

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07
February 11th, 2009**

Application Details: Consent Application No.'s B29.2008, B30.2008, B31.2008, B32.2008 and B33.2008

Locations:

B29.2008: Part of Lot 6, Concession 5, Part 1 on RP 16R.2535, The Former Township of Euphrasia

B30.2008: Part of Lot 7, Concession 5, Lots 6, 20-22 and Part of Lots 1, 3-5, 7-19, Plan 168 and Part of Lot 7, Concession 5, and Part of Lot 7, Concession 6, Plan 168 and Registered Plan RP 16R.8624, Lots 1-3, 15, 16, The Former Township of Euphrasia

B31.2008: Part of Lot 7, Concession 5, Lots 6, 20-22 and Part of Lots 1, 3-5, 7-19, Plan 168 and Part of Lot 7, Concession 5, and Part of Lot 7, Concession 6, Plan 168 and Registered Plan RP 16R.8624, Lots 1-3, 15, 16, The Former Township of Euphrasia

B32.2008: Part of Lot 7, Concession 5, Lots 6, 20-22 and Part of Lots 1, 3-5, 7-19, Plan 168 and Part of Lot 7, Concession 5, and Part of Lot 7, Concession 6, Plan 168 and Registered Plan RP 16R.8624, Lots 1-3, 15, 16, The Former Township of Euphrasia

B33.2008: Part of Lot 7, Concession 5, Lots 6, 20-22 and Part of Lots 1, 3-5, 7-19, Plan 168 and Part of Lot 7, Concession 5, and Part of Lot 7, Concession 6, Plan 168 and Registered Plan RP 16R.8624, Lots 1-3, 15, 16, The Former Township of Euphrasia

Registered Owner: Talisman Resort GP Inc.
Grey County Official Plan: Niagara Escarpment Plan
Grey Highlands Official Plan: Recreation and Hazard (with an identified Area of Karst Topography on a portion of the lands)
Zoning By-law No. 2004-50: Recreational Resort (REC), Recreational Resort with exception (REC-46), Development (D) and Hazard (H)

Purpose and Effect:

File B29.2008:
To sever a 5.8 hectare (14.3 acre) parcel and retain a 13.2 hectare (32.6 acre) parcel. The effect of which will sever the lands proposed for development as a Plan of Subdivision under File No. SUBD.01.2007 (submitted April 12th, 2007)

File B30.2008:
To sever a 1.7 hectare (4.2 acre) parcel and retain a 100.3 hectare (247.8 acre) parcel. The effect of which would sever lands for future development purposes.

File B31.2008:
To sever a 25 hectare (61.7 acre) parcel and retain a 75.3 hectare (186 acre) parcel. The effect of which would sever lands at the top of the ski hill for potential future development.

File B32.2008:
To sever a 11.9 hectare (29.4 acre) parcel and retain a 63.4 hectare (156.6 acre) parcel. The effect of which would sever the Golf Course lands south of Talisman Mountain Drive.

Consent Files B29.2008 thru B33.2008 – (Talisman Resort GP Inc.) Part of Lot 7, Concessions 5 and 6, The Former Township of Euphrasia - Page 1 of 12

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07
February 11th, 2009**

File B33.2008:

To sever a 6.7 hectare (16.55 acre) parcel and retain a 56.7 hectare (140.10 acre) parcel. The effect of which would sever the balance of the Golf Course lands North of Talisman Mountain Drive.

Recommendation:

That Consent Application B29.2008 be approved, subject to the following conditions:

- Payment of any outstanding Municipal Taxes
- Payment of any outstanding Municipal Water Service and Municipal Utilities
- Payment of the \$300.00 Approval Fee
- Payment of the \$500.00 Parkland Dedication Fee
- That the Applicant obtain an entrance permit for the severed and retained parcels from the Municipality of Grey Highlands Roads Superintendent
- That the Applicant provide a road widening on the West side of Shilvock Sideroad and along Sideroad 7A
- That the Applicant negotiate a road widening along the retained portion of land on Sideroad 7A
- That a draft plan be provided to the Committee of Adjustment's Secretary Treasurer prior to the stamping of the deeds, if required.

That Consent Application B30.2008 be approved, subject to the following conditions:

- Payment of any outstanding Municipal Taxes
- Payment of any outstanding Municipal Water Service and Municipal Utilities
- Payment of the \$300.00 Approval Fee
- Payment of the \$500.00 Parkland Dedication Fee
- That the Applicant obtain entrance permits from the Municipality of Grey Highlands Roads Superintendent.
- That the Applicant provide a road widening along Sideroad 7A
- That the Applicant negotiate a road widening for the retained parcel on Sideroad 7A
- That a draft plan be provided to the Committee of Adjustment's Secretary Treasurer prior to the stamping of the deeds, if required.

That Consent Application B31.2008 be denied, however should the application be approved by the Committee the following conditions are recommended:

- Payment of any outstanding Municipal Taxes
- Payment of any outstanding Municipal Water Service and Municipal Utilities
- Payment of the \$300.00 Approval Fee
- Payment of the \$500.00 Parkland Dedication Fee
- That the Applicant obtain a Zoning By-law Amendment for the subject lands to recognize the lot area and frontage of the newly created parcel
- That the Applicant obtain an entrance permit for the severed parcel from the Municipality of Grey Highlands Roads Superintendent
- That the Applicant provide a road widening along Sideroad 7A

Consent Files B29.2008 thru B33.2008 – (Talisman Resort GP Inc.) Part of Lot 7, Concessions 5 and 6, The Former Township of Euphrasia - Page 2 of 12

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07
February 11th, 2009**

- That the Applicant negotiate a road widening along the retained portion of land on Sideroad 7A
- That a draft plan be provided to the Committee of Adjustment's Secretary Treasurer prior to the stamping of the deeds, if required.

That Consent Application B32.2008 be approved, subject to the following conditions:

- Payment of any outstanding Municipal Taxes
- Payment of any outstanding Municipal Water Service and Municipal Utilities
- Payment of the \$300.00 Approval Fee
- Payment of the \$500.00 Parkland Dedication Fee
- That the Applicant obtain an entrance permit for the severed parcel from the Municipality of Grey Highlands Roads Superintendent
- That the Applicant provide a road widening along Sideroad 7A
- That the Applicant negotiate a road widening along the retained portion of land on Sideroad 7A
- That a draft plan be provided to the Committee of Adjustment's Secretary Treasurer prior to the stamping of the deeds, if required.

That Consent Application B33.2008 be approved, subject to the following conditions:

- Payment of any outstanding Municipal Taxes
- Payment of any outstanding Municipal Water Service
- Payment of the \$300.00 Approval Fee
- Payment of the \$500.00 Parkland Dedication Fee
- That the Applicant obtain a Zoning By-law Amendment for the subject lands to limit the use of the parcel for the purpose of a Golf Course
- That a draft plan be provided to the Committee of Adjustment's Secretary Treasurer prior to the stamping of the deeds, if required.

1.0 Overview:

The subject lands are located within the Former Township of Euphrasia, North of the Hamlet of Kimberley. At the present time, the entire subject lands are under the Ownership of Talisman Mountain Resort GP Inc. and operate as a recreational ski facility, conference centre and Golf Course. The Applicant has requested the Committee consider severing various components of the subject lands with the intent that the lands would be sold independent of one another. The only exception to this, would be the Golf Course lands, which are proposed to be severed in a manner that would permit retaining the entrance of "Talisman Mountain Drive" to the Ski Facility and Conference Centre.

2.0 Planning Analysis:

The following issues were reviewed as part of this application:

- The Provincial Policy Statement;
- General Development Policies of the Municipality's Official Plan;
- The Hamlet Policies of the Municipality's Official Plan;
- Proposed Lot Configuration; and

Consent Files B29.2008 thru B33.2008 – (Talisman Resort GP Inc.) Part of Lot 7, Concessions 5 and 6, The Former Township of Euphrasia - Page 3 of 12

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07
February 11th, 2009**

- Permitted uses for the subject lands.

3.0 Provincial Policy Statement (2005):

This application is subject to the policies outlined by the Province within the 2005 Provincial Policy Statement, specifically Part V, Section 1.1.3 which directs that Settlement Areas shall be the focus of growth and their vitality and regeneration shall be promoted. Section 1.1.3 further directs that land use patterns in these areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use the infrastructure which are planned or available for the area, and that such uses minimize negative impacts to air quality and climate change, and promote energy efficiency. Land use patterns in settlement areas shall also include a range of uses and opportunities for intensification and redevelopment. Planning Staff recognize that the Recreation Area has traditionally been treated as a Settlement Area within the Municipality, and has therefore not been subject to Minimum Distance Separation. The Recreation Area designation is an area designated for growth within the Municipality, and in this case, is an area where full services are available provided certain upgrades are completed. Based on this, and provided future development of the proposed development parcels occurs on full services, Planning Staff are satisfied that files B29.2008, B30.2008, B32.2008 and B33.2008 are consistent with the Provincial Policy Statement.

The proposed lot creation through file B31.2008 is concerning to Planning Staff. The proposed lot is located a considerable distance from the services available at Talisman Resort. Based on this distance, development of this parcel may not be financially feasible to allow for an extension of those services to occur. On this basis, Planning Staff are not supportive of the lot creation without further assessment of the potential for services to be extended to this parcel to service further development. It is recommended that the file not be approved at this time.

However, on the basis that the balance of the lands are intended to be developed on full services, as recreation lands (for ski slope purposes), and to continue under their existing Golf Course use, Planning Staff have no further concerns with applications B29.2008, B30.2008, B32.2008 and B33.2008 as the proposed consents would appear to be consistent with the PPS.

4.0 The Municipality of Grey Highlands Official Plan:

All development must comply with the General Development Policies of the Municipality's Official Plan. Furthermore, all applications for Consent must comply with the General Consent Policies outlined under Section 3.2 of the Official Plan in addition to the specific consent policies of the applicable land use designation, in this case the Recreation Area designation.

The intent of the Recreation Area designation is to recognize areas of existing or potential recreational development of an open space or recreational use, which by nature requires the Escarpment slope for operation and function; which define and provide policies for areas of existing development within the Recreation Area identified in the Niagara Escarpment Plan; and finally, to provide for new development of a resort residential and tourist commercial nature. The Recreation Area designation was also intended to

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07
February 11th, 2009**

provide guidance in the preparation of the Municipality's Comprehensive Zoning By-law to replace Development Control for those recreation areas outside of the prominent escarpment slope.

Planning Staff are satisfied that Consent Applications B29.2008, B30.2008, B32.2008 and B33.2008 maintain the general intent and purpose of the Official Plan. However, until further review and consideration for the extension of services be examined for file B31.2008, Planning Staff are not satisfied that this file is consistent with the Official Plan or the Provincial Policy Statement.

5.0 The Municipality of Grey Highlands Comprehensive Zoning By-law No. 2004-50:

The subject lands are presently zoned as Recreational Resort (REC), Recreational Resort with exception (REC-46), Development (D) and Hazard (H). Exception 46 limits the uses on a portion of the subject lands to a ski centre including associated day uses, ski chalets and commercial development and related recreational facilities, resort / tourist development and related recreational facilities, recreation facilities which require the slope for the proper functioning of the operation, such as snowboard runs, ski runs, ski lifts and slides.

