



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of the Whole Meeting
Meeting Date: August 9, 2022
Report Number: PDS.22.093
Title: History and Current Status of Castle Glen Property
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.22.093, entitled “History and Current Status of Castle Glen Property” for information purposes;

B. Overview

The purpose of this information report is to provide a factual overview of the Castle Glen property. The report includes a property description, historical timeline, list of existing/required approvals, and an overview of existing planning policy.

C. Background

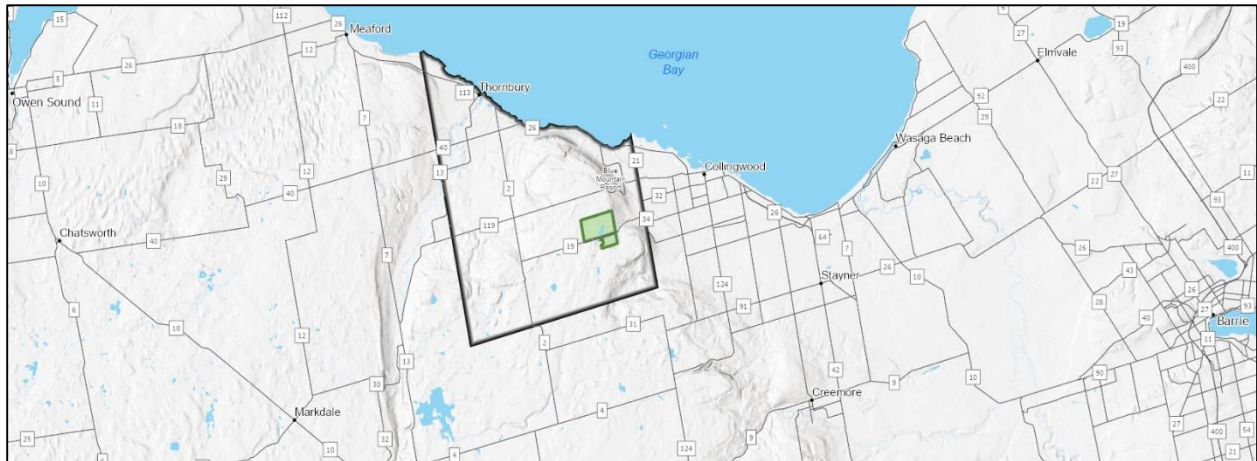
Castle Glen Location:

The subject property is situated southwest of the Town of Collingwood, and immediately south of the village of Craighleith in the County of Grey. It is bounded by the 12th Sideroad on the north, 4th Line to the west, and 2nd Line to the east and bisected by Grey County Road 19. It comprises all of Lots 10, 11 and 12 in the 3rd and 4th Concession north of the county road, and Lot 9 and part of Lot 8 in the 3rd Concession south of the county road. See lands shown in green on Figure 1: Location Map

Property Statistics:

The entire property is approximately 620 hectares in size, with 505 hectares lying north of County Road 19 and 115 hectares south of it. A portion of the property lies above the Niagara Escarpment, a portion encompasses the escarpment face itself (running in a northeasterly direction through the property), and a portion lies below the Escarpment. Road frontage is provided by Grey County Road 19, 12th Sideroad, 2nd Line, 3rd Line and the 4th Line.

