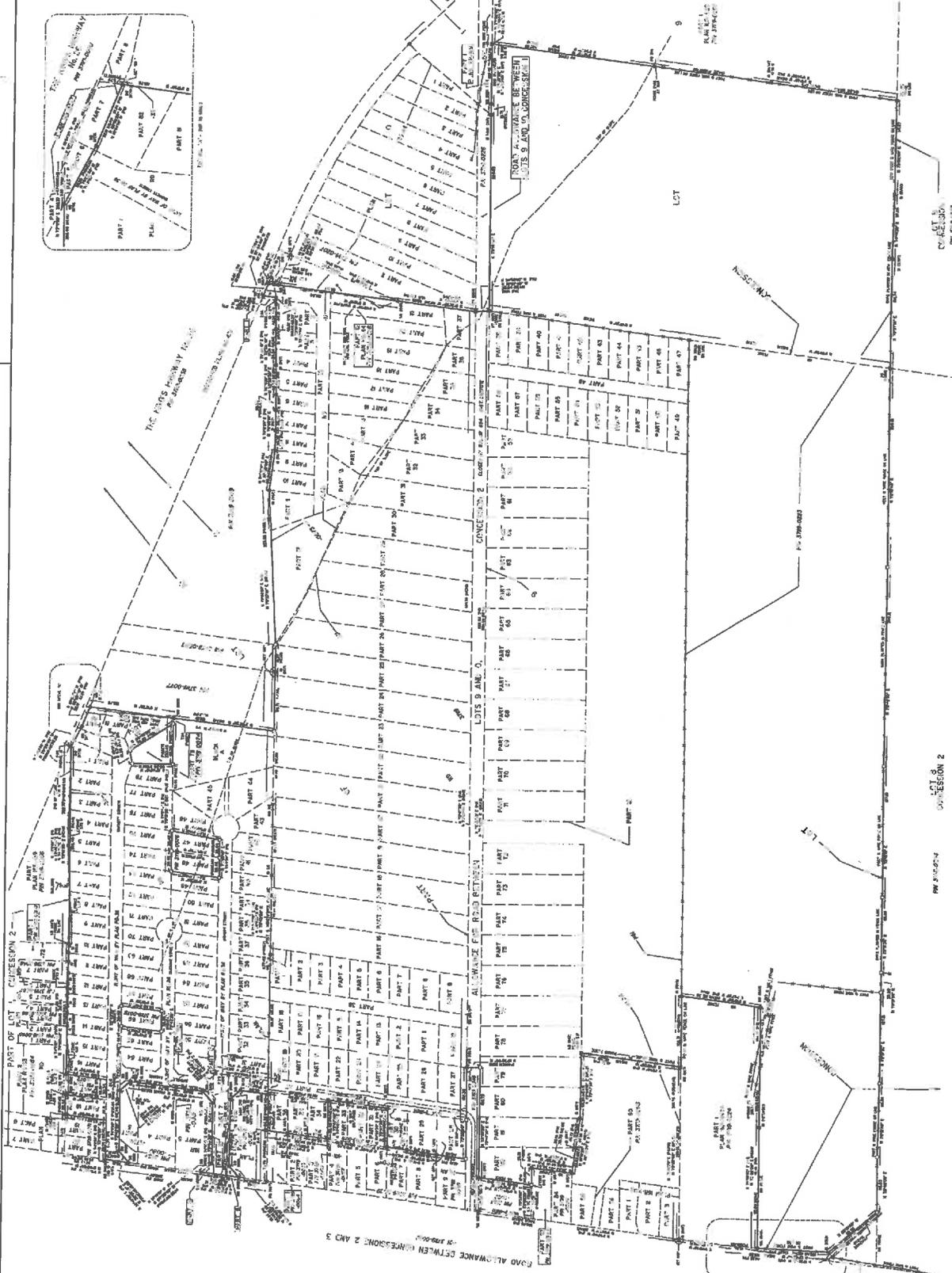
Attachment 6

PART OF LOT 9
 CONCESSION 1
 PART OF LOTS 9 AND 10
 CONCESSION 2
 PART OF THE
 ROAD ALLOWANCE BETWEEN
 LOTS 9 AND 10
 TOWNSHIP OF ST. VINCENT
 COUNTY OF GREY



METRIC MEASUREMENTS TO NEAREST 0.01m, 0.02m or 0.05m
 I.D. BARNES LIMITED
 6700 SHEPPARD AVENUE EAST
 SCARBOROUGH, ONTARIO M1S 1T5

I.D. BARNES
 SURVEYORS & ENGINEERS
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ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3



PART OF LOT 9
 CONCESSION 1
 PART OF LOTS 9 AND 10
 CONCESSION 2

I.D. BARNES
 SURVEYORS & ENGINEERS

Attachment 7



**“A HEALTHY LIFESTYLE
COMMUNITY DEDICATED
TO WELLNESS”**



**“A Healthy Lifestyle Community
Dedicated to Lifelong Wellness”**

Healthy Caring Recreation Learning

Harmony Community Sustainable



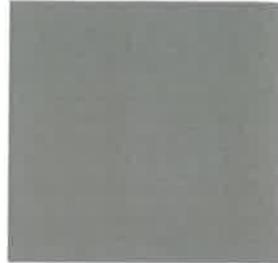
Our Vision

+ To promote harmony between a healthy lifestyle, a healthy environment and a healthy community.

- **A residential/resort community that promotes health and well-being by thoughtful planning, in harmony with the land and offers a wide range of recreational activities**
- **Preserves Meaford's unique balance between natural, cultural, historic, urban, rural and agricultural environments**
- **Respects and celebrates the rich local character and the deep roots of the community and its founding families**
- **A fully integrated development with a wide variety of resort and residential accommodations**
- **Provides numerous desired amenities to Meaford and surrounding area**
- **Incorporates certain best practices for sustainable development**
- **Provides growth to the economic strength and resilience of the Municipality**
- **Located in the heart of Southern Georgian Bay Region which is known as one of Canada's finest four-season resort areas**
- **Contributes to cultural, environmental and tourist attractions**
- **Adds to the unique and attractive mix of small settlements, farmland, country homes, woodland areas, open countryside and scenic shorelines**
- **Promotes a high quality of life and offers a very desirable place to live and visit**



- Meaford Highlands Resort will be a thoughtfully planned resort that will incorporate all the personal, social, economic and environmental benefits of recreation. It will promote physical activity, psychological well-being and healthier lifestyles for its residents and visitors
- Meaford Highlands Resort will harmonize, a healthy lifestyle, the natural heritage resources of the property, the environment and community
- Respect and caring are the fundamental values that Meaford Highlands Resort will be built on
- Contribute to the green business sector by planning for a community that fosters stewardship of the land and includes sustainable practices. All sustainable servicing alternatives, low impact development, energy conservation techniques and sustainable construction practices will be considered
- The existing flora and fauna in and around the property will be integrated and enhanced, with educational programming that will focus on the natural heritage resources and the landscape
- The Resort will recognize Meaford's pre-Confederation roots and preserve the unique balance between Meaford's natural, cultural, historic, urban, rural and agricultural environments
- Meaford Highlands Resort will be resort living with a club feel to be part of a unique community without resort pricing
- Respect and caring for our health and well-being, by offering, wellness education programming, landscape appreciation, local agriculture and diet education all in a harmonious natural environment; thereby contributing to Meaford's resource and agri-business sectors
- It is envisioned that Meaford Highlands Resort will capture the charm and romance of traditional village living, but will feature all the amenities of a modern community
- A wide variety of resort accommodation and housing types and styles, tenures and costs will be offered to meet the diverse and changing demographic nature of Meaford and Ontario
- Meaford's Highlands Resort will offer a variety of both indoor/outdoor recreational opportunities year round with the possibility of public-private partnerships to contribute to a strong tourism sector
- Recreational activities based on the abundant resources in this area including the large tracts of land and other aspects of the natural environment will be provided
- The Resort will be fully integrated within the physical location of the local community. There will be strong coordination with existing facilities to ensure Meaford Highlands Resort complements and enhances the community
- Resort and facilities will be balanced with residential and commercial components



Who Will We Appeal to?

Population Growth & Demographic Trends

- Ontario's population is expected to grow by 3.5M over the 2011 to 2031 period
- The first wave of the baby boom just turned 65 but the majority is between 47 and 55. This group will drive two distinct housing markets across Ontario
- Typical empty nesters and younger seniors with higher average disposable incomes will be consumers of adult lifestyle, recreation-oriented communities and seasonal housing/resort ownership properties
- A large portion of this group will not "age in place" but will seek housing products and communities which fit with their active lifestyle but have health related and medical resources
- The greatest housing impact is anticipated to occur over the short-to-medium term (the next 5 to 15 years)
- This demographic group and the trailing population groups, 40-46 and 47-55 are the target market for Meaford Highlands Resort
- They want to be healthy, engaged and committed to their community
- In addition to age structure the geographic distribution of this population contributes to the anticipated significant future demand for Meaford Highlands Resort
- The primary market area includes North/Central/West GTA and Kitchener/Waterloo/Guelph and total 6.5M persons in 2011 and growing by 1.64M people over the next 20 years
- Approximately 32% of the 2011 population base, or 2.1M people were between 40-74 with this segment growing by 736,000 persons
- This cohort is healthier, more affluent and more active, and is seeking a different lifestyle and ultimately a different retirement plan than any previous generation
- Advances in telecommunications technologies and increased opportunities related to telecommuting, has led to a significant growth in home employment
- All these trends position Meaford Highlands Resort as a healthy lifestyle community with all the necessary resources and activities to accommodate these trends

+

A Superior Wellness & Fitness Centre, Other Indoor Activities

- Pool , Steam Room, Jacuzzi
- State of the Art Fitness Facilities including Weight and other Exercise Rooms
- A Satellite Preventative Care Medical Clinic as part of a Medical facility located in the town centre that will include, Chiropractor, Naturopath, Physiotherapist, Nutritionists, Massage Therapists and Salon Services

On-Site Outdoor Activities

- Hiking, Walking, Mountain Biking, integrated with existing trail networks
- Outdoor Fitness Stations and Classes
- Birding, Natural History Walks, Orienteering
- Tennis
- Golf Practice Center
- Garden Patches
- Cross-Country Skiing, Snowshoeing and Ice Skating
- Star Gazing and Camp Fires

Off-Site Outdoors Activities

- Golf
- Downhill and Cross Country Skiing
- Boating and Beaches
- Hiking, Mountain Biking
- Horse Back Riding
- Fishing, Canoeing and Kayaking
- Snowmobiling

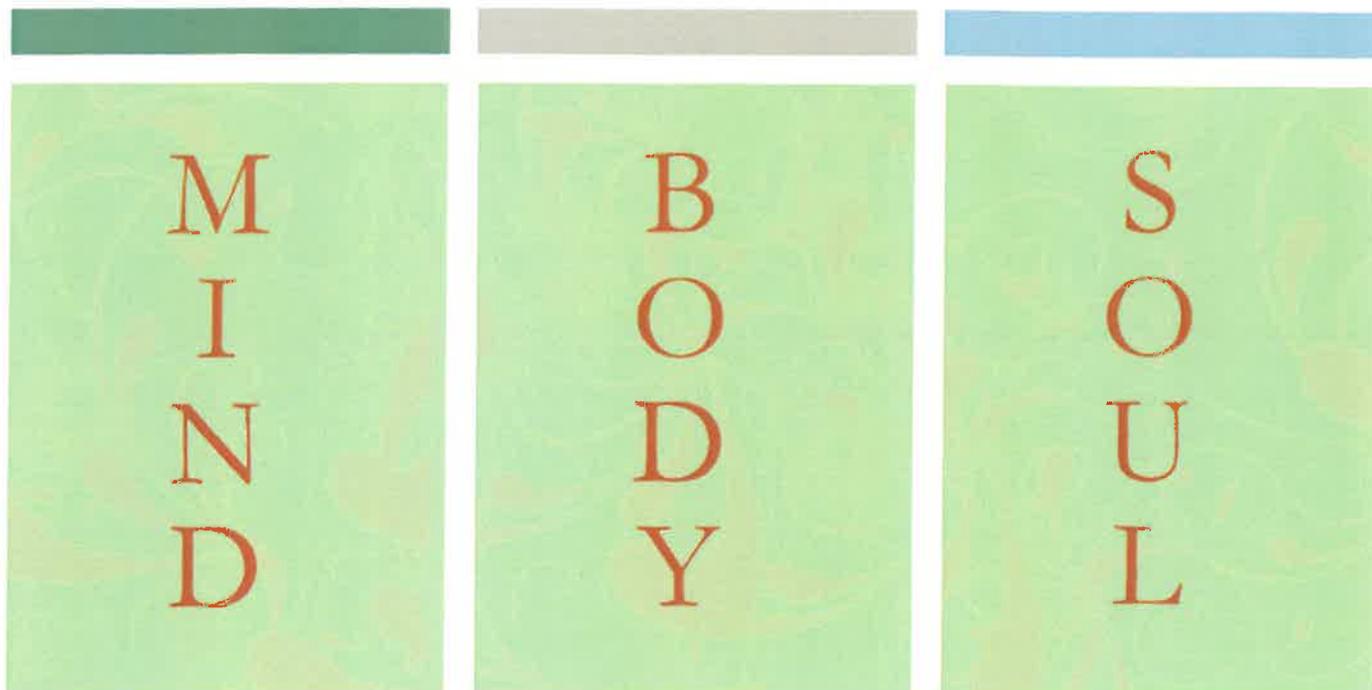
Four Seasons of Activities





Other Services & Amenities

Healthy Lifestyles - Get Educated



Mind

- Culinary Classes & Wine Tastings
- Art Workshops
- Anti-aging & Nutrition Programs

Body

- Group Fitness Classes & Lectures
- Weight Loss Programs
- Dance Classes
- Yoga & Tai Chi
- Open Air walks
- Chronic Disease Management Seminars

Soul

- Speakers & Workshops on Life Wellness & Enhancement Techniques
- Meditation
- Stress Management Programs
- Holiday Festivities



The Benefits of Beautiful Meaford



Thriving and Optimistic Community Spirit

- Has a very unique charm and has a balance between the natural, cultural, historic, tourist, urban, rural and agricultural environments
- Has stable community with timeless community values, with old fashioned notions of caring and kindness, where friends and neighbors know and support one another
- Community events & associations, non-profit groups, and safe, secure well-maintained and clean community
- High quality of life and a desirable place to live and visit



Robust Community Infrastructure

- Unique and attractive mix of small settlement areas, farmland, country homes, woodland areas, open countryside and scenic shorelines
- Schools, Community Health Network and Connections to GTA Health Network
- Dental, medical and other health specialists
- Solid Waste Management, Recycling Programs, Sanitary & Water, Hydro and Hi-Speed access



Four Seasons of Recreational Activities

- Located in one of Canada's finest four season resort areas with a multitude of Canada's finest recreational assets
- Beautiful Georgian Bay, boating, sailing, fishing, water skiing and swimming
- Rich, diverse and extensive system of trails for all seasons, including snowmobiling, cross-county skiing, snowshoeing, hiking, biking and running
- Golf courses and downhill skiing resorts

Meaford Highlands Resort & Its Benefits to the Community



- Will attract new families and tourists
- Will provide a hotel and conference centre and will help develop Meaford as a destination
- Will provide opportunities and growth for the agri-business, retail, green and tourist sectors
- Will create new jobs
- Will provide access to unique physical landforms and naturalized areas

Attachment 8

DEVELOPMENT CONCEPT
MEAFORD HIGHLANDS RESORT
 LOTS 9 & 10 3RD LINE
 MEAFORD
 COUNTY OF GREY



DEVELOPMENT STATISTICS

RESORT

Meaford Highlands Inn and Villas	16.53 ha
Spa / Retail / Aquatic & Wellness Centre	19.37 ha
Golf Course and Club House	21.57 ha
RESORT RESIDENTIAL	
Low Density Resort Residential	24.26 ha
Resort Residential	18.79 ha
Roads	40.42 ha
Environmental Area	1.76 ha
Open Space / Buffer / Trail	5.14 ha
Park	6.06 ha
Storm Water Management	163.90 ha
TOTAL SITE AREA	

ROAD LENGTH

26m ROW:	985 m
20m ROW:	3,295 m
18m ROW:	4,560 m
14m ROW:	540 m

LEGEND

- Property Boundary
- Meaford Highlands Resort and Villas
- Low Density Resort Residential (21m)
- Low Density Resort Residential (18.3m)
- Resort Residential Single Family (15.2m)
- Resort Residential Single Family (12.2m)
- Resort Residential Semi Detached (8m)
- Resort Residential Townhomes (7m)
- Resort Golf Course
- Environmental - High Constraint Area
- Source: Beacon Environmental, Nov. 2010
- Environmental - Medium Constraint Area
- Source: Beacon Environmental, Nov. 2010
- Park / Parklets
- Trail / Buffer / Buffer
- Storm Water Management

REVISION LIST

NO.	DATE	DESCRIPTION
1	2011.04.04	ISSUE FOR PERMITTING
2	2011.04.04	ISSUE FOR PERMITTING
3	2011.04.04	ISSUE FOR PERMITTING
4	2011.04.04	ISSUE FOR PERMITTING
5	2011.04.04	ISSUE FOR PERMITTING
6	2011.04.04	ISSUE FOR PERMITTING
7	2011.04.04	ISSUE FOR PERMITTING
8	2011.04.04	ISSUE FOR PERMITTING
9	2011.04.04	ISSUE FOR PERMITTING
10	2011.04.04	ISSUE FOR PERMITTING
11	2011.04.04	ISSUE FOR PERMITTING

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Project No.: 11-001-001
 Date: Nov. 27, 2011

Scale: 1:1000

Author: J.D. Barnes
 Checker: J.D. Barnes
 Date: Nov. 27, 2011

Project: MEAFORD HIGHLANDS RESORT

Sheet: C10

- NOTES**
- The concept has not been updated based on geotechnical studies, borehole data or hydrogeological information. To be confirmed by a qualified professional.
 - The development information is based on surveys completed by J.D. Barnes & Associates.
 - Concept boundaries and topographic information is based on surveys completed by J.D. Barnes & Associates.
 - The concept has not been updated with results of any field work and/or environmental analysis completed by Beacon Environmental in Spring of 2012.
 - The concept and other environmental constraints boundaries have not been confirmed.
 - Environmental Area boundaries are based on Beacon Environmental Preliminary High Constraint Areas Mapping dated November 2010 and include medium and high constraint areas.
 - Information presented by Code Engineers and others is based on the servicing information prepared by Code Engineers, dated April 2012.
 - Permits will be obtained for development on lands that fall within the Regulated Areas near O'Leary, 15100. Based on Environmental Impact Study prepared by Beacon Environmental, Nov. 2010.
 - Existing right-of-way width is assumed to be twice the distance from property line to hard surface centreline as shown on the topographic survey.
 - Areas are approximate between different land uses.



Topo information from survey by J. D. Barnes O.L.S., dated Nov 4, 2011

Attachment 9

INVENTORY OF HEALTH AND WELLNESS SERVICES - SUMMARY

Draft as of September 9, 2011

Service	Total	In the vicinity of:				
		Collingwood	Blue Mtns (Thornbury, Clarksburg)	Meaford	Owen Sound	Grey Highlands (Flesherton, Markdale)
		Number				
A Primary Care						
A1 Hospitals	4	1		1	1	1
A2 Clinics and health teams	12	4	1	(2 possible)	5	2
A3 Physicians	221	71	5	7	129	9
B Regulated Health Professions						
B1 Audiologists and speech-language	8	1			7	
B2 Chiropodists (corporations)	11	4		1	4	2
B3 Chiropractors - corporations	26	12	2	3	8	1
- individuals *	19	10	2		7	
B4 Dentists, denturists, dental hygienists - corporations	13	2	1	4	6	
- individuals *	18	2	2		13	1
B5 Massage therapists - corporations**	11	5	2		4	
- individuals *	8	2	1	1	3	1
B6 Optometrists - corporations	3				3	
- individuals *	8	2			6	
B7 Pharmacists	19	6	1	1	10	1
B8 Physiotherapists	12	5	1	1	5	
B9 Medical Laboratories	9	4		1	3	1
B10 Naturopaths	8	3	2		3	
C Other Health and Wellness Services						
C1 Alternative health and wellness	21	7	2	6	6	
C2 Spas and beauty treatments	15	7	1	1	4	2
C3 First Aid Training	5	1		1	3	
D Community organizations						
D1 Community health-related organizations		<i>(to be completed)</i>				
TOTAL- including individuals	451	149	23	28	230	21
TOTAL - excluding individuals	398	133	18	27	201	19

* It is unknown at present how many of these professionals are associated with a corporation.

** Some massage therapists, both registered and unregistered, work under corporations categorized primarily as chiropractic or alternative health and wellness.