The Applicant has submitted a Zoning By-law Amendment Application to specifically deal with file B31.2008 in order to recognize the lot frontage and area of the proposed parcel. Planning Staff, in speaking with various agencies and Departments, would also further recommend that the Golf Course lands (specifically those associated with File B33.2008) be further limited to the use of the lands as a Golf Course only. The lands in this area are similar to hazard lands. Unless favorable comments are received from the Conservation Authority, the lands known as File B33.2008 shall also be included within the Zoning By-law Amendment to ensure that development of the parcel is limited in uses to a Golf Course only.

The Applicant's Agent has advised that the former development proposal for the lands associated with File B30.2008 will be withdrawn. The Applicant is reminded that a Zoning By-law Amendment would be required for these lands to expand the permitted uses to include single detached, attached, and multi-attached dwelling units. Although the Recreational Resort (REC) zone permits these uses, exception 46 limits the uses and subsequently single detached, attached and multi-attached dwelling units from the subject lands. Should the intent be to submit an application for this purpose, the subject lands should be included as part of the Zoning By-law Amendment Application on file.

Planning Staff are satisfied that the lands outside of File B31.2008 and B33.2008 do not require any further recognition through the Zoning By-law Amendment Application based on the information provided from the Applicant and commenting agencies to date. Planning Staff have no further concerns in this regard.

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07
February 11th, 2009**

6.0 Comments Received (Summary):

Comments were provided from the following authorities having jurisdiction over the subject lands:

▪ The County of Grey – Summary Only:

The subject property is designated as Escarpment Recreation in the County of Grey Official Plan. Along with designated settlement areas the Escarpment Recreation designation is meant to be a focus of growth within the County. The County Plan generally defers to the detailed policies of the Municipal Official Plan and the Niagara Escarpment Plan for these areas.

The County understands that the lots would be serviced by Municipal services. As per the PPS and the County Plan this is the preferred form of servicing. It would appear that B31.2008 would be located a significant distance from the existing services at Talisman and as such prior to approval it shall be confirmed that services can be extended to this lot.

A portion of the property has also been identified as Special Policy Area (Karst) on Appendix A of the County Plan. It would appear that the five consents are outside of the areas impacted by Karst topography.

Section 5.2.2(6)(f) of the County Official Plan states that any applications for development on land abutting a County Road shall be referred to the appropriate approval authority prior to approval in order to determine if the use, siting, and/or right-of-way width are adequate and meet the provisions of this Plan. The property is adjacent to Grey Road 7 and comments should be received from the County Transportation and Public Safety department. Applications B32 and B33 are adjacent to Grey Road 7 and as such would require comments from TAPS.

Provided positive comments have been received by TAPS and the Grey Sauble Conservation Authority, the County has no further concerns.

▪ The County of Grey Transportation and Public Safety Department – Summary Only:

Applications B29.2008, B30.2008 & B31.2008 – *We have generally no objection with the applications described and are prepared to address roads related issues through the site plan approval process. Site Plan approval authorized under the Planning Act is intended to control such details as parking, landscaping, grading & services. Permits will be issued by this department based on our requirements regarding traffic studies, drainage reports, etc.*

Applications B32.2008 and B33.2008 – *We have no objection to creation of both parcels as described provided the following conditions can be achieved:*

- *Access to properties to be from Talisman Drive;*

Consent Files B29.2008 thru B33.2008 – (Talisman Resort GP Inc.) Part of Lot 7, Concessions 5 and 6, The Former Township of Euphrasia - Page 6 of 12

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07
February 11th, 2009**

- *Dedication of 0.3 metre reserve along Grey Road 7 with 15.0 metre daylight triangle on each corner of the intersection;*
 - *The appropriate management of storm drainage and the submission of a storm water management report for review and approval;*
 - *All new structures along County roads must be situated in accordance with County setback distance requirements (a minimum of 23 metres from the centerline of the travelled road).*
- The Grey Sauble Conservation Authority – Summary only:

B29.2008 & B30.2008 – GSCA generally have no objection to severance proposals B29.2008 & B30.2008. The details of development will be dealt with through the Plan of Condominium application. Portions of each of these parcels are regulated under Ontario Regulation 151/06; Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourse. The affected areas are associated with a watercourse traversing the south edge of Lot 1 and the south edge of Lot 2.

B31.2008 – GSCA generally have no objection to severance proposal B31.2008 as the zoning is 'D – Development'. We note that there are some drainage features and Karst features on the property. Detailed study of the Karst features may be required prior to any development and/or zoning by-law amendments on this property. Portions of this parcel are regulated under Ontario Regulation 151/06; Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourse. The regulated areas are associated with several drainage features on the lot. Additionally, any identified Karst features are subject to Ontario Regulation 151/06.

B32.2008 & B33.2008 – We note that these parcels currently contain only golf course lands and do not have any amenities (buildings, parking, etc.) associated with them. Both of these properties have historically been subjected to flooding associated with the Beaver River due to heavy precipitation, frazzle ice and ice jamming. We note that the current zoning on these parcels is a combination of 'H – Hazard' and 'REC – Recreational Resort'. The flood potential of these proposed properties is not conducive to all of the uses permitted in a 'REC' zone. Therefore, we recommend that the severance of these parcels be accompanied by a zoning by-law amendment which would encompass the full extent of the hazard lands, allow the existing golf course use to continue and prohibit the development of any structures on these parcels. These parcels are regulated under Ontario Regulation 151/06; Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourse.

GSCA generally have no objection to the proposed severance applications. However, as noted above, we recommend that a site specific zoning by-law be required for consents B32.2008 and B33.2008. The nature of this zoning would be to allow the existing golf course uses to continue, but would prohibit any other development on these parcels. We recommend a combination of special 'H – Hazard' zone and special 'OS – Open Space' zone to accomplish this.

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07
February 11th, 2009**

- The Municipality of Grey Highlands Septic Department:

B29.2008 – Please be advised that the Septic Department of the Municipality of Grey Highlands have no objections to an application for Septic Approval as long as placement follows regulation guidelines. No part of the leaching bed shall be sloped steeper than 1 unit vertically to 4 units horizontally. The percolation time shall be determined by either percolation tests or by classifying the soil according to the Unified Soil Classification System as described in the Supplementary Guidelines to the 1997 Ontario Building Code.

Please be advised that the Municipality of Grey Highlands Septic Department have no objections to the severance application B29.2008. All development other than a single family dwelling would be required to connect to municipal sewers and water.

B30.2008 – Please be advised that the Septic Department of the Municipality of Grey Highlands have no objections to an application for Septic Approval as long as placement follows regulation guidelines. No part of the leaching bed shall be sloped steeper than 1 unit vertically to 4 units horizontally. The percolation time shall be determined by either percolation tests or by classifying the soil according to the Unified Soil Classification System as described in the Supplementary Guidelines to the 1997 Ontario Building Code.

Please be advised that the Municipality of Grey Highlands Septic Department have no objections to the severance application B30.2008. All development other than a single family dwelling would be required to connect to municipal sewers and water.

B31.2008 – Please be advised that the Septic Department of the Municipality of Grey Highlands have no objections to an application for Septic Approval as long as placement follows regulation guidelines. No portion of the Septic system shall be located in a Hazard Zone. This lot is presently a vacant lot.

The percolation time shall be determined by either percolation tests or by classifying the soil according to the Unified Soil Classification System as described in the Supplementary Guidelines to the 1997 Ontario Building Code. Please be advised that the Municipality of Grey Highlands Septic Department have no objections to the severance application B31.2008. All development other than a single family dwelling would be required to connect to municipal sewers and water.

B32.2008 – Please be advised that the Septic Department of the Municipality of Grey Highlands have no objections to an application for Septic Approval for a single family dwelling as long as placement follows regulation guidelines. Placement should be limited to south side of river. No portion of the Septic system shall be located in a Hazard Zone. This lot is presently a vacant lot used for golf course.

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07
February 11th, 2009**

The percolation time shall be determined by either percolation tests or by classifying the soil according to the Unified Soil Classification System as described in the Supplementary Guidelines to the 1997 Ontario Building Code. Please be advised that the Municipality of Grey Highlands Septic Department have no objections to the severance application B32.2008. All development other than a single family dwelling would be required to connect to municipal sewers and water.

B33.2008 – *This lot is presently a vacant lot used for a golf course. Please be advised that the Septic Department of the Municipality of Grey Highlands have no objections to the severance application B33.2008 provide the REC permitted uses are limited to a golf course.*

▪ **The Municipality of Grey Highlands Public Works Department:**

The Road of 7A would have to be brought up to standards and there are four bridges that would have to be widened. This would all have to be reconstructed to suit two lanes of traffic and also Shilvock Sideroad would have to be brought up to road standards. Run off water from any subdivision would have to be contained. The property at the front of Talisman along County Road 13 is too wet for housing. In the spring it is more like wetland and floods, it just lays full of water because the ground is too low, basements would be full of water.

▪ **The Municipality of Grey Highlands Water & Wastewater Department:**

In response to the proposed severances at the Talisman Mountain Resort, the water and wastewater department have the following concerns:

1. No lots on the golf course severance are serviced and would then require servicing by the developer at their cost. These lots are also at the same elevation as the lagoon and may require a lift station to have the use of the lagoon.
2. The lots that are proposed to be south of the resort would also have to serviced, and the water would need minimum pressures would be sufficient. As this development would be much higher up the hill than where the current water line comes across the parking lot, therefore would drop the pressures that are seen by the rest of the users.

The lots that are along Lanktree Dr. in the Amik subdivision are serviced lots, most with water and sewers. But when Talisman did some renovations in the past the majority of the sewer units and possibly the water units were used and may result in extra charges to obtain the units that are required to put a residence back on these properties. This matter would have to be researched before the final decision could be made.

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07**

February 11th, 2009

▪ The Niagara Escarpment Commission:

The subject properties are located within the Niagara Escarpment Plan and are designated Escarpment Recreation Area, Escarpment Natural Area and Escarpment Protection Area. The proposed lots are within the Escarpment Recreation Area and Escarpment Natural Area designations. The proposed lots are not regulated by Niagara Escarpment Development Control as Municipal Zoning is in effect, with the exception of the portion of the lot proposed under B32 associated with the Beaver River and floodplain, which is designated Escarpment Natural Area. As this proposed lot contains existing development (i.e. golf course), a Development Permit is not required prior to consideration of the Consent application.

It is our understanding that the purpose of these applications is to provide separate parcels from the resort and ski facilities for existing and for future, new development. Consent B29 states that this parcel is proposed to accommodate the development of a Plan of Subdivision (previously submitted); Consents B30 & B31 for future development purposes; and Consent B32 & B33 for golf course lands.