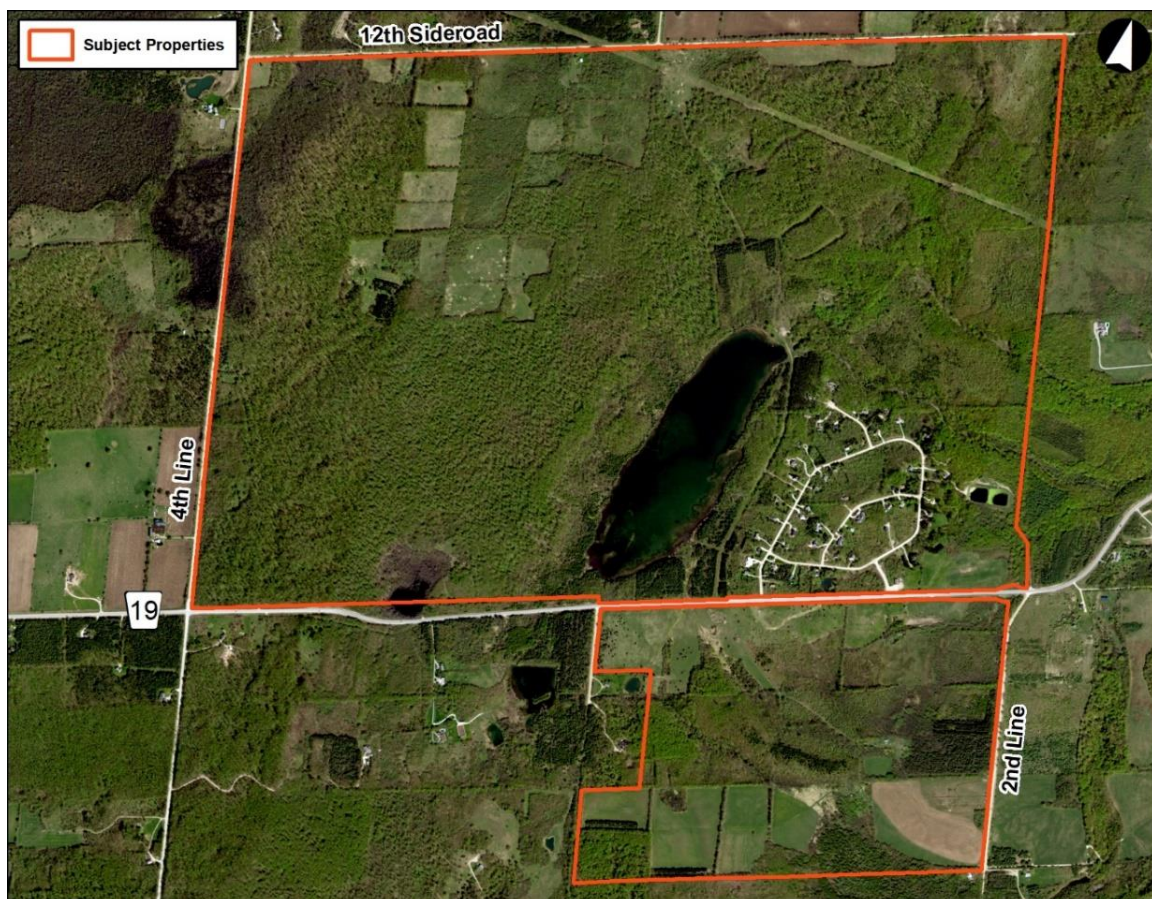
Figure 1: Location Map



Property Features:

Generally, the subject lands are a mix of forested areas, open fields and wetlands. A small private lake (Lake of the Clouds) of approximately 40 hectares in area, which lies immediately below and east of the Escarpment, and just north of County Road 19. An existing subdivision containing 87 lots (Thunderhill Subdivision) located north of County Road 19 between the Lake of the Clouds and 2nd Line. The subject lands also contain the headwaters of the Silver Creek and Black Ash Creek river systems.

Figure 2: Aerial Map (Late Spring 2015)



Castle Glen Development Proposal Summary:

The ultimate proposal for all 620 hectares is for a resort development of 1600 units, 300 hotel or commercial accommodation units, a maximum of 5,000 square metres of commercial uses, plus golf course(s) and other recreational uses and facilities.

Figure 3: Castle Glen Development Summary

Castle Glen Development Summary:

- o Maximum 1,600 Residential units
- o Maximum 300 Hotel/Commercial Accommodation units
- o Maximum 5,000 square metres of Commercial uses (and Civic/Institutional)
- o Also: Beach Club, Golf Course(s), Trails, other recreational uses/facilities/activities

Castle Glen Existing Approvals and Required Next Steps:

As outlined in greater detail later in this report, the Castle Glen lands are designated for Development under approved Official Plan policies. No development or site alteration can occur on the Castle Glen lands until such time as further studies are completed, concept plans prepared, agreements entered into, and approvals of development applications such as a Zoning By-law Amendment, Site Plan Approval, and Plan of Subdivision and Plan of Condominium. The primary approval authorities include the Town of The Blue Mountains and the County of Grey. Approvals and/or consultation are also required with all outside agencies including but not limited to the Niagara Escarpment Commission and Conservation Authorities. Figure 3 below identifies approval milestones that must be reached prior to development. These approvals can proceed concurrently or sequenced as illustrated below. At this time, the anticipated development approvals process has not yet started.

