













Bubble Grove Expansion Proposal Map

Proposed Infrastructure

- Proposed Driveways
- Proposed Parking Area
- 45ft Greenhouse Dome
- 23ft Dome Suite x 1
- 26ft Dome Suite x 2
- 30ft Dome Suite x 2
- 40ft Gathering Dome
- Camping Site x 7
- Occasional Camp Area x 2
- Composting Washroom Pod x 5
- Composting Washroom pod w/
Off grid shower x 5
- Open Air Pavilion
- Wild &
Re - Wilding Areas



Proposed Infrastructure

	Proposed Driveways	- the driveway off of Massie rd will help to facilitate care and harvesting of the upper vineyard which right now only has limited access by tractor. The new access from Concession 9 will be to offer an alternative access for family and guests that is away from the the main farm access which has large equipment travelling regularly
	Proposed Parking Areas	- The parking pad off of Concession 9 will be used for guests as well as for agricultural vehicles. 120 x 120 feet gravelled - The parking pad off of Massie rd up by the vineyard is mainly for better access to the vineyard and will also serve as a driveway for the Ridge Camp dome. We are looking for parking for 2 large farm vehicles and cars for staff and workers
	45ft Greenhouse Dome	- The growing dome will offer food production year round. This dome requires no under structure as it will be directly on the ground.
	23ft Dome Suite x 2	- Heavy duty steel tent frame w/ PVC cover, or composite frame & cover on 24 x 24 ft deck
	26ft Dome Suite x 2	- Heavy duty steel tent frame w/ PVC cover, or composite frame & cover on 27 x 27 ft deck
	30ft Dome Suite x 2	- Heavy duty steel tent frame w/ PVC cover, or composite frame & cover on 31 x 31 ft deck
	42ft Gathering Dome	- Heavy duty steel tent frame w/ PVC cover, or composite frame & cover on 43 x 43 ft deck
	Camping Site x 7 except for buckthorn.	- maintained campsite approx. 20 x 30 ft The sites chosen require very little prep needing only some mowing. No trees will be removed
	Occasional Camp Area	- These sites will be used occasionally for group camping and retreats of 2 - 8 tents (2 -3 times per month in the warmer months)
	Composting Washroom Pod x 5 elements	- 7 x 6 ft or similar insulated washroom pod with a SunMar NE composting toilet. Waste composts back into dirt with no trace of original within 6 months - 1 year. Soil removed will be composted for a further 1 year
	Composting Washroom pod w/ Off grid shower x 5	- 9 x 8 ft or similar washroom pod including a shower area. The water will be in a large tote and utilize a battery or propane run pump
	Open Air Pavilion	- 25 x 40 ft deck base with corner/side posts and a roof. This will house an outdoor kitchen and eating area for specialty dinner events right in the orchard. There is already a large open area where this is planned. No trees need to be removed.

Pictures supplied by public input, originating from a social media platform



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January 31, 2023

Cuesta Planning Consultants Inc.
978 First Avenue West
Owen Sound, ON N4K 4K5

RE: Part Lot 3 Concession 10 EGR Holland – D & B Trailblazers

I have been asked to provide an opinion on whether the current existing use on the property is legal non-conforming and, for the reasons set out below, I have concluded that it is.

BACKGROUND:

Municipal address: 576799 Concession 9, Chatsworth, Ontario

Legal Description: Part Lot 3 Concession 10 EGR Holland as in R212730; former Township of Holland, now the Municipality of Chatsworth (hereinafter the “property”)

Current Owners:

[REDACTED]
[REDACTED]
[REDACTED]

The property is an eighty-six acre parcel, has nine acres of orchard and two acres of vineyard along with trails and crop producing fields. I am advised that the property has been used as a retreat centre and organic farm offering accommodations, group retreats, farm stays, u-pick opportunities, camping, property tours and events (hereinafter “retreat uses”) since 1982. Title confirms that the former owners of the property (and founding operators of the retreat) [REDACTED], purchased the property in 1982 which is consistent with the historical research on the uses of the property provided to me by the current owners. It is also consistent with previous Development Permit applications submitted to the Niagara Escarpment Commission (hereinafter “NEC”) for the property in 1984, 1996 and 1998.

