

STAFF REPORT: PLANNING & BUILDING SERVICES



REPORT TO: Planning & Building Committee
MEETING DATE: November 7, 2011
REPORT NO.: PL.11.132
SUBJECT: Cedar Run Zoning By-law
Amendment Application Update
PREPARED BY: D. Finbow, Director, Planning &
Building Services

A. Recommendations

THAT Council receive Staff Report PL.11.132 respecting Cedar Run Zoning By-law Amendment Application Update.

B. Background

The Cedar Run Corporation filed an application for a Zoning By-law Amendment on December 21, 2010 so as to expand upon the permitted uses at the Cedar Run Horse Park located to the southwest of County Road 2 and Clark Street, Clarksburg (Lots 2 – 14 and 16, Registered Plan 1035). Due to the current land ownership, this application also applied to lands owned by the Town (being the road allowances dedicated to the municipality sometime ago).

The subject lands are currently zoned Recreational Commercial C4-12-h and Hazard H by Zoning By-law No. 83-40, as amended, with such zoning restricting the use of the lands to horse events for a specific and limited period of time.

The Zoning By-law Amendment application proposed to add "Outdoor Special Events" such as rodeos, dog shows, car shows, concerts, festivals and sporting contests. In support of this application the proponent suggested a site specific policy related to the holding of special events wherein special events with an attendance in excess of 6,000 persons would require a permit or licence issued by the municipality.

A Public Meeting was held on March 7, 2011 with respect to the proposal. Comments were received from the public as well as agencies with respect to the proposal. In this regard, attached are the minutes from the Public Meeting along with the written comments received. In addition to the comments received at the Public Meeting, subsequent comments were received from members of the public following the staging of the Town sanctioned Chilli/Ribfest Special Event held on July 8, 9 and 10, 2011.

Issues/comments arising from the Public Meeting of concern include, but are not limited to, the following:

1. Noise:
Concerns expressed by a number of residents with respect to noises associated with the holding of special events and the ability to effectively control same.
2. Ministry of Transportation (MTO):
Comments from the MTO dated March 3, 2011 indicating that prior to approval a copy of a Stormwater Management Report, Traffic Impact Study and a Legal Agreement with the MTO to assume financial responsibility for the design and construction of all necessary highway improvements identified.
3. County of Grey:
Comments from the County of Grey Transportation and Public Safety Department (TAPS) advising that they do not support the application as the proponent has not adequately addressed Traffic, Drainage and Entrance issues.
Comments from the County of Grey Planning & Development Department advising that it is their opinion that the application is premature until the concerns of TAPS are addressed.
4. Grey Sauble Conservation Authority (GSCA)
Comments previously received from the GSCA indicating concerns with the respect to a potentially re-located water course and the potential destruction of fish habitat.

With respect to the status of the above, Planning Services staff advise as follows:

1. Noise:
Planning Services are unaware of any effective measures proposed or implemented so as to mitigate the potential noise impact on surrounding properties from outdoor music festivals or concerts or the public address system currently utilized for Club events. It is noted that a Noise Impact Study has not been completed for the proposal.

The proponent has suggested that the Town's Noise By-law is another effective means for regulating events. With respect to the Town's Noise By-law, it prohibits the making of noise which is likely to disturb the inhabitants of the municipality.

At this time, the only effective means of addressing the concerns noted is by specifically prohibiting music festivals or concerts in an amending zoning by-law.

2. MTO:

As Council will note from the MTO's correspondence of March 3, 2011, there are a number of significant items identified. Planning Services staff has not been advised by the MTO that these issues have been addressed.