Figure 4: Anticipated Development Approvals Process for Castle Glen

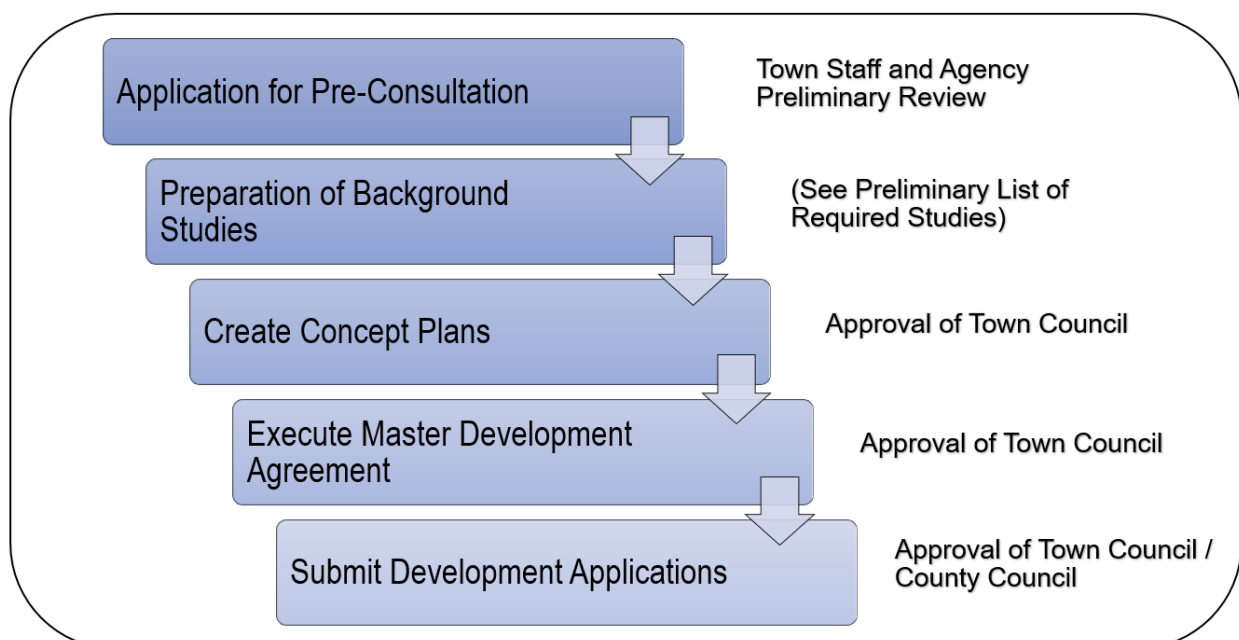
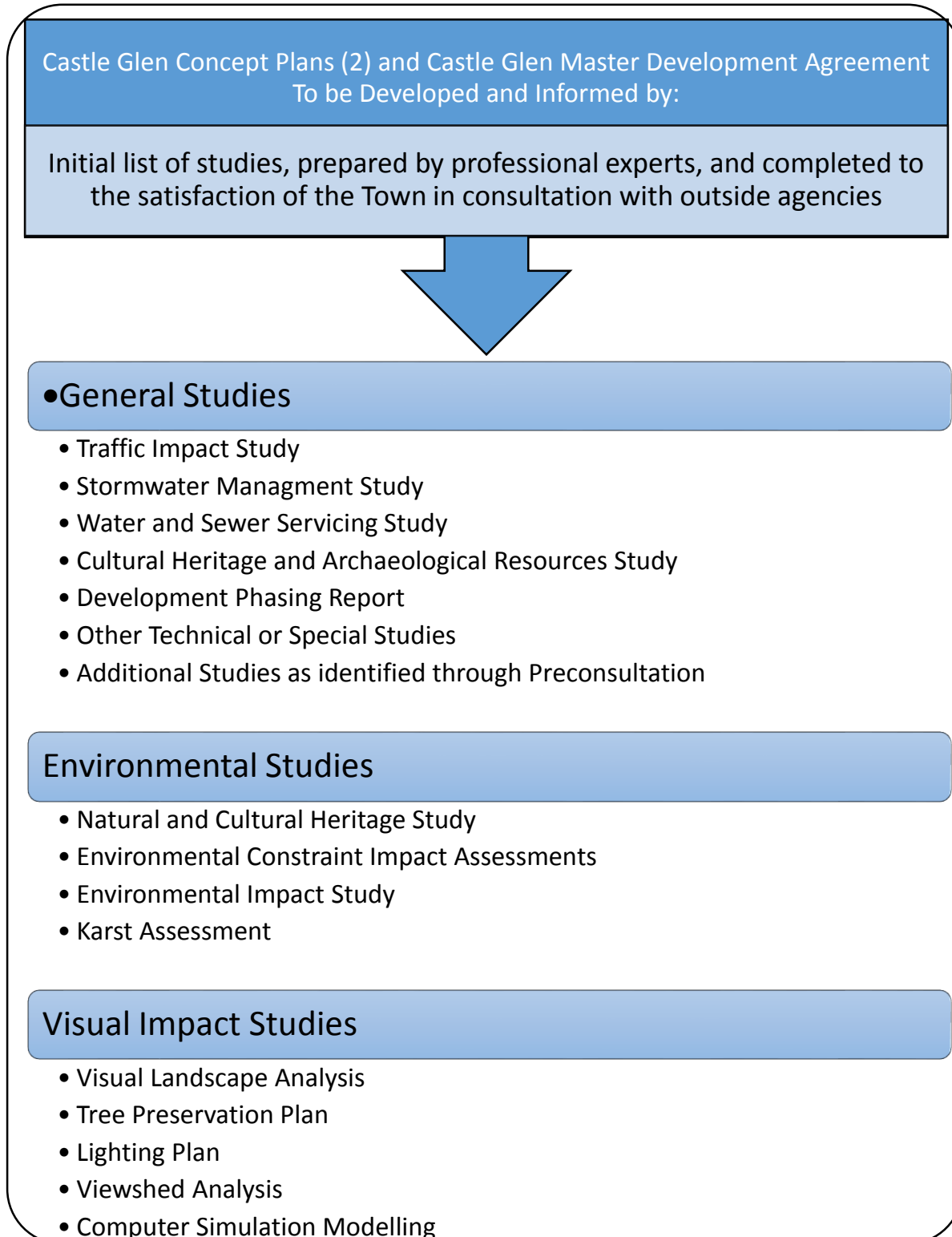


Figure 5: Castle Glen Preliminary List of Required Studies



Historical Timeline of Castle Glen Lands:

1893-1894

Britton Bath Osler built a handsome 15-room vacation home known as the “Osler Castle” in 1894. Additional details on Osler Castle can be found at the Blue Mountains Public Library and their short YouTube video here: <https://www.youtube.com/watch?v=g2JovjXTIR8>

Beginning in 1901 the property begins to deteriorate, and the lands are slowly subdivided to various owners including the Township of Collingwood for non-payment of taxes.