Provided the Municipality is satisfied that the creation of the lots, and the remnant lands, are appropriate for existing and future development in compliance with the Official Plan and municipal servicing requirements, the Niagara Escarpment Commission has no objection. Proposed future development on the new lots will be reviewed through the necessary planning applications. It is our understanding that providing municipal services to the parcels at the base of the slope south of the existing resort facilities (B29 and B30) is feasible, whereas there may be constraints to providing municipal services to the lands above/west of the ski hills (B31).

▪ Summary of Ratepayers Comments in Opposition to the Consent Applications:

A large number of ratepayer letters have been received in opposition to the Talisman Consent Applications. Below is a summary of the comments and concerns from the letters that have been received.

- *Personal financial concerns especially in the area of property values*
- *Motivation for purchasing in area was proximity to a resort facility*
- *Ratepayers support initiatives which will enhance Talisman's business success & profile*
- *Concern for applicant's function, purpose and long-term benefit to the area regarding the consents*
- *Severing land causes difficulty for a business person to develop the resort facilities and any real estate in a coordinated and harmonious manner*
- *Elimination of golf course*
- *Lands at top of Escarpment are crucial to the operation of a long-promised high speed chair lift*

Consent Files B29.2008 thru B33.2008 -- (Talisman Resort GP Inc.) Part of Lot 7, Concessions 5 and 6, The Former Township of Euphrasia - Page 10 of 12

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07**

February 11th, 2009

- *Applications present a risk strategy which may result in a steady decline of the property*
- *Local employment, residential property value, municipal tax base, cost and quality of water and sewage services threatened*
- *Consents not in best interest of Talisman ownership or property owners in the vicinity*
- *Traffic on Sideroad 7A will increase and roads will have to be upgraded*
- *Request that Shilvock Sideroad not have any future entrances coming off it*
- *Development will disfigure the beauty of Shilvock Sideroad*
- *Who would be responsible for developing road upgrades and upgrades to the four bridges on Sideroad 7A*
- *Can developers create a Stormwater Management plan that will assure no future flooding damage to any property*
- *Detailed peer review of a Stormwater Management plan should be conducted prior to the consents being approved*
- *There is support for development of the resort so long as it maintains the beauty and tranquility of the natural biosphere and does not compromise the existing neighbouring properties*
- *Negative impact to the socioeconomics of the area*
- *Stripping away the lands will leave the resort orphaned*
- *How will resort continue to function if parts of the land that currently have the golf course, ski lift expansion land, maintenance operations etc. are severed*
- *Concern of strip development along Shilvock Sideroad*
- *Land cannot be built under Niagara Escarpment regulations or the municipal official plan*
- *Golf course is hazard land and prone to flooding*
- *Focus should be on investing in the resort and the surrounding land to keep it a viable operation*
- *Have any environmental impact studies been completed for the consents*
- *What new municipal services would be required for future development*
- *Talisman owners should outline the strategic plan for the severed lands*
- *Tradition of Talisman as a family oriented social and recreational facility must be maintained*
- *Possibility of Talisman selling off severed lands and then claiming bankruptcy therefore leaving local businessmen without payment of services already rendered*
- *If more development occurs in the area, desirability of owning property in the area will diminish*
- *Destruction of the Beaver Valley area will occur with future development*
- *New owner of Talisman had a 10 year expansion plan which has not occurred, therefore applications are just a money grab opportunity*

Consent Files B29.2008 thru B33.2008 – (Talisman Resort GP Inc.) Part of Lot 7, Concessions 5 and 6, The Former Township of Euphrasia - Page 11 of 12

**Municipality of Grey Highlands
Committee of Adjustment
Planning Report PL.09.07**
February 11th, 2009

7.0 Conclusion:

Planning Staff have reviewed the submitted consent applications and are satisfied that Files B29.2008, B30.2008, B32.2008 and B33.2008 are consistent with the Provincial Policy Statement, and maintain the general intent and policies of the Municipality's Official Plan and Zoning By-law.

Without further technical review, Planning Staff cannot support File B31.2008 as no information supporting the extension of services to this parcel has been provided. In the absence of this data, Planning Staff cannot support File B31.2008 as it is not consistent with the Provincial Policy Statement and does not maintain the general intent and purpose of the Official Plan.


Lorelie Spencer, B.U.R.Pl,
Municipal Planner

2009 / 02 / 11
Date

Attachments:

Notice and Sketch
County of Grey comments
County of Grey TAPS comments
Grey Sauble Conservation Authority comments
Building Department comments
Public Works comments
Water & Waste Department Comments
Niagara Escarpment Commission comments
Summary of Ratepayers Comments

Consent Files B29.2008 thru B33.2008 – (Talisman Resort GP Inc.) Part of Lot 7, Concessions 5 and 6, The Former Township of Euphrasia - Page 12 of 12

The Corporation of the Municipality of Grey Highlands

COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR CONSENT
The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Municipality of Grey Highlands Committee of Adjustment has appointed, **Wednesday February 11th, 2009 @ 1:00 pm** for the purpose of a public hearing into this matter. The hearing will be held at the Municipality of Grey Highlands Municipal Offices (Grey Gables Building, lower level), 206 Toronto Street South, Unit #1, MARKDALE, Ontario.

APPLICATIONS FOR CONSENT: B29.2008, B30.2008, B31.2008, B32.2008 and B33.2008

REGISTERED OWNER: Talisman Resort GP Inc.

PURPOSE and EFFECT of EACH APPLICATION:

FILE B29.2008:

To sever a 5.8 hectare (14.3 acre) parcel and retain a 13.2 hectare (32.6 acre) parcel. The effect of which will sever the lands proposed for development as a Plan of Subdivision under file No. SUBD01.2007 (Submitted on April 12th, 2007).

SEVERED PARCEL: FRONTAGE: 189 m DEPTH: 307 m AREA: 5.8 ha
RETAINED PARCEL: FRONTAGE: 431 m DEPTH: 307 m AREA: 13.2 ha
HAVING ACCESS ON: Sideroad 7A and Shilvock Sideroad
CIVIC ADDRESS: 116 Shilvock Sideroad
ASSESSMENT ROLL NUMBER: 42.08.390.004.10700.0000
LEGAL DESCRIPTION: Part of Lot 6, Concession 5, Part 1, RP 16R.2535
(The Former Township of Euphrasia)

FILE B30.2008:

To sever a 1.7 hectare (4.2 acre) parcel and retain a 100.3 hectare (247.8 acre) parcel. The effect of which would sever lands for future development purposes.

SEVERED PARCEL: FRONTAGE: 189 m DEPTH: 167 m AREA: 1.7 ha
RETAINED PARCEL: FRONTAGE: 420 m DEPTH: 2100 m AREA: 100.3 ha
HAVING ACCESS ON: Sideroad 7A and County Road 7
CIVIC ADDRESS: 150 Talisman Mountain Drive
ASSESSMENT ROLL NUMBERS: 42.08.390.004.12500.0000 and 42.08.390.004.10900.0000
LEGAL DESCRIPTION: Part of Lot 7, Concession 5, Lots 6, 20-22 and Part of Lots 1, 3-5, 7-19,
Plan 168 and Part of Lot 7, Concession 5 and Part of Lot 7, Concession 6,
Plan 168 and Registered Plan RP 16R.8624, Lots 1-3, 15, 16
(The Former Township of Euphrasia)

FILE B31.2008:

To sever a 25 hectare (61.7 acre) parcel and retain a 75.3 hectare (186 acre) parcel. The effect of which would sever lands at the top of the ski hill for potential future development.

SEVERED PARCEL: FRONTAGE: 330 m DEPTH: 610 m AREA: 25 ha
RETAINED PARCEL: FRONTAGE: 420 m DEPTH: 1770 m AREA: 75.3 ha
HAVING ACCESS ON: Sideroad 7A
CIVIC ADDRESS: 150 Talisman Mountain Drive
ASSESSMENT ROLL NUMBERS: 42.08.390.004.12500.0000 and 42.08.390.004.10900.0000
LEGAL DESCRIPTION: Part of Lot 7, Concession 5, Lots 6, 20-22 and Part of Lots 1, 3-5, 7-19,
Plan 168 and Part of Lot 7, Concession 5 and Part of Lot 7, Concession 6,
Plan 168 and Registered Plan RP 16R.8624, Lots 1-3, 15, 16
(The Former Township of Euphrasia)

PLEASE SEE REVERSE FOR THE PURPOSE AND EFFECT RELATING
TO FILES B32.2008 and B33.2008

PURPOSE and EFFECT of EACH APPLICATION CONTINUED:

FILE B32.2008:

To sever a 11.9 hectare (29.4 acre) parcel and retain a 63.4 hectare (156.6 acre) parcel. The effect of which would sever the Golf Course lands south of Talisman Mountain Drive.

SEVERED PARCEL: FRONTAGE: 200 m DEPTH: 380 m AREA: 11.9 ha
RETAINED PARCEL: FRONTAGE: 220 m DEPTH: 1770 m AREA: 63.4 ha
HAVING ACCESS ON: Sideroad 7A and County Road 7
CIVIC ADDRESS: 150 Talisman Mountain Drive
ASSESSMENT ROLL NUMBERS: 42.08.390.004.12500.0000 and 42.08.390.004.10900.0000
LEGAL DESCRIPTION: Part of Lot 7, Concession 5, Lots 6, 20-22 and Part of Lots 1, 3-5, 7-19, Plan 168 and Part of Lot 7, Concession 5 and Part of Lot 7, Concession 6, Plan 168 and Registered Plan RP 16R.8624, Lots 1-3, 15, 16 (The Former Township of Euphrasia)

FILE B33.2008:

To sever a 6.7 hectare (16.55 acre) parcel and retain a 56.7 hectare (140.10 acre) parcel. The effect of which would sever the balance of the Golf Course lands North of Talisman Mountain Drive.

SEVERED PARCEL: FRONTAGE: 200 m DEPTH: 365 m AREA: 6.7 ha
RETAINED PARCEL: FRONTAGE: 20 m DEPTH: 1770 m AREA: 56.7 ha
HAVING ACCESS ON: Sideroad 7A and County Road 7
CIVIC ADDRESS: 150 Talisman Mountain Drive
ASSESSMENT ROLL NUMBERS: 42.08.390.004.12500.0000 and 42.08.390.004.10900.0000
LEGAL DESCRIPTION: Part of Lot 7, Concession 5, Lots 6, 20-22 and Part of Lots 1, 3-5, 7-19, Plan 168 and Part of Lot 7, Concession 5 and Part of Lot 7, Concession 6, Plan 168 and Registered Plan RP 16R.8624, Lots 1-3, 15, 16 (The Former Township of Euphrasia)

SEE SKETCH ATTACHED

Property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for a severance.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to: Committee of Adjustment, Municipality of Grey Highlands before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public. To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer for the Committee of Adjustment, Municipality of Grey Highlands outlining the reasons for the appeal. You must enclose the appeal fee of \$125 for each application appealed, paid by cheque made payable to the Ontario Minister of Finance.

Additional information regarding the application is available for public inspection at the municipal offices from Monday to Friday 8:30 a.m. to 4:30 p.m.

When requesting information please quote File No.'s B29.2008, B30.2008, B31.2008, B32.2008, and B33.2008 – Talisman Resort GP Inc.