Jill T. Sampson B.A. (Hons.), LL.B.
jsampson@owensoundlawyers.com

MUNICIPAL LAND USE BY-LAW:

The first restricted area (Holding) By-Law to regulate land use in the Township of Holland was passed the 21st day of March 1978 as By-Law No. 1978-8.

The explanatory notes to the By-Law indicates:

If lands affected by the By-Law are presently under Development Control of the Niagara Escarpment Commission, the provisions of this By-Law shall only apply if Development Control is removed from all or part of the lands under development Control and if no other supplementing provisions control mechanism is implemented.

This was given effect in section 1.3 of the By-Law.

By-Law 1978-8 was in effect until the 17th of June 1992. Therefore, the 1978-8 by-law was in effect at the time that the current retreat uses started in 1982.

In any event, on the 17th of June 1992 a new zoning by-Law was passed by the Corporation of the Township of Holland as By-Law 1992-15 and contains a similar exclusion of Niagara Escarpment Commission controlled lands at section 1.3:

The provisions of this By-Law shall apply to all lands within the boundaries of the Corporation of the Township of Holland, except those lands under the Development Control regulations of the Niagara Escarpment Commission.

NEC DEVELOPMENT CONTROL:

When the property first fell under NEC control is unknown to me, however, the Revised Regulations of Ontario for 1970 set out the lands which the *Niagara Escarpment Protection Act* at that time applied to. Lot 3 Concession 10 of the Township of Holland was included in the regulations that year, so certainly the property was under NEC control since at least 1970 and the 1978-8 Holland By-Law would not have applied to the property.

The first NEC mapping in the area is known to have occurred in 1985 and again the property was included in the mapping as being under NEC control.

I also note that the NEC has exercised its jurisdiction over the property in development permit applications made by the previous owners and submitted in 1984, 1996 and 1998.

The current *Niagara Escarpment Plan* (Office Consolidation – April 5, 2021, hereinafter the “Plan”) defines an existing use at page 131 (Appendix 2 – definitions) as follows:

Existing use: The legal use of any land, building or structure for a purpose that is not otherwise listed as a permitted use under the applicable designation in the Niagara Escarpment Plan, and that was:

- a) existing on the day of approval of the Niagara Escarpment Plan, June 12, 1985; or
- b) approved in accordance with the provisions of the Niagara Escarpment Plan since June 12, 1985 but prior to the date of any amendment to this Plan under which the use ceased to be a permitted use; or
- c) existing, in an area added to the Niagara Escarpment Plan at the date of the approval of the amendment to this Plan that added the lands to this Plan; provided that the existing use has continued without interruption after the effective date as set out under a), b), or c).

With reference to subsection a) of the “existing use” definition above, the current retreat uses started in 1982 prior to the June 12th 1985 approval of the Plan.

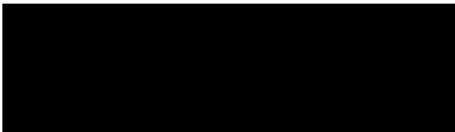
CONCLUSION:

The property was under NEC control since at least 1970, therefore the Holland Township By-laws did not apply to the property.

The current use predates the approval of the 1985 NEC Plan and is therefore a legal non-conforming use.

The Alliance Lawyers

Per:

A black rectangular box redacting the signature of the lawyer.

Jill T. Sampson



Updated Revitalization Plan

How our family proposes to bring a Grey County legacy into the future, combining regenerative & sustainable land management and food cultivation practices with exciting agri-tourism and educational offerings that will ensure the success of the facility and our capacity to continue to host and feed and support the community.

