
BEAVER VALLEY RATEPAYERS NEWSLETTER

Annual General Meeting

On February 1st in Kimberley Community Hall the Beaver Valley Ratepayers Association held its Annual General Meeting.

Guest speakers included **Mayor McCausland**, speaking in his capacity as Chair of the Water-Taking Task Force, Association of Municipalities of Ontario. After stressing the importance of groups such as the BVRA, Mayor McCausland read the 18 recommendations his group had sent to The Ontario Ministries of Environment and Municipal Affairs and Housing. The success of the Grey Association for Better Planning in its recent appeal to have water taking a land issue now gives the Grey Highlands Council the right to act. However there is great urgency in achieving a method of balancing the actual water supply with the taking of water.

Peggy Hutchison, Secretary of the Grey Association for Better Planning stressed that GABP is a County association whose primary aim is to work with all levels of government.

Bob Smart reported on the Save the Goose conference organized by the Georgian Triangle Development Institute that he attended at the request of the BVRA.

Dan Rose of the Centre Grey Hospital Foundation provided information on the building and fundraising campaign for the new 25-bed hospital in Markdale.

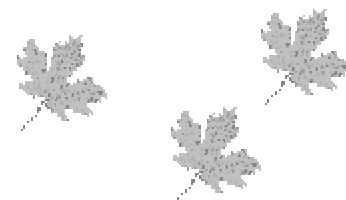
Reports from the Interim Directors: Co-Chairs Ernie Glozier and Don McGee both gave reports on the activities and issues the BVRA were dealing

with, and Wolter ten Cate gave the Treasurer's Report.

The By-Laws of the organization were presented, amended, and adopted.

The process for **electing officers** was introduced and a slate of officers was presented by Virginia ten Cate, the nominating officer. As no nominations or volunteers were received from the floor, two additional names were added to the slate: John Carrie and Keith Ellison. **The Directors as approved by the BVRA are: Don McGee, Ernie Glozier, Anne Ellison, Virginia ten Cate, Wolter ten Cate, Keith Ellison, and John Carrie.**

New Business: The members present directed the Board to attend the Ontario Municipal Board Hearings dealing with the toe-of-the-hill issues between the Niagara Escarpment Commission, Beaver Valley Ski Club, and the Municipality of Grey Highlands and gave the Board the following mandate: "That the BVRA adopt the NEC definition of toe-of-slope, and that the Board of the BVRA has the authority to modify this statement if the NEC changes its position."





ONTARIO MUNICIPAL BOARD HEARINGS

Background

With the amalgamation of the townships of Artemesia, Euphrasia, and Osprey and the villages of Flesherton and Markdale in January, 2001 to make the new Municipality of Grey Highlands, it became necessary for Grey Highlands to develop a new Official Plan. This plan was then introduced to the public by a series of public information meetings. Planning in the Beaver Valley Area is complicated as land-use matters are determined by the Niagara Escarpment Commission, resulting in the NEC appealing to the Ontario Municipal Board for clarification and definition of the land use for several areas in the Beaver Valley that the Official Plan designated Special Recreation Policy Areas.

The BVRA, armed with a mandate from the members, became a party in the Hearings. Scheduled for three weeks beginning June 3rd, many of the issues were resolved through mediation, resulting in the actual formal Hearing lasting just one day. Here are the results: (The OMB referred to the lands in question as Special Recreation Policy Areas A, B, C, etc. during the Hearings).

The Hearings

Before you begin, here are some definitions: the **brow-of-the-slope** is a line at the top of the Escarpment below which you cannot develop except under NEC guidelines. The **toe-of-the-slope** is a line at the bottom of the Escarpment above which you cannot develop except under NEC guidelines. The **prominent slope** is the area lying between the brow and the toe-of-the-slope and is subject to NEC guidelines for development.

Special Recreation Policy Area A (Bowles Hill)

Comprising lands at the bottom of Bowles Hill both north and south of County Road 30, Grey

Highlands had moved the toe-of-the-slope several hundred feet up hill (west) and designated the use of these lands in their Official Plan for a golf course. The NEC does not permit golf courses in their land-use of prominent slope lands in the Valley. This issue was finally resolved by Grey Highlands agreeing that should an owner wish to develop a golf course, the owner must obtain an Amendment to the NEC Plan, a process that will involve all adjacent land owners and the community.

At the hearing, the property owners involved expressed concern about the notification process of actions directly affecting their land. They were unaware that a golf course was a land use proposed for their property.