Planning Department
The Municipality of Grey Highlands
206 Toronto Street South, Unit #1
P.O. Box 409
Markdale ON N0C 1H0
Telephone: (519) 986-2811; Fax: (519) 986-3643

~~Dated at the Municipality of Grey Highlands this 22nd day of January, 2009~~





**CORPORATION OF THE COUNTY OF GREY
PLANNING & DEVELOPMENT DEPARTMENT**

Janice McDonald, Director
595 9th Avenue East
Owen Sound ON N4K 3E3

Municipality of
Grey Highlands

(519) 376-2205
1-800-567-GREY
Fax: (519) 376-7970
jmcdonald@greycounty.on.ca

February 5, 2009

FEB - 5 2009

Ms. Deborah Crawford, Secretary-Treasurer
Committee of Adjustment
Municipality of Grey Highlands
206 Toronto Street, Unit 1, P.O. Box 409
MARKDALE, Ontario N0C 1H0

RECEIVED

**Re: Consent Applications B29/2008, B30/2008, B31/2008, B32/2008 and
B33/2008
Part of Lots 6 & 7, Concession 5
Municipality of Grey Highlands (Geographic Township of Euphrasia)
Owner: Talisman Resort GP Inc.
Agent: D.C. Slade Consultants Inc.**

Dear Ms. Crawford:

This correspondence is in response to the above-noted consent applications. We have had the opportunity to review the applications and have some comments in relation to Provincial Policy Statement (PPS) and the County of Grey Official Plan.

The effect of the subject applications would be to sever five new lots from the Talisman property, two of which contain the existing golf course property. The subject property is also the subject of two recent Plan of Condominium applications which have no form of approvals yet.

The subject property is designated as Escarpment Recreation in the County of Grey Official Plan. Along with designated settlement areas the Escarpment Recreation designation is meant to be a focus of growth within the County. The County Plan generally defers to the detailed policies of the Municipal Official Plan and the Niagara Escarpment Plan for these areas.

The County understands that the lots would be serviced by Municipal services. As per the PPS and the County Plan this is the preferred form of servicing. It would appear that B31/2008 would be located a significant distance from the existing services at Talisman, and as such prior to approval it shall be confirmed that services can be extended to this lot.

A portion of the property has also been identified as Special Policy Area (karst) on Appendix A of the County Plan. It would appear that the five consents are outside of the areas impacted by karst topography.

Mun. of Grey Highlands
Consent Applications B29/2008, B30/2008, B31/2008, B32/2008 and B33/2008

Section 5.2.2(6)(f) of the County Official Plan states that any applications for development on land abutting a County Road shall be referred to the appropriate approval authority prior to approval in order to determine if the use, siting, and/or right-of-way width are adequate and meet the provisions of this Plan. The property is adjacent to Grey Road 7 and comments should be received from the County Transportation and Public Safety department. Applications B32 and B33 are adjacent to Grey Road 7 and as such would require comment from TAPS.

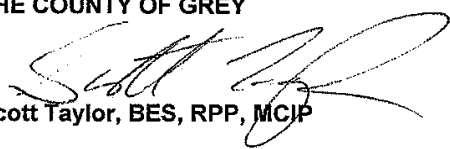
Provided positive comments have been received by TAPS and the Grey Sauble Conservation Authority, the County has no further concerns.

The County requests notice of any decision rendered with respect to these files.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

THE COUNTY OF GREY


Scott Taylor, BES, RPP, MCIP



**CORPORATION OF THE COUNTY OF GREY
TRANSPORTATION AND PUBLIC SAFETY DEPARTMENT**

Gary Shaw, Director
595 9th Avenue East
Owen Sound ON N4K 3E3

(519) 376-7337
1-800-567-GREY
Fax: (519) 376-0967
gshaw@greycounty.on.ca

February 4, 2009

Municipality of Grey Highlands
Planning Department
206 Toronto St. S., Unit 1, Box 409
Markdale, ON N0C 1H0

Dear Sir or Madame:

**Re: Severance Applications:
B29.2008, B30.2008, B31.2008, B32.2008 and B33.2008
Registered Owner: Talisman Resort GP Inc.
Civic Addresses: 116 Shilvock Sideroad and 150 Talisman Mountain Drive
(Geographic Township of Euphrasia)
Municipality of Grey Highlands
TAPS File:7-F3**

We have reviewed the above noted applications and wish to provide the following comments for your consideration. Also provided are our comments of August 2, 2007 to Mr. Randy Scherzer, Senior County Planner regarding a previous Draft Plan of Condominium Application.

1. Applications B29.2008, B30.2008, and B31.2008

We have generally no objection with the applications as described and are prepared to address roads related issues through the site plan approval process. Site Plan approval authorized under the Planning Act is intended to control such details as parking, landscaping, grading and services.

Permits will be issued by this department based on our requirements regarding traffic studies, drainage reports, etc.

2. Applications B32.2008 and B33.2008

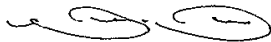
We have no objection to creation of both parcels as described provided the following conditions can be achieved.

- Access to the properties to be from Talisman Drive
- Dedication of 0.3 metre reserve along Grey Road 7 with 15.0 metre daylight triangle on each corner of the intersection.

Page - 1 -

- The appropriate management of storm drainage and the submission of a storm water management report for review and approval.
- All new structures along County roads must be situated in accordance with County setback distance requirements. (A minimum of 23 metres from the centerline of the travelled road.)

Respectfully submitted,



Garry Howey, Technical Supervisor
Grey County Transportation and Public Safety Department

mjh

enclosure

Page - 2 -



**CORPORATION OF THE COUNTY OF GREY
TRANSPORTATION AND PUBLIC SAFETY DEPARTMENT**

Gary Shaw, Director
595 9th Avenue East
Owen Sound ON N4K 3E3

(519) 376-7337
1-800-567-GREY
Fax: (519) 376-0967
gshaw@greycounty.on.ca

August 2, 2007

Mr. Randy Scherzer, Senior Planner/GIS Coordinator
County of Grey, Planning & Development Office
County Administration Building
595 9th Ave. East
OWEN SOUND ON N4K 3E3

Dear Mr. Scherzer:

**Re: Draft Plan of Condominium
Part Lot 7, Concession 5
Municipality of Grey Highlands
(Geographic Township of Euphrasia)
Owner/Applicant: Talisman Mountain Resort
File: 42-CDM-2007-03 and 42-CDM-2007-02
TAPS File: 7-F3**

The Grey County Transportation and Public Safety Department has reviewed the information provided regarding the above noted files and wish to provide the following preliminary comments for your consideration.

- It is our recommendation that Sideroad 7A not be used as an access route to the development. This access point has restricted site lines in both directions, one being a bridge to the north and the other being the intersection at Grey Road 7 and Grey Road 13. It is our opinion that the improvements that would be required to bring the Sideroad to an acceptable standard would not be financially feasible or geometrically possible.
- Consideration should be given to the intersections of Talisman Mountain Drive and the intersection of Grey Roads 13 and 7, turning lanes or radius improvements may be warranted at full development of the site.
- The entrance to Talisman Mountain Drive will require upgrades and must meet the requirements at this department. A permit will be required prior to any work proceeding on the site.
- Drainage issues must satisfy the requirements of the Sauble Conservation Authority.

Respectfully submitted,

Garry Howey, Technical Supervisor

mjh

COUNTY OF GREY
Transportation and Public
Safety Department



County Administration Building
595 - 9th Avenue East
Owen Sound, Ontario
N4K 3E3
Telephone: (519)376-7337

SEVERANCE APPLICATION REPORT / REZONING APPLICATION – FIELD REVIEW

Application File No. B32.2008 and B33.2008

Applicant Talisman Resort GP Inc.

LOCATION

Municipality Grey Highlands Former Township Euphrasia

County Road No. 7 Section No. F-3

Lot 7 Concession 5 Plan 16R-8624

SITE REPORT

Speed Limit 80 km/hr Terrain Flat

Road Alignment Tangent Urban Rural ✓

Existing Road Allowance (R.O.W.) 100 feet (30 metres)

Widening Required:

Retained Parcel: Yes No ✓ Width

Severed Parcel: Yes No ✓ Width

Entrance Marked: Yes No ✓

Visibility Meets Standard

Lot Drainage

Please be informed that in providing our comments on the Application for Severance referred to above, we have assumed that the Applicant is not proposing to change any natural watercourse or to direct any surface water on to the adjoining lands owned by the Corporation of the County of Grey. If that is not the case, we request that in the event the Committee grants consent to severance, it be granted subject to a condition that the Applicant provide a drainage plan that is satisfactory to the Corporation of the County of Grey.

SEVERANCE COMMENTS

No objection. All entrances are to be off of Talisman Mountain Drive.

REZONING COMMENTS (if applicable)

No objection

Approval Recommended Yes ✓ No

Field Reviewed by Bill Vail Date February 2, 2009



237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6
Telephone 519.376.3076 Fax 519.371.0437 Email admin@greysauble.on.ca
www.greysauble.on.ca

February 4, 2009

Ms. Deborah Crawford, Planning Coordinator
Municipality of Grey Highlands
206 Toronto St South, Unit 1
Box 409
Markdale ON
N0C 1H0

Dear Ms. Crawford:

RE: Applications for Consent (B29, B30, B31, B32 & B33.2008)
Applicant: Talisman Resort GP Inc.
Part of Lots 6 & 7, Concession 5
Municipality of Grey Highlands, formerly Euphrasia Township
Our File: P8359

The Grey Sauble Conservation Authority (GSCA) has reviewed these applications in accordance with our mandate and policies for Natural Hazards and the Memorandum of Agreement with your municipality. We offer the following comments in addition to those provided to the County for the Condominium applications in August 2007.

Site Description

The subject property varies greatly across its breadth. The eastern portion of the property is low-lying flood plain and wetlands. Current land-use on this portion is a golf course. The central portion of the property consists of gently to steeply slope portions of the Niagara Escarpment. Land-use on this portion is typically associated with a ski resort. The western-most portion of the property is atop the escarpment. This area is generally flat and land-use appears to consist primarily of agricultural land.

GSCA Regulations

Portions of the property are regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Under this regulation, a permit is required from this office prior to the construction of buildings or structures, the temporary or permanent placement of fill within the designated area, interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek, stream or watercourse.

The regulated areas are associated with the Beaver River, its tributaries and adjacent floodplain, meander belts and wetland features

Member of



Watershed Municipalities

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

1 of 3



Ms. Deborah Crawford, Planning Coordinator
Application for Consent (B29, B30, B31, B32 & B33.2008)
Part of Lots 6 & 7, Concession 5, Municipality of Grey Highlands (Euphrasia Township)
February 4, 2009
Our File No. P8359

B29.2008 & B30.2008

These are properties identified as Lots 1 and 2 on the site plan prepared by D.C. Slade Consultants Inc. (Dec. 2008). We generally have no objection to severance proposals B29.2008 and B30.2008. The details of development will be dealt with through the Plan of Condominium application.

Portions of each of these parcels are regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourse. The affected areas are associated with a watercourse traversing the south edge of Lot 1 and the south edge of Lot 2.