Early 1960's

The lands were re-assembled into one ownership in the early 1960's

December 15, 1969

The Thunderhill Subdivision is the first and only development to occur on the Castle Glen lands. Thunderhill was approved under Plan of Subdivision (Registered Plans 910 and 921) and include 87 residential lots and public/private streets and lanes. The Subdivision was approved at that time by the Minister of Municipal Affairs.

April 1, 1971

The first Official Plan for the area is created. Adopted locally on April 1, 1971 and approved by the Province of Ontario in 1973, the **Beaver Valley Official Plan** designates the Castle Glen Lands as Resort Residential (Those lands located North of Grey 19) and Rural (Those lands South of Grey 19)

June 22, 1973

The **Niagara Escarpment Planning and Development Act** was enacted to provide for the maintenance of the Niagara Escarpment and Land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment. The act also formed the Niagara Escarpment Commission, and directed the creation of the Niagara Escarpment Plan. The first version of the Niagara Escarpment Plan was approved in June 1985.

March 13, 1975

Official Plan Amendment No. 7 (OPA 7) is approved by the Ministry of Municipal Affairs. OPA 7 redesignated all of the Castle Glen Lands from the Resort Residential and Rural designations to the Resort Residential Exception for multiple residential development by condominium, resort lodge, restaurant, commercial, recreation.

OPA 7 provided for 1720 single and multiple resort residential units, a resort lodge of 300 units, small convention facility, restaurant/bar facilities, small ski hill and ski centre, commercial areas, two resort centres, water recreation and golf courses.

January 1, 1976

A second Draft Plan of Subdivision (Subdivision File No. 42T-75095) was considered proposing 351 residential units, a resort centre, ski hill, ski centre, 9 hole golf course and access road serviced by commercial water supply and sewage disposal. This subdivision was never developed, and the Draft Approval appears to remain in place. Further investigation required to find this Draft Plan Approval, applicable date and its current status. Since this Draft Plan Approval there does not appear to be any significant activity on the lands for 20 years.

February 1990

The United Nations Educational, Scientific and Cultural Organization (**UNESCO**) named Ontario's Niagara Escarpment a World Biosphere Reserve. This designation recognizes the Escarpment and land in its vicinity as a nationally and internationally significant landform stretching over 725 kilometers and covering almost 200,000 hectares of land from Tobermory to Niagara Falls.

December 28, 2001

The Town of The Blue Mountains receives an application for Official Plan Amendment submitted on December 28, 2001. The project proceeded to a Public Meeting (May 25, 2002) and was appealed to the Ontario Municipal Board (OMB) on July 9, 2002. OMB decisions were provided in 2004 and 2006 (see section later in this report for OMB summary). Those decisions led to updates to the Town of The Blue Mountains Official Plan by inserting the Castle Glen Secondary Plan into the Official Plan. The policies contained in the Blue Mountains Official Plan remain in effect today.

March 7, 2022

Notice of a Class Environmental Assessment (Class EA) for the drinking water supply for the Castle Glen development is issued. The owner of the development lands is undertaking a review of the assessment of the water supply options and the conclusions of this previous Class EA completed in December 2011. The review will consider changes in the conditions since the initial study to confirm the preferred drinking water supply approach for the development.

August 9, 2022

Castle Glen Information Report prepared for Committee of the Whole and Council.

July 2002 Ontario Municipal Board (OMB) Appeal:

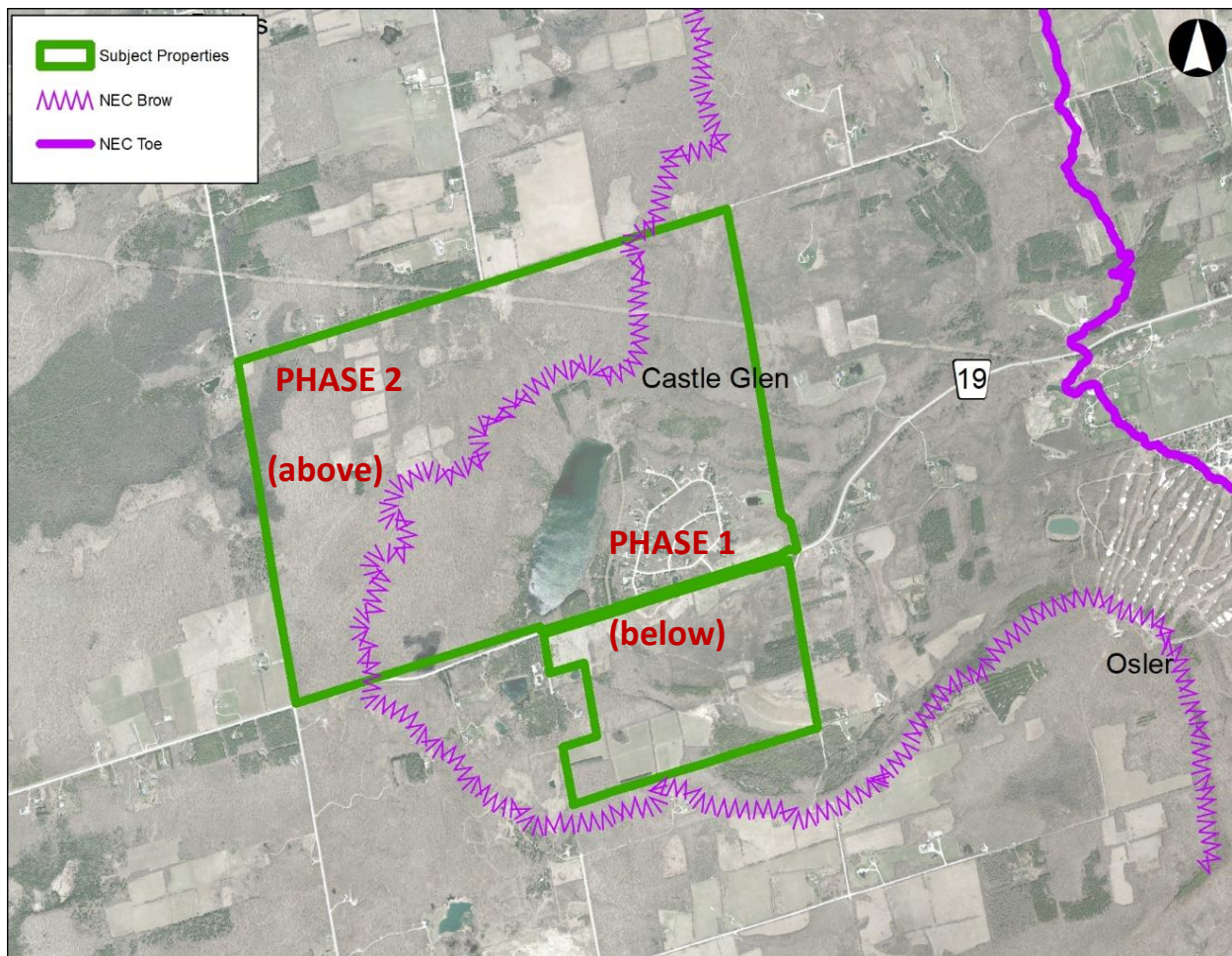
The Town of The Blue Mountains received an application for Official Plan Amendment on December 28, 2001. The application was appealed by Castle Glen (developer) to the Ontario Municipal Board on July 9, 2002.