With respect to the MTO's mandate, it is noted that Section 37 of the *Public Transportation and Highway Improvement Act* indicates the following:

- (2) Despite any general or special Act, regulation, by-law or other authority, no person shall, except under a permit therefor from the Minister,
- (a) place, erect or alter any building, fence, gasoline pump or other structure or any road upon or within 45 metres of any limit of a controlled-access highway or upon or within 395 metres of the centre point of an intersection;
 - (b) place any tree, shrub or hedge within 45 metres of any limit of a controlled-access highway or within 395 metres of the centre point of an intersection;
 - (c) sell, offer or expose for sale any vegetables, fruit or other produce or any goods or merchandise upon or within 45 metres of any limit of a controlled-access highway or within 395 metres of the centre point of an intersection;
 - (d) place, erect or alter any power line, pole line or other transmission line within 400 metres of any limit of a controlled-access highway;
 - (e) display any sign, notice or advertising device, whether it contains words or not, other than one sign not more than sixty centimetres by thirty centimetres in size displaying the name or the name and occupation of the owner of the premises to which it is affixed or the name of such premises within 400 metres of any limit of a controlled-access highway;
 - (f) use any land, any part of which lies within 800 metres of any limit of a controlled-access highway, for the purposes of a shopping centre, stadium, fair ground, race track, drive-in theatre or any other purpose that causes persons to congregate in large numbers; or
 - (g) construct or use any private road, entranceway, gate or other structure or facility as a means of access to a controlled-access highway. R.S.O. 1990, c. P.50, s. 38 (2).

No authorization by others

(3) No person shall authorize or permit any act prohibited by subsection (2). R.S.O. 1990, c. P.50, s. 38 (3).

3. County of Grey:

Planning Services staff has not been advised by the County of Grey that their concerns have been addressed.

4. GSCA

Planning Services staff has not been advised by the CSCA that their concerns have been addressed.

In addition to the issues raised by the public and the commenting agencies, an item of concern for Town staff is that the proponent has suggested a site specific policy related to the holding of special events wherein special events with an attendance in excess of 6,000 persons would require a permit or licence issued by the municipality. Town staff is of the opinion that consideration of this must first be considered by Town Council as it involves the implementation

of a new service involving additional town resources. Following this consideration by Town Council, the merits of the proposal will be evaluated. The Director of Recreation has advised that he will be reporting to a future Infrastructure and Recreation Committee meeting on this matter.

With respect to the Town road allowances contained within Plan 1065, Council has authorized the use of these road allowances by The Cedar Run Corporation until December 31, 2013. This is captured under the 2011 Site Plan Agreement for the subject lands.

Planning Services staff do not intend on reporting back with a final Planning Report on this matter until the proponent has addressed the concerns of the MTO and County of Grey unless Council directs staff to do so.

C. The Blue Mountains' Strategic Plan

"Managing growth to ensure the ongoing health and prosperity of the community."

D. Environmental Impacts

N/A

E. Financial Impact

N/A

F. In Consultation With

Planning & Building Services and Recreation Department Staff.

G. Attached

- A. Minutes of the Public Meeting held on March 7, 2011
- B. Comments received related to the Public Meeting

Respectfully submitted,

David Finbow, Director, Planning & Building Services

For more information, please contact:

Name	David Finbow
Email Address	dfinbow@thebluemountains.ca
Business Telephone with Extension	519.599.3131, Extension 246

B.2 Notice of Application & Public Meeting – Zoning By-law Amendment Lots 2 to 14 and 16, Registered Plan 1035 – Cedar Run Corporation

Chair McKinlay read the Notice of Application & Public Meeting to consider a Zoning By-Law Amendment.

Duncan noted the purpose of the requested Zoning By-law Amendment is to permit additional uses on the portion of the subject lands zoned C4-12-h with such additional uses being "Outdoor Special Events" such as rodeos, dog shows, car shows, festivals or sporting contests. It is noted that the uses currently permitted are horse show(s).

Duncan noted the effect of this By-law, if enacted, is to expand upon the permitted uses on the subject lands zoned Recreational Commercial Zone C4-12-h. No changes are proposed to the portion of the lands zoned Hazard Zone "H".