B31.2008

This parcel is identified as Lot 3 on the site plan prepared by D.C. Slade Consultants Inc. (Dec. 2008). We generally have no objection to severance proposal B31.2008 as the zoning is 'D – Development'. We note that there are some drainage features and karst features on the property. Detailed study of the karst features may be required prior to any development and/or zoning by-law amendments on this property.

Portions of this parcel are regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated areas are associated with several drainage features on the lot. Additionally, any identified karst features are subject to Ontario Regulation 151/06.

B32.2008 & B33.2008

These severance proposals are identified as Lots 4 and 5 on the site plan prepared by D.C. Slade Consultants Inc. (Dec. 2008). We note that these parcels currently contain only golf course lands and do not have any amenities (buildings, parking, etc.) associated with them. Both of these properties have historically been subjected to flooding associated with the Beaver River due to heavy precipitation, frazzle ice and ice jamming. We note that the current zoning on these parcels is a combination of 'H – Hazard' and 'REC – Recreational Resort'. The flood potential of these proposed properties is not conducive to all of the uses permitted in a 'REC' zone. Therefore, we recommend that the severance of these parcels be accompanied by a zoning by-law amendment which would encompass the full extent of the hazard lands, allow the existing golf course use to continue, and prohibit the development of any structures on these parcels.

These parcels are entirely regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

2 of 3

Ms. Deborah Crawford, Planning Coordinator
Application for Consent (B29, B30, B31, B32 & B33 2008)
Part of Lots 6 & 7, Concession 5, Municipality of Grey Highlands (Euphrasia Township)
February 4, 2009
Our File No. P8359

Recommendations

We generally have no objection to the proposed severance applications. However, as noted above, we recommend that a site specific zoning by-law be required for consents B32.2008 and B33.2008. The nature of this zoning would be to allow the existing golf course uses to continue, but would prohibit any other development on these parcels. We recommend a combination of special 'H – Hazard' zone and special 'OS – Open Space' zone to accomplish this.

If any questions should arise, please contact our office.

Regards,



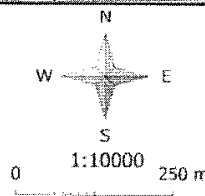
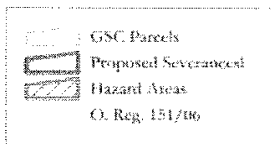
for

Tim Lanthier
Environmental Planning Technician

Enclosure

Cc via email: Mr. Dave Clarke, Authority Director
Mr. Scott Taylor, Grey County Planning and Development Dept.
Mr. Rick Watt, Niagara Escarpment Commission
Mr. David Slade, D.C. Slade Consultants Inc.

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



B29, B30, B31, B32 & B33.2008
Part of Lots 6 & 7, Concession 5
Municipality of Grey Highlands
(Euphasia)
Our File No. P8359
Friday, February 06, 2009

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sauble Conservation using 1 Metre Contours interpolated from the Provincial, 10 metre, Digital Elevation Model and 1:10000 scale mapping.

Base mapping produced under license with the Ontario Ministry of Natural Resources through the Ontario Geospatial Data Exchange. © Queen's Printer for Ontario and its territories. [2007] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

This mapping contains products of the South Western Ontario Orthophotography Project (SWOOP). These images were taken in 2006 at 30 cm resolution by First Base Solutions Inc. They are property of Grey Sauble Conservation © 2007.

The regulated and hazard areas identified on this map are specific to the subject property. Mapping is based on the best information available at this date. Mapping subject to change based on updated information.







the place for all seasons...

Building Department

Please respond to:

Karl Schipprack
Deputy Chief Building Official

in the heart of the Beaver Valley

January 28th, 2009
Roll # 390 004 07000
3-R-09-E

Talisman Resort G.P. Inc.
c/o D.C. Slade Consultants Inc.
243 Hurontario St.
Collingwood, Ont. L9Y 2M1

Dear Mr. Slade;

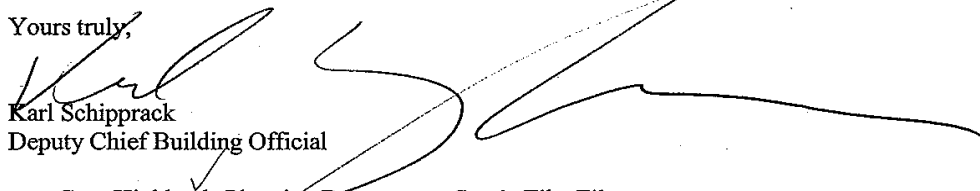
Re: LOT REVIEW (formerly Euphrasia Twp)
Pt. Lot 6 Con. 5 Severance File #'s B29/2008

Staff from the Municipality of Grey Highlands have reviewed the above noted application for Septic Review and we offer the following comments.

Please be advised that the Septic Department of the Municipality of Grey Highlands have no objections to an application for Septic Approval as long as placement follows regulation guidelines. No part of the leaching bed shall be sloped steeper than 1 unit vertically to 4 units horizontally. The percolation time shall be determined by either percolation tests or by classifying the soil according to the Unified Soil Classification System as described in the Supplementary Guidelines to the 1997 Ontario Building Code.

Please be advised that the Municipality of Grey Highlands Septic Department have no objections to the severance application B29/2008. All development other than a single family dwelling would be required to connect to municipal sewers and water.

Yours truly,


Karl Schipprack
Deputy Chief Building Official

c.c., Grey Highlands Planning Department, Septic File, File

KS/kh

Please note: Every attempt is made to ensure accuracy of the information provided; however, the Municipality, its Officers and Employees, disclaim any liability for providing any of the information contained herein, whether provided negligently or otherwise. This report is based upon a search of the municipal records and is not necessarily exhaustive as to all By-laws enforced. Every attempt is made to ensure the accuracy of information supplied; however, this document is not to be construed as certifying compliance with municipal by-laws.

206 Toronto Street South, Unit 1, Community Services Centre, P.O. Box 409, Markdale, ON N0C 1H0
Telephone: 519-986-2811 ~ Fax: 519-986-3643 ~ www.greighighlands.ca



the place for all seasons...

Building Department

Please respond to:

Karl Schipprack
Deputy Chief Building Official

in the heart of the Beaver Valley

January 28th, 2009
Roll # 390 004 10900
390 004 12500
4-R-09-E

Talisman Resort G.P. Inc.
c/o D.C. Slade Consultants Inc.
243 Hurontario St.
Collingwood, Ont. L9Y 2M1

Dear Mr. Slade;

Re: LOT REVIEW (formerly Euphrasia Twp)
Pt. Lot 7 Con. 5&6 Severance File #'s B30/2008

Staff from the Municipality of Grey Highlands have reviewed the above noted application for Septic Review and we offer the following comments.

Please be advised that the Septic Department of the Municipality of Grey Highlands have no objections to an application for Septic Approval as long as placement follows regulation guidelines. No part of the leaching bed shall be sloped steeper than 1 unit vertically to 4 units horizontally. The percolation time shall be determined by either percolation tests or by classifying the soil according to the Unified Soil Classification System as described in the Supplementary Guidelines to the 1997 Ontario Building Code.

Please be advised that the Municipality of Grey Highlands Septic Department have no objections to the severance application B30/2008. All development other than a single family dwelling would be required to connect to municipal sewers and water.

Yours truly,


Karl Schipprack
Deputy Chief Building Official

c.c., Grey Highlands Planning Department, Septic File, File

KS/kh

Please note: Every attempt is made to ensure accuracy of the information provided; however, the Municipality, its Officers and Employees, disclaim any liability for providing any of the information contained herein, whether provided negligently or otherwise. This report is based upon a search of the municipal records and is not necessarily exhaustive as to all By-laws enforced. Every attempt is made to ensure the accuracy of information supplied; however, this document is not to be construed as certifying compliance with municipal by-laws.

206 Toronto Street South, Unit 1, Community Services Centre, P.O. Box 409, Markdale, ON N0C 1H0
Telephone: 519-986-2811 ~ Fax: 519-986-3643 ~ www.greyhighlands.ca



the place for all seasons...

Building Department

Please respond to:

Karl Schipprack
Deputy Chief Building Official

in the heart of the Beaver Valley

January 28th, 2009
Roll # 390 004 10900
390 004 12500
5-R-09-E

Talisman Resort G.P. Inc.
c/o D.C. Slade Consultants Inc.
243 Hurontario St.
Collingwood, Ont. L9Y 2M1

Dear Mr. Slade;

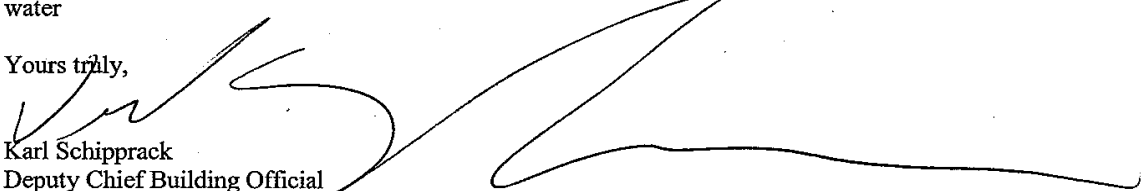
Re: LOT REVIEW (formerly Euphrasia Twp)
Pt. Lot 7 Con. 5 & 6 Severance File #'s B31/2008

Staff from the Municipality of Grey Highlands have reviewed the above noted application for Septic Review and we offer the following comments.

Please be advised that the Septic Department of the Municipality of Grey Highlands have no objections to an application for Septic Approval as long as placement follows regulation guidelines. No portion of the Septic system shall be located in a Hazard Zone. This lot is presently a vacant lot.

The percolation time shall be determined by either percolation tests or by classifying the soil according to the Unified Soil Classification System as described in the Supplementary Guidelines to the 1997 Ontario Building Code. Please be advised that the Municipality of Grey Highlands Septic Department have no objections to the severance application B31/2008. All development other than a single family dwelling would be required to connect to municipal sewers and water

Yours truly,


Karl Schipprack
Deputy Chief Building Official

c.c., Grey Highlands Planning Department, Septic File, File

KS/kh

Please note: Every attempt is made to ensure accuracy of the information provided; however, the Municipality, its Officers and Employees, disclaim any liability for providing any of the information contained herein, whether provided negligently or otherwise. This report is based upon a search of the municipal records and is not necessarily exhaustive as to all By-laws enforced. Every attempt is made to ensure the accuracy of information supplied; however, this document is not to be construed as certifying compliance with municipal by-laws.

206 Toronto Street South, Unit 1, Community Services Centre, P.O. Box 409, Markdale, ON N0C 1H0
Telephone: 519-986-2811 ~ Fax: 519-986-3643 ~ www.greyhighlands.ca



the place for all seasons...