The Ontario Municipal Board Hearing was divided into two Phases.

Phase 1 consists of lands below the Escarpment Brow, and minutes of settlement were entered into between Castle Glen (Developer), Town of The Blue Mountains, County of Grey and Niagara Escarpment Commission. The Castle Glen Ratepayers Association opposed the minutes of settlement. The 2004 OMB decision recognized that the policies of OPA 7 are outdated, and its terms inconsistent with today's required level of environmental protection. After a substantial hearing, the Board approved a new Official Plan Amendment for the Phase 1 lands.

See Attachment #1 for Ontario Municipal Board Decision/Order No. 1678 dated Oct. 21, 2004

Figure 6: Castle Glen Lands Above Escarpment Brow and Lands Below Escarpment Brow (Spring 2020 Aerial Image)



Phase 2 consists of the lands above the Escarpment Brow. An Official Plan Amendment was prepared and supported by Castle Glen (Developer), the Town, and the County. The Niagara Escarpment Commission opposed the OPA and the Castle Glen Residents Association did not appear as a party, preferring to attend as a participant. After another substantial hearing, the Board approved an Official Plan Amendment for the Phase 2 lands.

See Attachment #2 for Ontario Municipal Board Decision/Order No. 3379 dated Dec. 4, 2006.

Both Phase 1 and Phase 2 Ontario Municipal Board decisions were incorporated into the new Town of The Blue Mountains Official Plan as Official Plan Amendment No. 4. This amendment inserted the previous Board decisions including text and mapping (See Town of The Blue Mountains Official Plan Text (Section F1 Castle Glen Secondary Plan) and Mapping on Schedule 'A-6', and Secondary Plan Schedule 'B', 'C', 'D', 'E'). These are the local Official Plan policies that are currently in effect and apply to the Castle Glen lands.

Prior to the decisions on both Phase 1 and Phase 2, the Board acknowledged the considerable work that was completed on the project, both in terms of preparation of studies, review of those studies, responses and finally, extensive negotiation leading to a Draft OPA. A considerable amount of expertise has been involved in the process preparing studies and hearing from expert witnesses representing a wide variety of disciplines including woodlands, wildlife, fish habitat, stormwater, groundwater, karst, wetlands, chemical loading, hydrogeological, geotechnical, Areas of Natural and Scientific Interest (ANSI), species at risk, endangered and threatened species, and other areas. The conclusion of all of this work has led to the policies that are in place today, and will inform the subsequent work that is still required prior to development occurring at Castle Glen.

Planning Policy Documents Summary:

Planning documents at the municipal, county and/or provincial levels recognize the potential of these lands as a site for resort development for almost 50 years. The summary below provides a general overview only. Each policy document must be considered in its entirety.

Planning Act and Provincial Policy Statement:

The Ontario Planning Act, R.S.O. 1990, c. P.13 is the primary legislation that establishes the 'ground rules' for land use planning in Ontario. Under the Planning Act, decisions of Council (and other decision bodies including the County of Grey and the Ontario Land Tribunal (formerly known as the Ontario Municipal Board)) shall have regard to matters of Provincial Interest (Section 2, Planning Act), shall be consistent with the Provincial Policy Statement 2020, and shall conform to Provincial Plans (Niagara Escarpment Plan).