Name	Ownership	Location	Established	Facility													Comments		
				Golf Course	Tennis Courts	Soccer Fields	Baseball Diamonds	Hockey/Skating Arenas	Curling Rinks	Gymnastics/Weights	Swimming Pool	Athletic Track and Field	Skate Board Park	Bike/BMX Park	Trails (hiking, skiing)	Ski Centres		Dance Studio	Other
Devil's Glen Country Club		Glen Huron	1965																Private club
Duntroon Highlands Golf Club		Duntroon		x															18-hole, semi-private
Euphrasia Memorial Community Centre	Muni	Rocklyn				x													
Ferns Golf Resort		Markdale		x															Future: 40-room hotel, trails
Fisher Fields	Muni	Collingwood				x													
Flesherton Areana	Muni	Flesherton						x											
Free Spirit Tours		Heathcote, Collingwood																	Canoeing, kayaking, caving, climbing, snowshoeing
Georgian Bay Secondary School	School Board	Meaford																	Full length running track. Weight room (no instruction)
Georgian Bay Club		Clarksburg		x															Private. Academy.
Georgian Bowl		Collingwood	1962																5-pin bowling, 12 lanes
Georgian Peaks Ski Club		Collingwood																	Private club
Getaway Sk8 Board Park	Muni	Owen Sound																	Skate board park
Harbourview Park	Muni	Collingwood																	
Harry Lumley Bayshore Community Centre, JD McArthur Arena	Muni	Owen Sound	1983, reno 2003																Conference and banquet rooms. Home of OS Attack
Head Over Heels Gymnastics		Collingwood																	Artistic gymnastics, trampoline, birthday parties, day camps
Heritage Park	Muni	Collingwood																	
Highland Glen Golf Club		Priceville	1999	x															Semi-private; 18-hole

Name	Ownership	Location	Established	Facility													Comments		
				Golf Course	Tennis Courts	Soccer Fields	Baseball Diamonds	Hockey/Skating Arenas	Curling Rinks	Gymnastics/Weights	Swimming Pool	Athletic Track and Field	Skate Board Park	Bike/BMX Park	Trails (hiking, skiing)	Ski Centres		Dance Studio	Other
OslerBrook Golf & Country Club		Collingwood	2005	x															Golf academy
Osprey Recreation Centre	Muni	Feversham				x													Banquet hall
Owen Sound Ball Diamonds	Muni	Owen Sound			x														Ball diamonds at 9 locations
Owen Sound Coliseum (to be demolished)	Muni	Owen Sound					x												
Owen Sound Family YMCA		Owen Sound	1877									x							Pool, conditioning centre, free weight room, gymnasium, climbing wall. Cardiac rehab exercise.
Parker Home Healthcare Wellness Studio		Owen Sound										x							Personal training, low-impact aerobics, yoga, pilates classes, sport specific training
Plunge Aquatic Centre		Collingwood											x						Indoor-outdoor pools, 4 season. In Blue Mtn Village
Princeton Shores Park	Muni	Collingwood																	
Raven Golf Club at Lora Bay		Thornbury	2006	x															Private; 18 holes; driving range; lessons; dining
Regional Recreation Centre (under construction)	Muni & YMCA	Owen Sound																	Wellness and conditioning centre (yoga, pilates, cardiac rehab, cycling, strength and cardio training equipment, 2-lane indoor track), pools, NHL-size ice pads, gymnasium
Satellites Gymnastics		Owen Sound	1977																Full facility for gymnastics, acro, cheerleading for boys and girls

Name	Ownership	Location	Established	Facility													Comments			
				Golf Course	Tennis Courts	Soccer Fields	Baseball Diamonds	Hockey/Skating Arenas	Curling Rinks	Gymnastics/Weights	Swimming Pool	Athletic Track and Field	Skate Board Park	Bike/BMX Park	Trails (hiking, skiing)	Ski Centres		Dance Studio	Other	
Scenic City Golf Course		Owen Sound	1973	x																Public golf course, 18 holes; lessons
Skate Board Park and Bike Park	Muni	Meaford									x									
Sparkle Dance Company		Collingwood																	x	Hip hop, street jazz, musical theatre. In Tag Fitness facility
SportMakers Fitness and Training Centre	Pr	Owen Sound									x									Gymnasium with resistance machines, free weights, heavy lifting weight room, exercise physiologist and personal trainers
Stone Tree Golf & Fitness Club		Meaford	1998	x								x								Public golf course, 18 holes; lessons; fitness centre; dining; meetings
Stothart Hall	Muni	Priceville																		
Sullivan Community Centre	Muni	Chatsworth																		
Sunset Point/Black Rock	Muni	Collingwood																		
Tag Fitness		Collingwood																		Volleyball
Tees Please Golf Target Range		Collingwood																		10,000 sq.ft. Strength, free-weight, aerobics, squash courts, cardio. Assoc. With Tag Health (chiropractic etc.)
Thomson Tennis School		Collingwood																		Golf practice facility only; lessons
Tomahawk Recreation Complex	Muni	Thornbury																		Tennis school
Toronto Ski Club (at Blue Mountain)		Collingwood																		Public, short course, 18 hole, free
T-Zone Vibration	Pr	Meaford	2010																	Private club
																				Vibration therapy

Name	Ownership	Location	Established	Facility													Comments			
				Golf Course	Tennis Courts	Soccer Fields	Baseball Diamonds	Hockey/Skating Arenas	Curling Rinks	Gymnastics/Weights	Swimming Pool	Athletic Track and Field	Skate Board Park	Bike/BMX Park	Trails (hiking, skiing)	Ski Centres		Dance Studio	Other	
Velocity Sports Performance & Fitness		Owen Sound																		Sports training. Fitness facility; traditional gym equipment, advanced sports performance equipment
Victoria Park Soccer Field	Muni	Owen Sound																		Soccer
William Croft Athletic Field	Muni	Meaford																		
YMCA of Simcoe Muskoka		Collingwood	1985																	Pools, gymnasium, racquetball court, conditioning centre. Classes.

SPORTS AND FITNESS STUDIOS
 Multi-purpose rooms and associated activities
 (Alphabetically by name)

Name	Location	Established	Activity						Comments
			Fitness	Yoga	Pilates	Tai chi	Martial Arts	Other	
Barton's Martial Arts	Collingwood						x		Jujitsu, judo
Beyond Limits	Meaford			x					Yoga; reflexology
Blossom Health Club for Women	Meaford	2010	x						Circuit/weight resistance equipment; infrared sauna, personal training.
Blue Crane Martial Arts	Owen Sound						x		Kickboxing, kungfu
Buddha Rider	Collingwood	2007	x	x					Yoga, cycling, wellness
Collingwood Fitness	Collingwood	2006						x	Personal training, nordic walking, gliding, gymstick
Collingwood Martial Arts Centre	Collingwood	1991					x		Martial arts for children; tai kwon do, Brazilian jiu-jitsu
Copper Blues Fitness and Tanning	Collingwood	2004	x	x	x				Yoga, pilates, fitness equipment, free weights, sauna, tanning beds
Curves	Collingwood Owen Sound		x						Women's fitness, weight resistance circuit for cardio and strength training
Georgian Triangle Karate Club	Collingwood	2004					x		Karate
Good Energy Personal Training and Nutrition	Collingwood	2007						x	Personal training, nutrition training, holistic lifestyle coach
Goodfellow's Dragon's Den	Owen Sound							x	Martial arts training, real life self defence
High Energy Low Impact Exercise	Meaford	1996	x	x					Aerobic, step, pilates
Holancin, Anna	Collingwood	2005		x	x			x	Pilates, reflexology, in-home. Also at Scandinave Spa and Copper Blue Fitness
Mantra Yoga Studio	Thornbury			x					Yoga
Meaford Karate Club	Meaford							x	Karate and kubudu

Name	Location	Established	Activity						Comments
			Fitness	Yoga	Pilates	Tai chi	Martial Arts	Other	
Mother and Daughter Fitness Place	Markdale	2004	x						Fitness centre
Nia Fitness	Owen Sound Flesherton	2003 2005						X	Fitness classes that include dancing, martial arts, healing arts
Niemann, Lesley	Collingwood	2004		x					Yoga, therapeutic massage, reflexology. Retreats; board room yoga. (Works with Dr. Irene Cop)
Owen Sound Family YMCA	Owen Sound	1877	x					x	Pool, conditioning centre, free weight room, gymnasium, climbing wall. Cardiac rehab exercise.
Parker Home Healthcare Wellness Studio	Owen Sound		x						Personal training, low-impact aerobics, yoga, pilates classes, sport specific training
Priya Yoga Centre	Owen Sound			x					
Regional Recreation Centre (under construction)	Owen Sound		x	x	x				Wellness and conditioning centre (yoga, pilates, cardiac rehab, cycling, strength and cardio training equipment, 2-lane indoor track), pools, NHL-size ice pads, gymnasium
Stone Tree Golf & Fitness Course	Meaford	1998	x						Fitness centre; golf course, dining; meetings
Tag Fitness (see also Facilities)	Collingwood		x						Includes strength training, aerobics.
Taoist Tai Chi	Collingwood Meaford Thornbury Owen Sound	1995				x			Most classes in community recreation/church centres
U Fitness	Meaford								Boot camp (Eric and Morgan Travis)
Vanessa Shaw	Meaford	2009	x						Personal trainer; 8-week spring boot camp
VON Smart Senior Fitness Class	Owen Sound	2004	x						Fitness classes for those 55+
Whispering Winds Yoga	Collingwood	1990					x		
Women's Health & Fitness Centre	Owen Sound		x						Fitness studio; lessons

Name	Location	Established	Activity						Comments	
			Fitness	Yoga	Pilates	Tai chi	Martial Arts	Other		
YMCA of Simcoe Muskoka	Collingwood	1985	x							Pools, gymnasium, racquetball court, conditioning centre. Classes.

OTHER SPORTS AND FITNESS ACTIVITIES
(Alphabetically by activity, then by name)

Name	Location	Est.	Activity	Comments
U Catch 'em Charters	Meaford		Fishing	Fishing charters
Bluewood Stables	Collingwood		Horse riding	Horseback riding and pony rides
Cedar Run Horse Park	Thornbury		Horse riding	Equestrian event facility: shows, stabling, trails. Planned: commercial/residential area, condotel
Chrysalis Ranch Equestrian Centre/B&B	Meaford		Horse riding	Horse boarding and B&B
Come By Chance Farm (for sale, still operating?)	Ravenna		Horse riding	Hunter/jumper, boarding, hacking, lessons, sales
Crosswind Stables	Markdale		Horse riding	Boarding, lessons, horse recovery
Crystalbrooke Farm	Owen Sound		Horse riding	Full service hunter/jumper stable
Equus Park & Volte Equestrian	SDR 19, Grey Highlands		Horse riding	Boarding, lessons, training, trails
Fantasy Farms (still operating?)	Meaford		Horse riding	Boarding, riding, training, clinics, trails
GRACE (Georgian Riding Association for Challenged Equestrians)	Owen Sound		Horse riding	Therapeutic riding; indoor arena
Jack Pine Equestrian	Owen Sound		Horse riding	Full service hunter/jumper and training facility
McCowan Stables Riding Academy	Heathcote		Horse riding	Horse boarding, training; riding lessons, clinics, camps
McGregor Equestrian Farms	Chatsworth		Horse riding	Full service, breeding and training of hunters and jumpers. Lessons
Melody Acres	Owen Sound		Horse riding	Equine learning centre for children at risk
Pony Express	Owen Sound		Horse riding	
Saja Riding Academy	Chatsworth		Horse riding	Riding lessons and camps; training, hoof care
Sunbridge Farm	Clarksburg		Horse riding	Boarding, training, camps, showing
Windsong Horse and Carriage	Bognor		Horse riding	Trail riding. Special events. Horse boarding.
Y Not Farms & Equestrian Centre	Meaford		Horse riding	Stable and riding facility; reining
Blue Mountain Kiteboarding	Collingwood		Kiteboarding	

Name	Location	Est.	Activity	Comments
Adventure Upwards	Meaford	1997	Rock climbing	Rock climbing instruction, high angle rescue instruction (Malen Vidler)
Blue Mountain Power and Sail Squadron	Collingwood	1969	Sailing	One of Canadian Power and Sail Squadrons. Instruction in power and sail boating safety nation wide.
Collingwood Sailing School	Collingwood	2004	Sailing	Sailing instruction.
Sail Georgian Bay	Meaford	2001	Sailing lessons	Sailing program for students
Sailing the Sound	Owen Sound		Sailing lessons	By Jan Caldwell Aquatics - see Facilities
Craigleith Sailing Centre	Craigleith		Sailing, windsurfing, kiteboarding	On private beach
Scenic Caves Nature Centre	Collingwood		Skiing, snowshoeing, caves	Cross-country skiing, snowshoeing. Zip line, tree canopy walks, caves
Nature League	Collingwood		Walking	Weekly nature walks
TOPS - Take Off Pounds Sensibly	Meaford		Weight loss	Support group for weight loss and healthy living. Weigh-in Wed.

SPORTS AND FITNESS CLUBS

(Alphabetically by activity, then by name)

Name	Location	Est.	Activity	Comments
Bluewater Curling Club	Owen Sound		Curling	
Country Classic Curling Club	Meaford		Curling	Uses Meaford Curling Club facility
Curling Club of Collingwood	Collingwood		Curling	6 sheets
Markdale Golf & Curling Club (also under golf)	Markdale	1965	Curling	
Meaford Curling Club	Meaford	1876	Curling	4 sheets; rental facilities
Grey Granite Club	Owen Sound		Curling	
Collingwood Cycling Club	Collingwood	1981	Cycling	A bicycle racing club
Georgian Triangle Anglers Association		1986	Fishing	Stocking fish on Georgian Bay, fishing derbys
Blossom Health Club for Women	Meaford	2010	Fitness	Circuit/weight resistance equipment; infrared sauna, personal training.
Collingwood Leisure Time Club	Collingwood		Fitness, social	Leisure activities for 50+ (e.g. cards) including yoga, line dancing, tai chi
Batteaux Creek Golf Club	Nottawa		Golf	
Blue Mountain Golf & Country Club	Collingwood	1965	Golf	Semi-private. Pro shop, licensed clubhouse, lessons, practice facility
Duntroon Highlands Golf Club	Duntroon		Golf	18-hole, semi-private
Georgian Bay Club	Clarksburg		Golf	Academy
Highland Glen Golf Club	Priceville	1999	Golf	Semi-private, 18-hole
Markdale Golf & Curling Club	Markdale	1965	Golf	9 hole; licensed lounge, pro shop
Meaford Golf & Country Club	Meaford	1934	Golf	Public; 18 holes; lessons; driving range
OslerBrook Golf & Country Club	Collingwood	2005	Golf	Academy
Raven Golf Club at Lora Bay	Thornbury		Golf	Private; 18 holes; driving range; lessons; dining

Name	Location	Est.	Activity	Comments
Stone Tree Golf & Fitness Club	Owen Sound	1998	Golf	Semi-private. Also Fitness centre
Collingwood Gymnastics Club	Collingwood		Gymnastics	Children's gymnastics
Bighead River Heritage Association (Trout Hollow Trail)	Meaford		Hiking	Trails on private property on both sides of Bighead River
Bruce Trail Conservancy (formerly Association)	Beaver Valley, Owen Sound		Hiking	Beaver Valley and Sydenham chapters of 885 km trail
Georgian Cycle & Ski Trail Association (Georgian Trail)	Meaford to Collingwood	1986	Hiking, cycling, cross-country skiing	34 km recreational trail linking Meaford and Collingwood, mostly on old railway line
Grey Sauble Conservation Authority	Meaford		Hiking, cross-country skiing	Hiking trails in conservation areas at Massie, Bognor Marsh (with Bruce Trail), Hibou
Tom Thomson Trail Group	Meaford, Owen Sound	2008	Hiking, cycling, horseback riding	Non-motorized, multi-use trail between Meaford and Owen Sound
Georgian Triangle Karate Club	Collingwood	2004	Karate	
Meaford Karate Club	Meaford		Karate	Karate and kubudu
Collingwood Rowing Club	Collingwood	2003	Rowing	
Meaford Rowing Club	Meaford		Rowing	
Coyote Running Club	Meaford	1996	Running	Running and walking club
Collingwood Watts Skiff Club	Collingwood	1995	Sailing	To care for, and sail, Endurable 1 and her fleet, as flagship of Collingwood
Collingwood Yacht Club	Collingwood	1973	Sailing	Moorings, sail boat racing, winter storage
Georgian Bay Sailing Association	Thornbury	1986	Sailing	Georgian Bay Regatta; promote sailing safety
Thornbury Yacht Club	Thornbury	1982	Sailing	Association of sail and power enthusiasts.
Reef Boat Club	Meaford	1967	Sailing	Club for boating enthusiasts
Meaford Adult Skating Club	Meaford		Skating	
Alpine Ski Club	Collingwood		Skiing	
Collingwood Ski Club	Collingwood		Skiing	
Devil's Glen Country Club	Glen Huron	1965	Skiing	

Name	Location	Est.	Activity	Comments
Georgian Peaks Ski Club	Collingwood		Skiing	
Osler Bluff Ski Club	Collingwood	1949	Skiing	
Toronto Ski Club (at Blue Mountain)	Collingwood		Skiing	
Craigleith Ski (and Summer Tennis) Club	Craigleith		Skiing, tennis	
Meaford & District Ridge Runners Snowmobile Club	Meaford	1972	Snowmobiling	Recreational snowmobile club.
Meaford Amateur Soccer Association	Meaford		Soccer	
Taoist Tai Chi Society			Tai chi	International organization with chapter in Collingwood and lessons in Collingwood, Thornbury, Meaford and Owen Sound

GOLF COURSES

(Alphabetically by name)

Name	Location	Est.	Access	Course	Practice facility	Lessons	Pro Shop	Other services
Batteaux Creek Golf Club	Nottawa	2003	Semi-private	18 holes, par 72, 7003 yards	Driving range. Putting green			
Blue Mountain Golf & Country Club	Collingwood	1965	Semi-private	18 holes, par 72, 6500 yards. Hosted Ontario Junior Ladies Championship, Ontario Senior Ladies Championship and numerous Amateur Qualifying events.	Driving range and other practice areas. Available to public	x	x	Licensed clubhouse. Members can play on 34 other courses at reduced rate.
Blue Mountains Resort (Monterra)	Collingwood	1989	Public	18 holes, par 72, 6581 yards	x		x	Dining. Village at Blue Mountain. Certified by Audubon Society
Cranberry Golf Resort	Collingwood		Public	18 hole, par 72, 6556 yards	Driving range. Putting greens. Short game area.	x	x	Certified by Audubon Society
Cobble Beach	Kemble/ Owen Sound	2007	Public	18 holes, par 72, 7100 yards. Links style.		Academy *	x	Dining. Inn and spa on site.
Duntroon Highlands Golf Club	Duntroon	1986	Public	18 holes, par 71, 5597 yards	Putting green	x	x	Licensed clubhouse.
Ferns Golf Course	Markdale	Recent	Public	18 holes, par 71, 7001 yards	Driving range. Putting green			Plans for new clubhouse and 40-room hotel complex delayed.
Georgian Bay Club	Clarksburg	2004	Private	18 holes, par 71, 7223 yards. Co-host with Raven of Ford Wayne Gretzky Classic	Practice range with tees and greens. Short game area.	Academy including winter programs *	x	Dining.
Highland Glen Golf Club	Priceville	1999	Semi-private	18 holes, par 71, 6283 yards				
Markdale Golf & Curling Club	Markdale	1965	Public	9 holes, par 35, 2818 yards			x	Licensed lounge
Meaford Golf & Country Club	Meaford	1934	Public	18 holes, par 72, 6030 yards	Driving range. Putting green.	x	x	Dining
Meaford Golf & Country Club	Meaford	1934	Public	18 holes, par 72, 6030 yards	Driving range. Putting green.	x	x	Dining.

Name	Location	Est.	Access	Course	Practice facility	Lessons	Pro Shop	Other services
OslerBrook Golf & Country Club	Collingwood	2005	Private	18 holes, par 71, 7012 yards	Driving range, putting greens, short game area.	Academy building, including winter program *	x	Dining.
Raven Golf Club at Lora Bay	Thornbury	2006	Public	18 holes, par 72, 7105 yards. Host of 2007 Telus World Skins Game. Co-host 2008-10 of PGA National Tour Ford Wayne Gretzky Classic and Celebrity Pro-Am	Driving range. Putting green	x	x	Dining
Scenic City Golf Course	Owen Sound	1973	Public	18 hole, par 70, 5278 yards	Driving range. Putting greens. Short game area.	x	x	Dining
Stone Tree Golf & Fitness Club	Owen Sound	1998	Semi-private	18 holes, par 70, 6256 yards		x	x	Dining. Fitness centre. Certified Audubon Sanctuary. Event packages.
Tomahawk	Thornbury	2007	Public	18 holes, short course				No fee

* For more information on academies:

Georgian Bay Club

<http://www.georgianbayclub.com/index.cfm?ID=367>

OslerBrook

http://www.oslerbrook.com/13p_clubhouse-amp-facilities.htm; and

Cobble Beach

http://www.oslerbrook.com/15p_oslerbrook-golf-academy.htm

<http://cobblebeach.com/cobble-beach-golf-academy.html>

Attachment 10

Attachment 11



Legend

- Tom Thomson Trail
- Snowmobile Trail
- Bruce Trail
- Georgian Trail
- Trout Hollow Trail
- Grey County Trail

MEAFORD HIGHLANDS
RESORT

Attachment 12

TRAIL PLAN
WEAFORD HIGHLANDS RESORT
 LOTS 9 & 10 3RD LINE
 MEAFORD
 COUNTY OF GREY

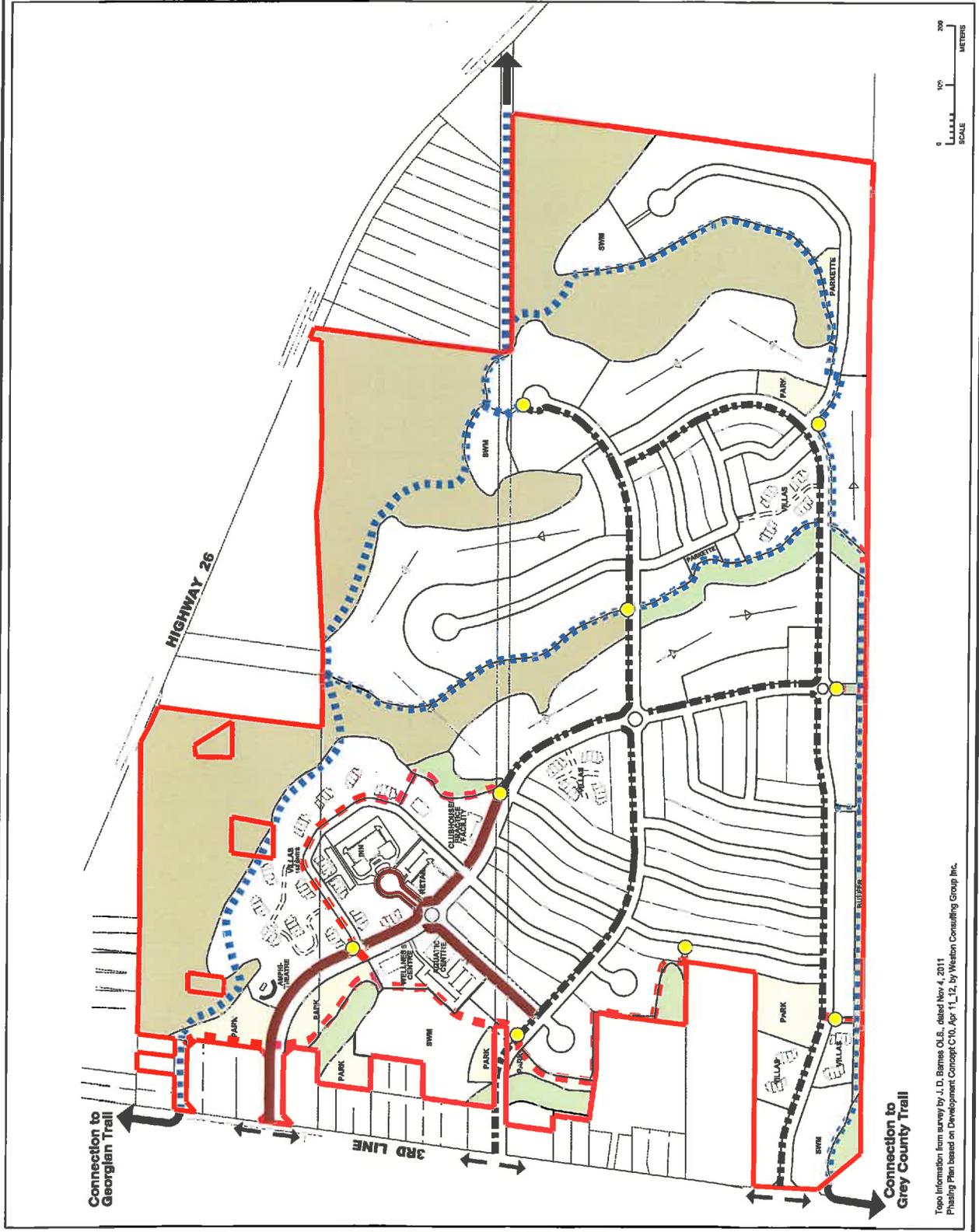
WESTON CONSULTING GROUP INC.