Building Department

Please respond to:

Karl Schipprack
Deputy Chief Building Official

in the heart of the Beaver Valley

January 28th, 2009
Roll # 390 004 10900
390 004 12500
6-R-09-E

Talisman Resort G.P. Inc.
c/o D.C. Slade Consultants Inc.
243 Hurontario St.
Collingwood, Ont. L9Y 2M1

Dear Mr. Slade;


Re: LOT REVIEW (formerly Euphrasia Twp)
Pt. Lot 7 Con. 5 & 6 Severance File #'s B32/2008

Staff from the Municipality of Grey Highlands have reviewed the above noted application for Septic Review and we offer the following comments.

Please be advised that the Septic Department of the Municipality of Grey Highlands have no objections to an application for Septic Approval for a single family dwelling as long as placement follows regulation guidelines. Placement should be limited to south side of river. No portion of the Septic system shall be located in a Hazard Zone. This lot is presently a vacant lot used for golf course.

The percolation time shall be determined by either percolation tests or by classifying the soil according to the Unified Soil Classification System as described in the Supplementary Guidelines to the 1997 Ontario Building Code. Please be advised that the Municipality of Grey Highlands Septic Department have no objections to the severance application B32/2008. All development other than a single family dwelling would be required to connect to municipal sewers and water

Yours truly,


Karl Schipprack
Deputy Chief Building Official

c.c., Grey Highlands Planning Department, Septic File, File
KS/kh

Please note: Every attempt is made to ensure accuracy of the information provided; however, the Municipality, its Officers and Employees, disclaim any liability for providing any of the information contained herein, whether provided negligently or otherwise. This report is based upon a search of

206 Toronto Street South, Unit 1, Community Services Centre, P.O. Box 409, Markdale, ON N0C 1H0
Telephone: 519-986-2811 ~ Fax: 519-986-3643 ~ www.greyhighlands.ca



the place for all seasons...

Building Department

Please respond to:

Karl Schipprack
Deputy Chief Building Official

in the heart of the Beaver Valley

January 28th, 2009

Roll # 390 004 10900
390 004 12500
7-R-09-E

Talisman Resort G.P. Inc.
c/o D.C. Slade Consultants Inc.
243 Hurontario St.
Collingwood, Ont. L9Y 2M1

Dear Mr. Slade;

Re: LOT REVIEW (formerly Euphrasia Twp)
Pt. Lot 7 Con. 5 & 6 Severance File #'s B33/2008

Staff from the Municipality of Grey Highlands have reviewed the above noted application for Septic Review and we offer the following comments.

This lot is presently a vacant lot used for a golf course. Please be advised that the Municipality of Grey Highlands Septic Department have no objections to the severance application B33/2008 provided the REC permitted uses are limited to a golf course.

Yours truly,


Karl Schipprack
Deputy Chief Building Official

c.c., Grey Highlands Planning Department, Septic File, File

KS/kh

Please note: Every attempt is made to ensure accuracy of the information provided; however, the Municipality, its Officers and Employees, disclaim any liability for providing any of the information contained herein, whether provided negligently or otherwise. This report is based upon a search of the municipal records and is not necessarily exhaustive as to all By-laws enforced. Every attempt is made to ensure the accuracy of information supplied; however, this document is not to be construed as certifying compliance with municipal by-laws.

206 Toronto Street South, Unit 1, Community Services Centre, P.O. Box 409, Markdale, ON N0C 1H0
Telephone: 519-986-2811 ~ Fax: 519-986-3643 ~ www.greyhighlands.ca

Concerns that the roads department has with Talisman's request for housing are that the road of "Seven A" would have to be brought up to standards and there are four bridges that would have to be widened. This would all have to be reconstructed to suit two lanes of traffic and also Shilvock sideroad would also have to be brought up to road standards.

If housing was put in, where would the amount of run-off water from the sub-division go to and be contained?

The property at the front of Talisman along County Road 13 is too wet for housing. In the spring it is more like wetland and floods, it just lays full of water because the ground is too low, basements would be full of water.

Ronald P. et al
Feb 2/09
PUBLIC WORKS



Public Utilities Department

Please Reply To: Shawn Moyer

In response to the proposed severances at the Talisman Mountain Resort, the water and wastewater department have the following concerns:

1. No lots on the golf course severance are serviced and would then require servicing by the developer at their cost. These lots are also at the same elevation as the lagoon and may require a lift station to have the use of the lagoon.
2. The lots that are proposed to be south of the resort would also have to be serviced, and the water would need an in depth study to be sure that the minimum pressures would be sufficient. As this development would be much higher up the hill than where the current water line comes across the parking lot, therefore would drop the pressures that are seen by the rest of the users.
3. The lots that are along Langtree Dr. in the Amik subdivision are serviced lots, most with water and sewars. But when Talisman did some renovations in the past the majority of the sewer units and possibly the water units were used and may result in extra charges to obtain the units that are required to put a residences back on these properties. This matter would have to be researched before the final decision could be made.

Any questions regarding any of these points feel free to contact myself,

Shawn Moyer

50 Lorne St. Markdale, ON N0C 1H0, Telephone 1-519-986-4784
Fax – 1-519-986-4571 E-mail – moyers@greyhighlands.ca

Niagara Escarpment Commission

99 King Street East
P.O. Box 308
Thornbury, ON N0H 2P0
Tel. No. (519) 599-3340
Fax No. (519) 599-6326
www.escarpment.org

Commission de l'escarpment du Niagara

99, rue King est
p.o.b. 308
Thornbury ON N0H 2P0
No de tel. (519) 599-3340
Télécopieur (519) 599-6326
www.escarpment.org



Municipality of
Grey Highlands

FEB - 5 2009

RECEIVED

February 4, 2009

Lorelie Spencer, Municipal Planner
Municipality of Grey Highlands
206 Toronto Street South, Unit 1
Box 409
Markdale, ON N0C 1H0

Dear Ms. Spencer:

**Re: Consent Applications B29, 30, 31, 32 & 33.2008
Talisman Resort GP Inc.
Municipality of Grey Highlands (Euphrasia), Grey County**

We have reviewed these Consent Applications and wish to provide the following comments:

The subject properties are located within the **Niagara Escarpment Plan** and are designated **Escarpment Recreation Area, Escarpment Natural Area and Escarpment Protection Area**. The proposed lots are within the Escarpment Recreation Area and Escarpment Natural Area designations. The proposed lots are not regulated by Niagara Escarpment Development Control as Municipal Zoning is in effect, with the exception of the portion of the lot proposed under B32 associated with the Beaver River and floodplain, which is designated Escarpment Natural Area. As this proposed lot contains existing development (i.e., golf course), a Development Permit is not required prior to consideration of the Consent application.

It is our understanding that the purpose of these applications is to provide separate parcels from the resort and ski facilities for existing and for future, new development. Consent B29 states that this parcel is proposed to accommodate the development of a Plan of Subdivision (previously submitted); Consents B30 & B31, for future development purposes; and, Consent B32 & B33 for golf course lands.

Provided the Municipality is satisfied that the creation of the lots, and the remnant lands, are appropriate for existing and future development in compliance with the Official Plan and municipal servicing requirements, the Niagara Escarpment Commission has **no objection**. Proposed future development on the new lots will be reviewed through the necessary planning applications. It is our understanding that providing municipal services to the parcels at the base of the slope south of the existing resort facilities (B29 & 30) is feasible, whereas there may be constraints to providing municipal services to the lands above/west of the ski hills (B31).

The Commission requests notice of the Municipality's decision on the applications.

Should you have any questions please contact me at (519) 599-3740.

Yours truly,

Rick Watt
Rick Watt
Planner

** TOTAL PAGE.01 **

**Talisman – Ratepayers Comments –
Letters were received from the following ratepayers**

Mr. G. Colgrove 195 Talisman Mountain Dr. Kimberley ON N0C 1G0 416.995.2397	David & Gillian Somers 191 Talisman Mountain Dr. Kimberley ON N0C 1G0 519.599.2934; 416.484.9259
Frank & Sharon Rutledge 197 Talisman Mountain Dr. Kimberley ON N0C 1G0 519.473.4506	Keith & Jane Robertson 117 Kimberley Court Kimberley ON N0C 1G0 905.880.1558
Ronald & Avanel Scherer 64 Talisman BL Kimberley ON N0C 1G0 519.599.5739	Ted Mealing 70 Talisman Blvd. Kimberley ON N0C 1G0 519.599.6210
Wayne & Caroline Philippi 164 North Street Eugenia ON N0C 1E0 519.924.1915	Jack & Cindy Gibson 112 Amik Ct Kimberley ON N0C 1G0 519.658.4953
Jill Cribbin 170 Lanktree Dr. Kimberley ON N0C 1G0 416.783.7988	Janet & Arvey Brenner 184 Lanktree Dr. Kimberley ON N0C 1G0
John Charbonneau & Nadine Courville 209 Talisman Mountain Dr. Kimberley ON N0C 1G0 647.505.1326	David & Laurie Clarke 566237 Sideroad 7A c/o 70 North Riverdale Dr., Inglewood ON L7C 1L1 905.838.2602
Steve Kerlovich 160 Lanktree Kimberley ON N0C 1G0 416.798.6237	Karen & Brad Wilson 168 Lanktree Drive Kimberley ON N0C 1G0 905.844.8173
Chris & Lori Ferraro 207 Talisman Mountain Dr. Kimberley ON N0C 1G0 519.822.7223	Michael Sehl & Deborah Jeffery 182 Lanktree Dr. Kimberley ON N0C 1G0 519.599.2459

**Talisman – Ratepayers Comments –
Letters were received from the following ratepayers**

Barbara Dunlop Talisman Mountain Dr. Kimberley ON N0C 1G0 905.821.2035	Mike & Rosanne Van Hees 180 Lanktree Dr. Kimberley ON N0C 1G0 416.557.1066
Nancy & Ron Schramm 566237 Sideroad 7A Kimberley ON N0C 1G0 905.278.6053	The Poole & Foris Family 210 Talisman Mountain Drive Kimberley ON N0C 1G0 416.695.2363
Roger J. Short rogerjshort@mac.com	Diane & Viv Nelles 144 Shilvock Sideroad Kimberley ON N0C 1G0
Norah Hobbs 189 Talisman Mountain Road P.O. Box 59 Kimberley ON N0C 1G0	Tami & Dave Reeves 566237 Sideroad 7A Kimberley ON N0C 1G0 519.599.1110
Paul Nicoletti 158 Lanktree Drive Kimberley ON N0C 1G0 416.471.4559	Elizabeth & Robert Blake 108 Norivay Drive, Unit #8 Flesherton ON (not their mailing address) 519.924.3494
Gary & Barbara Dunlop Talisman Mountain Dr. Kimberley ON N0C 1G0 905.821.2035	Kevin & Sue Trainor 199 Talisman Mountain Drive Kimberley ON N0C 1G0
Rick & Kim Kowch 8 Youngman Ddrive Guelph ON N1G 4M2	John Sheedy 174 Lanktree Dr. Kimberley ON N0C 1G0 519.599.3906; cell 416.727.5666
Diadre Nawrocki Unit #4 Hammerhof Kimberley ON N0C 1G0	John & Lesley Fisher 131 Talisman Blvd. Kimberley ON N0C 1G0 416.633.5354
Darren & Lori Shilvock R.R. 1 Kimberley ON N0C 1G0	

The following opposition letter (2 pages) is a form letter that was received from the majority of ratepayers. In the interest of saving paper the letter has only been copied once.