Niagara Escarpment Plan:

In 1973, the Niagara Escarpment Planning and Development Act was enacted, which resulted in the formation of the Niagara Escarpment Commission, and the development of the Niagara Escarpment Plan (NEP) in 1985. Under the NEP, the existence of OPA 7 was recognized, and the subject lands were designated as Escarpment Recreation, permitting resort development on the subject property. Since 1985, there have been multiple 5-year reviews of the NEP. The most recent update to the NEP was completed in 2017 and a minor modification was included on the Castle Glen lands. A portion of the lands were placed in the 'Escarpment Natural' designation (area shown in green) recognizing a higher level of protection as natural areas.

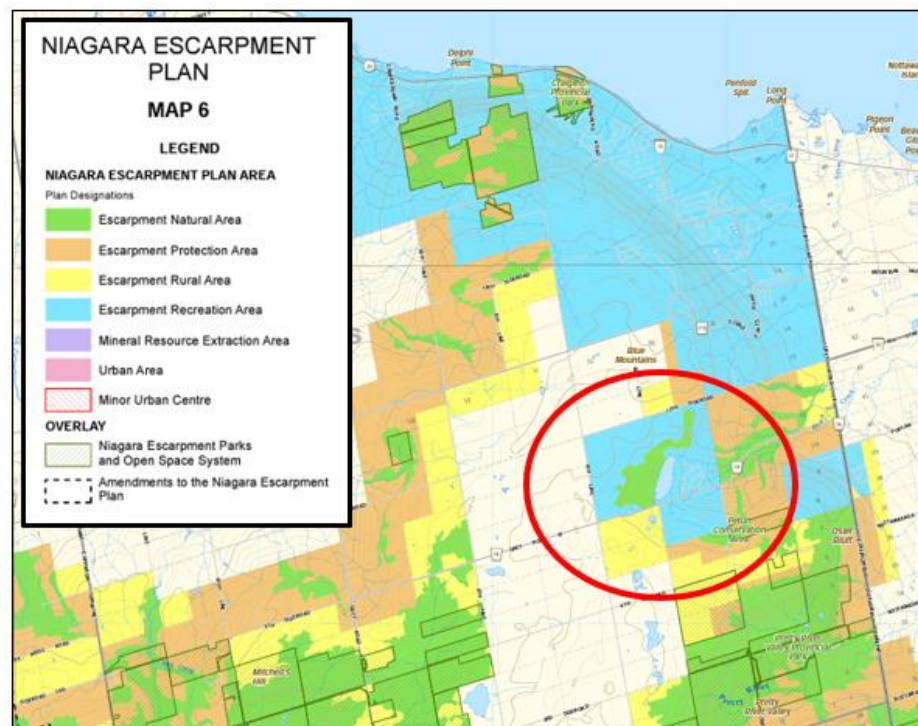


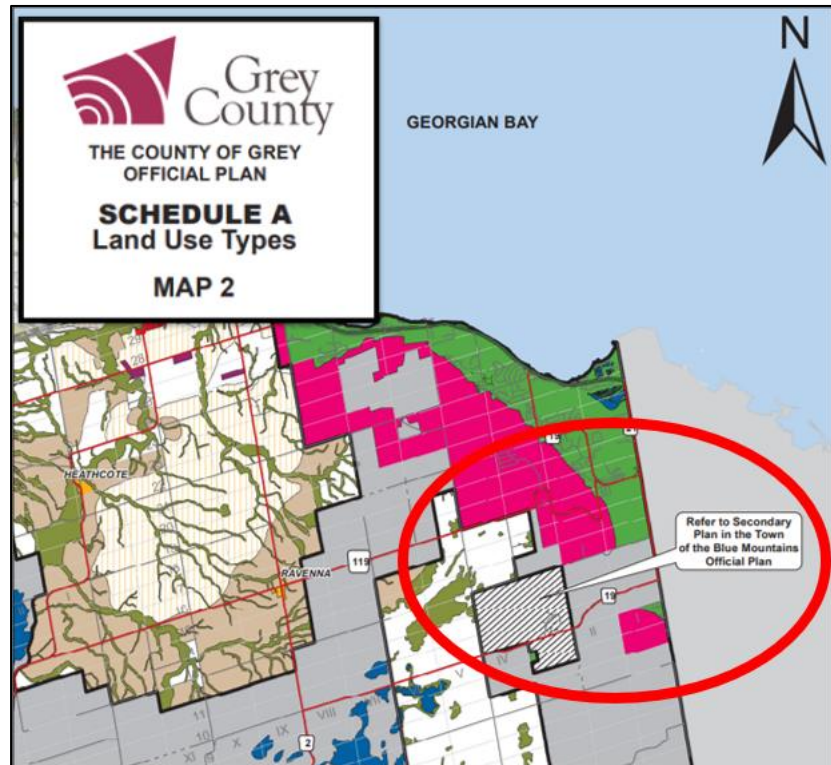
Figure 7: Map 6
Niagara Escarpment
Plan (excerpt only)

County of Grey Official Plan:

Recognized as a Special Policy Area within the County of Grey Official Plan. Schedule A Map 2 to the Plan refers to the Recreational Resort Areas (Section 3.8, Grey County Official Plan), the Escarpment Recreation policies (Section 6.1, Grey County Official Plan) as well as the Secondary Plan contained in the Town of The Blue Mountains Official Plan for further policy direction.