- LEGEND**
- Property Boundary
 - Off Road Trail
 - Connecting Trail
 - Sidewalk
 - On-Street Walking Trail
 - Trail Heads / Markers

REVISIONS LEFT

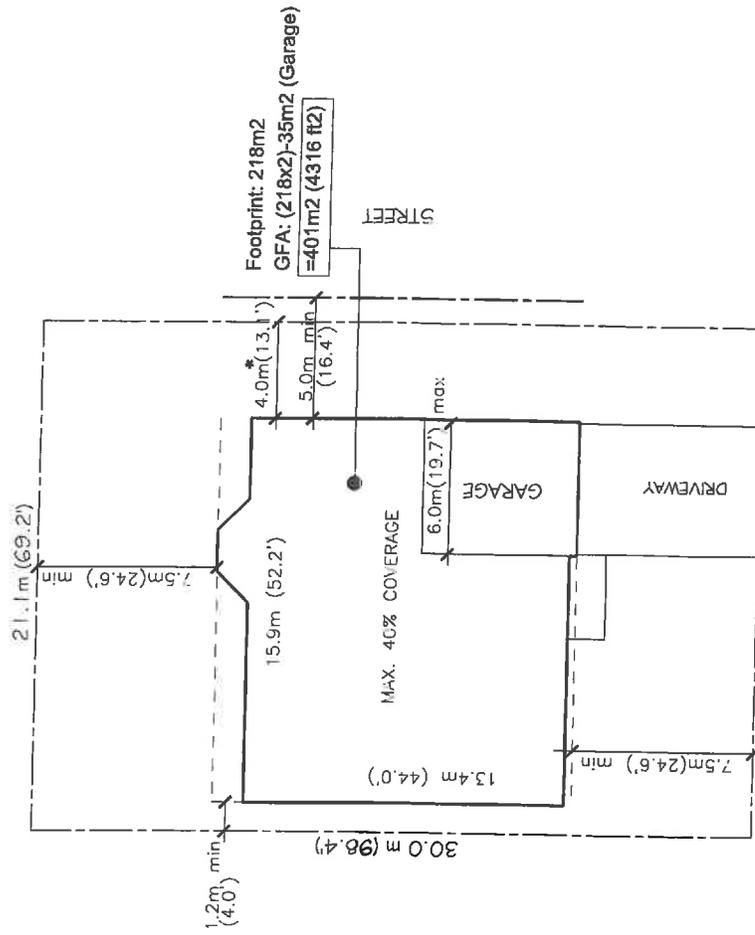
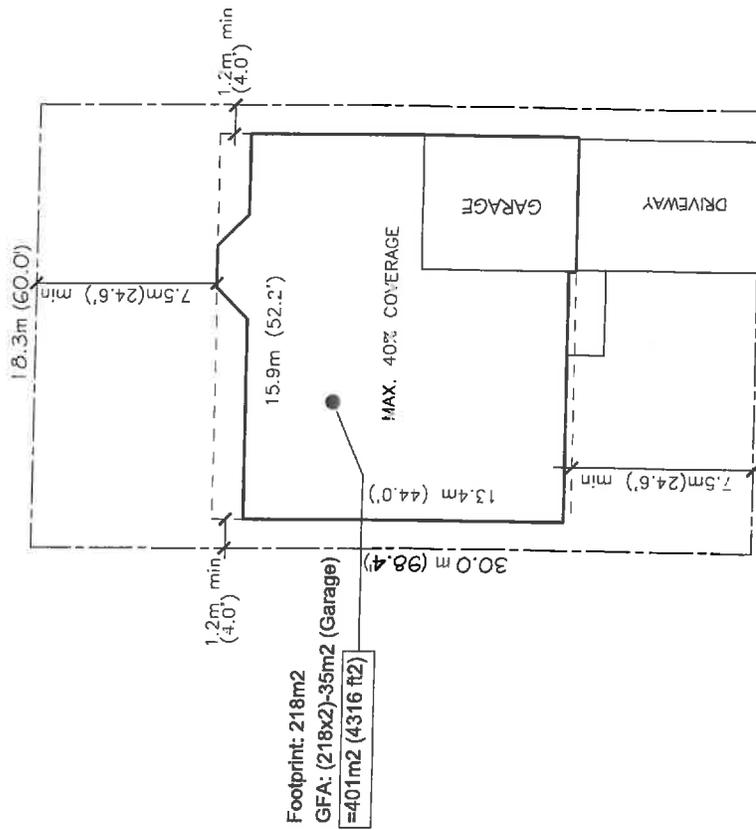
WESTON CONSULTING GROUP INC.
 1000 Lakeshore Blvd. W.
 Suite 1000
 West York, Ontario M3J 1K7
 Phone: (416) 731-1000
 Fax: (416) 731-1001
 Email: info@westonconsulting.com
 Website: www.westonconsulting.com

T1



Topo information from survey by J. D. Barnes O.L.S., dated Nov 4, 2011
 Planning Plan based on Development Concept C/R, Apr 11, 12, by Weston Consulting Group Inc.

Attachment 13



SINGLE DETACHED 18.3m (60 ft) Lot
MEAFORD HIGHLANDS
RESORT

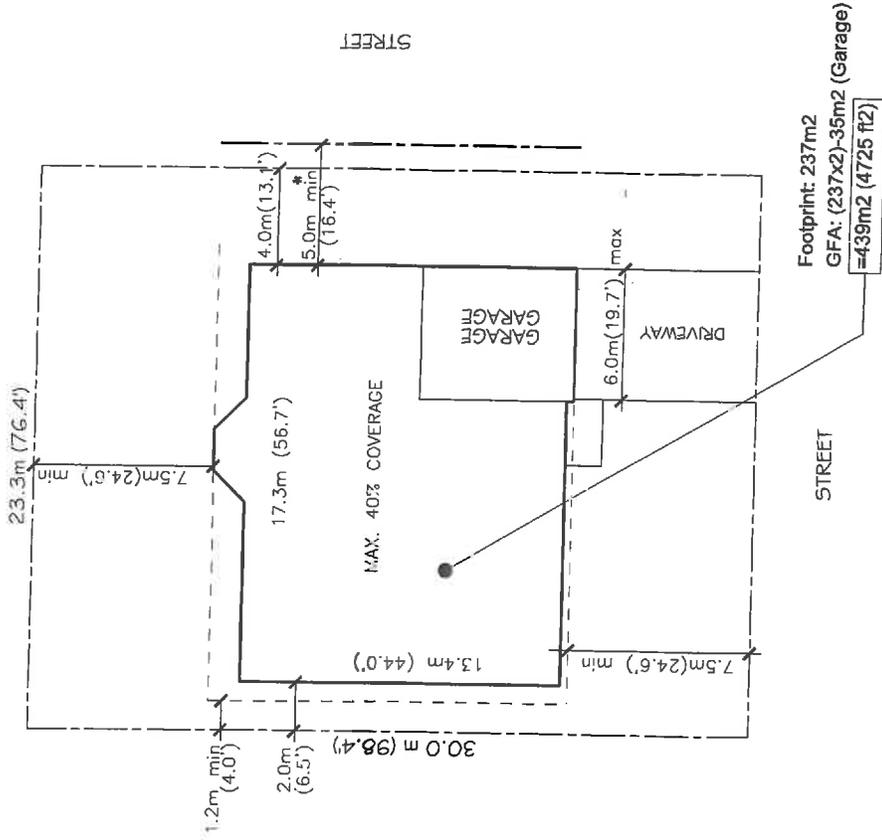
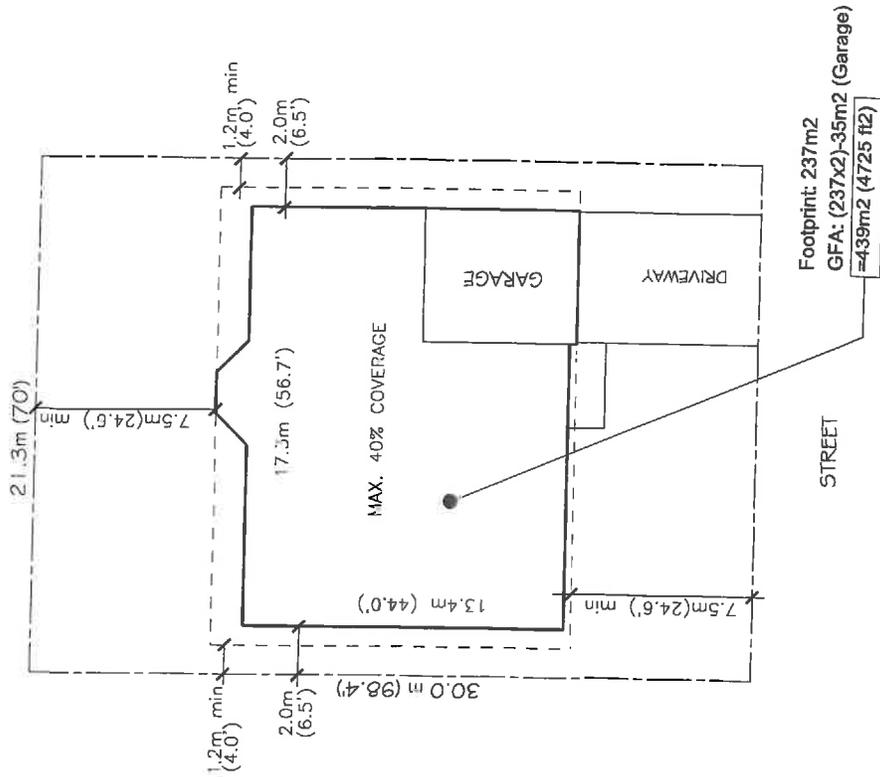
RI Zone

* By-law requires 5.0m exterior side-yard



WESTON CONSULTING
GROUP INC.

File: 5305-1/schedules/lot diagrams/lot types and yards.dgn
Date: Jan 11, 2012



RI Zone

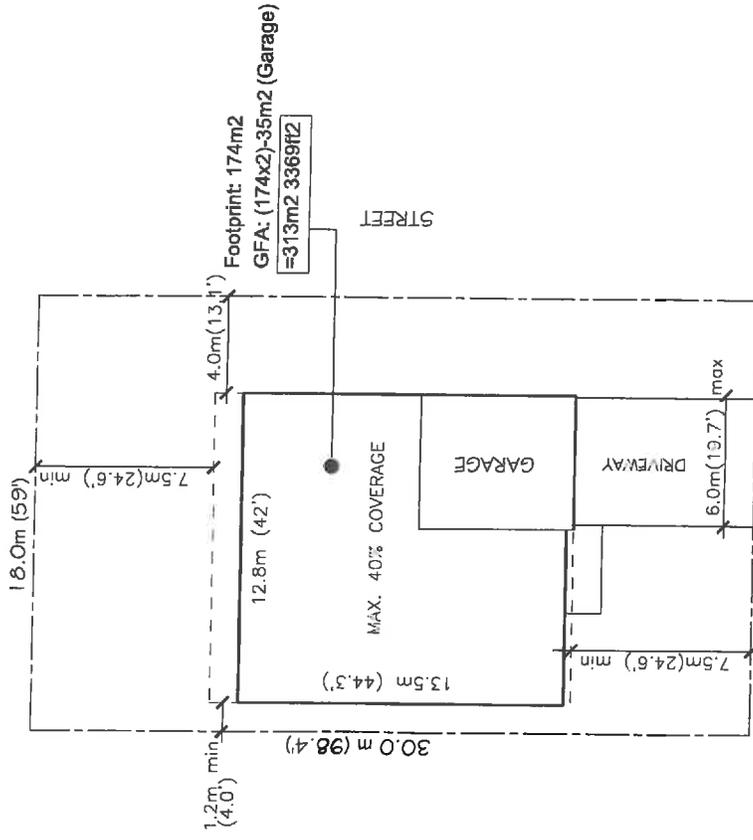
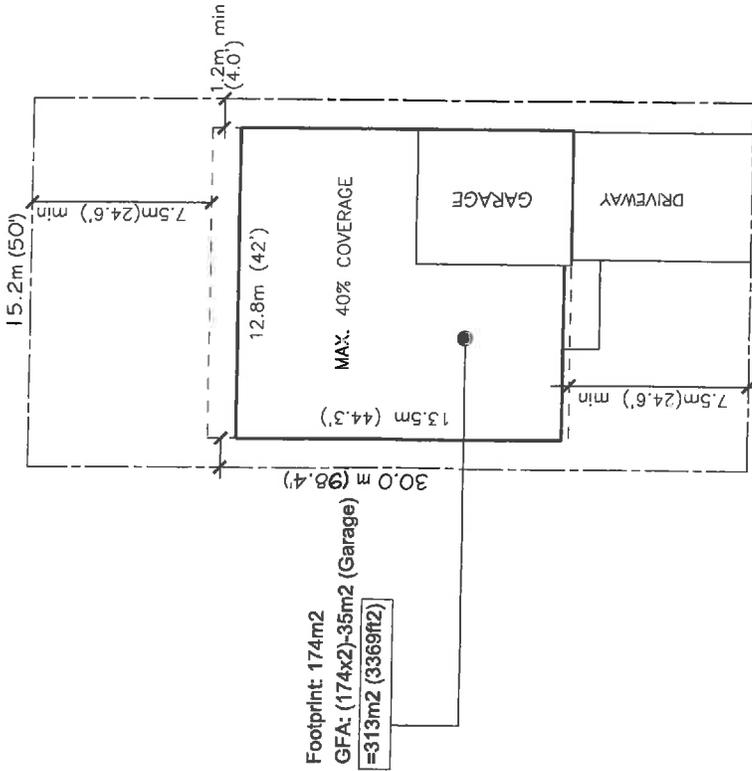
* By-law requires 5.0m exterior side-yard

SINGLE DETACHED 21.3m (70 ft) Lot
 MEAFORD HIGHLANDS
 RESORT



WESTON CONSULTING
 GROUP INC.

File: 5305-1/schedules/lot diagrams/lot types and yards.dgn
 Date: Jan 11, 2012



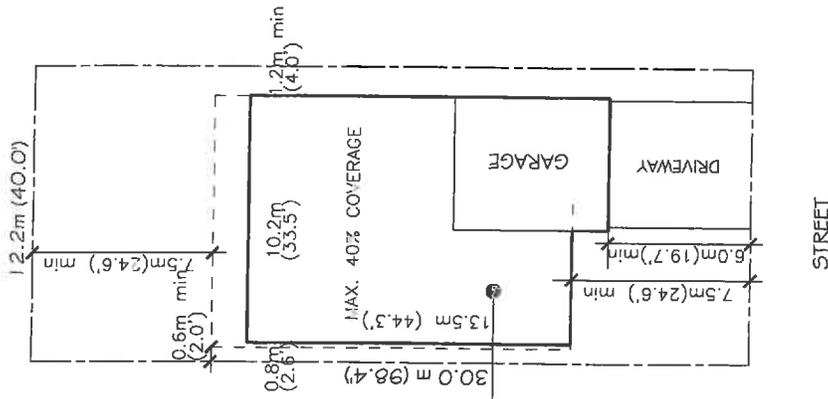
SINGLE DETACHED 15.2m (50 ft) Lot
 MEAFORD HIGHLANDS
 RESORT

R3 Zone

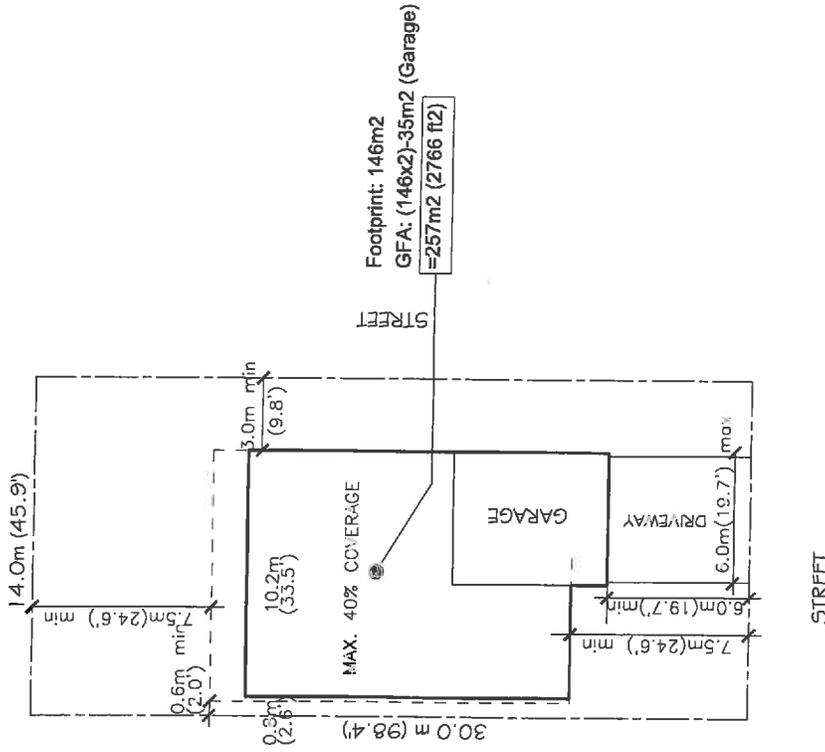


WESTON CONSULTING
 GROUP INC.

File: 5305-1/schedules/lot diagrams/lot types and yards.dgn
 Date: Jan 11, 2012



Footprint: 146m²
 GFA: (146x2)-35m² (Garage)
 =257m² (2766 ft²)



Footprint: 146m²
 GFA: (146x2)-35m² (Garage)
 =257m² (2766 ft²)

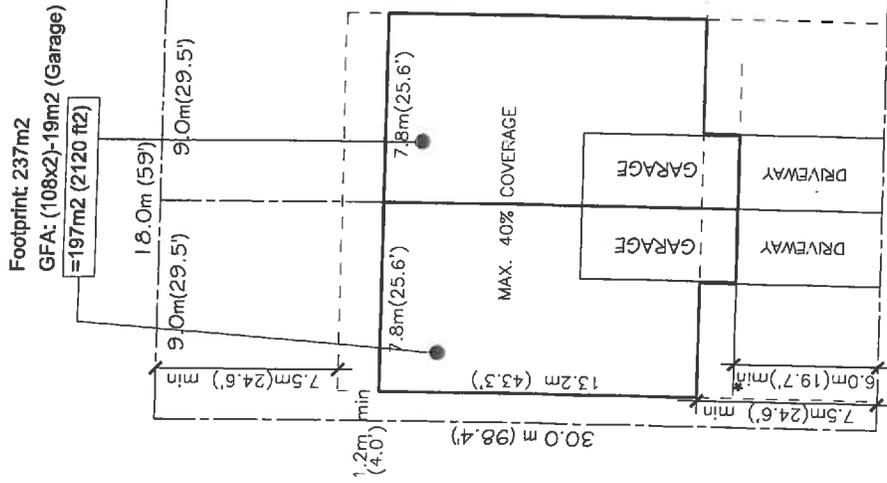
SINGLE DETACHED 12.2m (40 ft) Lot MEAFORD HIGHLANDS RESORT

R4 Zone



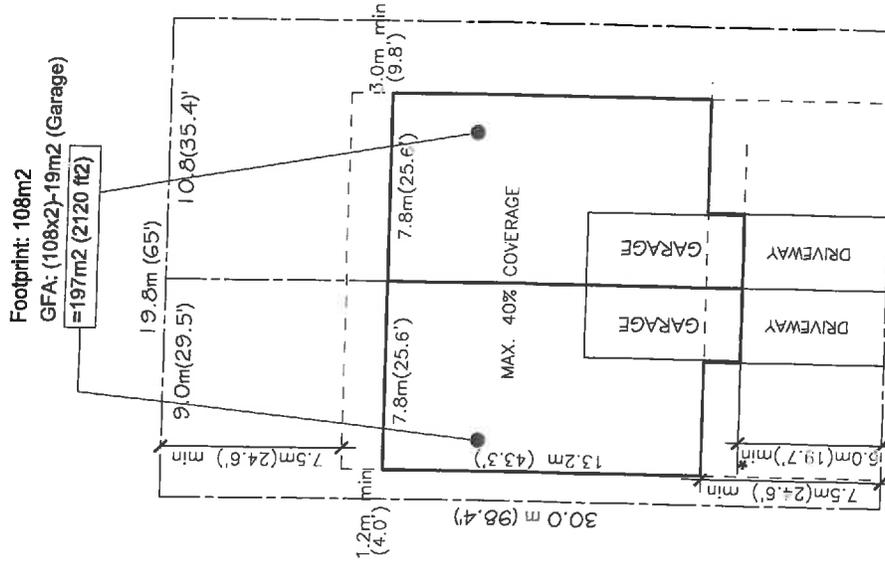
**WESTON CONSULTING
 GROUP INC.**

File: 5305-1/schedules/lot diagrams/lot types and yards.dgn
 Date: Jan 11, 2012



STREET

SEMI DETACHED 18.0m (59 ft) Lot
 MEAFORD HIGHLANDS
 RESORT



STREET

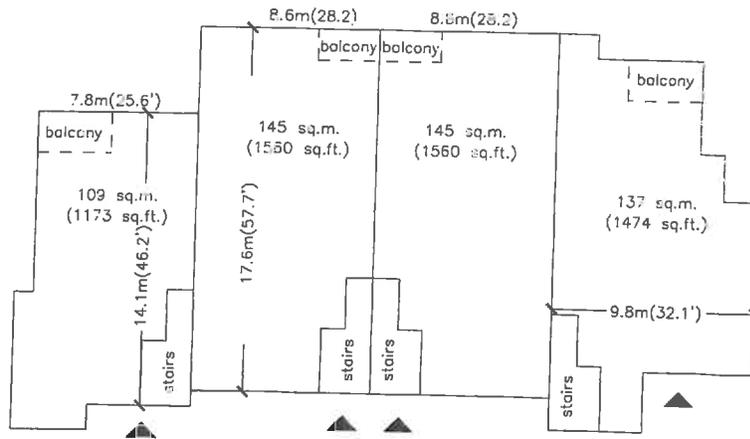
R4 Zone

* By-law requires 7.5m except in R4 zones

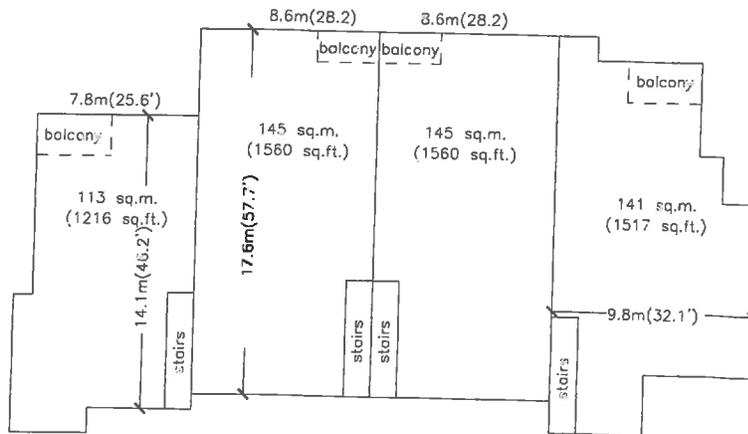


WESTON CONSULTING
 GROUP INC.