Planning Department
The Municipality of Grey Highlands
206 Toronto St. S., Unit 1, PO Box 409,
Markdale ON, N0C 1H0
FAX 519-986-3643

Jan. 30, 2009
Municipality of
Grey Highlands
FEB - 2 2009

RECEIVED

Dear Sir or Madam:

**RE: File No's B29.2008, B30.2008, B31.2008, B32.2008, B33.2008-
Talisman Resort GP Inc.**

I am writing to express my concern regarding the above-mentioned Applications for Consent. As a property owner in the immediate vicinity of Talisman, I have a great deal at stake financially and personally related to the future of that resort and its associated lands. As the purpose of the Application is unclear, I am not satisfied that the severing of the Talisman lands as proposed is in the best interests of the private property owners in the immediate vicinity of the resort.

While there are many benefits to owning property in the Beaver Valley area, my own and my neighbours' primary motivation for purchase was proximity to the resort facilities at Talisman. We have all enjoyed access to the four-season recreational activities there, and have maintained friendly and mutually beneficial relationships with the Resort owners. We support any initiatives which enhance Talisman's business success and profile, including plans for the development and expansion of the resort facilities.

Unfortunately, it is not clear to us that this is the motivation behind the subject Application, as we have had no opportunity for meaningful dialogue with Talisman ownership, and we are concerned as to the Application's function, purpose and long-term benefit to the area. While we suspect that approval of the Application may provide a short-term benefit to the Talisman owner(s), it is difficult to imagine how the Application would increase the likelihood of the resort becoming successful in the longer term.

Indeed, on the surface it would appear that severing of the lands within the application would actually make it more difficult for anyone to develop the

resort facilities and any associated real estate in a coordinated and harmonious way.

For example, the lands at the top of the Escarpment are crucial to the operation of a long-promised high speed chair lift that could service the entire ski terrain (safety concerns have led to the recent closure of the Central Quad Chair which has historically serviced the central and north areas of the ski hill). These lands may provide space to add to the vertical rise of the ski terrain making the skiing much more attractive. In addition, building the ski terrain up at the top will reduce operating costs, as fewer staff will be required to operate lifts.

In addition, the breaking up of the lands at the bottom of the hill, appear to set the stage for the elimination of the existing golf course.

These proposals will, in my view, weaken the potential of the resort to provide a good recreational experience, and therefore reduce the potential success of future Talisman lands development. In a worst case scenario, the Application represents a risky strategy, which may result in a steady decline, perhaps even the abandonment of the Talisman property. This, in turn, threatens local employment, residential property values and the municipal tax base, and possibly even the cost and quality of water and sewage services in the area. Finally it places at risk the social and recreational opportunities which encouraged myself and others to own property adjacent to the Talisman lands in the first place.

As the motivation for the subject Application is unclear, and lacking any communication or evidence to the contrary, I must conclude that the proposed changes are not in the best interests of the Talisman ownership nor the property owners nearby. I respectfully request that the Committee reject these proposals.

Sincerely,

GB Colgrove
195 Talisman Mountain Dr.
Kimberley Ont N0C 1G0
Tel 416-995-2397

Darren & Lori Shilvock
R.R. #1
Kimberley
On
NOC 160

Municipality of
Grey Highlands

FEB - 5 2009

February 3, 2009

RECEIVED

The Municipality of Grey Highlands
206 Toronto Street South, Unit#1
P.O. Box 409
Markdale On
NOC 1H0

Re: Talisman Resort GP Inc. Request to Sever Property

Attention: Planning Department,

We would like to take this opportunity to express several of our concerns regarding the proposed severances of Talisman Resort for the purpose of development.

We feel a need to preface our concerns with a brief personal history. The farm that we live on (lot 6 con.5 former Township of Euphrasia Municipality of Grey Highlands) has been in my husbands family for generations. We are full time residents. Therefore any development or severances that Talisman precedes with will be something that we and our family must live with on a daily basis for years to come.

In the spring of 2007 Talisman submitted a proposal to develop some of their grounds. At that time we expressed our concerns about development to the Municipality. As the 2007 development application has remained dormant we think it is necessary to remind Council of our concerns around the development of these properties. We are very concerned that the severing of the property into various chunks and the sale of these properties for the purpose of development would not maintain the viability that the resort has historically been able to achieve. We wish the Council to consider the following concerns when deciding on whether or not to grant the Talisman Resort severances for the purpose of development.

Our property borders both Sideroad 7A and Shilvock Sideroad. In the spring of 2007 we were assured by Mr. McNaulty that at that time there was no plan to widen side road 7A but to divert traffic through Talisman's main drive. Clearly if this section of property is severed from Talisman diversion of traffic through the resort would not be an option. As we have already stated we are full time residents our drive way is off of Sideroad 7A (a very picturesque one way street with four small bridges). The SUVs and trucks are larger and being a recreational area the road is often being shared by those trying to walk, bike, jog, cross county ski or snowmobile (this road has no paved shoulders). Currently there are not even any yield signs at the bridges and drivers rely on the patience and good nature of other drivers as two cars cannot pass on the bridge at the same time. The speed limit on this road is 50 km but the speed limit is regularly exceeded. We wonder what this will look like when property on 7A is developed. At that point who would be responsible for paying for the development of the road and the four bridges on this road?

The original plan to develop proposed severance lands File B29.2008 stated that the development " would be developed with private roads and serviced by....." As we saw the original plans it appeared to us that 8 of the proposed dwellings in the Fox Ridge Development are NOT on a private road at all but have lanes that front a municipal road (Shilvock Sideroad). We have several concerns about this. Shilvock Sideroad is a quiet, one way, dead end road with arching century old Maples at it's entrance. We understand that in order for the homes to front this road the trees will be removed and the road built up to Municipal standards for the distance of the development. This development will disfigure a beautiful picturesque lane in the Niagara Escarpment. If driveways front the Municipal road and the road is developed to Municipal standards only to the end of development (as was mentioned in 2007) this brings into question is the road safe for two lane traffic beyond the development which includes another very small bridge, on a one way, dead end road which is primarily used know for walking and biking by local residence (no doubt with all of the new dwellings there will be even more people walking, biking and of course driving on this road)? We would like to request that if the Municipality were to grant severance to Talisman Resort that the Municipality provides assurances that future developers would only be able to have road access to and from Side road 7A with no lanes on Shilvock Sideroad.

Our main concern regarding the proposed severing of lands for future

development is the ability of developers to create a storm management plan that would assure no future flooding damage to our property. The Shilvock Farm has been in the family since 1941 during this 68 year period there has NEVER been flooding in the basement of the farm house or flooding of the farm fields that would cause damage to crops or pasture. We are extremely concerned that the development of property above the farm particularly the development that would be necessary to build up Shilvock Sideroad to Municipal standards, the earth moving to create driveable entrances and the removal of trees, plants and grasses replaced by pavement and concrete would decrease natural drainage and could cause severe future flooding damage to our dwelling and lands. We suggest that the Municipality of Grey Highlands conduct a detailed peer review of the storm water management plan before any severance is issued to this piece of property for the purpose of development.

Obviously we love the area the way that it currently exist! However, our family does support the development of Talisman Resort as long as the development is done in a manner which maintains the beauty and tranquility of the natural biosphere as well as not compromising the existing neighboring residential properties. In fact during the summer of 2007 our family worked together with Hydro One and our neighbors at Hammerhoff to come up with a plan that would allow Talisman to increase their hydro service while not defacing private property. For reasons unknown to us Talisman did not increase the hydro service.

We are concerned that the proposed severances if granted may have a very negative socioeconomic impact on the area and devalue properties in the valley. If Talisman is permitted to split the golf course in two and to sever off lands which we understand are necessary for future ski lift development one can only question what will be left of the resort and therefore all of the jobs that the resort provides? We live in an area where people are traveling a great distance to get employment and many young people are forced to leave this area as there simply are not job opportunities here. Does it seem like a responsible decision to allow a historically large employer to chop up and sell off lands that provide employment to many within our community. If the lands are severed would the resort ever again have the opportunity to be the employer or tourist destination that it once was.

We also question what affect the severances would have on the already financially crippled water system. If the severance are granted and the lands are not developed, the resort does not have a golf course or property to develop the ski

resort. With no skiing or golfing one would suspect there will be no hotel quest or tourist. What will be the impact on the Amik and Kimberley residence? Will our water bill increase again? Will our water bills become so enormous that residence will be forced to put their homes up for sale in hopes of moving off the water system? With the cost of high water bills and no functional resort will people be able to sell their homes? Will Markdale residence be forced to share the burden of our possible water crisis?

We would like to thank the Municipality of Grey Highlands in advance for giving us the opportunity to express our concerns and for giving our concerns serious consideration.

Regards,

Darren and Lori Shilvock

Municipality of
Grey Highlands

FEB - 2 2009

**Diane and Viv Nelles
144 Shilvock Sideroad
Kimberley, Grey Highlands**

RECEIVED

February 2, 2009

Planning Department
The Municipality of Grey Highlands
206 Toronto Street South, Unit # 1
PO Box 409
Markdale, Ontario
N0C 1H0

RE: Applications for Consent B29, 30, 31, 32, 33.2008

We are concerned that the severances being applied for will adversely affect the viability of an all-season resort on the Talisman property.

As neighbours we have a direct interest in the health of the business that has been at the heart of our community for several generations.

In our view the dismemberment of the Talisman property into these smaller parcels will make planning more difficult for the municipality and hamper the operation of the resort.

The usual goal of severing land is its sale, transmittal through inheritance, or in rare cases abandonment. The avowed purpose of three of the five severances would appear to be sale of notionally developable property. Separating 2/3 of a golf course on hazard lands (under water at least once every three winters) into two parcels separated by a road cannot be justified on the same grounds. If the golf course is to be severed why not all of it, and why divide it in two pieces?

The net effect of severance and sale to third parties will be to leave assets essential to the operation of an all season resort on land under different ownership. Put another way, stripping away these properties leaves the resort orphaned. The maintenance operations, snowmaking equipment, electric service transformers, access to the Beaver river water, ski lift expansion land, and 2/3 of a golf course will all be situated on someone else's property. How can a business run under those circumstances?

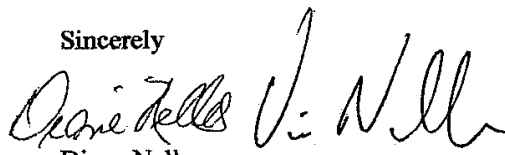
We share our neighbours' concerns about this matter because the well being of our larger community depends upon the success of Talisman Mountain Resort. It provides jobs, pays taxes, shares the cost of services such as water, and it provides amenities (hotel, dining, skiing and golf) we all enjoy.