Duncan noted the subject lands of this By-law are owned by The Cedar Run Corporation and are comprised of Lots 2 to 14 and 16, Registered Plan 1035 and those lands dedicated as public highways within Registered Plan 1035. These lands are locally described as being located to the southwest of the intersection of Grey Road 2 and Clark Street.

Duncan noted any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

Duncan noted if a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board.

Duncan noted if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Duncan noted at this public meeting, Council seeks to receive comments to aid in their decision making process. It should be noted that a decision on this Application will not be made at this Public Meeting. The Planning Services Division will bring recommendations forward to a future Planning & Building Services Committee Meeting following this public meeting.

The Clerk then read correspondence from Grey County Transportation and Public Safety Department, Grey County Planning and Development Department, Ministry of Transportation, Roger and Sid Dykstra, and Marion (Betty) Maier

Director of Planning and Building David Finbow spoke reviewing the Notice of Application noting this application does not include the two farms to the south. David confirmed the application, in error, included an individual property along Grey Road 2, but confirmed this has been rectified.

David reviewed the history of the application and the previous land use approvals and horse park approvals.

David noted the interim use permitted one temporary horse show/event per calendar year with no new buildings or structures.

David reviewed the horse park planning approvals, referencing the June 2009 Site Plan Agreement.

David then reviewed the current Application noting it includes permits to hold outdoor special events on the lands. David then noted the issues yet to be addressed include traffic, parking, noise, stormwater management and lighting. David confirmed this meeting is to receive comments only.

Dave Slade, Consultant, then spoke noting he is representing the applicant, Peter Lush, and confirmed he and Peter are aware of the issues.

Clinton Stredwick, Consultant, then spoke on behalf of Peter Lush. Clinton identified the parking areas noting 2150 vehicles can be accommodated and identified the access points to the property. Clinton noted there are few conflicts for the neighbouring areas as this site is in an industrial area. Clinton noted water and sewer will be on a temporary basis, per event.

Clinton then reviewed the proposal and identified the definition of an outdoor special event.

Clinton then reviewed the suggested policy to address issues that may arise from special events, including maximum attendance, including large event permit requirements.

Clinton noted the site plan agreement will address issues such as a traffic control plan, fencing, and baffling to mitigate sound.

Councillor Martin then spoke questioning if the Ontario Municipal Board has approved Official Plan Amendment #10, David replying yes.

Michael then questioned if the roads on the property are still under the old plan of subdivision and confirmed the municipality has not spent any money on them, David replying that is correct.

Michael then questioned if the original zoning will be expanded, David replying that is correct.

Chair McKinlay then spoke questioning if an Environmental Assessment has been completed and questioned the timing, David replying in 2010 a Report went to the Infrastructure and Recreation Committee with respect to the provisions in the Site Plan Agreement that the Town would proceed with improvements to the intersection at Clark Street and County Road 2, but noted the Infrastructure and Recreation Committee reconsidered this and noted the Environmental Assessment is being reconsidered for the broader area with the land exchange being put aside.

Jim Farmilo, Vice President of the Chamber of Commerce spoke noting tourism is a large industry in the area and is hopeful the Committee will support the application, subject to approvals. Jim noted an outdoor setting is very complimentary to the area and will increase the tourism market in this area and the spinoff to the Thornbury Clarksburg area will be beneficial. Jim then encouraged the Committee to consider the application and move forward.

B.3 Notice of Application & Public Meeting - Consents B12-2010 to B15-2010 & Zoning By-law Amendment

~~B.~~
B.

Sharon Long

From: sid dykstra [thedykstragang@hotmail.com]
Sent: February 16, 2011 12:09 PM
To: Sharon Long; dykstraorchards@gmail.com
Subject: RE: DC Slade Consultants Inc. Letter

Sharon

I am writing this in response to your email and our conversation about the Outdoor Special Events
We have two concerns that I am sure can be resolved.

1. I do not know what the noise bylaw for the town of the blue mountains is but we do know that some events last year were into the night. This causes concern for Roger who's house is next door to the west and our bunk house also. The problem would be that the men would work all day and have disturbed sleep and have a poor next day. What we hope is that the speakers could direct the noise away or baffles could diffuse the noise.