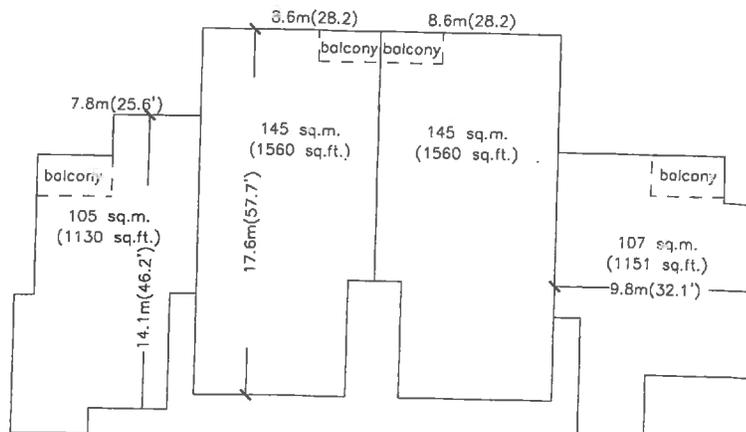
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 Date: Jan 11, 2012



FLOOR 1



FLOOR 2

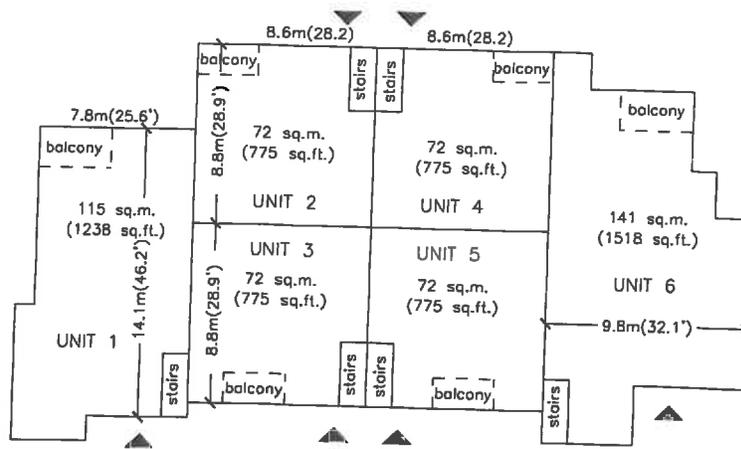


FLOOR 3

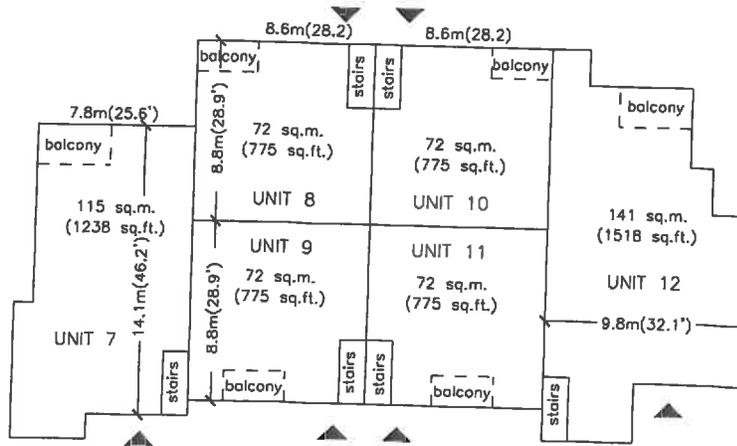
3-STOREY MULTIPLE ATTACHED UNITS
 MEAFORD HIGHLANDS
 RESORT



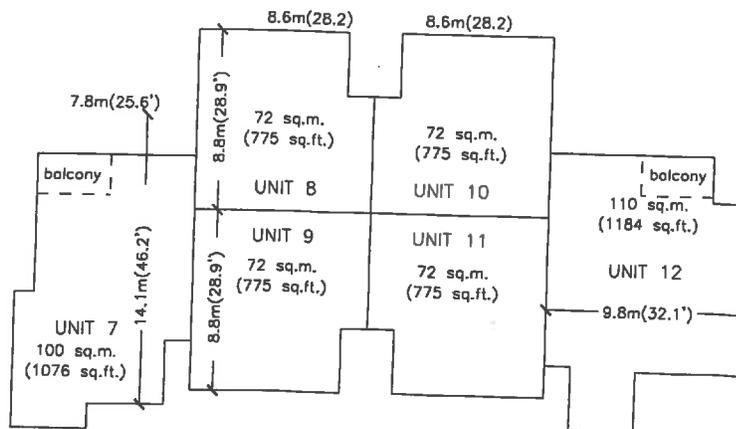
WESTON CONSULTING
 GROUP INC.



FLOOR 1



FLOOR 2



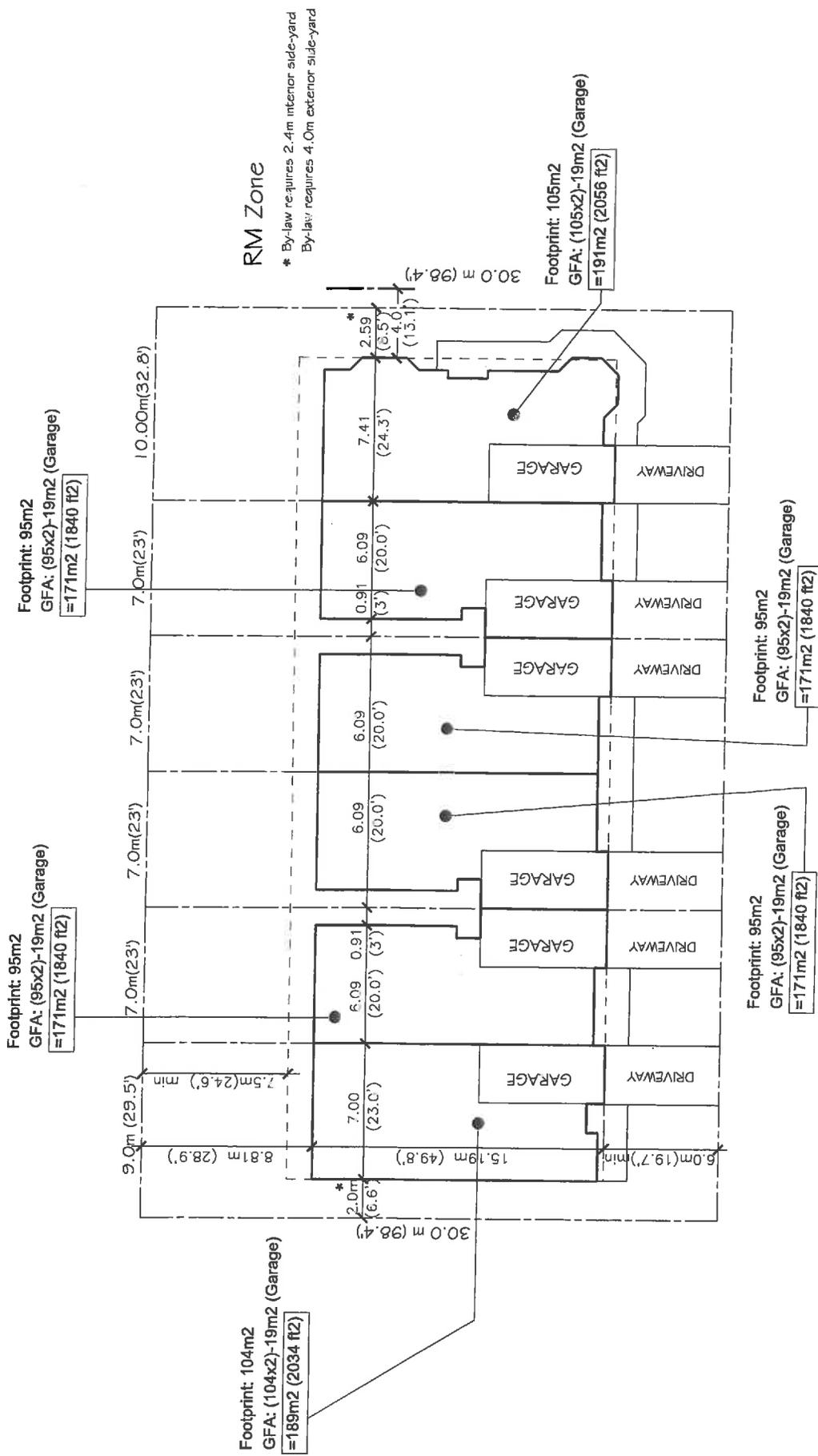
FLOOR 3
(lofts)

3-STOREY MULTIPLE ATTACHED UNITS
WITH 2-STOREY LOFTS

MEAFORD HIGHLANDS
RESORT



WESTON CONSULTING
GROUP INC.



TOWNHOUSES 7.0m (23 ft) Units MEAFORD HIGHLANDS RESORT



**WESTON CONSULTING
 GROUP INC.**

Attachment 14

Attachment 15



CORPORATION OF THE COUNTY OF GREY
Planning and Development Department

Randy Scherzer, Director
595 9th Avenue East
Owen Sound ON N4K 3E3

519-376-2205
1-800-567-GREY
Fax: 519-376-4082
randy.scherzer@grey.ca

December 6, 2010

Mr. Ryan M. Guetter, Associate
Weston Consulting Group Inc.
Planning Consultants
201 Millway Ave.
Unit 19
Vaughan, Ontario
L4K 5K8

**Re: Proposed Development regarding properties located at:
Concession 2 N, Pt. Lot 10 RP 16R36; Blk A and Concession 2 Pt. Lot 9 &
Pt. Lot 10
Municipality of Meaford (Geographic Township of St. Vincent)**

Dear Mr. Guetter:

This correspondence is in response to our meeting on November 18, 2010. Thank you very much to you and your team for taking the time to outline this exciting project to Municipal and County staff. The meeting definitely helped provide a better understanding of what is being proposed. This letter should reiterate what we spoke of and provide a record of what the County would need to see addressed as part of future applications.

Currently within the County Official Plan the subject property is designated as 'Rural' and 'Hazard Lands'. In the adopted County Official Plan Five Year Review Official Plan Amendment (OPA) # 80 the subject property is also proposed to be designated as 'Rural' and 'Hazard Lands'.

It should be noted that although County Council has adopted Official Plan Amendment 80, the Province has yet to render a decision on the Amendment. The County notes that the adopted OPA 80 may or may not be in force and effect by the time applications for the proposed development are submitted. Any applications submitted will be considered under the Official Plan policies in force and effect, on the day the application is deemed complete by the County. As we spoke about at the meeting, for the purposes of your future planning for the subject properties it may be worth considering the adopted OPA 80 policies, as it is anticipated that a decision from the Province is forthcoming on this matter.

Within the current Official Plan there is one identified constraint, shown on Appendix A of the Plan, on a large portion of the subject properties. The Appendix A mapping shows a Special Policy Area (karst) constraint on the subject properties. Under Section 2.8.4 of the County Plan (or 2.8.5 of the adopted OPA 80 Plan) it notes that this area is mapped due to the possible presence of karst topography (fractured bedrock) with shallow overburden. Further on-site investigations may be necessary to determine whether or not the karst with shallow overburden does exist on-site.

Under OPA 80 the above-noted constraint has been carried forward in the Plan and a new constraint has also been included. Under Appendix B of the adopted OPA 80 a portion of the subject properties fall within the Significant Woodlands constraint. The policies surrounding Significant Woodlands can be found at Section 2.8.4 of the adopted Official Plan Amendment 80.

Information on Official Plan Amendment 80, including all schedules, appendices and text can be found on the County website at:

<http://www.grey.ca/government-administration/planning-development/official-plan-five-year-review/>

As we discussed at the meeting it would appear the following applications will be necessary for the proposed development:

1. County and Municipal Official Plan Amendments,
2. Plan of Subdivision or Condominium Application(s) to the County, and
3. Municipal Zoning By-law Amendment and possibly Site Plan Approval to the Municipality.

The applications could proceed simultaneously and one public meeting could be held for all the applications. However it may also be pertinent to proceed only with the Official Plan Amendments, to first determine the principle of development, before proceeding on with specific lot layouts etc.

While a number of the requirements for the applications would be similar, the County will specifically comment on what is required for the County applications;

1. Planning Report addressing the *Planning Act*, Provincial Policy Statement (PPS), County Official Plan Policy and Meaford Official Plan Policy,
2. Archaeological Assessment (at a minimum a Stage 1 needs to be completed, and possibly further stages depending upon the results of the Stage 1),
3. Functional Servicing Report (with a comment on municipal water and sewer capacities),
4. Stormwater Management/Drainage Report,
5. Environmental Impact Study to address impacts on Significant Woodlands and any other natural heritage features on-site,
6. Karst Assessment,
7. Traffic Impact Assessment,
8. Completed application forms including paper and digital copies of all materials, and
9. Associated application fees and a \$5000 deposit for Peer Review (if no peer reviews are completed, or if the entire \$5000 is not used, then a refund for the balance would be issued upon a final decision on the applications).

Prior to submitting formal applications, or proceeding with hiring consultants to assess a number of the technical reports listed above, the County would prefer to see some further planning / demographic / servicing analysis completed first. Essentially the County would need to see further support to demonstrate the linkage between the resort / lodge / culinary school / spa / sport facilities and the residential units planned for the site. This analysis should consider the criteria listed under Section 2.3.3(1)(g) of the adopted OPA 80. Such analysis should also consider some of the criteria listed under the Comprehensive Review provisions

of the PPS and the County OPA 80. Conceptually the linkage between a golf course or a ski hill and nearby residential (i.e. the residents would be utilizing the recreational facilities) is more easily understood than the linkage between a resort and nearby residential (i.e. primarily tourists would be utilizing the recreational facilities). The County could see some merit in a number of the non-residential uses for the site; however further justification is requested to demonstrate the need for, and quantity of residential uses on-site.

The County would be happy to request a meeting with Ministry of Municipal Affairs and Housing (MAH) staff to obtain a pre-submission Provincial opinion on PPS consistency for the proposed development. Please advise if you desire such a meeting.

Based on the scale of development being proposed, the subject Official Plan Amendment would be re-designating the subject properties from the Rural designation to the new 'Recreational Resort Area' (RRA) settlement area designation. The RRA designation would reflect the recreational component of the development as well as require that the development be serviced by municipal water and sewer services.

At the meeting the issue of housing affordability was also discussed. It was mentioned that some of the residential units may be targeted towards staff at the resort and spa facilities, and be priced more affordably for these purposes. County staff would be supportive of such an approach and encourage affordable housing considerations.

It was also mentioned that the sports complex on-site could serve all residents of the community, rather than just the resort patrons, or the associated residential units. County staff would be supportive of a complex which serves the broader public and can be accessible by all.

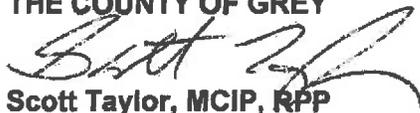
As was reflected at the meeting the County would encourage further pre-submission consultation with the Grey Sauble Conservation Authority and the Ministry of Transportation with respect to their respective areas of jurisdiction.

The County would also encourage the proponents to engage representatives of the First Nations and the Métis in early consultation, even in advance of the formal *Planning Act* circulation, which will be part of the Official Plan Amendment or Plan of Subdivision / Condominium process.

The above information reflects what the County would need to see submitted to constitute a complete application for the proposed County Official Plan Amendment and Plan of Subdivisions or Condominium. The County reserves 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 me if you have any questions or concerns with any of the requirements noted above.

Yours truly,
THE COUNTY OF GREY



Scott Taylor, MCIP, RPP

Cc. Rob Armstrong, Municipality of Meaford (by email only)



CORPORATION OF THE COUNTY OF GREY
Planning and Development Department

Randy Scherzer, Director
595 9th Avenue East
Owen Sound ON N4K 3E3

519-376-2205
1-800-567-GREY
Fax: 519-376-4082
randy.scherzer@grey.ca

December 2, 2011

Mr. Ryan M. Guetter, Associate
Weston Consulting Group Inc.
Planning Consultants
201 Millway Ave.
Unit 19
Vaughan, Ontario
L4K 5K8

**Re: Proposed Development regarding properties located at:
Concession 2 N, Pt. Lot 10 RP 16R36; Blk A and Concession 2 Pt. Lot 9 &
Pt. Lot 10
Municipality of Meaford (Geographic Township of St. Vincent)**

Dear Mr. Guetter:

This correspondence is in response to our meeting on October 20, 2011 between your team, the Municipality of Meaford, the Ministry of Municipal Affairs and Housing and the County of Grey. Thank you very much to you and your team for taking the time to meet with us and further explain your development proposal. This letter is further to the letter which was sent to you on December 6, 2010, and should serve to reiterate some of the points raised in the initial letter, as well as including some additional considerations based on the further information your team has put forward.

In the time that has elapsed since our October 20, 2011 meeting there have been numerous conversations between Municipal, Provincial, and County staff with respect to the development proposal. A number of the considerations noted in the December 6th letter will remain essentially the same; however we will reiterate these items below, in order to provide you with a complete record of the development requirements.

Currently within the County Official Plan the subject property is designated as 'Rural' and 'Hazard Lands'. In the adopted County Official Plan Five Year Review Official Plan Amendment (OPA) 80 the subject property is also proposed to be designated as 'Rural' and 'Hazard Lands'.

It should be noted that County Council has adopted OPA 80; and the Province has approved a modified OPA 80; however OPA 80 is not currently in effect as the Amendment has been appealed to the Ontario Municipal Board (OMB). As we spoke about at previous meetings, for the purposes of your future planning it may be worth considering the adopted OPA 80 policies, as it is anticipated that a decision on the majority of the OPA 80 policies will be coming in the near future.

Within the current Official Plan there is one identified constraint, shown on Appendix A of the Plan, on a large portion of the subject properties. The Appendix A mapping shows a Special Policy Area (karst) constraint on the subject properties. Under Section 2.8.4 of the County Plan (or 2.8.5 of the adopted OPA 80 Plan) it notes that this area is mapped

due to the possible presence of karst topography (fractured bedrock) with shallow overburden. Further on-site investigations may be necessary to determine whether or not the karst with shallow overburden does exist on-site.

Under OPA 80 the above-noted constraint has been carried forward in the Plan and a new constraint has also been included. Under Appendix B of the adopted OPA 80 a portion of the subject properties fall within the Significant Woodlands constraint. The policies surrounding Significant Woodlands can be found at Section 2.8.4 of the adopted Official Plan Amendment 80.

Information on Official Plan Amendment 80, including all schedules, appendices, text, and the Provincial decision; can be found on the County website at:

<http://www.grey.ca/services/planning-development/official-plan-five-year-review/notice-of-decision-official-plan-amendment-80/>

As we discussed at the meetings it would appear the following applications will be necessary for the proposed development:

1. County and Municipal Official Plan Amendments,
2. Plan of Subdivision or Condominium Application(s) to the County, and
3. Municipal Zoning By-law Amendment and possibly Site Plan Approval to the Municipality.

The applications could proceed simultaneously; however it may be pertinent to first proceed only with the Official Plan Amendments, to determine the principle of development, before proceeding on with specific lot layouts or the creation of blocks etc.

While a number of the requirements for the applications would be similar, the County will specifically comment on what is required for the County applications;

1. Planning Report addressing the *Planning Act*, Provincial Policy Statement (PPS), County Official Plan Policy and Meaford Official Plan Policy,
2. Comprehensive Review,
3. Archaeological Assessment (at a minimum a Stage 1 needs to be completed, and possibly further stages depending upon the results of the Stage 1),
4. Functional Servicing Report or Servicing Master Plan (with a comment on municipal water and sewer capacities, and the ability to extend services),
5. Stormwater Management/Drainage Report,
6. Environmental Impact Study to address impacts on Significant Woodlands and any other natural heritage features on-site,
7. Karst Assessment,
8. Traffic Impact Assessment,
9. Completed application forms including paper and digital copies of all materials, and
10. Associated application fees and a \$5000 deposit for Peer Review (if no peer reviews are completed, or if the entire \$5000 is not used, then a refund for the balance would be issued upon a final decision on the applications).

Please note that the requirement for a Comprehensive Review is above and beyond the specific application requirements listed in the December 6th letter. However, after discussing the proposal between Provincial, Municipal and County staff, in relation to the Provincial Policy Statement (PPS) and the requirements

under OPA 80, staff are of the opinion that the proposed development would represent a new settlement area, based on the definition in the PPS. Based on the policies of OPA 80, staff would consider this proposed development to be most akin to the new Recreational Resort Area designation, which is considered a settlement area under the County Official Plan. As such, staff are recommending the completion of a Comprehensive Review which would be tailored to the new 'recreational settlement area'. As part of this review the 'full build-outs' of neighbouring recreational developments should be assessed, including Lora Bay and Georgian Bay Club, with respect to the need for additional recreational and residential lands. The Comprehensive Review should also address the population projections contained in OPA 80, and the County's Growth Management Strategy (GMS).

Similar to the December 6th letter, the County would also stress the need to first demonstrate what the recreational resource is, and how it will be developed, before then proceeding to justify the level of associated residential development required. Essentially the County would need to see further support to demonstrate the linkage between the resort / hotel / wellness centre / culinary school / spa / sport facilities and the residential units planned for the site, and why these uses are planned for this site versus an existing designated settlement area.

At the October 2011 meeting there was also further information provided with respect to how services would be upgraded and extended to the proposed development properties. Based on the scale of the development, and the scale of the upgrades and extensions, County staff would recommend early consultation with staff from the Ministry of the Environment (MOE) with respect to their mandate in this regard. MOE staff may be able to provide some advice as to the level of detail needed in the Functional Servicing Report, which could form the 'back-bone' of a master servicing strategy to be used as part of the Environmental Assessment process.

The issue of housing affordability was also discussed at the October 20, 2011 meeting. It was mentioned that some of the residential units may be affordable in comparison to a number of the other recreational developments being built in the area. It should be noted that based on the County's recently completed Housing Study, the definition of ownership affordability would be any dwelling equal to, or less than \$187,600 for the Municipality of Meaford. County staff would be supportive of including a range of housing opportunities within the development proposal, including housing at or below the aforementioned \$187,600.

It was also mentioned that the sports complex, trails, and wellness centre on-site could serve all residents of the community, rather than just the resort patrons, or the associated residential units. County staff would be supportive of recreational uses which serve the broader public and can be accessible by all.

As was reflected at the meeting the County would encourage further pre-submission consultation with the Grey Sauble Conservation Authority and the Ministry of Transportation with respect to their respective areas of jurisdiction.