Special Recreation Policy Area B (Beaver South)

The Beaver Valley Ski Club's intentions for this property, as expressed by their Consultant, was to build residences at the bottom of the Beaver South hills. The Beaver Valley Ski Club wanted the designation of approximately 6 acres changed to achieve this goal. After site visits by all parties the use of this area was further refined: small-scale buildings associated with the ski facility to a maximum coverage of 6000 square feet (warming hut, expanded snow making facilities, etc.) but NO RESIDENTIAL development.

Special Recreation Area C - [Pioneer Drive (and Windy Lane)]

This issue had to do with establishing the toe-of-the-slope, the line above which no building development can take place. The NEC had one position for the line (close to the Pioneer Drive, but grandfathering the existing chalets), the Beaver Valley Ski Club a much higher line, 800 feet up the hill, to allow them more room for development, and Grey Highlands had fixed a line between the other two. After mediation, the Ski Club proposed and it was agreed by all parties that the NEC toe-line would hold with the exception of a triangle of approximately 2 acres at the north end of Pioneer Drive where the line would be raised further up the hill to allow for installation of low-rise ski-related buildings. There would be NO RESIDENTIAL development.

The Ski Club's request to move the brow-of-the-slope down hill some 250 feet to enable residential development was withdrawn during mediation.

Special Recreation Area D (known as the "Blob")

Situated on the east side of County Road 30 and north of the Ski Club entrance, this parcel of land was not an issue. All parties agreed that this area could be used for limited residential development under very stringent NEC guidelines.

Special Recreation Area E (Talisman Mountain Resort)

Comprised of sections of land both north and south of 6/7 Sideroad, the location of the toe-of-the-slope was disputed by the NEC and Grey Highlands. Site visits established that the toe-of-the-slope was best established by location than by contour lines.

By mediation it was agreed that on Talisman land south of the 6/7 Side Road the toe-of-the-slope would be raised 545' up hill. Should Talisman wish to build to that line, an existing manufactured slope would be removed. If development occurs east of the manufactured slope, it would not have to be removed.

On the north side of 6/7 Sideroad in the vicinity of the Kids' Club and lodge facilities the toe-of-the-slope was moved slightly west (up hill) from the NEC line to allow for hotel-related activities.

Special Recreational Area F (The Pimple at Old Smokey)

This issue is difficult to explain, but was resolved agreeably by all parties. Talisman will remove the Pimple in exchange for three holes of a golf course, provided permission for the golf course is granted by means of an Amendment to the NEC Plan, a process that will involve all adjacent land owners and the community. (Same procedure as for Special Recreational Area A, Bowles Hill).



Note: This was the BVRA's first venture into the world of Ontario Municipal Board Hearings. The process took long hours of intensive work, especially on the part of Don McGee, Co-Chair, and Anne Ellison, Secretary, and Keith Ellison, Director. However, the results were very rewarding. We fulfilled the mandate of our members and the NEC, ensuring the protection of the scenic and environmental attributes of the Valley.



HOW TO GET IN TOUCH WITH US

Your Board of Directors

Don McGee, Co-Chair	519-986-2640
Ernie Glozier, Co-Chair	519986-2886
Anne Ellison, Secretary	416-926-9718
Wolter ten Cate, Treasurer	905-274-3875, 519-924-2636
Virginia ten Cate, Communications	905-274-3875, 519-924-2636
John Carrie, Director	519-986-2950
Keith Ellison, Director	416-926-9718

DOCUMENTS THAT ARE AVAILABLE UPON REQUEST from Anne Ellison, Secretary

(Please include your e-mail address in request)

- Application forms (available from any Director)
- Minutes of the Annual General Meeting of February 1st, 2003
- By-Laws of the Beaver Valley Ratepayers Association
- Beaver Valley Ratepayers Association Position Paper prepared for the Ontario Municipal Board Hearings of June 3, 2003
- Previous newsletters

NEW MEMBERS INVITED

Please speak with your neighbours and friends in and near the Valley. Remind them of the advantages of belonging to the BVRA; in particular, representation at the Grey Highlands Council, Grey County, the Niagara Escarpment Commission, and if necessary, the Ontario Municipal Board.

Watch for the BVRA representation at the local festivals and fairs. Come visit us and discuss Valley matters. We will try to answer your questions, and if we don't have the answer, we will find out for you.