May 29 / 2023

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BUBBLE GROVE & RHYTHMIC ROOTS FARM

THE WAY FORWARD

This document is our response to the site meeting with ourselves, [REDACTED] and representatives Nick Hayward and Janet Sperling from the NEC on Friday May 26th here at 576799 Concession 9, Chatsworth N0H1G0, on the property formerly known as Ridgewood Springs organic Farm and retreat Centre, now acting under Bubble Grove and Rhythmic Roots Farm. During this meeting the history of the property and business activities here as well as how our file has been managed throughout this process was discussed. It was said to us that in the spirit of collaboration and compromise that if we will put forth a simplified ask , the NEC will work to expedite our process and allow us to get back to business.

As we can establish that not only was camping an ongoing activity at the property, they often hosted large scale overnight retreat events, workshops, classes, picnics and celebrations that included tents and RV's,

As we can establish that the NEC was aware of the business activities on site back in 2000

As we can show a lawyers opinion that the business was grandfathered through on June 12th, 1985,

As this business continued to operate from 1983/84 to 2021 when the new owners purchased the property without complaint from neighbours,

As we can establish that the original overview of our project was flawed in its denial of the existing and ongoing history of Ridgewood Springs Organic Farm & Retreat Centre from the evidence within the NEC's own files on the 2000 application permit, advertisements and social media pages, guest lists and receipts, a signed declaration from the previous owner, and now as well an eye witness account from a long time neighbour who has seen on numerous occasions large groups on the land

in tents and RV's,

As we can establish that the original flawed overview caused immense hardship and unjust denial of access to business activities in a legal, ongoing business, costing the applicants numerous financial losses over the last year, currently and in the future through lost revenue, stunted growth, damage to reputation, and loss of opportunities to thrive,

As we can establish that the applicants have shown from the beginning a willingness to be collaborative, follow the process, invest in said process and necessary professional supports, and that the NEC's mishandling of the original presubmission application and meeting caused us to invest \$10,000 on improperly guided planning devices,

As we can establish that the NEC's mishandling of our original review opened us up to ongoing harassment and bullying from a neighbour who has full knowledge of the ongoing activities on this site.

As we can establish that a precedent for increased car traffic in the area has been established by the ongoing numerous tours facilitated at the dairy barn to the north, and that the area already has a high incidence of foot traffic due to the Bruce Trail corridor which passes along the Holland Township Line at the north end of our concession (more than 400,000 people travel the Bruce Trail each year),

As we can establish that the Cease and Desist order should be fully retracted based on the existing and ongoing business activities that never should have been denied (camping), and that the Order was levied on a falsified complaint by a vindictive neighbour who has falsified complaints to both municipal and NEC compliance departments,

As we can establish that the Cease & Desist order has further injured our reputation, has caused additional and intense ongoing losses, undue stress, and inability to thrive since May 17th until whatever day the Cease and Desist order is fully retracted,

As we can establish that HAD our case been properly guided through the NEC process from the beginning, that we would have fundamentally altered our approach to our business and life over the past year,

it is our stance that the NEC has had fair opportunity, time, and commitment from the applicants to engage in due process and now needs to restore the full access to the ongoing business activities (including camping and events) on this property AND finalize the full permissions of this proposal which is a reasonable expansion for a business of this history and type.

Our plan has been pared down to include the essentials for us to go forward and build back our business:

3 x 23-26ft diameter suite domes

2 x 30ft diameter suite domes

1 x open air gazebo 20 x 40

1 x 45ft diameter gathering dome

1 x 45ft diameter growing dome

10 x washroom pods (8 w/ outdoor showers)

1 x main entrance driveway

1 x vineyard driveway

Events Zoning (workshops, classes, tours, picnics, celebrations, camps, retreats, festival and etc)

Further, it is our assertion that had our original permissions included camping as it should have in the first place, then the complaint against us for illegal camping would never have been able to be waged nor the Cease & Desist order which followed.

We put to the NEC that it is your responsibility to protect our project and our family from having to appear before the commission and potentially the Ontario Land Tribunal to defend ourselves

against a charge which never should have been levied. It is unfair and undue to cause further fallout of the mishandling of our file and denial of legal business activities, causing further emotional and financial damage to our lives and livelihood.