The County would also encourage the proponents to engage representatives of the First Nations and the Métis in early consultation, even in advance of the formal *Planning Act* circulation, which will be part of the Official Plan Amendment or Plan of Subdivision / Condominium process.

The above information reflects what the County would need to see submitted to constitute a complete application for the proposed County Official Plan Amendment and Plans of Subdivision or Condominium. The County reserves the right to ask for more information or clarification at a later date based on; further review, agency comments, or public concerns. Should the Municipality of Meaford have any further information requirements, then this letter should not prejudice the Municipality from requesting any additional information.

If you need any contact information for the Ministry of the Environment, the Ministry of Transportation, the Grey Sauble Conservation Authority, the Métis Nation of Ontario, the Historic Saugeen Métis, or the Saugeen Ojibway Nation, please do not hesitate to contact the County and we can supply this information.

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

Yours truly,

THE COUNTY OF GREY

A handwritten signature in black ink, appearing to read "Scott Taylor", is written over the typed name.

Scott Taylor, MCIP, RPP

Cc. Rob Armstrong, Municipality of Meaford (by email only)
Dwayne Evans, Ministry of Municipal Affairs & Housing (by email only)
Randy Scherzer, County of Grey (by email only)

Thomas Kilpatrick

From: Taylor, Scott [Scott.Taylor@grey.ca]
Sent: Wednesday, December 21, 2011 9:38 AM
To: Steven Warsh; Jane McFarlane; Ryan Guetter
Cc: Rob Armstrong; Lee, Jordan
Subject: Further Meaford Highlands Comments

Hi Ryan, Jane, and Steven,

Thanks for taking the time to meet with Municipal and County staff on December 13th 2011, your continued efforts to meet with staff are appreciated. The following points should be read as an addendum to the County's previous letters dated December 6, 2010 and December 2, 2011. Further to our December 13, 2011 meeting, we have had the opportunity to discuss the matter with Ministry of Municipal Affairs and Housing, Municipality of Meaford and County staff. We have all reviewed the memo dated December 13, 2011, from Weston Consulting Group Inc. (WCGI) in the context of the existing policy regime (i.e. the Provincial Policy Statement, and the Municipal and County Official Plans). The first section of the WCGI memo provides a 'terms of reference' for a Recreation Resort Area Review (RRAR), at the bottom of the 1st page and the top of the 2nd page. Staff are in general agreement with the six bullet points in this section as follows:

- *"A review of population and growth projections (upper and lower tier, OPA 80), which considers and evaluates alternative directions.*
- *A review of 'full build-outs' of neighbouring recreational developments including Lora Bay with respect to the need for additional recreation and residential lands.*
- *Description of the recreational resource, how it will be developed and justification for the size of the residential development.*
- *Description of the linkage between the resort, hotel, wellness centre, spa, sports facilities and residential units.*
- *Why the use is appropriately located on the subject lands and cannot be accommodated elsewhere. [It is acknowledged that the use is permitted on the subject lands and encouraged by the Municipal Official Plan]*
- *Confirms lands are not unduly constrained by geotechnical hazards, agricultural potential or natural heritage features."*

Staff would note that the above six points generally cover what we would need to see addressed within a RRAR with one exception. A detailed land supply and demand analysis should also be factored into this review. As part of the RRAR, the County's Growth Management Strategy should be reviewed with respect to permanent and seasonal growth projections in the Municipality of Meaford, and seasonal growth projections in the Town of The Blue Mountains should also be reviewed.

Of an editorial nature the County would note, that the bracketed statement in the 5th bullet is slightly misleading. Although the County and Municipal Official Plans allow for resource based recreational uses in the Rural designation, and even contemplate associated residential uses with said resource based recreational uses; development of the scale being proposed by Meaford Highlands is not permitted as-of-right by the County or Municipal Official Plans on the subject lands.

Staff would reiterate the comments in the December 6, 2010 and December 2, 2011 letters that the subject lands would require a County Official Plan Amendment, which would re-designate the lands from 'Rural' to the 'Recreational Resort Area' settlement area designation. Within the County Plan there is recognition that the Recreational Resort Area settlement area designation functions in a different manner than the standard Primary, Secondary or Tertiary settlement area designations. As such, the review needed to establish a new Recreational Resort Area settlement area designation can be modified from the standard Comprehensive Review in a manner described in the six bulleted points above, along with the detailed land supply and demand analysis. The modified comprehensive review would reflect the non-traditional nature of the new proposed settlement area, but would still be required to be consistent with the

Provincial Policy Statement including section 1.1.3.9. In this regard staff acknowledge some of the further points made on the 2nd page of the WCGI memo, but would note that based on the definition in the Provincial Policy Statement and policies of the County Official Plan, our interpretation is that the proposed development constitutes a new settlement area (albeit a non-traditional settlement area) under the existing policy regime.

Please let me know if you have any questions with respect to the comments in this email, or the letters dated December 6, 2010 and December 2, 2011.

Thanks and have a happy holiday season.

Scott Taylor, MCIP, RPP
Senior Planner
County of Grey
Planning and Development
595 9th Avenue East
Owen Sound, ON
N4K 3E3

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Fax: 519-376-7970

Email: scott.taylor@grey.ca

Website: www.grey.ca

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Attachment 16

AMENDMENT NO. XX
TO THE
COUNTY OF GREY OFFICIAL PLAN

THE CORPORATION OF THE COUNTY OF GREY

BY-LAW NO. XXX-XX

Being a By-law to adopt Amendment No. XX to the County of Grey Official Plan

Affecting lands described as Part Lots 9 & 10, Concession 1
Municipality of Meaford, which are legally described as:

PT RDAL BTN LT 9 AND LT 10 ST. VINCENT CLOSED BY R252709; PT LT 9-10 CON 2 ST.
VINCENT PT 1 - 16, 18, 31 - 46, 49 - 58, 64 & 65, 67 - 78, 80 - 82, BLK A, GORDON ST,
SUZANNE ST, MICHELE AV & BURNETT ST, RD36; PT 6 & 9 16R2726; PT 16 - 37 RD101;
PT 38 - 82 & PT 91 RD101; PT 1 - 30 & 34 - 38 RD108; PT 1 - 22 RD111 & AS IN R252710
(FOURTHLY) EXCEPT PT 1, 2 & 3 AS IN R559723; S/T R252710; PT LT 9 CON 1 ST.
VINCENT; PT LT 9 CON 2 ST. VINCENT AS IN R253576 EXCEPT PT 1 16R3404
MUNICIPALITY OF MEAFORD

The Council of the County of Grey, in accordance with provisions of Section 17 and 21 of the
Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. XX to the County of Grey Official Plan is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED THIS XX DAY OF XXXX, 20XX.

**AMENDMENT NO. XX TO THE
COUNTY OF GREY OFFICIAL PLAN**

INDEX

PAGE

The Constitutional Statement

PART A – THE PREAMBLE

Purpose

Location

Basis

PART B – THE AMENDMENT

Introductory Statement

Details of the Amendment

PART C – THE APPENDICES

Appendix A – Supporting Studies

- Planning Justification Report
- Environmental Impact Study
- Geotechnical Report
- Functional Servicing Report/Stormwater Management Report
- Hydrogeological Investigation
- Traffic Impact Assessment
- Karst Assessment
- Market Demand Analysis/Recreational Resort Area Review
- Phase 1 Archaeological Assessment
- Phase 1 Environmental Site Assessment

Appendix B – Public Meeting Minutes _____, 20XX

Appendix C – Planning and Development Committee Resolution _____, 20XX

**AMENDMENT NO. XX TO THE
COUNTY OF GREY OFFICIAL PLAN**

THE CONSTITUTIONAL STATEMENT

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

PART B – THE AMENDMENT consisting of the following text, constitutes Amendment No. XX to the County of Grey Official Plan.

PART C – THE APPENDICES attached hereto do not constitute part of this Amendment.

These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

DRAFT

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to re-designate the subject property from the “Rural” and “Hazard Lands” designation to a site specific “Recreational Resort Area” designation and “Hazard Lands” designation to accommodate the development of the Meaford Highlands Resort.

LOCATION

The lands affected by the proposed Official Plan Amendment are legally described as PT RDAL BTN LT 9 AND LT 10 ST. VINCENT CLOSED BY R252709; PT LT 9-10 CON 2 ST. VINCENT PT 1 – 16, 18, 31 – 46, 49 – 58, 64 & 65, 67 – 78, 80 – 82, BLK A, GORDON ST, SUZANNE ST, MICHELE AV & BURNETT ST, RD36; PT 6 & 9 16R2726; PT 16 – 37 RD101; PT 38 – 82 & PT 91 RD101; PT 1 – 30 & 34 – 38 RD108; PT 1 – 22 RD111 & AS IN R252710 (FOURTHLY) EXCEPT PT 1, 2 & 3 AS IN R559723; S/T R252710; PT LT 9 CON 1 ST. VINCENT; PT LT 9 CON 2 ST. VINCENT AS IN R253576 EXCEPT PT 1 16R3404 MUNICIPALITY OF MEAFORD

The purpose of this application is to re-designate land from the “Rural” and “Hazard Lands” designations to a site specific “Recreational Resort Area” designation and “Hazard Lands” designations, which would allow for the establishment of the Meaford Highlands Resort. The proposal is for the development of a healthy lifestyle community, which includes resource based recreational uses, residential and commercial uses, and accessory uses thereto.

BASIS

The proponent, in support of the application, provided supporting studies and reports to address the information requirements of the Official Plan and applicable planning policies.

The supporting studies and reports provide the basis for the amendment. They address such issues as policy conformity, demand, growth management, location, natural environmental features, servicing considerations, geotechnical and transportation. In particular, there is demand for the establishment of the Resort based on the supporting documentation. The subject lands provide unique physical attributes that support active recreational opportunities, which are envisioned to be phased as the development proceeds. Additional design details, permitted uses, development standards, development principles and implementation matters will be addressed through further planning applications under the Planning Act, including a Municipal Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and/or Condominium and Site Plan Applications.

PART B – THE AMENDMENT

All of this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedule X constitutes Amendment No. XX to the County of Grey Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Grey Planning Area is amended as follows:

1. Schedule X – Land Use Designations – Map 2 of the County of Grey Official Plan as amended by OPA 80 is hereby amended by changing the designation of the subject lands shown on Schedule “X” affixed hereto from the “Rural” and “Hazard Lands” designation to “Recreational Resort Area” designation and “Hazard Lands” designation.
2. Notwithstanding any other policies or provisions to the contrary, the lands affected by this Amendment shall be identified as the Meaford Highlands Resort – “Recreational Resort Area”, which are designated either “Recreational Resort Area” or “Hazard Lands” and shall be subject to Section 2.6.X, which sets out the planning policies for development of the Meaford Highlands Resort.

2.6.X - Meaford Highlands Resort – “Recreational Resort Area”

2.6.X (1) The Recreational Resort Area designation as shown on Schedule X as attached shall be a site specific designation applicable to those lands which are within the Municipality of Meaford known as the Meaford Highlands Resort (MHR). Notwithstanding Section 2.6 of the County Plan as amended by OPA 80 and the definition of Settlement Area in Section 6.19, the Recreational Resort Area designation for MHR shall not be considered a settlement area and shall be subject to the site specific policies herein.

MHR consists of recreational, residential, commercial uses, natural features, open space and accessory uses thereto. The key components of this resort may include, but are not limited to, a golf course, wellness centre, spa, aquatics centre, retail and commercial uses, an inn, and various residential, recreational and public uses.

2.6.X (2) The following policies shall apply to the subject lands identified as Recreational Resort Area:

- i) MHR shall provide a mixture of housing types and a range of densities which are to be described and controlled in the implementing Zoning By-law; and
- ii) MHR shall be phased based on the availability of services and the provision of resort amenities together with residential uses. The MHR shall provide a mixture of resort

components, commercial and residential uses and recreational amenities, which are to be serviced by full municipal services.

2.6.X (3) The following policies shall apply to the subject lands identified as Hazard Lands:

- i) Permitted uses within the Hazard Lands designation shall include public uses, recreational uses, a golf course, trails and accessory buildings and structures thereto;
- ii) Development and site alteration permitted within the Hazard Lands designation shall be supported by an EIS or appropriate technical studies, which shall assess impacts to significant natural features and/or slopes and provide mitigation of impacts to these features, where appropriate;
- iii) Development and site alteration authorized through a Permit issued by the Conservation Authority is permitted within Hazard Lands in accordance with Conservation Authority Regulations; and
- iv) The implementing Zoning By-law shall provide permitted uses and development regulations including appropriate setbacks to natural features and slopes as determined through an EIS or appropriate technical studies.

2.6.X (4) Development within MHR will strive to enhance the County's recreation and tourism related activities by:

- i) encouraging the maintenance and expansion of existing recreational and tourism related activities;
- ii) encouraging new land uses that promote existing or require the establishment of new recreation and tourism facilities which diversify opportunities for all possible forms of recreation including skiing, snowmobiling, golfing, walking, hiking, biking, equestrian and nature trail uses, water access activities, all in a manner that is consistent with the preservation of the natural environment;
- iii) supporting the dedication / acquisition of land for long-term public benefits; and
- iv) supporting the creation of public-private partnerships in a fiscally responsible manner.

2.6.X (5) The boundaries between designations are considered flexible and adjustments to the boundaries, as supported by technical studies, may be considered without an amendment to this Plan provided the general intent of the Plan is maintained and the adjustment is minor.

2.6.X (6) In the event of a conflict between the policies in this Amendment and other sections of the Official Plan, this Amendment shall apply.

Attachment 17

**AMENDMENT NO. X
TO THE MUNICIPALITY OF MEAFORD OFFICIAL PLAN**

DRAFT

BY-LAW NUMBER XXX-2012

OF THE

CORPORATION OF THE MUNICIPALITY OF MEAFORD

BEING A BY-LAW TO ADOPT OFFICIAL PLAN AMENDMENT NO. X TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF MEAFORD OFFICIAL PLAN

WHEREAS the Council of the Corporation of the Municipality of Meaford deems it in the public interest to adopt Official Plan Amendment No. X;

AND WHEREAS pursuant to the provisions of Section 17 and 21 of the Planning act R.S.O. 1990, as amended, Official Plans may be amended by Council;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MEAFORD ENACTS AS FOLLOWS:

1. Amendment No. X to the Municipality of Meaford Official Plan is hereby adopted.
2. This By-law shall come into force and take effect pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended.

READ a FIRST and SECOND time this ____ day of ____, 2012.

READ a THIRD time and finally passed this ____ day of ____, 2012.

Mayor

Clerk

**AMENDMENT No. X TO THE
MUNICIPALITY OF MEAFORD OFFICIAL PLAN
INDEX PAGE**

The Constitutional Statement

PART A – THE PREAMBLE

Purpose

Location

Basis

PART B – THE AMENDMENT

Introductory Statement

Details of the Amendment

Schedule A-XX

Implementation and Interpretation

PART C – THE APPENDICES

Appendix A – Supporting Studies

- Planning Justification Report
- Environmental Impact Statement
- Geotechnical Report
- Functional Servicing Report
- Hydrogeological Investigation
- Transportation Study
- Karst Analysis
- Market Demand Analysis
- Phase 1 Archaeological Assessment
- Phase 1 Environmental Site Assessment

Appendix B – Public Meeting Minutes _____, 2012

Appendix C – Planning and Development Committee Resolution

**AMENDMENT No. X TO THE
MUNICIPALITY OF MEAFORD OFFICIAL PLAN**

THE CONSTITUTIONAL STATEMENT

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

PART B – THE AMENDMENT consisting of the following text and Schedule A-XX constitutes Amendment No. X to the Municipality of Meaford Official Plan.

PART C – THE APPENDICES attached hereto do not constitute part of this Amendment.

DRAFT

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to re-designate the subject lands from 'Rural' and 'Environmental Protection' to 'Special Policy Area-Meaford Highlands Resort Recreation', 'Special Policy Area-Meaford Highlands Resort Residential; and 'Environmental Protection'.

LOCATION

The lands affected by the proposed Official Plan Amendment are described as PT RDAL BTN LT 9 AND LT 10 ST. VINCENT CLOSED BY R252709; PT LT 9-10 CON 2 ST. VINCENT PT 1 – 16, 18, 31 – 46, 49 – 58, 64 & 65, 67 – 78, 80 – 82, BLK A. GORDON ST, SUZANNE ST, MICHELE AV & BURNETT ST, RD36; PT 6 & 9 16R2726, PT 16 – 37 RD101; PT 38 – 82 & PT 91 RD101; PT 1 – 30 & 34 – 38 RD108; PT 1 – 22 RD111 & AS IN R252710 (FOURTHLY) EXCEPT PT 1, 2 & 3 AS IN R559723; S/T R252710; PT LT 9 CON 1 ST. VINCENT; PT LT 9 CON 2 ST. VINCENT AS IN R253576 EXCEPT PT 1 16R3404 MUNICIPALITY OF MEAFORD

BASIS

The development proposal for the subject lands is to create a resource based recreational resort, which is to be known as the Meaford Highlands Resort (MHR). MHR is proposed as a healthy lifestyle community dedicated to wellness, which includes resort uses, commercial uses, residential uses and recreational uses that promote health and well-being, while providing for a fully integrated resort development.

This property is currently designated 'Rural' and 'Environmental Protection' in the municipality of Meaford Official Plan. The proposed Official Plan Amendment would re-designate the property to 'Special Policy Area-Meaford Highlands Resort Recreational', 'Special Policy Area – Meaford Highlands Resort Residential' and 'Environmental Protection'.

The proponent, in support of the application, provided supporting studies and reports to address the information requirements of the Official Plan and applicable planning policies.

The supporting studies and reports provide the basis for the amendment. They address such issues as policy conformity, demand, growth management, location, natural environmental considerations, servicing considerations, geotechnical and transportation. In particular, there is demand for the establishment of the Resort based on the supporting documentation. The subject lands provide unique physical attributes for supporting active recreational opportunities, which are envisioned to be phased as the development proceeds. Additional design details and implementation matters will be addressed through further planning applications under the Planning Act, including Zoning By-law Amendment, Draft Plan of Subdivision and/or Condominium and Site Plan Applications.

PART B – THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled “Part B – The Amendment” consisting of the following text constitutes Amendment No. X to the Official Plan of the Municipality of Meaford.

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

- Item 1:** Official Plan Schedule A and A-1 Land Use is hereby amended by re-designating the subject lands from the “Rural” and “Environmental Protection” designation to the “SPA – Meaford Highlands Resort Recreational”, “SPA - Meaford Highlands Resort Residential” and “Environmental Protection” as indicated on Schedule A-XX
- Item 2:** Adding a new Section B1.9.5 – Special Policy Area #5, which sets out the policy framework for lands affected by this Amendment:

“B 1.9.5 Special Policy Area #5 –

Location

Special Policy Area #5 is identified as the subject lands on Schedule A and A-1 and is located at the southeast intersection of Highway 26 and 3rd Line, known as Meaford Highlands Resort (“MHR”). The lands are legally described as PT RDAL BTN LT 9 AND LT 10 ST. VINCENT CLOSED BY R252709; PT LT 9-10 CON 2 ST. VINCENT PT 1 – 16, 18, 31 – 46, 49 – 58, 64 & 65, 67 – 78, 80 – 82, BLK A, GORDON ST, SUZANNE ST, MICHELE AV & BURNETT ST, RD36; PT 6 & 9 16R2726; PT 16 – 37 RD101; PT 38 – 82 & PT 91 RD101; PT 1 – 30 & 34 – 38 RD108; PT 1 – 22 RD111 & AS IN R252710 (FOURTHLY) EXCEPT PT 1, 2 & 3 AS IN R559723; S/T R252710; PT LT 9 CON 1 ST. VINCENT; PT LT 9 CON 2 ST. VINCENT AS IN R253576 EXCEPT PT 1 16R3404 MUNICIPALITY OF MEAFORD

Vision

MHR is a resource based recreational resort that will offer a variety of year-round recreational, tourism and other economic opportunities, which will contribute to the creation of a healthy lifestyle community.

MHR will also provide residential uses in conjunction with the recreational resort that promotes health and well-being, while providing for a fully integrated development with a wide variety of resort and residential accommodations, features and attractions. Development of MHR will have a focus on sustainable development and the protection of natural features.

Resort Components

MHR includes resort recreation and residential components. The resort recreation area provides opportunities for the Meaford Highlands Inn and Villas, a golf facility (including clubhouse and indoor practice facility), a wellness centre and spa, an aquatics centre, retail and commercial space and trail, parks and open space network. The resort residential area includes a variety of dwelling types. Development of the resort residential component is intended be developed on full municipal services in an orderly, efficient and phased manner consistent with the recreational and resort community policies of the Municipality and County.

B.1.9.5.1 General Policies

1. Growth and Settlement

- It is recognized that there is demand for resort uses, specifically resort recreational uses, which are physically suited to these lands by nature of their attributes and natural features.
- The MHR shall promote the resource based recreational uses as permitted in the County Official Plan Recreational Resort Area designation, which will maintain and enhance the open character and protect the natural environment.
- Special consideration will be given to the protection of the natural and visual characteristics of the Algonquin Ridge and other environmental features, including the provision of appropriate setbacks and building siting for development.
- Development shall proceed in an orderly, efficient and phased manner, which is supported by infrastructure, phasing policies contained within this Amendment and growth management policies of the Town.
- The recreational components of MHR will be designed to service the region and promote four seasons recreational opportunities for the municipality. The open space shall seek to maintain open space landscape character and protect environmentally sensitive areas in a sustainable manner, where appropriate.

2. Residential Development

- A maximum of 1080 residential units shall be permitted on the subject lands. Development shall be subject to a plan of subdivision and/ or plan of condominium approvals.
- Residential development shall consist of a variety of dwelling types to meet the range of demographic needs and shall be outlined in the implementing Zoning By-law.

- Residential development shall be provided in order to accommodate the local and regional population forecasts based on applicable market analysis.

3. Phasing

- Residential and commercial components of the development shall be phased in a logical and orderly manner.
- The Golf Course and other recreational uses will be developed on a phased basis with residential uses in the first phase of the MHR.
- A phasing plan shall be provided which will guide development of the MHR. This Plan will address the phasing of resort components and servicing.

4. Servicing

- Development shall be required to connect to municipal water and sewage services.
- All water and waste water infrastructure shall be designed to specifications approved by the Municipality. Suitable provisions shall be made to extend municipal water and sewage services to these lands, including any easements and maintenance provisions.
- Appropriate works, including water and sewage services, road improvements, stormwater management facilities and other required works, shall be provided as a condition of development approval and eligible works may be subject to front-end agreements or credits in accordance with the Municipality's Development Charges By-law.
- A coordinated and phased approach to stormwater management shall be encouraged and shall be planned comprehensively.
- Sustainable design principles for stormwater management shall be encouraged where feasible.