2. What has happened in the past is after a weekend horse show we notice that some have rode on our farm. Roger did contact Peter Lush but no reply was received. We do not want to be responsible for these people or feed them apples. The solution we feel would be for Cedar Run to fence areas of easy access with a 10 foot high fence either permanent or temporary for each event.

Dykstra Orchards

Roger and Sid Dykstra

From: slong@thebluemountains.ca
To: thedykstragang@hotmail.com
Date: Tue, 15 Feb 2011 16:41:10 -0500
Subject: DC Slade Consultants Inc. Letter

2 of 3

From: Planning [<mailto:ebieniek@town.thebluemountains.on.ca>]
Sent: February 15, 2011 4:51 PM
To: Sharon Long
Subject: Attached Image

This e-mail is intended only for the named recipient(s) and may contain legally privileged and confidential information which is exempt from disclosure under applicable law. Any unauthorized use, distribution or copying is strictly prohibited. If you have received this e-mail in error, or are not the intended recipient, please notify the sender immediately by reply e-mail, and permanently delete the original message. Please be aware that Internet communications are subject to the risk of data corruption and other transmission errors. By submitting your or another individual's personal information to the Town of The Blue Mountains you agree, and confirm your authority from such other individual, to our collection, use and disclosure of such personal information in accordance with the Municipal Freedom of Information and Protection of Privacy Act.



**CORPORATION OF THE COUNTY OF GREY
TRANSPORTATION AND PUBLIC SAFETY DEPARTMENT**

Gary Shaw, Director
595 9th Avenue East
Owen Sound ON N4K 3E3

(519) 376-7337
1-800-567-GREY
Fax: (519) 376-0967
gshaw@greycounty.on.ca

March 7, 2011

Town of the Blue Mountains
Attn: Corrina Giles, Town Clerk
P.O. Box 310
26 Bridge Street East
THORNBURY ON N0H 2P0

Dear Corrina:

**Re: Zoning By-Law Amendment – Cedar Run, Thornbury Horse Park
TAPS File NO. 2-F39**

The County of Grey Transportation Department has reviewed the above noted Zoning By-law Amendment and does not support the application.

The proponent has not satisfactorily addressed a number of County concerns with respect to the following:

- 1/ Traffic Study and Peer Traffic Study issues have not been addressed; the information contained in both of these studies will need to be addressed considering the new and additional uses contained within the new Zoning Amendment application;
- 2/ Draining Study;
- 3/ Commercial Entrance Application – The County requires clarification on the ownership of the lands where the entrance is to be located.

The County is undertaking an Environmental Assessment of the vicinity of this proposed project in 2011, specifically Highway 26 and Grey Road 2.

Should you have any further questions regarding this matter, please feel free to contact the undersigned at your convenience.

Yours truly,

Gary Shaw, Director
Grey County Transportation and Public Safety Department
Gary.shaw@grey.ca
519.372.0219 ext 1220



**CORPORATION OF THE COUNTY OF GREY
PLANNING & DEVELOPMENT DEPARTMENT**

Randy Scherzer, Director
595 9th Avenue East
Owen Sound ON N4K 3E3

(519) 376-2205
1-800-567-GREY
Fax: (519) 376-7970
randy.scherzer@grey.ca

March 7, 2011

Ms. Corrina Giles, Clerk
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
THORNBURY, Ontario N0H 2P0

FAXED
07.03.11

**Re: Zoning By-Law Amendment Application
Lots 2 to 14 and 16, Registered Plan 1035
Town of The Blue Mountains
Owner: The Cedar Run Corporation
Agent: D.C. Slade Consultants Inc.**

Dear Ms. Giles:

We have had the opportunity to review the above-noted zoning by-law amendment application in relation to the County of Grey Official Plan (OP) and offer the following comments.

