



**WESTON
CONSULTING**

planning + urban design

Planning and Building Services Department
Town of the Blue Mountains
32 Mill Street
Thornbury, Ontario
N0H 2P0

February 23, 2018
File 7410

Attn: Michael Benner, Director of Planning, Building, and By-law Services

Dear Sir,

**RE: Submission of Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval Applications
Part Lot 30, Concession 9 (Former Cedar Run Horse Park)
Town of the Blue Mountains**

Weston Consulting is the planning consultant for Bayou Cable Park Inc., the registered owner of the property legally described as Part Lot 30, Concession 9 in the Town of the Blue Mountains, formerly the Cedar Run Horse Park (herein referred to as the “subject lands”). We have been retained to provide planning assistance and coordinate the submission of development applications for the subject lands to permit the construction of the proposed Water Ski Wakeboard Cable Park. At this time, we are pleased to submit applications for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval to permit the proposed development.

The subject lands are located on the southwest corner of County Road 2 and Clark Street, in the former Historic Village of Clarksburg, now the Town of the Blue Mountains. The subject lands are irregular in shape and have a total area of approximately 35.78 hectares (88.41 acres). The property has direct access and frontage onto Clark Street (approximately 423.43 metres) and additional frontage on Grey Road 2 (approximately 396.18 metres). The subject lands are currently vacant and were previously used for the Cedar Run Horse Park which ceased its operations at the end of 2014.

The Town of Blue Mountains Official Plan (2016) designates the subject lands as “Urban Employment Area”. In accordance with Section B3.2.6.1 of the Town of the Blue Mountains Official Plan, the following uses are permitted:

- i. Commercial Recreational use consisting of a Horse Park, as well as associated recreational, administrative, parking and maintenance building uses;
- ii. A Commercial Resort Unit Complex, ancillary to the Horse Park, including accessory recreational uses; and,
- iii. Accessory retail commercial space.

The property is currently zoned as “Recreational Commercial (C4-12h)” Zone and “Hazard (H)” Zone under the site-specific by-law (By-law 2012-49). applicable to the subject lands. The C4-12h zone permits a commercial use consisting of a horse park and related facilities. The ‘H’ zone permits forestry and conservation uses, outdoor recreation uses, agriculture and horticultural uses, public and private parks, flood and erosion control structures.

A Pre-Application Consultation Meeting was held with staff in 2016 in order to determine the required studies, plans and other supporting materials to facilitate a ‘complete’ application. On Friday December 16th, 2016, Weston Consulting received correspondence from Michael Benner which outlined a list of the required supporting materials and fees to facilitate the submission of planning applications. The following materials have been enclosed for your review and consideration:

- One (1) copy of the completed Official Plan Amendment Application Form;
- One (1) copy of the completed Zoning By-law Amendment Application Form;
- One (1) copy of the completed Site Plan Approval Application Form;
- One (1) copy of the correspondence from Michael Benner representing the Planning Application Requirements and dated December 16, 2016;
- One (1) cheque in the amount of \$47,100.00 payable to the “Town of the Blue Mountains”, respectively;
- One (1) cheque in the amount of \$480.00 payable to the “Grey Sauble Conservation Authority”, respectively;
- One (1) copy of the draft Official Plan Amendment (Text and Schedule);
- One (1) copy of the draft Zoning By-law Amendment (Text and Schedule);
- Twelve (12) copies of the Site Plan prepared by C.C Tatham & Associates Ltd. and dated May 2017;
- Three (3) copies of the Planning Justification Report prepared by Weston Consulting and dated February 2018;
- Three (3) copies of the Natural Heritage Environmental Impact Study prepared by AWS Environmental Consulting Inc. and dated February 2018;
- Three (3) copies of the Stage 1 Archaeological Assessment prepared by Archeoworks Inc. and dated May 30, 2017;
- Three (3) copies of the Environmental Noise Assessment prepared by Valcoustics Canada Ltd. And dated February 15, 2018;
- Three (3) copies of the Functional Servicing Report prepared by C.C Tatham & Associates Ltd. And dated November 2017;
- Three (3) copies of the Surface Water Management Strategy Report prepared by C.C Tatham & Associates Ltd. And dated November 2017;
- Three (3) copies of the Transportation Impact Study by C.C Tatham & Associates Ltd. and dated November 2017;
- Three (3) copies of the Preliminary Geotechnical and Hydrogeological Study prepared by WSP and dated March 14, 2018;
- Three (3) copies of the Site Servicing Plan prepared by C.C Tatham & Associates Ltd. and dated January 2017;

- Three (3) copies of the Site Grading Plan prepared by C.C Tatham & Associates Ltd. and dated January 2017;
- Three (3) copies of the Pre-Development Drainage Plan prepared by C.C Tatham & Associates Ltd. and dated March 2017;
- Three (3) copies of the Post Development Drainage Plan prepared by C.C Tatham & Associates Ltd. and dated March 2017;
- Three (3) copies of the Pond Improvements Plan prepared by C.C Tatham & Associates Ltd. and dated March 2017;
- Three (3) copies of the Siltation and Soil Erosion Control Plan prepared by C.C Tatham & Associates Ltd. and dated March 2017;
- Ten (10) copies of the Floor Plans, Elevations and Sections prepared by R. Lincoln Concepts and dated June 5, 2017;
- Three (3) copies of the Reduced Site Plan (maximum 8 1/2" x 14") prepared by C.C Tatham & Associates Ltd. and dated May 2017;
- 1 CD of Digital Drawing Documents of the above Reports and Drawings.

We trust that the above is in order. Please contact the undersigned below at ext. 236 or Jonathan Sasso at ext. 258 if you have any questions.

Yours truly,

Weston Consulting

Per:



Kevin Bechard, M.Sc., MCIP, RPP
Senior Associate

c. Brennan Grange, Bayou Cable Park Inc.