



Staff Report

Administration – Chief Administrative Officer

Report To: COW-Finance, Admin, Fire, Legal, Community Services
Meeting Date: August 14, 2023
Report Number: FAF.23.117
Title: 121 Arthur Taylor Lane Working Group Recommendations
Prepared by: Shawn Everitt, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report FAF.23.117, entitled “121 Arthur Taylor Lane Working Group Recommendations”;

AND THAT Council approve the recommendations contained within this report relating to the Town accepting the donation of twenty-five (25) acres of the 121 Arthur Taylor Lane property and actively collaborating with Grey County and the Province of Ontario with the intention of utilizing a significant portion of these lands for a future Attainable Housing Project;

AND THAT Council endorse further negotiations with the Kritsch family to acquire an additional twenty-five (25) acres of the total seventy-four (74) acres of 121 Arthur Taylor Lane that further prioritizes the development of increasing the range and stock of housing within the Town;

AND THAT Council approve an upset limit of \$75,000 to proceed with the initiation of future land transfers and acquisitions specific to the donation portion of the transactions along with retaining services of appropriate professionals to initiate a visioning process for the two (2) properties being 121 Arthur Taylor Lane and 417248 10th Line.

B. Overview

This reports provides a recommendation to accept a donation of a portion of 121 Arthur Taylor Lane as a result of collaboration between the 121 Arthur Taylor Lane Working Group and 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 established two (2) working groups that provided a focus on the above noted properties.

D. Analysis

121 Arthur Taylor Lane Working Group

This Working Group met on July 5, 2023 with the following participants in attendance:

- Tom Kritsch
- Don Grant (Kritsch Family Representative)
- Councillor Ardiel (Chair)
- Councillor Maxwell
- Shawn Everitt, Chief Administrative Officer (Staff Resource - Scribe)

As a result of this meeting, the following information was gathered along with the mutually agreed upon recommendation that the best future use of portions of 121 Arthur Taylor Lane would be an Attainable Housing Project. The future use could be further considered and supported through 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 would consider how the land could be laid out to determine which specific portion of the land the Town would receive as a donation along with how an additional twenty-five (25) acres of land could be acquired to expand a potential development.

Opportunities and Potential Uses of 121 Arthur Taylor Lane

1. Mr. Kritsch noted that the Town has the opportunity to consider accepting the donation of twenty-five (25) acres and to further consider the purchase of an additional twenty-five acres of the total seventy-four (74) acres of the property. This option would result in the Town owning fifty (50) acres of the total seventy-four (74) acres with the Kritsch family retaining the remaining twenty-four (24) acres for their future use which at this time is undetermined. There is merit in considering this option as it would allow the Town to develop a more robust long-term vision for the property.
2. At this point, the exact location of the donated twenty-five (25) acres has not been determined. It was suggested that consulting with professionals could help determine how best to develop the property, including the additional twenty-five (25) acres, based on a variety of future critical design elements.
3. The property is currently unserviced and contains a variety of Land Use Zoning that include the following:
 - a. Special Agriculture

- b. Agriculture
- c. Development
- d. Hazard

The property is in relatively close proximity to a potential service extension that could provide future servicing. The Working Group discussed using a density range of eight (8) to ten (10) units per acre as an estimate that would result in approximately two hundred (200) units within the initial twenty-five (25) acres pending applicable site plan requirements.

4. The opportunity exists to preserve and protect a very significant tree inventory contained within the property. A number of significant Oak trees are located on the property. One Oak tree, in particular, is located in the center of the property and is estimated to be 225 years old. A number of other Oak trees are located along the north boundary of the property and are estimated to be between 120 – 150 years old. Staff suggest that an opportunity exists to engage with the Tree Trust to preserve and protect, and potentially celebrate, these trees in the future. The Working Group also benefitted from learning that the former apple orchard on the property was commonly known as “Oak Lane Orchards” reflecting on the oaks located on the property.
5. There is an existing connection to the Beaver River Trail that runs along the northern boundary of the property that abuts an existing unopened road allowance that is owned by the Town. This unopened road allowance could provide additional access to 121 Arthur Taylor Lane via Alice Street East and Wellington Street South.

Available Uses of Land with Town Ownership

The overall property (74 acres) consists of four (4) different zoning designations:

- a) Agriculture: 10.58 acres representing 14.28% of the total property
- b) Hazard: 9.28 acres representing 12.46% of the total property
- c) Development: 4.91 acres representing 6.63% of the total property
- d) Special Agriculture: 49.47 acres representing 66.73% of the total property

Under the Town’s current Official Plan and current zoning of the property, the following uses are permitted under the Speciality 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 (a Public Agent) was to acquire these lands the ability exists for the use under subsection j). This would be considered an opportunity for immediate use, or, in the short term, the land could be used for farming crops while in Town ownership.

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 twenty-five (25) 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 an additional twenty-five (25) acres of the property which would require further negotiations with the Kritsch family.

[Staff Report FAF.23.108](#) identified that additional unbudgeted funds would be required as this process moves forward. These funds would 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 for the property is considered.

By way of this report, staff have recommended that an upset of \$75,000 be approved by Council to initiate the land transfer specific to the donated portion of the transaction along with retaining the services of professionals to initiate a visioning process for the two properties being 121 Arthur Taylor Lane and the 417248 10th Line.

H. In Consultation With

121 Arthur Taylor Lane Working Group

Kritsch Family

I. Public Engagement

The topic of this Staff Report has not been subject to 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

1. Map of 121 Arthur Taylor Lane

Respectfully submitted,

Shawn Everitt
Chief Administrative Officer

For more information, please contact:
Shawn Everitt, Chief Administrative Officer
cao@thebluemountains.ca
519-599-3131 extension 234

Report Approval Details

Document Title:	FAF.23.117 121 Arthur Taylor Lane Working Group Recommendations.docx
Attachments:	- Attachment-1-Map-of-121-Arthur-Taylor-Lane.pdf
Final Approval Date:	Jul 26, 2023

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

Shawn Everitt - Jul 26, 2023 - 8:44 AM