A swift and complete retraction of the Cease & Desist Order, an acknowledgement of all allowed business activities as listed above, a full resumption of business activities and full permissions awarded to this property for all aspects encompassed in this plan needs to be immediate.

The applicants are very willing to have discussions towards solutions on preferred best practices for the specifics of this plan and request these talks to be finalized within the next few weeks, allowing this development to finally move forward and assist the applicants in redeeming their business and income before the main summer season is over.

SECTION 2

History

Since 1982, the Ridgewood Springs Farm & Retreat Centre focused on hosting group retreats, B & B guests, and camping opportunities, along with farm tours, U-Pick fruits and other events. The original farmhouse on the property has acted as the Main Lodge, sleeping groups of 21+ people and set up with 7 guest rooms and specialty shower facilities and infrastructure to host groups.

The previous owners, the [REDACTED], always lived off site while they tended to the farm and business needs of the property for the last 40 years. Together they planted the orchards and started one of the first vineyards in the area. They built relationships with local producers and neighbours to harvest, sell, and share the food produced here and put much money, time, and intention into growing the agricultural aspects of the land.

The [REDACTED] always had the intention and vision of opening a camp and retreat space here and purchased the property specifically for this purpose. They were well known in the community and amongst the neighbours for both the farm and the Retreat Centre.

The [REDACTED] have shared with us oral accounts of their story and provided as much detail and paperwork as they still have on hand from their earlier days here and have also included a signed declaration of the ongoing activities here at the property over time. It is their assertion that it was at the very latest 1983/1984 that they began their retreat activities.

We have a land and house map drawn for their retreat brochure from back in 1989, guest book and reservation pages showing numerous bookings and group events here over time, and the online advertising and social media pages that were still active, as business was when we took over in March of 2022. This included listings on the Visit Grey website and other well known sites listing Ridgewood Springs Farm for stays, tours and group events.

The property was marketed and purchased as a retreat centre and HST was levied on the full property as it was deemed a farm and retreat centre. The neighbours and community know it as a retreat centre. The last time this was used as a simple family home & farm was back before the [REDACTED]

purchased the property in 1982 and ever since this space has been a running a retreat and pioneering agritourism endeavour.

Our vision builds upon the long history of this property in all its forms.

Planning

The domes each present modern, stylish interiors with a large bay window to let in the light and take in the landscape.

At each camp the dome will sit on a sturdy deck built to meet and exceed load and safety specifications. The decks will sit on cement blocks or pilings. The areas chosen for the domes need minimal ground works to prep for each build. Areas with gravel cover will first have specialty geofabric laid down to keep separation and allow for complete removal when the time comes.

Each dome and washroom pod will have a comfortable and clean, high end composting toilet. Our current plan for the waste water from the showers and sinks is to utilize grey water systems with naturalized leach fields and/or bio-digesters. These eco-friendly systems eliminate the need for a traditional septic set up and are lighter on the land as well as removable at the end of their lifespan with little to no trace. These would be built to the specs suggested by NEC staff, local codes and by-laws, and best building practices.

The domes are fully off-grid with solar power, wood and propane appliances. As a starting point, the water for these units will be provided from insulated jugs servicing fresh water through a battery operated pump tap and collecting grey water in a jug below. Down the road the intention is to shift some domes to well service while the rest will use water holding tanks that are external to the dome.

We will include the use of geofabrics to maintain separation of the gravel from the native soils and reduce the amount needed for the project.

Our plan utilizes non-permanent geodesic dome structures designed to be light on the land and strong enough to stand up to all four seasons of Ontario weather. These are essentially insulated steel framed tents. When the time comes, the domes can be moved or decommissioned and there will be little to no trace left behind.

The 23 - 26ft diameter dome suites and 30ft dome suites will each offer lux queen beds, kitchenettes, lounge areas and dining space. With the sprawling bay window and skylight above, natural light

floods into the domes and brings nature right inside. All of the domes are engineered to exceed local wind and snow loads.