5. Transportation

- Public roads shall be constructed with right-of-way widths of a minimum of 18 metres in accordance with approved standards for road design. Standards will provide some flexibility for sidewalks/walkways, street lighting and other aesthetic features, which will be addressed under the applicable development agreement.
- All lots shall have frontage onto a public road or a condominium road approved in accordance with the Condominium Act. Suitable provisions shall be established to ensure access, servicing, easements and maintenance responsibilities are provided to the satisfaction of the Municipality. A conceptual road alignment is provided on Schedule A-XX; however modifications to the alignment for roads, including the removal of a road, are permitted without an Amendment to this Plan.

6. Environmental Protection

- All buildings shall be setback sufficiently from the crest of any slope or watercourse embankment in order to ensure adequate structural stability, minimize potential disruption to the existing topography and natural environment and to avoid adversely affecting the visual landscape. Appropriate setbacks shall be established in the implementing Zoning By-law and Draft Plan of Subdivision.
- No development or site alteration shall be permitted within 15 metres of any watercourse, except as may be permitted under Section B.1.9.5.2.3. Increased setbacks may be required from top-of-bank based on the recommendation of an EIS or other technical study. Precise development limits shall be based on an environmental impact assessment, geotechnical and slope stability analysis.

B. 1.9.5.2 Land Use Designations

1. Meaford Highlands Resort Recreation

- Permitted uses within the MHR Recreation areas include a hotel, inn, conference facilities, fitness facilities, golf facilities, wellness centre and spa, amphitheater, ancillary commercial and retail uses, restaurants, open space uses, parks, public uses, residential uses, trails and other active and passive outdoor recreational activities and accessory uses.
- Public access shall be maintained and facilities shall be in locations with access from 3rd Line and Highway 26.
- Development of uses within the Meaford Highlands Resort Recreation designation shall incorporate design elements to preserve, enhance and provide connectivity to the natural features and landscapes.
- Higher density accommodations shall be permitted within the Resort Recreation designation.

2. Meaford Highlands Resort Residential

- MHR Residential areas shall be designed with a compact mix of low and medium density resort residential uses. Permitted uses include single family and semi-detached dwellings, townhouses and villas.
- The built form adjacent to existing rural residential uses shall provide an appropriate transition in density to the MHR.
- MH Resort Residential areas include portions of the trail system, parks, stormwater management facilities, community gardens, pathways and other passive recreational activities.

3. Environmental Protection Areas

- The Environmental Protection designation is intended to protect natural heritage features of the property and their ecological functions throughout the area.
- Permitted uses include public uses, utilities and passive outdoor recreation activities including golf courses.
- Environmental Protection Areas shall provide opportunities for low-intensity uses, while maintaining and enhancing the open landscape character and the protection of significant natural features.
- Development adjacent to the Environmental Protection designation shall seek to maintain the natural and visual characteristics of the Algonquin Ridge and other environmental features, including provisions for appropriate building setbacks from significant natural features.
- The boundaries of the Environmental Protection Area may be modified without an amendment to this Plan based on an EIS or other technical studies.
- It is intended that Natural Areas are linked by means of a continuous system of trails, which are permitted in the Environmental Protection designation.

4. Open Space / Parkland / Trails

- There are open space areas throughout the plan, which provides recreational opportunities and open space linkages throughout the resort. Open Space is key to maintaining views of the Meaford Harbour and Georgian Bay and visual connectivity of the Resort.
- Open Space areas may act as a buffer between land uses.
- MHR shall provide parkland dedication in accordance with the provisions of the Planning Act, as required.
- Proposed parks shall be designed in a manner that is compatible with development and support the recreational elements of the MHR.
- There shall be a network of trails and it shall be planned on a comprehensive basis.
- Trails shall be permitted in all land use designations. A trail plan and trail hierarchy shall be established in consultation with the Municipality.

B. 1.9.5.3 Implementation

- The boundaries between land use designations are considered flexible and alterations to the boundaries, as supported by technical studies, may be considered without an amendment to this Plan provided the general intent of the Plan is maintained and the adjustment is minor.

- In the event of a conflict between the policies in this Amendment and other sections of the Official Plan, this Amendment shall apply.

DRAFT

Attachment 18

**BY-LAW NUMBER XXXX – 2012
OF THE
CORPORATION OF THE MUNICIPALITY OF MEAFORD**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 60-2009
OF THE MUNICIPALITY OF MEAFORD**

BEING A By-law to amend Zoning By-law 60-2009 of the Municipality of Meaford;

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 Section 34 and 36 of the Planning Act, the by-law may be amended by Council of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MEAFORD ENACTS AS FOLLOWS:

1. Map 28, 29 & 30 of Schedule B, and Map 75 & 76 of Schedule A to By-law 60-2009 is hereby amended by re-zoning those lands described as PT RDAL BTN LT 9 AND LT 10 ST. VINCENT CLOSED BY R252709; PT LT 9-10 CON 2 ST. VINCENT PT 1 – 16, 18, 31 – 46, 49 – 58, 64 & 65, 67 – 78, 80 – 82, BLK A, GORDON ST, SUZANNE ST, MICHELE AV & BURNETT ST, RD36, PT 6 & 9 16R2726; PT 16 – 37 RD101; PT 38 – 82 & PT 91 RD101; PT 1 – 30 & 34 – 38 RD108; PT 1 – 22 RD111 & AS IN R252710 (FOURTHLY) EXCEPT PT 1, 2 & 3 AS IN R559723; S/T R252710; PT LT 9 CON 1 ST. VINCENT, PT LT 9 CON 2 ST. VINCENT AS IN R253576 EXCEPT PT 1 16R3404 MUNICIPALITY OF MEAFORD as shown on Schedule “1” affixed hereto from Development Zone (D), County Residential Zone (CR), Rural Zone (RU) and Environmental Protection Zone (EP) to Major Recreational Zone — Exception (MR*WWW), Residential One Zone– Exception (R1*XXX), Residential Four Zone – Exception (R4*YYY), Environmental Protection Zone – Exception (EP*ZZZ) and Open Space Zone (OS).
2. Section 9 to By-law 60-2009 is hereby amended by adding the following:

Major Recreation Zone – Exception (MR*WWW)

- 9.WWW Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol **MR*WWW** on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.WWW.1 Permitted Uses

The following uses are permitted in addition to those identified in Table 8.1:

- a) Amphitheater
- b) Banquet Hall
- c) Business Office
- d) Community Centre
- e) Commercial Fitness Centre
- f) Day Nursery
- g) Dwelling, Apartment
- h) Dwelling, Multiple
- i) Financial Institution
- j) Hotel
- k) Long Term Care Facility
- l) Medical Office
- m) Nursery
- n) Park, Private
- o) Park, Public
- p) Personal Service Shop
- q) Place of Amusement
- r) Place of Entertainment
- s) Private Club
- t) Recreational Establishment
- u) Residential Care Facility
- v) Restaurant
- w) Retail Store
- x) School, Commercial
- y) School, Private
- z) Theater
- aa) Trade and Convention Centre

9.WWW.2 Maximum Dwelling Units

The maximum dwelling units permitted on the subject lands denoted by the symbol MR*WWW Zone shall be 315 units. Should these units not be achieved within the limits of the MR*WWW Zone, they can be transferred to any residential zone within the subject lands.

9.WWW.3 Zone Standards

The following specific zone standards apply.

- a) Front Yard Setback – 4.5 metres
- b) Rear Yard Setback – 7.5 metres

- c) Side Yard Setback, Interior & Exterior – 4.5 metres
- d) Minimum lot frontage – N/A
- e) Maximum Height
 - a. Dwelling, multiples – 15 metres
 - b. Hotel – 8 storeys
 - c. Structures, Public Use – N/A
 - d. Commercial – 14 metres
- f) Table 8.2 respecting lot area requirements shall not apply.

Residential 1 Zone - Exception (R1*XXX)

- 9.XXX Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol **R1*XXX** on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.
- 9.XXX.1 The following regulations shall not apply:
 - a) Section 4.5.1
 - b) Section 4.23.3
 - c) Section 5.7

Residential 4 Zone - Exception (R4*YYY)

- 9.YYY Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol **R4*YYY** on the Schedules to this By-law. All other provisions, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.
- 9.YYY.1 The following uses are permitted in addition to those on Table 6.1:
 - a) Dwelling, townhouse
 - b) Dwelling, multiple
- 9.YYY.2 Where new lots within this zone are created through the registration of a Draft Plan of Subdivision, the zone standards as set out in Table 6.2.1 apply, with the addition of the following specific zone standards:
 - a) Minimum lot frontage for a townhouse dwelling – 7 metres

- b) Minimum lot frontage for a semi-detached dwelling – 9 metres
- 9.YYY.3 Where new lots within this zone are created through the registration of a Plan of Condominium in accordance with the Condominium Act, 1998, S.O. 1998, as amended, there shall be no minimum lot area or minimum lot frontage and buildings shall not require frontage onto a public street in accordance with Section 4.8 of this By-law.
- 9.YYY.4 The following regulations shall apply:
- a) S. 6.2.2 (1)
 - b) Minimum building setback 4.5 metres, except where the side wall of a building abuts another zone in which case the minimum yard shall be 3 metres.
 - c) Maximum Lot Coverage – 40%
 - d) Minimum separation distance between buildings on the same lot – 1.5 metres between the end or side walls of dwellings, 15 metres between the front or rear walls of dwellings, and in all other cases the minimum separation distance between walls shall be 9 metres.
- 9.YYY.5 The following provisions do not apply:
- a) Section 4.5.1
 - b) Section 4.23.3
 - c) Section 5.7
 - d) Section 6.2.2 (1)
- 9.YYY.6 The maximum number of dwelling units on lands zoned R4*YYY shall be 590, not including any units transferred from the MR*WWW Zone.

Environmental Protection Zone – Exception (EP*ZZZ)

- 9.ZZZ.1 Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol **EP*ZZZ** on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.
- 9.ZZZ.2 The following additional uses are permitted:
- a) Trails and passive recreation, including cross country ski trails
 - b) structures related to passive recreation
 - c) Golf Course

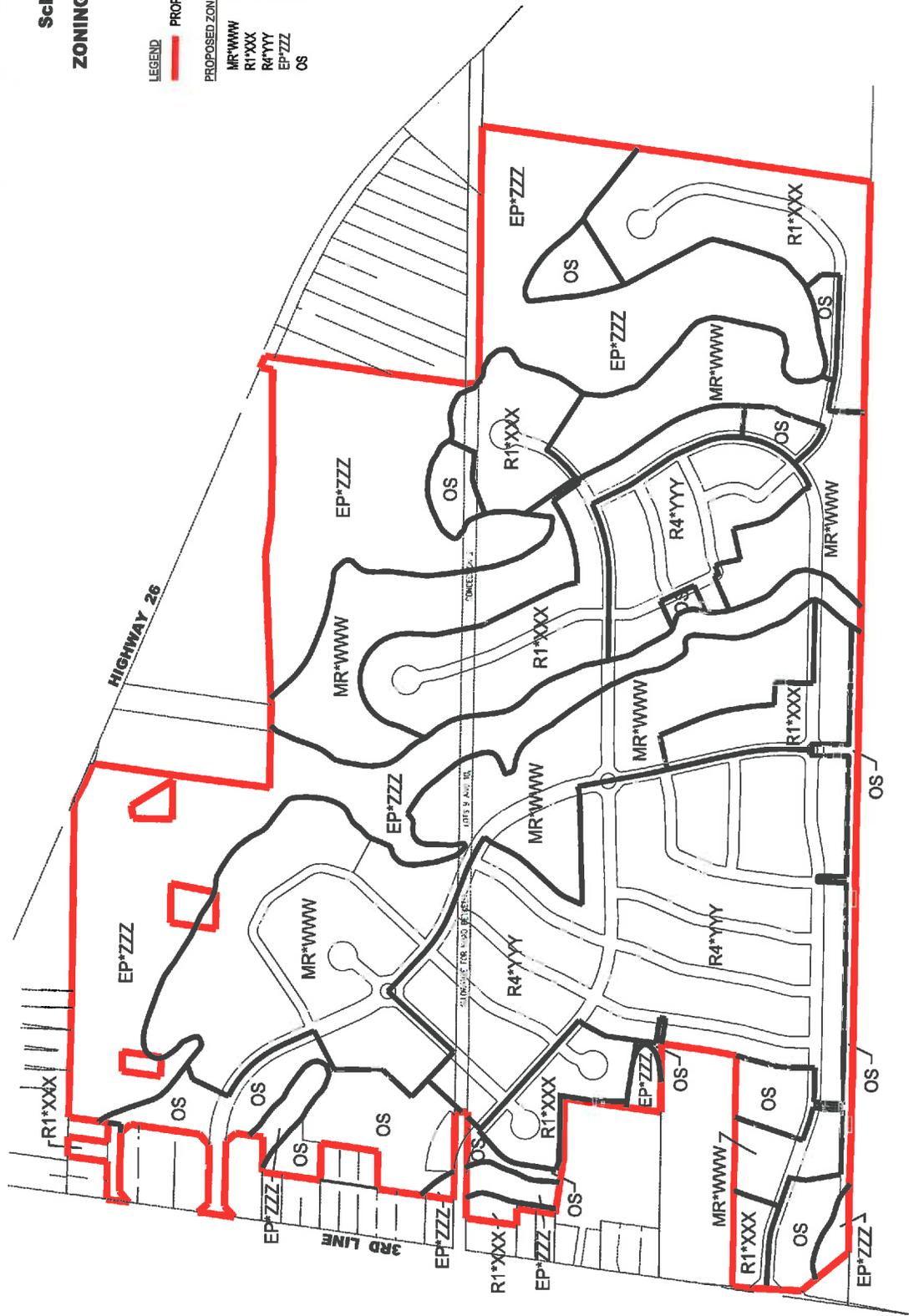
9.ZZZ.3 The following additional provisions shall not apply:

- a) Section 4.18
- b) Section 4.23.3

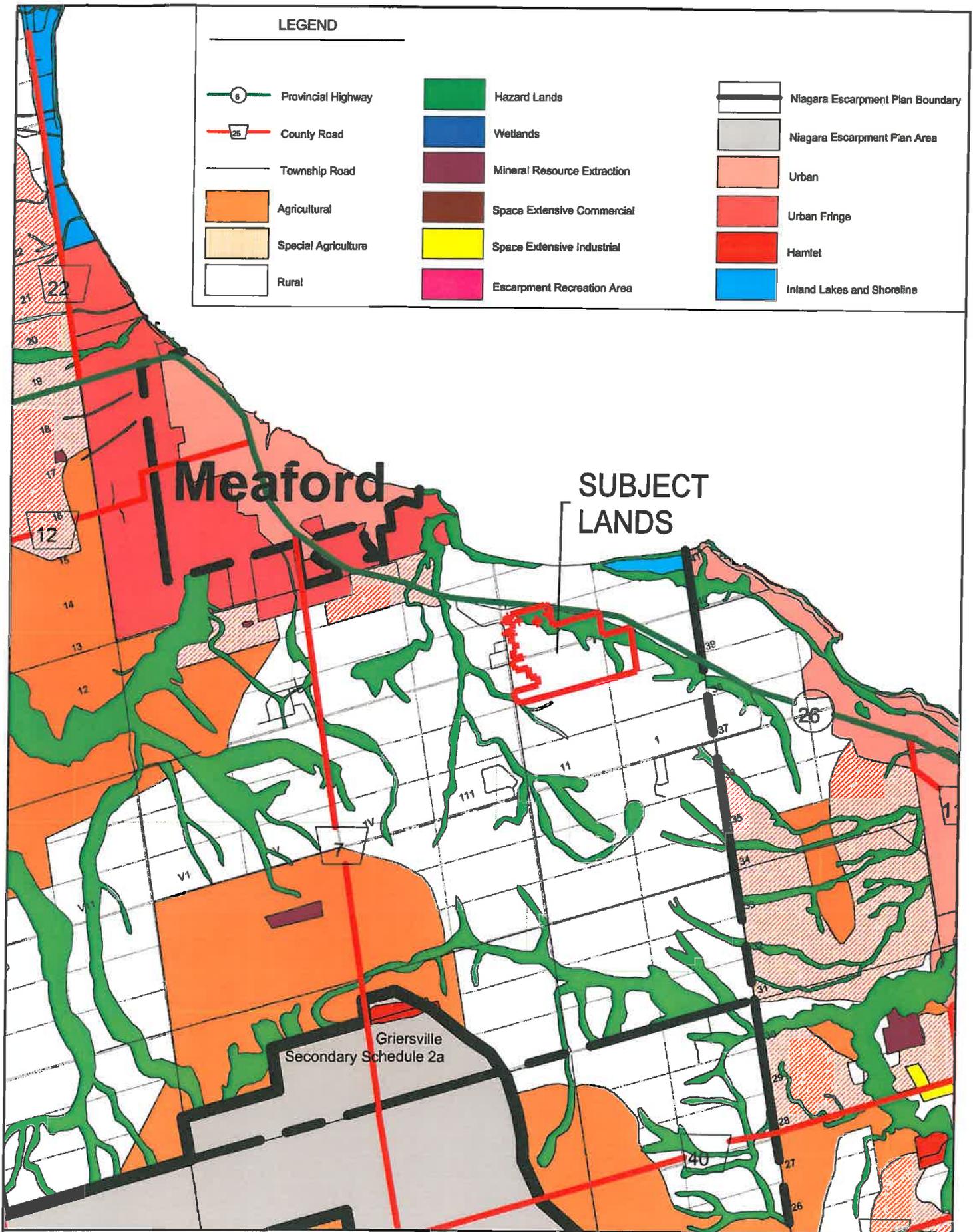
DRAFT

Schedule 'A'
ZONING BY-LAW

- LEGEND**
- PROPERTY BOUNDARY
- PROPOSED ZONING**
- MR*WWW MAJOR RECREATIONAL EXCEPTION
 - R1*XXX RESIDENTIAL 1 EXCEPTION
 - R4*YYY RESIDENTIAL 4 EXCEPTION
 - EP*ZZ ENVIRONMENTAL PROTECTION EXCEPTION
 - OS OPEN SPACE



Attachment 19



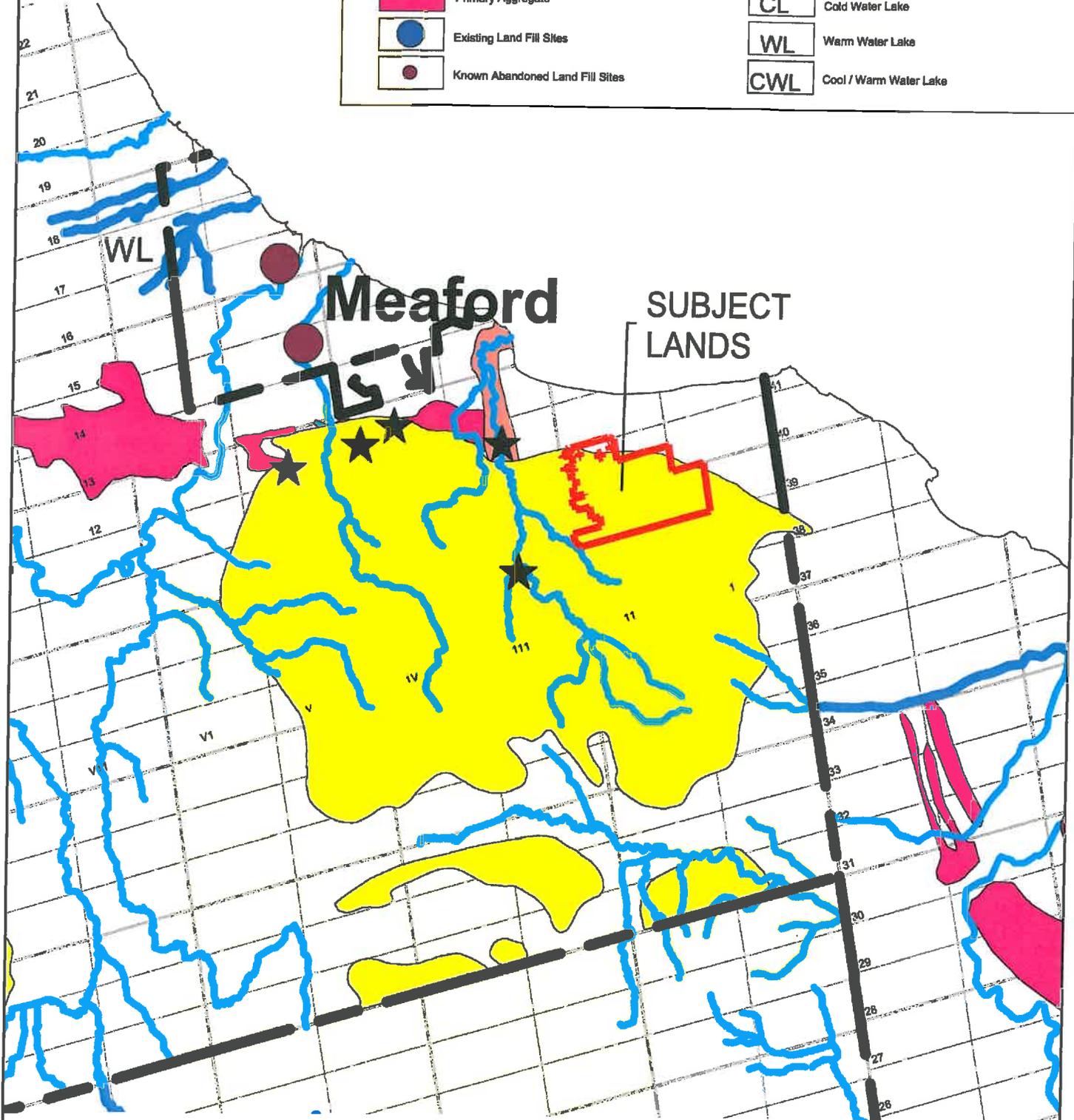
LEGEND

	Provincial Highway		Hazard Lands		Niagara Escarpment Plan Boundary
	County Road		Wetlands		Niagara Escarpment Plan Area
	Township Road		Mineral Resource Extraction		Urban
	Agricultural		Space Extensive Commercial		Urban Fringe
	Special Agriculture		Space Extensive Industrial		Hamlet
	Rural		Escarpment Recreation Area		Inland Lakes and Shoreline

