



Staff Report

Administration – Chief Administrative Officer

Report To: Council Meeting
Meeting Date: June 19, 2023
Report Number: FAF.23.108
Title: 417248 10th Line Working Group Recommendations
Submitted by: Chair, Councillor Gail Ardiel

A. Recommendations

THAT Council receive Staff Report FAF.23.108, entitled “417248 10th Line Working Group Recommendations”;

AND THAT Council approve the recommendations contained within this report relating to accepting the donation of fifty (50) acres of the 417248 10th Line property and actively collaborating with Grey County, the Province of Ontario, and a range of community and regional stakeholders to determine the best potential uses for the property;

AND THAT Council endorse further negotiations with the Kritsch family to acquire the remaining portion of the total ninety (90) acres of 417248 10th Line.

B. Overview

At the June 5, 2023 Committee of the Whole meeting Council directed staff to bring forward a report directly to Council at the June 19, 2023 meeting to present the 417248 10th Line Working Group’s recommendations regarding the donation of fifty (50) acres of land from the Kritsch family.

C. Background

Council received a [formal deputation](#) from Tom Kritsch at the May 29, 2023, Council meeting that included the generous offer of portions of two (2) pieces of property owned by the Kritsch family. These two (2) pieces of property are identified as follows:

1. 417248 10th Line
2. 121 Arthur Taylor Lane

As a result of the May 29, 2023 deputation, Council directed staff to bring forward a report to the June 5, 2023 Committee of the Whole meeting as a follow up to the deputation.

As directed, staff brought forward [Staff Report FAF.23.105](#) for consideration and the report's recommendations were endorsed. This report will be included on the June 19, 2023, Council Agenda for final approval. Due to the time-sensitivity of this report (FAF.23.108), it is being brought forward in advance of Council's final approval of Staff Report FAF.23.105 relating to the 417248 10th Line Working Group.

D. Analysis

417248 10th Line Working Group

This Working Group has met twice since the June 5, 2023 Committee of the Whole Meeting.

The first meeting was held on Wednesday, June 7, 2023, and included the following participants:

- Tom Kritsch
- Don Grant (Kritsch Family Representative)
- Councillor Ardiel (Chair)
- Councillor Hope
- Councillor McKinley
- Shawn Everitt, Chief Administrative Officer (Staff Resource)
- Liz Saunders, Executive Assistant to the CAO (Staff Resource - Scribe)

The second meeting was held on Wednesday, June 14, 2023, and included the following participants:

- Tom Kritsch
- Don Grant (Kritsch Family Representative)
- Councillor Ardiel (Chair)
- Councillor Hope
- Councillor McKinley
- Shawn Everitt, Chief Administrative Officer (Staff Resource)
- Liz Saunders, Executive Assistant to the CAO (Staff Resource - Scribe)

As a result of these two (2) meetings, the following information was gathered along with the mutually agreed upon range of future potential uses of the 417248 10th Line property. These potential uses could be further considered and supported through a fulsome collaboration with Grey County, the Province of Ontario, and a variety of interested and committed community and regional stakeholders to create a vision and implementation plan for the property. This plan could include how the potential uses can be incorporated to enhance the existing adjacent Town land that currently supplies three (3) full-size soccer pitches, two (2) mini-soccer pitches, a municipal golf course and associated operations building, Parks and Trails Division Operations Centre, municipal tree nursery, outdoor Pickle Ball Courts, and parking areas to support the recreational uses.

Opportunities and Potential Uses of 417248 10th Line

1. At the group's first meeting, Mr. Kritsch noted that the Town has the opportunity to consider accepting the donation of fifty (50) acres and negotiate the purchase of the remaining portion of the property. This option would see the entire ninety-plus acre property being acquired by the Town. There is merit in considering this option as it would allow the Town to develop a more robust long-term vision for the property. It should be noted that there is believed to be an existing easement/right of way that runs along the southeastern boundary of the property that provides access from the 10th Line and the 11th Line. Without the full acquisition of the entire property, the easement/right of way may need to be maintained for future access to the remaining southern portion of the property.
2. The [deputation material](#) presented on May 29, 2023, identified the following range of potential uses:
 - a. Recreation/Sports Complex
 - i. Potential site of a Multi-use Recreation Complex that incorporates the existing Soccer, Pickle Ball and Golf Course amenities into one (1) overall Recreation Complex
 - ii. Providing opportunities to host the Beaver Valley Agricultural Society Fall Fair and potentially expanding the opportunities to promote, educate, and market the agricultural significance of the community and region through innovation and potential on-site programming
 - iii. Development and expansion of recreational trails that could see the access of one hundred (100) plus acres of land or close to one hundred and forty (140) acres of land if the entire property were acquired
 - iv. Potential opportunities for expansion of existing programming such as Events for Life
 - v. Opportunity to work with the Conservation Authority and the Beaver River Watershed Initiative to improve watercourse and drainage that impacts the Little Beaver River watershed including the watercourse work that has been discussed through the Campus of Care project
 - vi. Inclusion of Attainable Housing options.