The purpose of this application is to permit additional uses on the portion of the subject lands zoned C4-12-h with such additional uses being "Outdoor Special Events" such as rodeos, dog shows, car shows, festivals or sporting contests. It is noted that the uses currently permitted are a horse show(s).

The effect of the by-law, if enacted, is to expand upon the permitted uses on the subject lands zoned Recreational Commercial Zone C4-12-h. No changes are proposed to the portion of the lands zoned Hazard Zone 'H'.

The subject property is designated as 'Urban' on Schedule 'A' of the County OP. Section 2.6.3(2) of the OP states that, 'land use policies and development standards in areas designated urban will be in accordance with Local Official Plans and/or Secondary Plans'.

The subject property fronts onto Grey Road 2. Section 5.2.2(6)(f) of the OP states that any applications for development for land abutting a County Road shall be referred to the appropriate approval authority prior to approval in order to determine if the use, siting, and/or right-of-way width are adequate and meet the provisions of this Plan. Planning staff understand that the County Transportation and Public Safety (TAPS) department has concerns with regard to the proposal. Specifically in regard to: the traffic study; drainage and; the north entrance location. In this regard this application would be premature until these issues are addressed.

The application would be premature until the concerns outlined by TAPS have been addressed.

Town of The Blue Mountains
Thornbury Horse Park
Page 2

The County requests notice of any decision rendered with respect to this file.

Should you require additional information, please do not hesitate to contact me.

Yours truly,
THE COUNTY OF GREY



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Planning Application Review

Reference Number:

Applicant Name: Cedar Run Corporation
Property Description: Lots 2 to 14 and 16, Registered Plan 1035
Assessment Roll Number:

Nature of Application: Zoning By-law Amendment
Health Unit Reviewer: Bev Middleton
Site Visit Date: March 14, 2011
or Site Visit Not Conducted
Rationale for not conducting visit:

ASSESSMENT

General Description of Topography:
Significant Findings:

Soils Assessment (if relevant to application): N/A
Data source(s) used in soil assessment:
Significant Findings

General Description of Existing Built Features on the Property (treatment systems, etc):

Significant Findings: The property consists of a private residence, a horse barn and associated agricultural out buildings. The parcel is serviced by private sewage disposal and private water.

Other Significant Aspects of the Application:

CONCERNS/RECOMMENDATIONS

The health unit has no objections to the intent of the zoning amendment. However, please the following recommendations/requirements:

Description of any concerns and recommended action(s) related to sewage treatment/disposal: T
If the sewage system servicing the existing dwelling is proposed to accommodate additional flows as a result of the re-zoning, this may result in a reduction in performance level of the existing system as defined under the Ontario Building Code, Section 10.3.2.2(11) and/or Section 11.4.2.5

Description of any concerns and recommended action(s) related to drinking water:
The proposed uses that include outdoor special events will require the private water supply to be designated as a Small Drinking Water System as defined in Ontario Reg. 319/08 under the Health Protection and Promotion Act. Any business that makes drinking water available to the public and the water is not from a municipal drinking water system is the owner or operator of a "small drinking water system."

Description of any other concerns and recommended action(s):
The operator will be required to obtain health unit approval for special events on this property for the provision of adequate washroom, water facilities and food service.

B Middleton

March 21, 2011

Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4598
Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4598
Télécopieur: (519) 873-4228



March 3, 2011

by email (cgiles@thebluemountains.ca)

Corrina Giles, Clerk
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
Thornbury, Ontario
N0H 2P0

Handwritten signature and date: Phil Gignac 3/11

RE: Applicant: Thornbury Horse Park
Submission No.: ZBA 01/11
Lot: 30, Concession: 9
County of Grey
Town of Blue Mountains - Highway 26

The ministry has completed its review of the above noted amendment. The amendment has been considered and reviewed in accordance with the requirements of our highway access control policies and the Public Transportation and Highway Improvement Act. The following outlines our comments.