As Council knows, we and our neighbours the Shilvocks have a particular concern with respect to parcel B29.2008 which has been the subject of a dormant development application. You have received our representations opposing strip development along the Shilvock Sideroad, and as matters stood when this application became inactive, Council seemed to be sympathetic to a smaller scale development served by entrance(s) off of Sideroad 7a. This would provide buffering from an active agricultural operation and avoid turning the Shilvock Sideroad into a suburban subdivision. **Were you to agree to this application, we would urge you to make a single entrance off of 7a a condition of the severance.** This would avoid resumption of trouble with the neighbours on this issue in the future.

We urge council to pay close attention not only to the pieces being severed but also to the remnants. The remainder of Lot 6 Concession 5 Part 1, which is already a separate parcel of land, will have no economic possibilities. It cannot be built upon under Niagara Escarpment regulation and the municipal Official Plan; nor can it be connected to the ski hill, separated as it is by Sideroad 7a. What is to become of this derelict piece of land?

As we have seen the Talisman business wither over the past two years our admiration for the previous ownership has grown. Jacob Hammer kept this resort operating through several steep recessions. We cannot imagine that were he still in charge he would be selling off his growth prospects in these or any other market conditions. In the light of recent events this application has all the marks of a short term act of desperation that casts doubt upon the long term welfare of a vital business and threatens in the future to burden the municipality with some fragmentary derelict properties.

Sincerely



Diane Nelles
Viv Nelles

Municipality of
Grey Highlands

FEB - 3 2009

189 Talisman Mountain Drive,
PO Box 55,
Kimberley, ON N0C 1G0.

February 3, 2009

RECEIVED

Planning Department,
The Municipality of Grey Highlands,
206 Toronto Street South, Unit #1,
PO Box 409,
Markdale, ON N0C 1H0.

To whom it may concern:

Re: Applications for severances by Talisman Resort GP Inc.

As a full-time resident of 189 Talisman Mountain Drive, I have several concerns about the above applications.

The reasons for the application are stated as "for development," "for future development purposes," "for potential future development" and to sever golf course lands. No reason is given as to why the golf course lands should be severed. I believe that according to Grey Highlands' official plan these golf course lands are classified as hazardous land, and I know from personal experience they are subject to flooding.

The map accompanying the Notice of Application for Consent only shows the land proposed for severance, not the land that Talisman Resort GP Inc. would be left with.

Having received no information as to the purpose of the proposed severances, I can only guess why. I do wonder if this is a **short-term fix** to a current problem that if allowed to take place will ultimately affect the **long-term viability** of Talisman Resort.

The resort has been a major employer if not the largest in this area. It pays taxes, its presence was doubtless one of the reasons we have a Cadillac-standard Kimberley-Amik-Talisman water system, and its year-round facilities have drawn people to the Beaver Valley/Grey Highlands area, and provided a pleasing alternative to Blue Mountain. It has great potential, as a resort and to spark further settlement in the immediate area. How will further development and expansion of the resort move ahead effectively and economically if the use of adjoining lands has to be negotiated? Without thriving resort facilities people will move on.

I trust the Committee of Adjustment will take a long-term view when reviewing this application.

Yours truly,

Near Hobbs

Norah J. ("Near") Hobbs

February 2, 2009

Planning Dept.
The Municipality of Grey Highlands
206 Toronto St.S
Unit 1 P.O Box 409
Markdale, Ontario
N0C 1H0

Municipality of
Grey Highlands

FEB - 2 2009

RECEIVED

RE: FILE # B29.2008, B30.2008, B31.2008, B32.2008,B33.2008

Dear Sir or Madam,

My husband and I are writing to express our grave concern over the above mentioned application. We have owned a property at the bottom of Talisman for approximately 11 years and have always supported Talisman and its owners through various changes and issues throughout the years.

The owner of Talisman seems to have chosen to remain distant from the home owners, members of the resort and community, therefore communication with us has been none existent and concern is high.

As I'm sure you are aware the Resort has fallen considerable short of its previous high caliber ranking in Ontario. It seems to us that by subdividing up parcels of the property before investing or injecting some TLC and focusing on the resort itself will only lead to the demise and continued decline of Talisman.

This will not only create huge problems for property owners and property values. It will ultimately impact community employment and the municipality in a large way.

We don't believe the above proposed changes are in the best interest of Talisman, the property owners or the municipality and hope you will consider the rejection of this application.

Thank you in advance for your consideration of the people that love Talisman and all it has to offer and potential for the future.

Tami and Dave Reeves
56623 Sideroad 7A
566237 Sideorad 7A Grey
Condo. Plan 5 Unit 2
519-599-1110



Crawford, Deborah

FEB - 3 2009

From: rogerjshort [rogerjshort@mac.com]
Sent: Tuesday, February 03, 2009 1:55 PM
To: Crawford, Deborah
Cc: Mullin, Brian; Fawcett, David; Clarke, Dave; Halliday, Stewart; McQueen, Paul; Risk, Manley; Silverton, Lynn
Subject: Talisman Plan to sever land parcels, 3Feb09

RECEIVED

Dear Ms. Crawford,

This is addressed to you as Secretary of the Committee of Adjustment for Grey Highlands Council.

I have sent this to members of Council for their information too, and in case I have made a mistake by sending this to the wrong person.

The questions below are directed at an application to sever a number of land parcels which currently are part of the Talisman Resort complex on Grey Road #7, just north west of the intersection of Grey Roads #7 and 13.

In my view, before these questions and those from any other interested parties are answered completely to the satisfaction of your Committee and the Council, no approval to separate the land parcels in question should be granted.

-Although Talisman doesn't fall under strict NEC regulations, I suspect there is an agreement between the parties which will have details on what can and cannot be done by Talisman.

-Does this exist and what are the relevant boundary conditions?

-Does the series of proposed severances comply with the restrictions?

-What is the purpose of the proposed severances?

-What is the business rationale for making such an application, and is there a complete business plan which can be reviewed before granting the applications? What is the timetable and are all required resources (especially \$) secured?

-What will be the impact on Talisman Resort of such a move?

Will it remain viable, and if so, what undertakings are necessary to ensure this?

-Will these proposals have any impact on the current G_H Official Plan?

-What is the impact of this proposal on all neighbours and have they been consulted? What was their reaction?

-What environmental impact studies have been done?

-Have there been any public meetings to explain the request to the community? If not, they should be advertised first, fully explained, then the proposal to sever the parcels should reflect any matters which need to be accommodated.

-Are there any current or other liens or other encumbrances of any sort on Talisman as it is?

What impact could these have on the possible approvals to sever the parcels? Is there clear title to Talisman and / or the parcels?

-Is Talisman current in all its payments to the Township?

-What new services will be required for the new proposal and are there any incompatible constraints?

-water supply

-waste disposal

-power supply

-roads, new, upgrades

- new accesses, easements etc

-other

I do not have a solid basis in fact, but I believe the following to be true:

-Several local contractors have or had significant payment issues with Talisman.

-To the casual observer, the condition of Talisman has deteriorated and

several of its amenities are no longer available (one ski lift and other concessions).

-It looks as if at least one parcel is in the flood plain of the Beaver River and should not therefore be a candidate for any development.

-The outcome of all these proposals will chop the Talisman land base to the extent that what is left and the required services will be fragmented among a number of remaining islands

-The golf course will probably not exist.

In summary, the resort complex could cease to exist.

Respectfully,

Roger Short
519 599-2767
rogerjshort@mac.com

Lorelie Spencer
Committee of Adjustments
MARK Dale, Ontario.

Grey Highlands

FEB - 3 2009

RECEIVED

Dear Lorelie and Committee members,
In addition to the attached letter, I also wanted to add a few personal remarks.

As a resident and taxpayer living at 199 Talisman Mtn Drive, I hereby ask you to reject ~~the~~ application to sever lands at the Talisman Mountain resort.

As a businessman, I am appalled at the current owners misuse of both 'Trust' and monies advanced to Talisman for services that are NEVER rendered.

If your committee approves this severance, I fear the current Talisman ownership will simply sell off these severed lands for personal gain, and then in the Spring, he will put the entire resort into bankruptcy leaving creditors and our lovely community without a resort to enjoy.

The entire Talisman properties need to be kept as a whole thereby enabling a future owner the opportunity to invest and bring back this wonderful property to its former glory and future potential.

Sincerely, Kevin TRAINOR / See TRAINOR

Jan. 30, 2008

Municipality of
Grey Highlands

FEB - 3 2009

RECEIVED

Planning Department
The Municipality of Grey Highlands
206 Toronto St. S., Unit 1, PO Box 409,
Markdale ON, N0C 1H0
FAX 519-986-3643

Dear Sir or Madam;

**RE: File No's B29.2008, B30.2008, B31.2008, B32.2008, B33.2008-
Talisman Resort GP Inc.**

I am writing to express my concern regarding the above-mentioned Applications for Consent. As a property owner in the immediate vicinity of Talisman, I have a great deal at stake financially and personally related to the future of that resort and its associated lands. As the purpose of the Application is unclear, I am not satisfied that the severing of the Talisman lands as proposed is in the best interests of the private property owners in the immediate vicinity of the resort.

While there are many benefits to owning property in the Beaver Valley area, my own and my neighbours' primary motivation for purchase was proximity to the resort facilities at Talisman. We have all enjoyed access to the four-season recreational activities there, and have maintained friendly and mutually beneficial relationships with the Resort owners. We support any initiatives which enhance Talisman's business success and profile, including plans for the development and expansion of the resort facilities.

Unfortunately, it is not clear to us that this is the motivation behind the subject Application, as we have had no opportunity for meaningful dialogue with Talisman ownership, and we are concerned as to the Application's function, purpose and long-term benefit to the area. While we suspect that approval of the Application may provide a short-term benefit to the Talisman owner(s), it is difficult to imagine how the Application would increase the likelihood of the resort becoming successful in the longer term.

Indeed, on the surface it would appear that severing of the lands within the application would actually make it more difficult for anyone to develop the

resort facilities and any associated real estate in a coordinated and harmonious way.

For example, the lands at the top of the Escarpment are crucial to the operation of a long-promised high speed chair lift that could service the entire ski terrain (safety concerns have led to the recent closure of the Central Quad Chair which has historically serviced the central and north areas of the ski hill). These lands may provide space to add to the vertical rise of the ski terrain making the skiing much more attractive. In addition, building the ski terrain up at the top will reduce operating costs, as fewer staff will be required to operate lifts.

In addition, the breaking up of the lands at the bottom of the hill, appear to set the stage for the elimination of the existing golf course.

These proposals will, in my view, weaken the potential of the resort to provide a good recreational experience, and therefore reduce the potential success of future Talisman lands development. In a worst case scenario, the Application represents a risky strategy, which may result in a steady decline, perhaps even the abandonment of the Talisman property. This, in turn, threatens local employment, residential property values and the municipal tax base, and possibly even the cost and quality of water and sewage services in the area. Finally it places at risk the social and recreational opportunities which encouraged myself and others to own property adjacent to the Talisman lands in the first place.

As the motivation for the subject Application is unclear, and lacking any communication or evidence to the contrary, I must conclude that the proposed changes are not in the best interests of the Talisman ownership nor the property owners nearby. I respectfully request that the Committee reject these proposals.

Sincerely;

Kevin and Sue Trainor
199 Talisman Mtn Drive,