Each of the domes will have decking area with a covered seating and cooking space and washroom pod with outdoor shower. A couple of the camps will feature wood burning saunas and hot tubs.

The 45ft Gathering dome will sit on a sturdy raised deck on pilings or cement blocks and feature 2 doors and a huge bay window. The space will host classes and events for the community and on site retreats.

The Gazebo is 20 x 40 and is for open air classes and experiences and will feature an outdoor kitchen for specialty farm dinners and harvest events.

The 45ft Growing dome will be a space for producing food goods year-round for our guests as well as to share with local eateries and grocers.

Our accompanying site plan lays out our vision for the property.

The Festival

BubbleFunk Food & Culture Festival is a professionally run and highly planned event. This yearly event will offer and showcase local food, vendors, camping and music while highlighting a diversity of culture through art, music, workshops, dance and community building.

As the property has a longstanding history of offering large full week & weekend camping retreats, this harvest festival which is itself a large weekend camping retreat is a natural expansion to these existing activities.

We have questions as to how this festival has been received and why in this community.

Concerning comments were made at the municipal meeting and evident in the letter from our neighbour that show some type of prejudice to either the music or people involved in this event. These comments leave us asking questions for clarity as to what exactly “doesn’t belong” about a well planned event on a property well suited through history to host such an event, that will add to the vibrancy of the local area which is the mandate for both the NEC, Grey County and the local Chatsworth community?

Our team has vast experience planning and executing safe and successful events and experiences.

Our founders [REDACTED] and [REDACTED] have together helmed a number of successful businesses and are known for their ability to provide service and experiences with quality and integrity.

[REDACTED] herself has decades of experience in various aspects of the events industry and has directed gatherings from workshops to networking and music events to trade shows, and has worked on numerous music festivals and events of various sizes in a number of capacities.

The festivals logistics manager Jamie Tobin has decades of experience heading up safety and logistics for numerous festivals and music events around the world as well as repeated Olympics opening and closing ceremonies. He certainly has the capacity to design and oversee and carry out a successful Ops Plan for this event.

Our main food vendor and collaborator for this event, a local small business powerhouse, is Monique Bokya from On The Map Distributions who connects and represents over 60 farmers and food makers around Grey County and throughout Southern Ontario and beyond. On The Map Distributions is a local stakeholder on a number of ongoing collaborations with Rhythmic Roots Farm and Bubble Grove, supplying local goods for picnics and etc. Monique is also one of our local musical artists on the bill for the festival highlighting her roots in African and world sounds.

Our Host Harman Mundair is the well known artist and community builder who goes by the name MC JD in his official appearances. He is the 2012 recipient of the citizens award for acclaim in the arts from the city of Brampton, he has hosted the TD Diversity Event for 2 years , is a Volunteer on the Board of Directors of the Caledon Soccer Club, is a Volunteer with Brampton Kiwanis Club and Khalsa Aid, and is a speaker with Unlearn - helping diverse and equitable youth with mentorship programs in the arts.

We have engaged professional Security and First Aid support, as well as hired in ample porto potties and are offering free potable water and catered meals throughout the event.

Festivals such as this are seen to be benefits in their community, bringing in important tourism dollars and introducing new visitors to the region. Stores in our local towns will enjoy increased sales and the

local community food bank will receive upwards of \$3500 - \$5000 towards their efforts from the BubbleFunk Community.

Community Benefits

The Grey County Master Plan lays out the need for a steep increase in tourism amenities in our area including vacation rentals, agri tourism, and destinations of interest to meet demand and strengthen the local economy. Supporting the growth of an existing endeavour should be celebrated and welcomed under the current talking points.

Documents, Master Plans, and studies from the NEC, Grey County, and its municipalities outline a number of strategic points to ensure environmental and economic health for our area. Rhythmic Roots Farm and Bubble Grove align with a number of these points (as listed below), and will be a positive addition to the local economic fabric.