The owner should be aware that permits are required from the ministry before any grading/construction commences. Please advise the owner to contact Mr. Phil Gignac, Corridor Management Officer, Corridor Management Section – London (659 Exeter Road, London, Ontario, N6E 1L3 Phone: 519-372-4042) to discuss MTO's permit requirements and obtain the necessary applications.

The ministry responded to an application for zoning by-law amendment and Official Plan Amendment 10 on October 10, 2006. In that letter we provided our findings from a review of a traffic impact study (TIS) that had been provided. In short, a westbound left turn lane with 50m of storage was required on Highway 26 at County Road 2 as a result of the proposed Horse Park development. No further action was taken with regard to the proposed Horse Park. The 2006 TIS is obsolete.

As conditions of ministry permit approval for development of this land, we require the following to apply:

1. That prior to permit approval, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a Stormwater Management Report/Plan indicating the intended treatment of the calculated stormwater runoff. The owner's consultant should refer to our website at www.mto.gov.on.ca/english/engineering/drainage/index.html for a comprehensive set of ministry drainage related documentation requirements to assist in preparing their report.

2. That prior to permit approval, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a Traffic Impact Study (report/analysis/assessment) indicating the anticipated traffic volumes and their impact upon the intersection/interchange of Highway 26 and Grey Road 2. The owner's consultant should refer to our website at http://www.mto.gov.on.ca/english/engineering/management/corridor/tis-guideline/TIS_Guidelines_Dec_2009_EN.pdf for a comprehensive set of ministry traffic related documentation requirements to assist in preparing their report. The TIS must be prepared by a consultant registered in the ministry's Registry, Appraisal and Qualification System (RAQS) for this discipline. The owner should be aware that any highway improvements identified from our review and analysis of the study will be the financial responsibility of the owner.
3. That prior to permit approval, the owner shall enter into a Legal Agreement with the Ministry of Transportation whereby the owner agrees to assume financial responsibility for the design and construction of all necessary associated highway improvements identified from our review of the TIS.

We would appreciate receiving a copy of your Council's decision on this application for our records. Should you have any questions, please contact our office.



Ian Smyth
Corridor Management Planner
Corridor Management Section
West Region, London

Sharon Long

From: Corrina Giles
Sent: March 3, 2011 2:51 PM
To: Sharon Long
Subject: FW: Proposed Zoning By-law Amendment - Thornbury Horse Park - Highway 26 at Grey Road 2
Attachments: ZBA 01-11 Thornbury Horse Park _March 3, 2011_.pdf

Corrina Giles

From: Smyth, Ian (MTO) [<mailto:Ian.C.Smyth@ontario.ca>]
Sent: March 3, 2011 2:47 PM
To: Corrina Giles
Cc: Gignac, Phil (MTO); Kelly, Mike (MTO); Mahabir, Geddes (MTO)
Subject: Proposed Zoning By-law Amendment - Thornbury Horse Park - Highway 26 at Grey Road 2

Corrina,

Please see the attached comments from MTO regarding this application.

Ian Smyth
Corridor Management Planner

Town of the Blue Mountains
26 Bridge Street
P.O. Box 310
Thornbury, ON
N0H 2P0

RECEIVED

MAR 04 2011

TOWN OF THE BLUE MOUNTAINS
PLANNING & BUILDING SERVICES
PER _____



Attn. David Finbow, Director of Planning

Re: Proposed Zoning Bylaw amendment for Cedar Run Facility Permitting Special Events.

As the owner of 3.04 acres of land surrounded on 3 sides by Cedar Run, which does not show on the map of the Application, I do have some questions and comments.