Decisions of Town Council are required to comply with the policy requirements of the County of Grey Official Plan.

Figure 8: Schedule 'A' Land Use Plan County of Grey Official Plan (excerpt only)

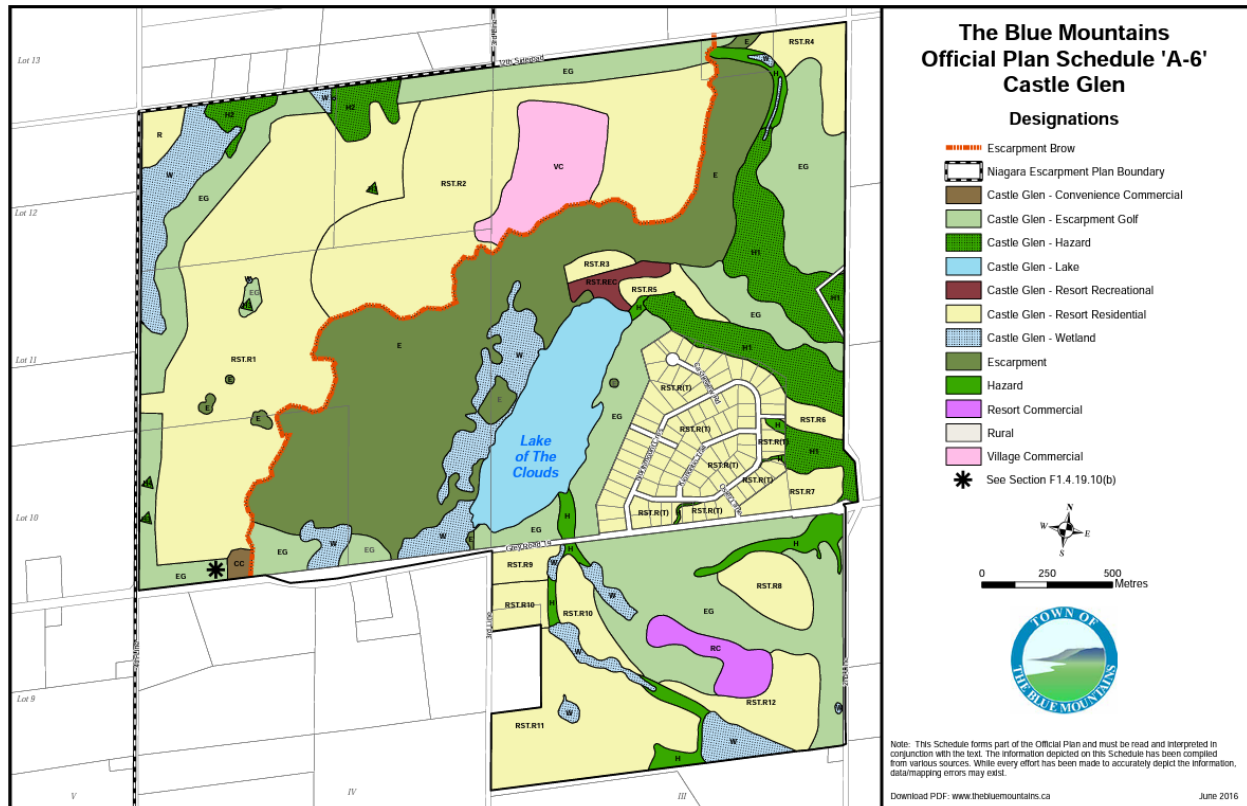


Town of The Blue Mountains Official Plan:

Section F1 to the Official Plan provides policy direction under a Secondary Plan that provides specific policy based on the specific issues related to the Castle Glen area. Policies provide:

- Overall vision and concept for the build out and protection of the Castle Glen Lands as a pedestrian friendly resort area linking residential, commercial and recreational areas with a large open space component while protecting the unique natural, visual and cultural heritage character of the Niagara Escarpment environment.
- Official Plan Schedule 'A-6' identifies 22 land use designations unique to Castle Glen. The location of each designation are shown on Schedule 'A-6' and the detailed policies of each designation is listed under Section F1(4.0) in the Town of The Blue Mountains Official Plan (See Figure 9 below)

Figure 9: Schedule 'A-6' Town of The Blue Mountains Official Plan



- Prior to development occurring at Castle Glen, policies require the completion of number of studies including, but not limited to:
 - **General Studies** that are normally required as part of the development process including Traffic Impact, Stormwater Management, Servicing and Other Technical Studies. Special Studies shall be required to address phasing and development requirements, with particular regard for the unique quality of the escarpment environment of the Castle Glen Resort Community. All studies to be completed by qualified professionals to the satisfaction of the Town in consultation with the Niagara Escarpment Commission, County of Grey and other agencies. The Town may also obtain independent peer reviews of professional studies where necessary.
 - **Natural and Cultural Heritage Study** for the protection/maintenance of significant environmental features such as valleylands, wildlife, water quality, woodlands, vegetation, areas of natural and scientific interest (ANSI), karst, and other natural and cultural heritage objectives outlined under Section F1(5.1.2)
 - **Environmental Constraint Impact Assessment** to identify development limits and environmental constraints prior to the preparation of each concept plan and/or master development agreement as outlined under Section F1(5.1.2.2)
 - **Environmental Impact Study** to assess Surface and Ground Water Resources, Woodlands, Wildlife Habitat, and Watertaking