- Agri-tourism should be promoted and is key to farm ownership and affordability
- Grey County should maintain a positive policy approach, approving on-farm business development where possible.
- To promote compatible uses within rural areas which promote diversification of the economic base and employment opportunities. To encourage uses that leverage rural amenities and assets; conserve biodiversity and consider the ecological benefits provided by nature.
- To encourage *recreational* tourism and other economic opportunities such as *resource based recreation* and agri-tourism opportunities. To recognize the importance of the tourism sector and to encourage the provision/expansion of services to facilitate growth of this sector.

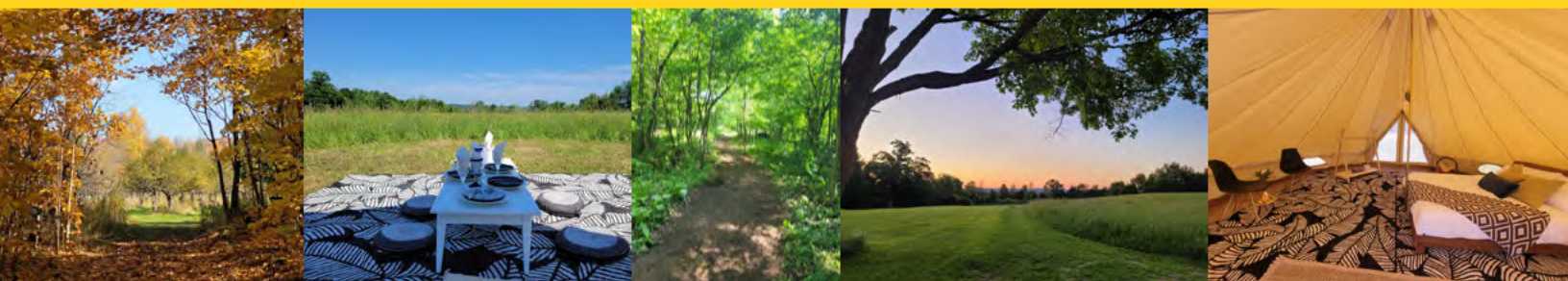
The former Ridgewood Springs Farm Retreat Centre, now Rhythmic Roots Farm and Bubble Grove embody these community goals and our revitalization plan will be an example of best practices for Farming and Tourism in Grey County.

Grey County is abound with a variety of natural features and destinations that appeal to the adventure seeking crowd. Each dome will be equipped with a folder of fun full of guide maps, menus, brochures, and discount coupons from local restaurants and experience providers. We will partner with our local business peers to craft unique package getaways and encourage support for our neighbouring small businesses and agritourism operators.

Staffing & Business Support

At Bubble Grove we will be inclusive and community focused employers, with all of our positions starting above the living wage for our area. Between the needs of the Farm, Bubble Grove, and DB Trailblazers Inc we will be creating at 2 - 3 full time and 2 part time jobs over the next few years as well as seasonal support workers.

A swift and complete retraction of the Cease & Desist Order, an acknowledgement of allowed business activities, a full resumption of business activities and full permissions awarded to this property for all aspects encompassed in this plan needs to be immediate. The applicants are very willing to have discussions towards swift solutions on preferred best practices for the specifics of this plan and request these talks to be finalized by June 15th, allowing this development to finally move forward and assist the applicants in redeeming their business and income.



Appendix 5

Reasons for refusal

1. The previously-established religious retreat function on the property fails to meet the Niagara Escarpment Plan definition of an Existing Use;
2. Notwithstanding the failure of the previously-established use to meet the definition of an Existing Use, the proposed development cannot meet the development criteria associated with the change or expansion of an Existing Use in Part 2.3 of the Niagara Escarpment Plan;
3. On-Farm Diversified Uses and Agriculture-Related Uses are not permitted in Escarpment Protection Area unless they are located in a Prime Agricultural Area;
4. Unserved camping is only permitted on public and institutional lands in Escarpment Protection Area;
5. The intent of the County of Grey Official Plan is to not allow camping as an On-Farm Diversified Use; and
6. There is significant opposition to the proposal due to concerns about the intensity of the proposed development and land use incompatibility.