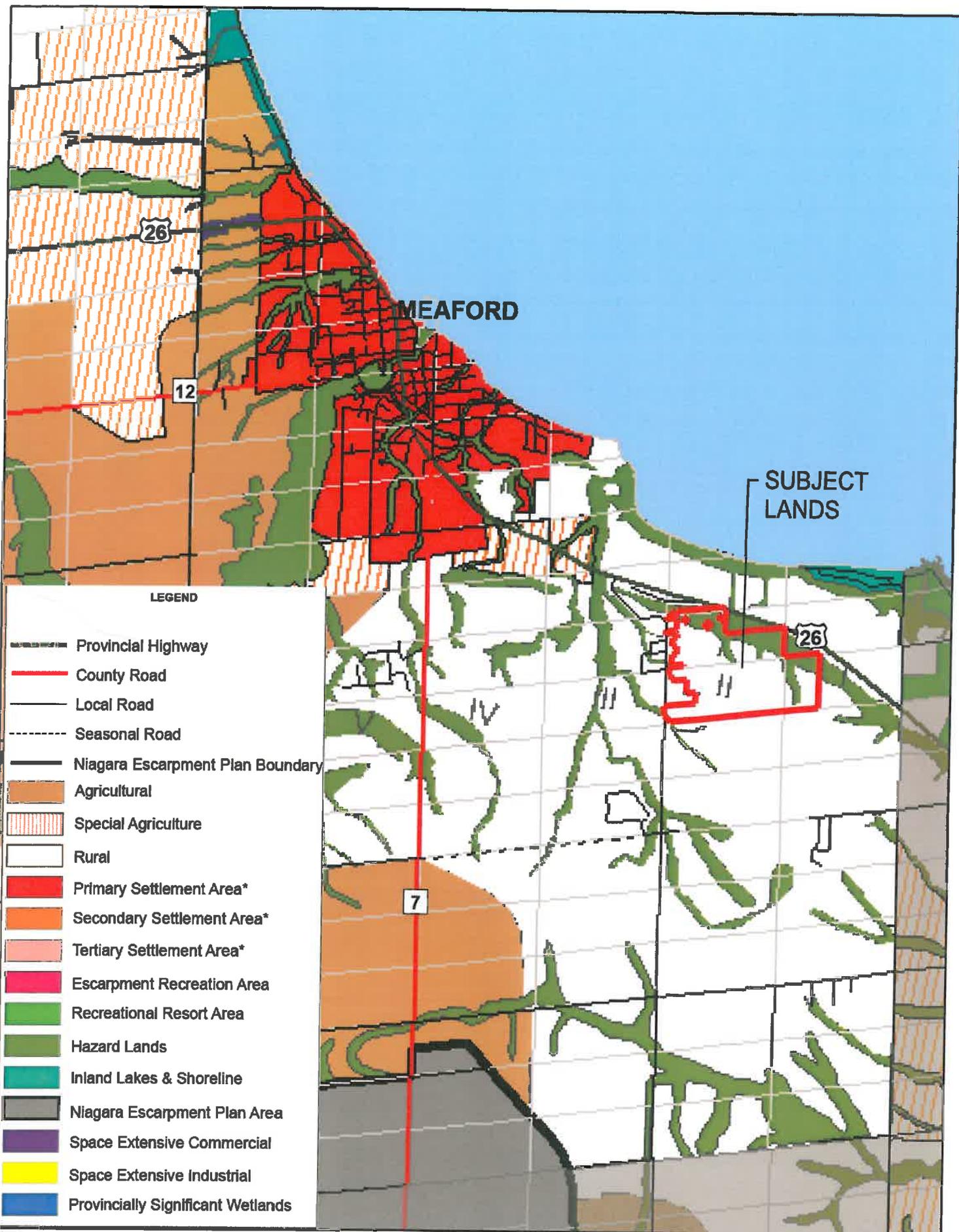
**Extract from County of Grey Official Plan
Schedule A, Land Use, Map 2**

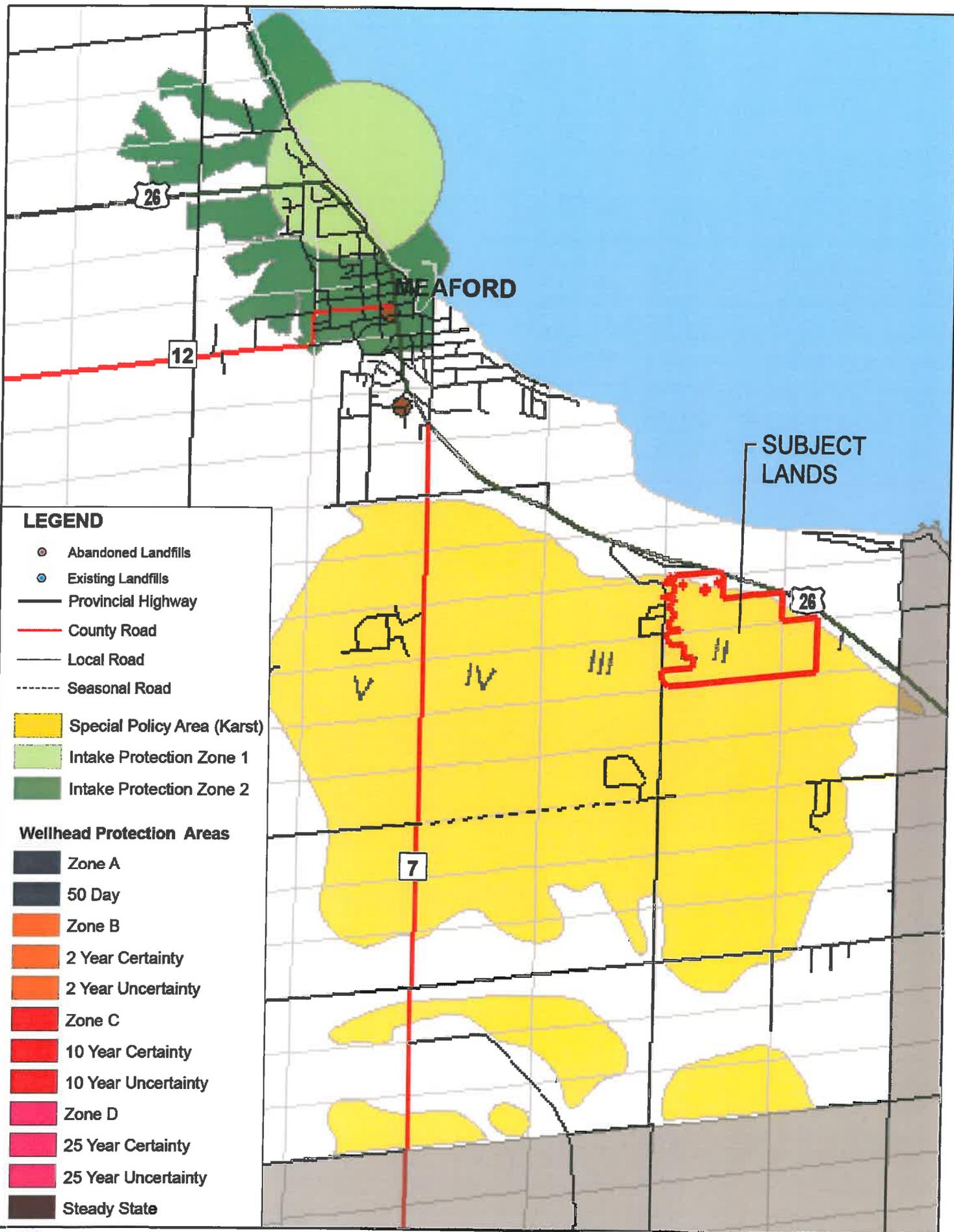
LEGEND

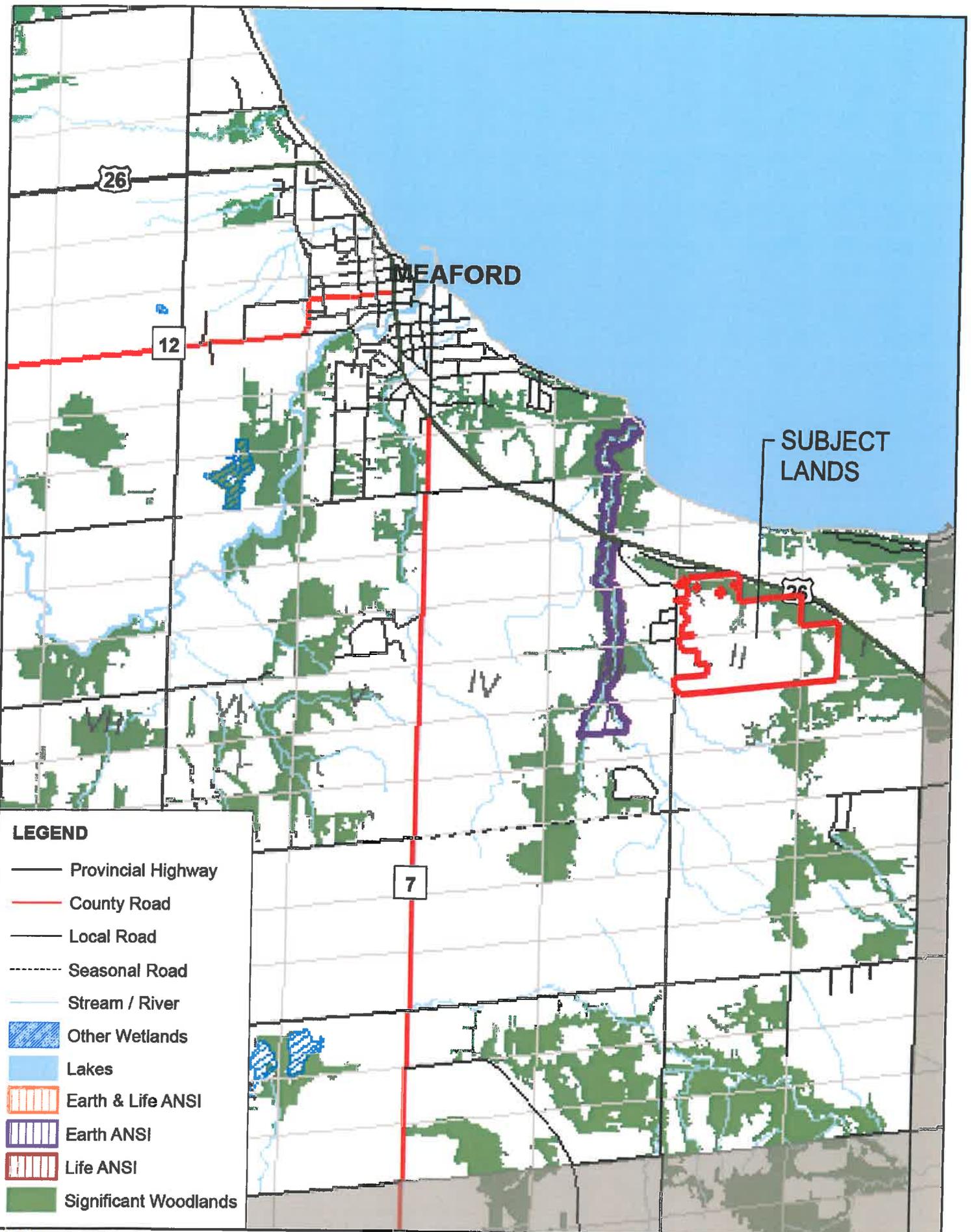
- | | | | |
|---|---------------------------------|---|--|
|  | Special Policy |  | More Than One Existing Resource Constraint |
|  | Earth Life ANSI |  | Cold Water Streams |
|  | Life ANSI |  | Warm Water Streams |
|  | Earth ANSI |  | CWS Cool / Warm Water Streams |
|  | Primary Aggregate |  | Cold Water Lake |
|  | Existing Land Fill Sites |  | Warm Water Lake |
|  | Known Abandoned Land Fill Sites |  | Cool / Warm Water Lake |



Attachment 20







LEGEND

- Provincial Highway
- County Road
- Local Road
- - - Seasonal Road
- Stream / River
- ▨ Other Wetlands
- ▨ Lakes
- ▨ Earth & Life ANSI
- ▨ Earth ANSI
- ▨ Life ANSI
- Significant Woodlands

SUBJECT LANDS

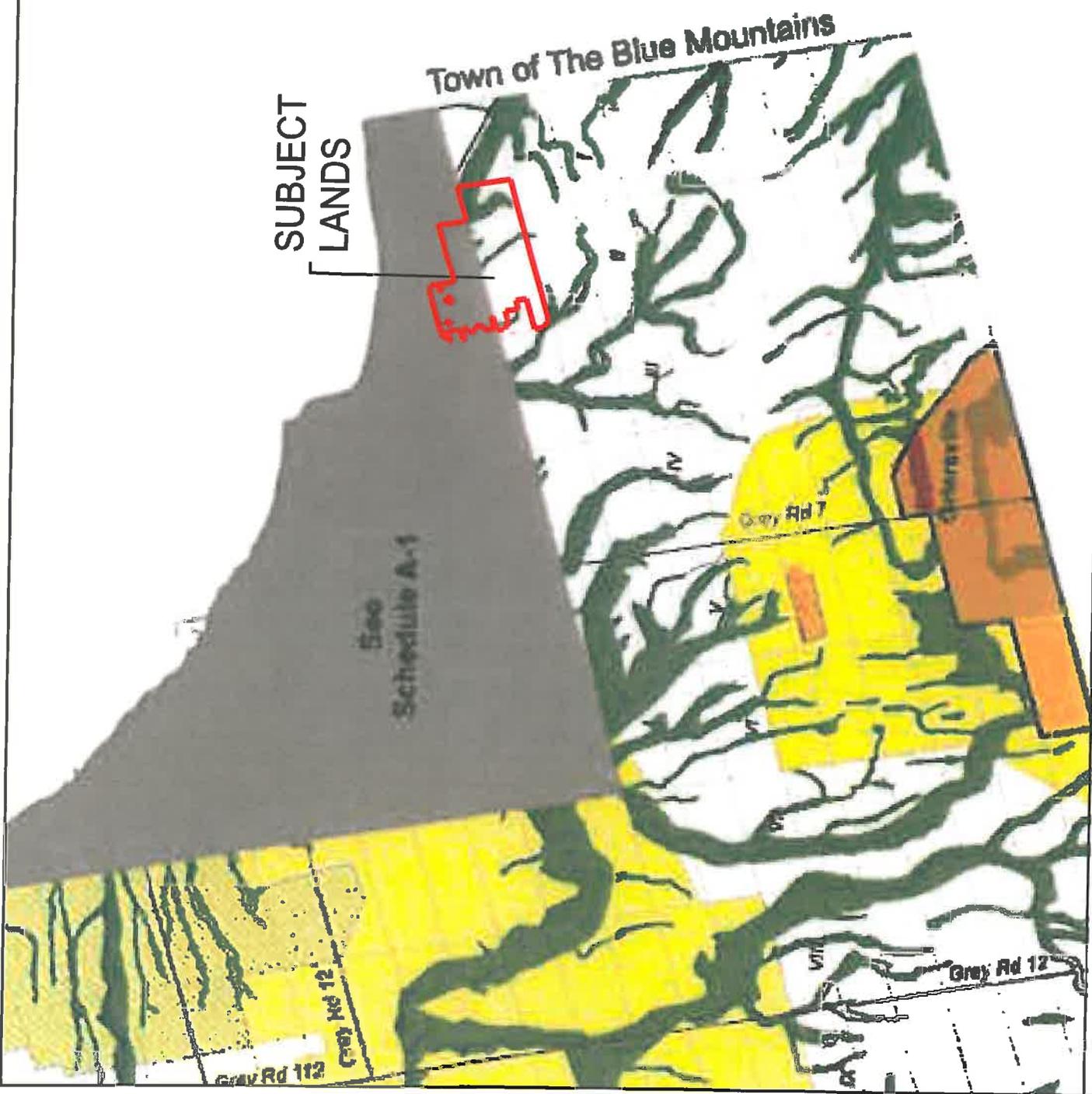
Attachment 21

Legend

-  Environmental Protection
-  Federal Lands
-  Shoreline
-  Rural Settlement Area
-  Rural
-  Agricultural
-  Specialty Agricultural
-  Mineral Resource Extraction Area
-  Major Open Space
-  Waste Disposal Site - Closed
-  Niagara Escarpment
-  Escarpment Plan Boundary
-  Natural Area
-  Protection Area
-  Rural Area

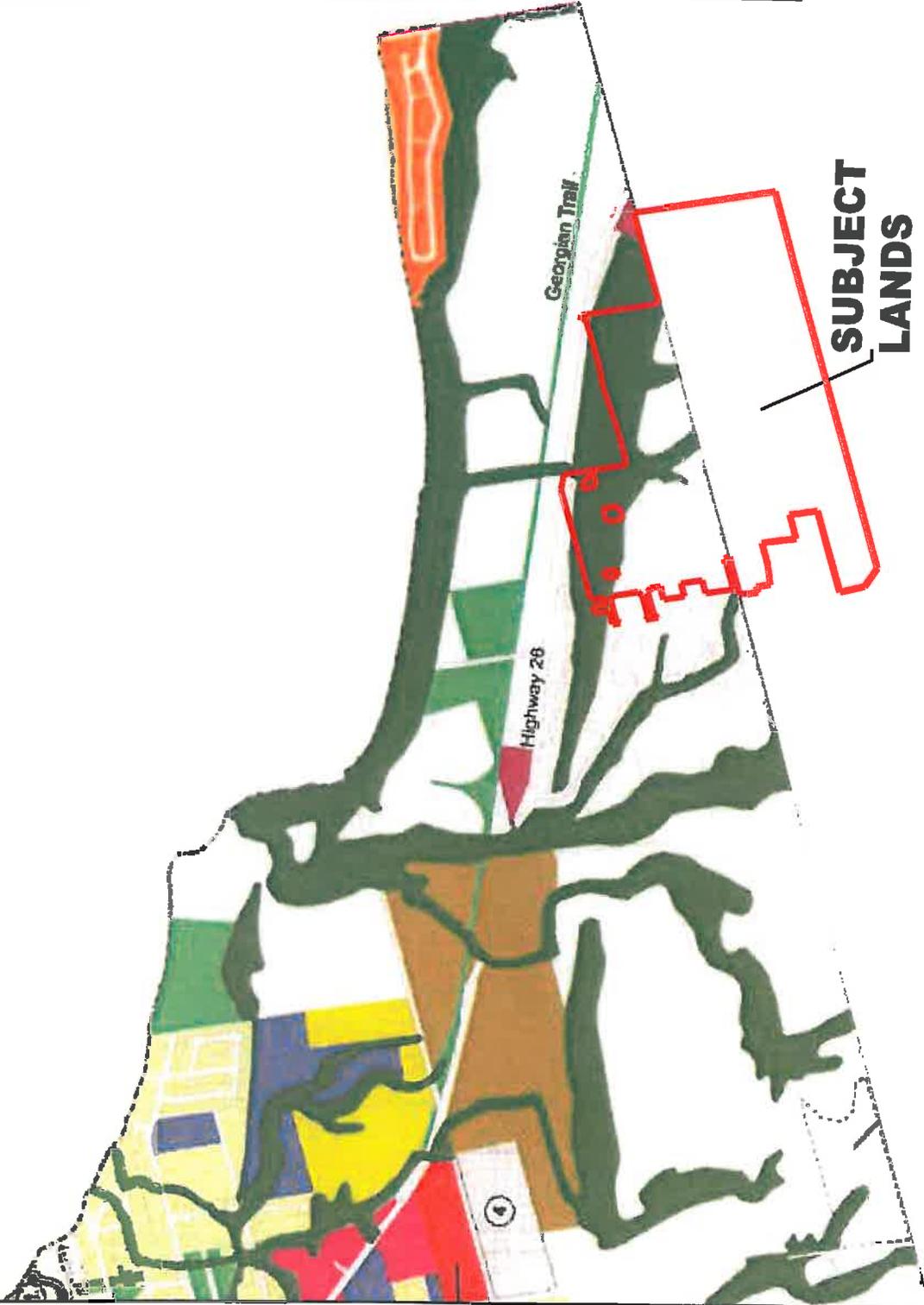
SUBJECT LANDS

Town of The Blue Mountains



Legend

- Urban Living Area
- Shoreline
- Urban Employment Area
- Urban Highway Commercial
- Rural Highway Commercial
- Downtown Core Commercial
- Downtown Core Transition
- Institutional
- Harbour Open Space
- Major Open Space
- Major Recreation
- Future Urban Expansion Area
- Urban Special Policy Area
- Rural
- Agricultural
- Specialty Agricultural
- Environmental Protection
- Waste Disposal Site - Closed
- Subject to Official Plan Section
- Schedule Boundary
- River/Stream

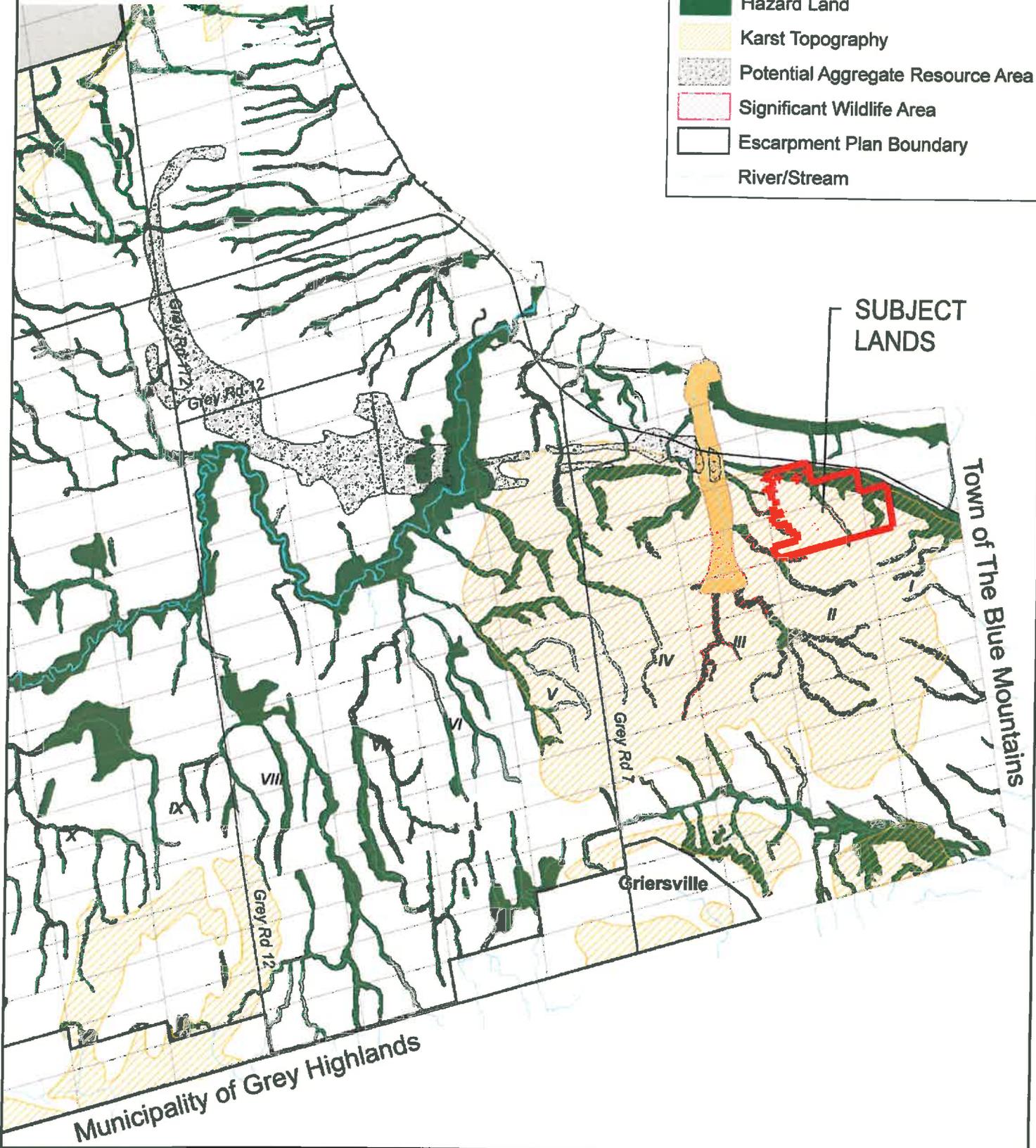


SUBJECT LANDS

Extract from Municipality of Meaford Official Plan, Schedule A-1 Land Use

Legend

-  ANSI Earth
-  ANSI Life
-  Wetlands
-  Hazard Land
-  Karst Topography
-  Potential Aggregate Resource Area
-  Significant Wildlife Area
-  Escarpment Plan Boundary
-  River/Stream