- **Karst Assessment** to identify karst systems and landforms and establish necessary development requirements as outlined under Section F1(5.1.3)
- **Visual Impact Assessment** to ensure that future development is designed and located in a manner to maintain and/or enhance the open space character, visual continuity of the natural environment of the escarpment and other items as described in further detail under Section F1(5.1.4) the Visual Impact Assessment includes the following studies:
 - Visual Landscape Analysis
 - Tree Preservation Plan
 - Lighting Plan
 - Landscape Plan
 - Viewshed Analysis (for portion of the lands)
 - Computer Simulation Model (for portion of the lands)
- **Cultural Heritage and Archaeological Resources** studies to ensure that the cultural heritage and archaeological policies of the Provincial Policy Statement, Niagara Escarpment Plan and Grey County Plan are met
- **Phasing Report** including a Development Impact and Monitoring Study to assess the impact of each phase of development
- Additional Detailed Development Policies are provided on parkland dedication, open space dedication, pedestrian access, transportation/roads, servicing, environmental buffers (setbacks), and other implementation matters under Section 5.3 to 5.7 and 6.0 to 7.5)
- Additional Land Use Plan details and Environmental Constraint Mapping are also provided under Schedule 'B' to Schedule 'E' of the Secondary Plan.
- Following completion of the Studies, Castle Glen requires approval of two Concept Plans, the preparation of a Master Development Agreement, and then approval for Plans of Subdivision/Condominium, Site Plan and Zoning By-law Amendments.
 - **Concept Plans** – relying upon the completed studies, the Concept Plans will illustrate in a general way the recreational uses and facilities, and the distribution of land uses and facilities, including road patterns, walkways, golf course routing plan, and the general locations for residential and non-residential buildings within the overall resort community.
 - **Master Development Agreement (MDA)** – Following completion of the Concept Plans a Master Development Agreement is required and shall include appropriate provisions for subsequent agreements, required studies, servicing, roads, parking areas, stormwater management, financing and securities, walkways, density distribution, phasing, remedial measures, monitoring, land dedications, and other matters to the satisfaction of the Town. The MDA will identify development phasing (minimum 5 phases) and development milestones to be reached prior to moving from one phase to another.
 - **Development Applications** – to implement the Concept Plans, Master Development Agreement Applications for Plans of Subdivision/Condominium,

Site Plan and Zoning By-law Amendments are required. These applications provide the legal authority to divide the lands into the final lots and blocks for development/protection purposes (subdivision/condominium) and to regulate the use of land, buildings and structures, type of construction such as height, size, location, and to establish conditions and timing for Development (Zoning By-law).

- **Construction** – Construction and/or pre-servicing works cannot begin until the above noted steps are completed and approved to the satisfaction of Council. It is noted that some development activity may occur on the property in order to carry out the required studies and plans noted above.

Current Status:

At this time, no plans have been submitted to the Town for review and there are no active development projects for the lands known as Castle Glen. The owner of the development lands is currently undertaking a review of the drinking water supply of the lands. The Notice of Study Addendum Commencement has been posted to the Town Projects Website and is also included under Attachment #3 to this report.

D. Analysis

No analysis has been provided as part of this information report.

E. Strategic Priorities

1. **Communication and Engagement**
We will enhance communications and engagement between Town Staff, Town residents and stakeholders
3. **Community**
We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.
4. **Quality of Life**
We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

No analysis has been provided as part of this information report.

G. Financial Impacts

No analysis has been provided as part of this information report.

H. In Consultation With

Aaron Roininen, Planning GIS Specialist
Adam Smith, Director of Planning and Development Services
Shawn Everitt, CAO

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required at this time. However, any comments regarding this report should be submitted to the Planning Division at planning@thebluemountains.ca

J. Attached

1. Ontario Municipal Board Decision/Order No. 1678 dated October 21, 2004
2. Ontario Municipal Board Decision/Order No. 3379 dated December 4, 2006
3. Notice of Study Addendum Commencement (Drinking Water Supply Class Environmental Assessment)

Respectfully submitted,

Shawn Postma
Senior Policy Planner

Adam Smith
Director of Planning & Development Services

For more information, please contact:
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519-599-3131 extension 248

Report Approval Details

Document Title:	PDS.22.093 History and Current Status of Castle Glen Property.docx
Attachments:	- PDS.22.093 Attachment 1.pdf - PDS.22.093 Attachment 2.pdf - PDS.22.093 Attachment 3.pdf
Final Approval Date:	Jul 28, 2022

This report and all of its attachments were approved and signed as outlined below:

Adam Smith - Jul 28, 2022 - 11:31 AM

Report Approval Details

Document Title:	PDS.22.093 History and Current Status of Castle Glen Property.docx
Attachments:	- PDS.22.093 Attachment 1.pdf - PDS.22.093 Attachment 2.pdf - PDS.22.093 Attachment 3.pdf
Final Approval Date:	Aug 2, 2022

This report and all of its attachments were approved and signed as outlined below:

Adam Smith - Jul 28, 2022 - 3:14 PM

No Signature found

Shawn Everitt - Aug 2, 2022 - 9:19 AM