It is suggested that these potential uses have significant overall community benefits and require a significant amount of commitment both from a staff resourcing and overall funding requirement. Early discussions that have taken place through the Working Group have identified that these projects should not be entirely funded by the Town but require the support and financial support of a variety of sources.

The Working Group recommends that there is justification to further pursue these opportunities, along with others presented through the consultation process to develop a long-term vision and business plan for the property.

Available Uses of Land with Town Ownership

Under the Town's current Official Plan and current zoning of the property, the following uses are permitted under the Specialty Agriculture Zoning:

B4.3.3 Permitted Uses

The principal use of land in the Special Agricultural designation is apple and/or tender fruit production and storage facilities.

Permitted uses include:

- a) all types of agricultural uses and related buildings and structures;
- b) a farm residence;
- c) accessory residential uses on farm properties subject to Section B4.1.1 or B2.7;
- d) market gardening and nurseries;
- e) farm related uses such as home/rural occupations;
- f) bed and breakfast establishments subject to Section B2.5.1;
- g) retail sales of farm produce accessory to an agricultural use;
- h) forestry and reforestation;
- i) small scale industrial or commercial uses subject to Section B4.1.8 of this Plan;
- j) passive recreational uses, such as walking trails and nature interpretation centres on lands owned by a public authority;
- k) an estate or farm winery subject to Sections B4.1.3 and B4.1.4;
- l) agri-tourism uses subject to Section B4.1.2 of this Plan; and,
- m) sand and/or gravel operations on lands identified as aggregate resource areas on Appendix 1;
- n) licensed aggregate operations on lands identified as mineral resource extraction Appendix 1; and,
- o) wayside pits and quarries and portable asphalt plants for road Town of The Blue Mountains Official Plan June 2016 return to table of contents 120 works in the area, but shall not include the stockpiling of sand-salt mixtures.

Therefore, based on the Town's Official Plan, if the Town (Public Agent) was to acquire these lands there is the ability for the use under subsection j) to use in a similar fashion to how the

Town is using the adjacent property that houses the range of recreational uses. This would be considered an opportunity for immediate use.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

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

Varies depending on the potential uses of the property.

G. Financial Impacts

It has been confirmed that the acquisition of land would be based on the following elements:

1. The donation of fifty (50) acres of land including the provision of a Charitable Tax Receipt from the Town of The Blue Mountains to the Kritsch family;
2. Consideration of acquiring the remaining portion of the property would require further negotiations with the Kritsch family.

It is anticipated that additional unbudgeted funds will be required as this process moves forward. These funds will be required to cover potential legal fees for land acquisition, potential severance, planning processes, and development of a master visioning and site concept plan along with the facilitation of stakeholders to ensure a fulsome range of options and opportunities are considered.

Staff suggest that the next stage, as outlined above, will require an upset limit of \$75,000 worth of funding. Staff also suggest that many aspects of this work could see this funding allocation

being shared with the 121 Arthur Taylor Lane acquisition, however, staff anticipate additional funds being required for that project.

A further report can be generated that would provide more detail as to the overall scope and breakdown of required funds if Council wishes to move forward.

H. In Consultation With

417248 10th Line Working Group

Kritsch Family

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. However, any comments regarding this report should be submitted to Shawn Everitt, Chief Administrative Officer cao@thebluemountains.ca.

J. Attached

None

Respectfully submitted,

Councillor Gail Ardiel
417248 10th Line Working Group Chair

For more information, please contact:
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Report Approval Details

Document Title:	FAF.23.108 417248 10th Line Working Group Recommendations.docx
Attachments:	
Final Approval Date:	Jun 16, 2023

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

Shawn Everitt - Jun 16, 2023 - 9:21 AM