Municipality of Meaford

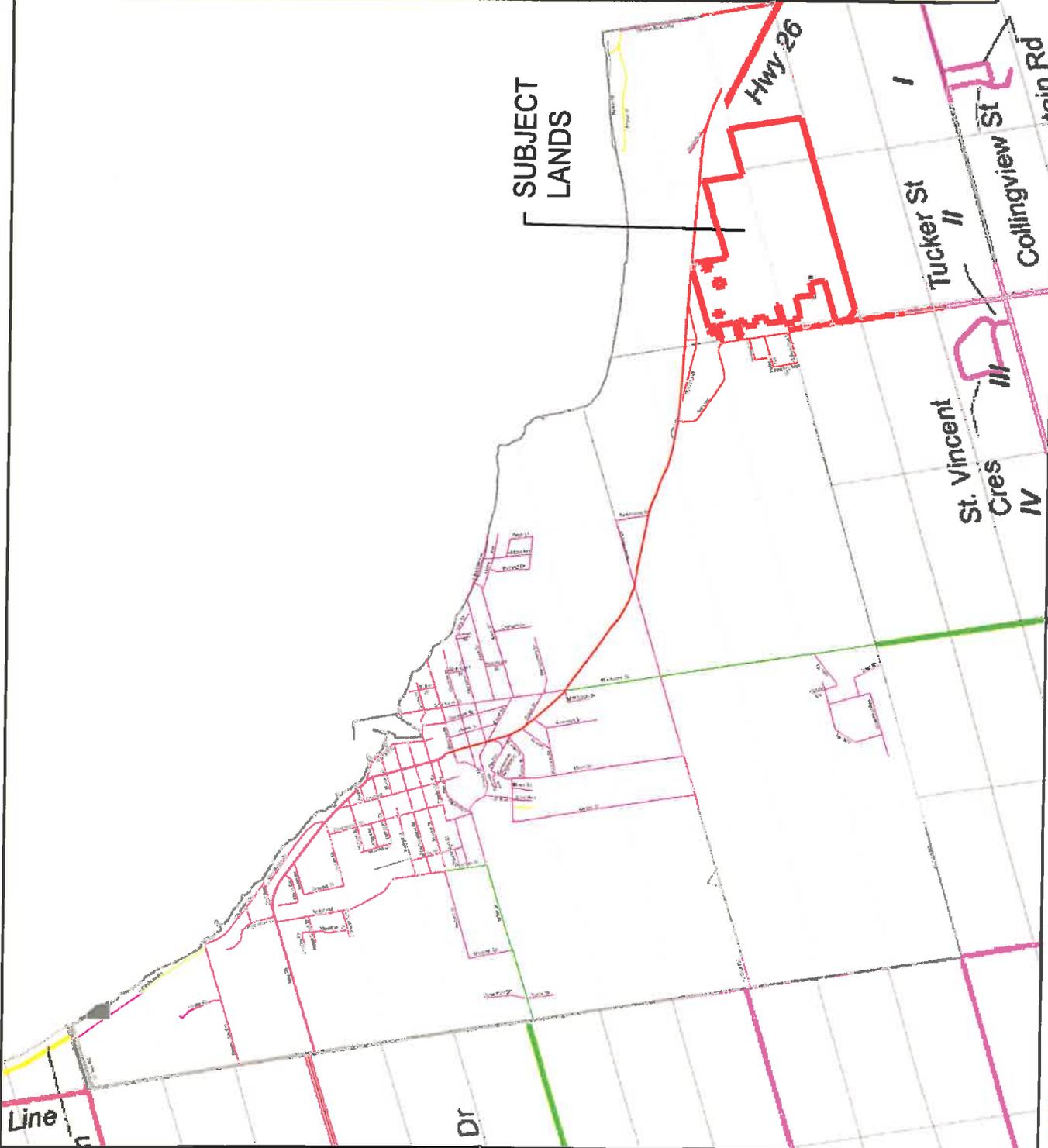
Official Plan Schedule C1 and C2 Transportation

Legend

- Provincial Highways
- County Roads
- Local Roads
- Private Roads
- Unopened Road Allowance



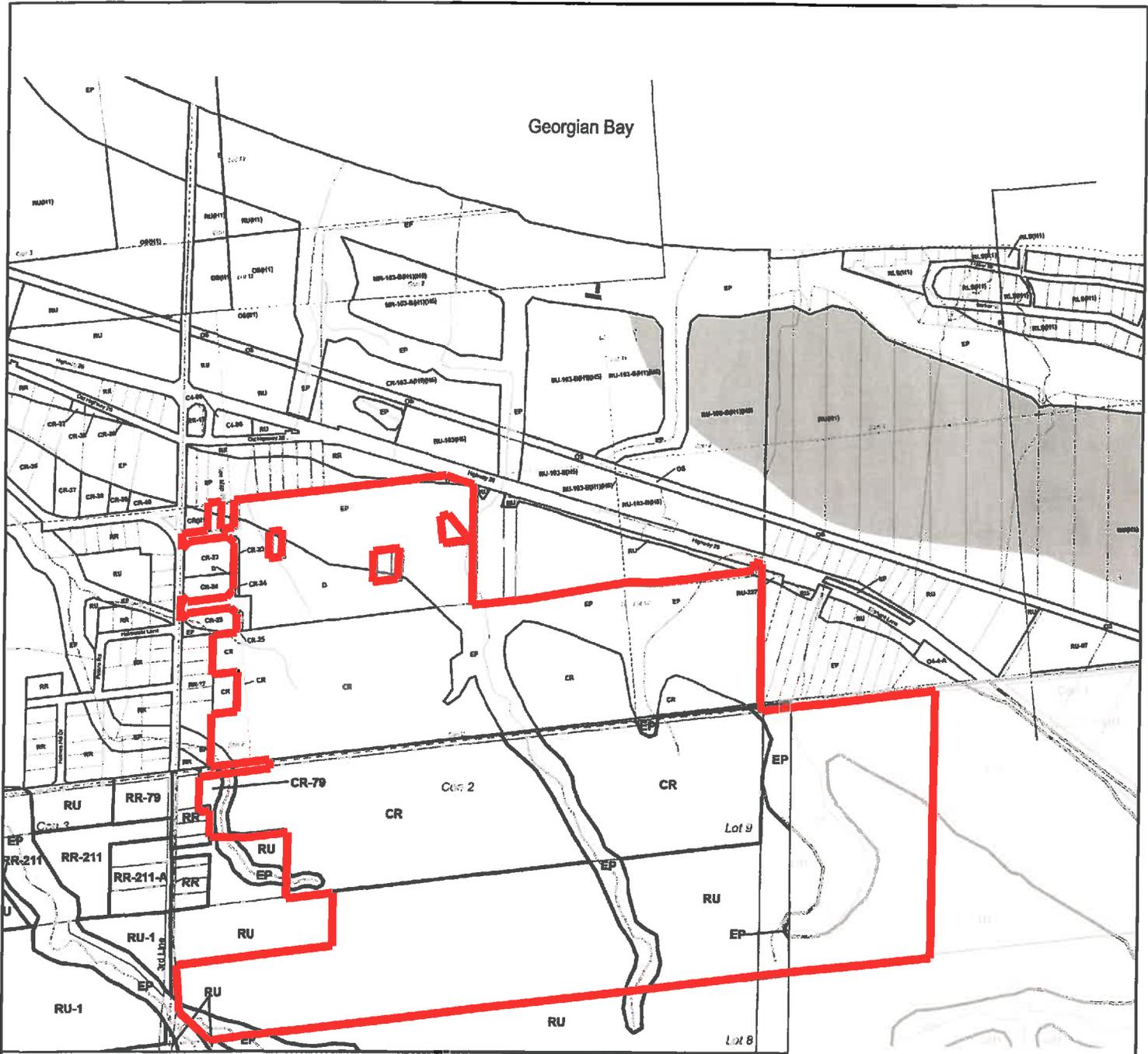
SUBJECT LANDS



Extract from Municipality of Meaford Official Plan, Schedule C1 and C-2, Transportation

Attachment 22

A 1114



LEGEND

- RU** RURAL
- CR** COUNTRY RESIDENTIAL
- RR** RURAL RESIDENTIAL
- D** DEVELOPMENT
- EP** ENVIRONMENTAL PROTECTION

 **SUBJECT LANDS**



Not to Scale

Source: Zoning Maps 28-30, 75 & 76

Attachment 23

Attachment 24

17-10



Meaford Economic Development Strategy (MEDS)

February 5, 2010
Version 2

Table of Contents

Table of Contents	i
Overview	1
Phase 1	1
Phase 2	1
Linkage to the Corporate Strategy	2
Overall economic development strategy	3
Mission	3
Overall strategic objectives	3
Overall strategies	4
Pillar Situation Assessment	6
Green Business	6
Tourism	6
Agri-business	7
Retail	8
Culture mapping	8
Pillar strategic objectives	10
Green business	10
Tourism	10
Agri-business	10
Retail	10
Culture	11
Cumulative impact	11
Pillar strategies	12
Green business	12
Tourism	13
Agri-business	14
Retail	14
Summary of strategies	15
Linkage between pillars	16
Strategies not chosen	16
Integrated strategies	19

Pillar strategic objectives

Each task force developed a set of strategic objectives for their pillar/sector.

Green business

We will increase the number of green businesses from 4 to 15 by 2015

The Municipality will be “business-ready” by December 2011 (ie actively seeking out and assisting new business)

The Municipality will be a high-tech incubator for green industry by 2015

The Municipality will improve its energy efficiency by 25% by 2015

Tourism

We will increase the number of tourist visitors to Meaford by 25% by 2012

We will double the number of overnight stays by 2012

We will double the number of off-peak visitors by 2012

We will introduce 10 new businesses connected to the waterfront by 2015, based on a comprehensive waterfront strategy

Meaford will be known as a cultural tourist destination by 2015

Agri-business

We will increase average farm gate receipts to \$100k by 2020

We will have 3 new processing plants by 2015

We will have 10 new & different farm-based businesses with farm gate receipts exceeding \$75k by 2015

Meaford is known as a centre for innovative agri-business products and approaches by 2015

Retail

There will be a 0% vacancy rate in retail establishments in the BIA by 2015

The Municipality has productive relationships with all current and potential businesses

- requires a registry of all businesses
- ongoing “relationship management” between the Municipality and business

We have attracted 10 new “sector-specific” businesses by 2015

Meaford will be a retail destination by 2015

Culture

Meaford is known as a regional centre for arts and culture by 2020

Meaford is known as a physical recreation centre (in/outdoors) by 2015

We will have a full-service hotel by 2015 as a sign of expanded accommodation

Cumulative impact

It is important to note that the task force members collectively believe that achieving these objectives – or even making good progress on them – will contribute to achieving the overall objectives of:

- Increasing the tax base by 30% by 2020
- Increasing the proportion of non-residential tax from 9% to 11% by 2020

Pillar strategies

The final step for the task forces was to develop strategies that would lead to achieving the objectives summarized in the previous section. While strategies were developed by each task force, there is clearly some overlap. The final section of this report integrates pillar strategies into a single set of economic development strategies for the Municipality.

Because of the strong overlap of the conclusions of the Cultural Mapping task force with those of the Tourism task force, these groups were merged for the development of strategies.

While most of the strategies were developed within the overarching strategic objective of growing and diversifying the tax base, it should be noted that several strategies have the potential of growing non-tax revenues. For example, Meaford Hall revenues would be enhanced by several strategies, especially those in Tourism.

There is a tendency for any discussion of economic development to focus too quickly on the urban part of Meaford. To some extent, this is understandable, since that is where the current business environment is currently focused. However, this is too limited a view. There are plenty of opportunities in the pillar strategies to encourage economic development outside the town. Working within the constraints of Provincial, County planning requirements, it is important that the Municipality pursue those opportunities in order to ensure that the community and economic benefits of these strategies are shared across the entire Municipality.

Green business

There are four main strategies in the Green Business pillar:

Become “business ready”

- Create & enable an Economic Development Office within the Municipality
- Prepare protocols & support material to support economic development activities
- Integrate economic development into the culture, accountabilities and processes across the Municipality
- Use Economic Development Councils as a way to harness the experience and energy of the community
- Ensure waste water treatment plant has sufficient capacity to accommodate growth

Proactively attract green business

- Define criteria for “green” businesses:
 - green products & services
 - sustainable, green processes
- Identify & designate appropriate Employment Lands:
 - reflect in Official Plan & Zoning by-laws
 - include in marketing packages
- Identify & secure one or more “flagship” green businesses

Become a high-tech incubator for green business

- Establish Virtual Green Technology Centre
- Establish business incubator:
 - dedicated space
 - shared overheads
- Establish satellite campus to round out high technology cluster

Green the Municipality

- Establish single point of accountability within Municipality for green initiatives (Operations Dept)
- Investigate P3 arrangements to exploit energy efficiency opportunities, based on results of energy audit
- Implement “Greening of Meaford” strategies in the community
- Develop consultation protocol for public debate on alternative energy, especially wind farms within the Municipality
- Pursue waste management as a greening opportunity

Tourism

There are four main strategies in the Tourism pillar:

Preserve & develop the attractions we already have

- Community Improvement Plan
- Heritage Designation
- Waterfront
- Communities in Bloom
- Urban forestry

Develop new attractions

- Events, especially in the off-season
- Wellness as a potential tourism theme for Meaford (eg encourage development of spas)
- Snowmobiling & winter attractions

Market Meaford to our target audience

- Develop clear marketing focus and strategies
- Expand marketing range
- Participate in regional marketing
- Market cross-over of other pillars with Tourism
- Cover all tourism assets, but focus especially on culture & outdoor recreation

Support people exceptionally well when they're here

- Signage
- Customer service
- Cross-attraction linkages

Agri-business

The Agri-business task developed the following strategies:

Ensure key municipal plans, by-laws, grant applications & tax strategies all support strengthening & expanding agri-business

Create agri-business registry, with incentives

Attract new processing plants

Attract an agri-business research & development institute

Integrate agri-business with tourism strategies

Integrate agri-business with Green strategies

Create forums for mutual learning & support

Council & Councillors act as agri-business ambassadors & promoters

Retail

The Retail task developed the following strategies:

Provide support to people opening new stores

Establish business registry

Make downtown more friendly to shoppers

Implement Community Improvement Plan

Buy Local campaign

Market Meaford to potential retail investors

Develop policies & frameworks for big box development, then attract the "right" big box to differentiate ourselves

Summary of strategies

The following table summarizes the pillar strategies.

The column labeled “Table stakes” refers to strategies that are necessary for Meaford to have any credibility in the economic development arena. Failing to execute these strategies will compromise anything else that we try to do to attract new business here.

The column labeled “Big ideas” refers to the strategies that will set us apart. Success in these strategies will have a huge impact on the economic prosperity of the Municipality.

	Table stakes		Big ideas
Tourism	Preserve & extend what we have Develop new attractions, especially off-season Market to our target audience Support visitors very well		Comprehensive waterfront strategy Arts & culture learning institution
Retail	Support new store owners Business registry Shopper-friendly downtown Market Meaford to investors	Implement Community Improvement Plan Heritage Designation Policies & frameworks for big box development	Buy Local campaign
Agri-business	Align municipal plans etc with promoting Agri-business Business registry	Integrate Agri-business with Tourism & Green Business Council acts as Agri-business Ambassadors	Establish agri-business R&D institute Attract new processing plants
Green business	Become “business-ready” Market Meaford to green businesses		Establish high-tech incubator Attract flagship green business Green Meaford

Linkage between pillars

It is important to note that there are many connections between pillars, and therefore opportunities for strategies in one area to leverage strategies elsewhere.

The following table indicates some of these cross-pillar connections.

	Tourism	Retail	Agri-business	Green Business
Tourism		Tourists are looking for interesting shopping & restaurants	Tourism marketing can drive tourists to agri-business attractions	Tourist attractions also attract hi-tech/green investors & workforce
Retail	Attractive stores become a tourism attraction			Attractive/destination stores also attract investors & workforce
Agri-business	Farm holidays Ethnic allotments	Stores offering local farm or processed products		Agri-business products & waste can be input for green businesses
Green Business	A Green Meaford is more attractive to tourists Harbour remediation a prerequisite for waterfront development	Stores offering green products	New processing plants should be green Potential overlap of green/hi tech/Agri-business institutes	

Strategies not chosen

The Retail, Tourism, and Agri-business pillars were selected because they are among the largest sectors in Meaford's economy. Three other significant sectors were not singled out for specific attention: the Hospital, our schools, and the Land Force Training Base. Suggestions have also been offered with regard to capitalizing on retirement trends.

Training Base

There is no doubt that the Base is one of Meaford's larger employers – approximately 200 civilians have jobs on the base, and there is a significant contingent of Army personnel who have been assigned to the Base and who need somewhere to live.

There is nothing that the Municipality can do to affect the number of people working at the Base. The opportunity, if there is one, is for suitable housing to accommodate the personnel (both single and married) who have been posted to the Base. "Suitable housing" means an average price point of around \$250k, and appropriate for young families – in this respect, Army families are just like any other working family.

In general, Army personnel prefer to buy in Meaford, if only because travel to and from the Base is easier (especially in winter). So the issue is whether Municipal plans, policies and processes support the development and supply of appropriate housing stock.

This is a general question, not restricted solely to housing for Army personnel. The Green Business task force has proposed several strategies to ensure that the Municipality is "Business-friendly" – if these are followed, then development of housing in general will be facilitated, and there should be an adequate supply of housing for people working at the Base.

Hospital

The Hospital is both a significant employer and an important attraction for people deciding to live here. Maintaining a hospital in Meaford is primarily a business decision for Grey Bruce Health Services – if there is sufficient demand to fill the beds, we will keep the Hospital. If demand for beds drops too much, Grey Bruce Health Services will have little choice but to close the Hospital. From an economic development standpoint, we will keep the Hospital if we have a population that generates sufficient demand for the beds available.

It's also worth noting that the expected increase in our over-60 population is probably going to ensure a steady demand for the hospital.

Over and above respecting the business fundamentals, the Municipality should continue to be as welcoming as possible to the hospital. The Municipality already give grants to the Hospital, and will be ramping up the efforts to attract a new clinic (with doctors) to Meaford. We have an active and successful Hospital Foundation. These efforts are all worthwhile, and would continue regardless of any other economic development activity – for this reason, the Hospital has not been singled out for special attention in MEDS.

Schools

Schools are like the Hospital – they will stay open as long as we have enough children to fill them. From an economic development perspective, the challenge is to have enough jobs in the Municipality that we have a healthy number of working and raising their families here.

Meaford already has a smaller proportion of our population in the labour force (ages 20-60) than either Grey County or Ontario as a whole. In the longer term, the threat to our schools is real. However, the Municipality cannot do anything to keep the schools open except to ensure that we have a healthy economy, with plenty of jobs for working families.

Retirement

While retirement is not yet a major component of Meaford's business ecosystem, the suggestion has been made that it should be.

Meaford currently has a higher proportion of its population aged 60 and over than Grey County, and even more than Ontario as a whole. There is little doubt that the Municipality is an attractive

retirement destination. The question is: should we make retirement an economic development priority?

The proposed answer to that question is no, for three main reasons.

First, Meaford will continue to be a desirable place to retire to. Quite apart from the attractions that already bring people here, many of the Tourism strategies will make Meaford an even more attractive destination for new retirees. If that's the case, investors will come to us to build retirement and care homes, attracted by the investment opportunity. Consequently, the economic development imperative is the same as it is for any investor – be as welcoming as possible, and make it as easy as possible for them to build their homes. That aspect is well covered in the “Business-friendly” strategy proposed by the Green Business Task Force.

Secondly, it's not all clear that becoming a retirement destination is contributes to the Municipal strategic theme of having “A Healthy Community”. A healthy community will reflect the population as a whole, and will not be seriously over-represented in one demographic any more than it is under-represented in another. Older people benefit by having younger people around, and vice versa. Our objective should be to get the balance right between the retirement and working family demographics. The number of retired people in Meaford is going to grow regardless of anything we might do; and the proportion of working families in Meaford will decrease unless we work hard at attracting jobs.

Finally, strategy is about making choices. The Municipality simply does not have the resources to invest in every attractive opportunity – we have to pick our spots. It is far more effective to choose a few places to invest and get them right than it is to go after everything and succeed with none of them.

In short, Meaford will get its fair share of retirement and care homes simply because the market will be there for investors. And it's important that the Municipality invests its scarce resources in sustaining a healthy business ecosystem that benefits everyone and keeps our schools open.

Integrated strategies

There is some overlap between the strategies developed by each of the four pillar task forces. To eliminate this overlap, pillar strategies have been integrated into a single set of strategies. These will form the basis of specific action plans once the final report has been endorsed by Council.

The following table shows the integrated economic development strategies for the Municipality of Meaford.

Table stakes	Big Ideas
<p>Get the Municipality "business ready"</p> <ul style="list-style-type: none"> • Economic Development Office • Governance • Council & Councilors as business ambassadors • Economic Development Councils • Plans, processes, by-laws... • Business Registry 	<p>Attract institutions:</p> <ul style="list-style-type: none"> • Agri-business R&D • Arts & culture learning • High-tech incubator <p>Attract key investors:</p> <ul style="list-style-type: none"> • Flagship green business • Processing plants
<p>Market the Municipality:</p> <ul style="list-style-type: none"> • Investors in all pillars • Visitors <p>Marketing strategies, resources & material, including website</p> <p>Excellent, proactive support to investors & visitors once they're here</p> <p>Integrate marketing:</p> <ul style="list-style-type: none"> • across the pillars • across Municipal & privately-operated attractions 	<p>Support current & potential business owners & investors:</p> <ul style="list-style-type: none"> • Mentoring programs • Learning & mutual support forums • Buy Local campaign
<p>Preserve, extend & enhance our assets:</p> <ul style="list-style-type: none"> • Downtown, heritage area • Tourism attractions (current and new) • Municipality recreation & culture portfolio 	<p>Green Meaford:</p> <ul style="list-style-type: none"> • Economically responsible • Community-building • Differentiate Meaford for investors and visitors • Comprehensive waterfront strategy