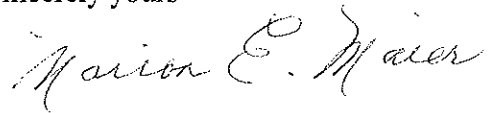
1. My property is included in the 36 ha. How far south on Grey 2 does this acreage go - to the end of the Louck's farm or the Jones' farm?
2. Cedar Run owns an additional 65 ha of land. "These additional lands create a buffer between the subject site and lands further south" -Quote D. C. Slade Consultants - Dec. 21, 2010 letter.
Comment: My property is buffered to the north by the Indian Brook and by trees, both of which I hope will be respected and kept in place: to the west again by the Brook and trees. However to the south only 1/2 the length is buffered by trees and the other 1/2 is open to the field on what was the Louck's property where there was formerly an orchard marked as pasture on the site plan. No buffer in this area could be a problem. It must also be noted that this field currently is a producing field for grains. And that each spring there is a runoff through this field and across my property into the Indian Brook.
3. **Traffic** - In the original application 2 parking areas were to be constructed along Grey Rd 2 south of the Firehall. Is this still the intention?
4. **Noise** - I count 3 properties that could be impacted directly with noise:
 1. One on Clark St (north side) directly across from the current Cedar Run entrance
 2. One on Clark St (south side) at the west property line with Cedar Run
 3. My property.
The campground to the east is not impacted as much because it is set back further east from Grey Rd 2. Our family has not been affected by noise from the campground.
5. **Access Points** - In the C. C. Tatham letter dated December 24, 2010, it is noted that there are 2 access points to Grey Rd 2 and 1 access point to Clark St. This reference requires clarification because the site plan indicates 2 access points on Clark St and one on Grey Rd 2.

We skiers knew a long time ago this area was an ideal location to live and play because of its proximity to Toronto. Our family started coming in 1965 and have watched the area develop.

Cedar Run is one of those developments that is needed in the Town of the Blue Mountains area. The small town feeling can be maintained with an outdoor facility development.

I wish Peter Lush success with Cedar Run.

Sincerely yours

A handwritten signature in cursive script that reads "Marion E. Maier".

Marion E. (Betty) Maier
497864 Grey Road 2,
P. O. 96
Clarksburg, ON
N0H 1J0

PH: 519 599 3352



**CORPORATION OF THE COUNTY OF GREY
PLANNING & DEVELOPMENT DEPARTMENT**

Randy Scherzer, Director
595 9th Avenue East
Owen Sound ON N4K 3E3

(519) 376-2205
1-800-567-GREY
Fax: (519) 376-7970
randy.scherzer@grey.ca

RECEIVED

MAR 08 2011

March 7, 2011

Ms. Corrina Giles, Clerk
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
THORNBURY, Ontario N0H 2P0

FAXED
07.03.11

**Re: Zoning By-Law Amendment Application
Lots 2 to 14 and 16, Registered Plan 1035
Town of The Blue Mountains
Owner: The Cedar Run Corporation
Agent: D.C. Slade Consultants Inc.**

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The effect of the by-law, if enacted, is to expand upon the permitted uses on the subject lands zoned Recreational Commercial Zone C4-12-h. No changes are proposed to the portion of the lands zoned Hazard Zone 'H'.

The subject property is designated as 'Urban' on Schedule 'A' of the County OP. Section 2.6.3(2) of the OP states that, 'land use policies and development standards in areas designated urban will be in accordance with Local Official Plans and/or Secondary Plans'.

The subject property fronts onto Grey Road 2. Section 5.2.2(6)(f) of the OP states that any applications for development for land abutting a County Road shall be referred to the appropriate approval authority prior to approval in order to determine if the use, siting, and/or right-of-way width are adequate and meet the provisions of this Plan. Planning staff understand that the County Transportation and Public Safety (TAPS) department has concerns with regard to the proposal. Specifically in regard to: the traffic study; drainage and; the north entrance location. In this regard this application would be premature until these issues are addressed.

The application would be premature until the concerns outlined by TAPS have been addressed.

The County requests notice of any decision rendered with respect to this file.

Should you require additional information, please do not hesitate to contact me.

Yours truly,
THE COUNTY OF GREY

A handwritten signature in black ink, appearing to read 'Sarah Morrison', written over the printed name.

Sarah Morrison, Hons. BA, MCIP, RPP
Planner