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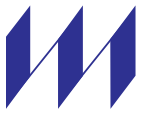
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Planning Justification Report



Bayou Cable Park Inc.
Water Ski Wakeboard Cable Park
Town of the Blue Mountains

February 2018
File 7410



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Appendix I: Development Application Submission Requirements

Appendix II: Draft Official Plan Amendment and Schedule

Appendix III: Draft Zoning By-law Amendment and Schedule



1. Introduction

Weston Consulting has been retained to provide planning assistance to Bayou Cable Park Inc., the owner of the property located on Part Lot 30, Concession 9, the former Cedar Run Horse Park, in the Town of the Blue Mountains (herein referred to as the “subject lands”). The proposed development contemplates a Water Ski Wakeboard Cable Park and accessory buildings and structures.

A Pre-Consultation meeting was held with the Town of the Blue Mountains on October 27, 2016 to clarify the information required to be submitted at the time of application, confirm the application fees and understand the process. The applications and supporting materials are submitted in accordance with email communications received from planning staff dated December 16, 2016, which established the requirements for the submission of a ‘Complete Application’. Those requirements were outlined as follows:

- Draft Site Plan
- Draft Building Elevations/Floor Plans (to be submitted at the time of Site Plan Approval)
- Landscape Analysis and Draft Landscape Plans (to be submitted at the time of Site Plan Approval)
- Planning Justification Report
- Functional Servicing Report
- Stormwater Management Report
- Stage 1 Archaeological Assessment
- Environmental Impact Study
- Transportation Impact Study
- Environmental Noise Assessment
- Geotechnical and Hydrogeological Investigations
- Official Plan Amendment
- Zoning Bylaw Amendment.

We trust that this Report and the enclosed materials are sufficient for Planning Staff to process the applications for Official Plan Amendment, Zoning By-law Amendment, and Site Plan and will constitute a Complete Application as described in Section 22(4), and Section 34(10) of the *Planning Act*.

This Report provides a description of the subject lands and proposal along with the approvals required in order to enable development of the proposed facility. It considers the application of



Provincial, County and Local Planning Policy documents and provides a professional planning opinion and justification in support of the subject proposal. The sections are comprised as follows:

- Purpose of the Report
- Site Description and Context
- Description of the Development Proposal
- Supporting Materials
- Review of the Applicable Planning Policy and Regulations
- Planning Analysis and Justification

The Report also provides a review of our proposed stakeholder and community consultation strategy that sets out our approach and timetable for consulting (both informally and formally) with those having an interest in the proposed redevelopment of the subject lands.

2. Purpose of Report

The purpose of this Report is to describe the proposed development and to evaluate the proposal in the context of the policies of the Provincial Policy Statement ('PPS'), the County of Grey Official Plan, the Town of the Blue Mountains Official Plan, the Town of the Blue Mountains Comprehensive Zoning By-law 2007-50 as well as other applicable policies and regulations that apply to the subject lands.

This Report provides planning analysis and justification for the proposal in accordance with good planning and provides a basis for the advancement of planning applications through the review and approval process.

3. Site Description and Context

3.1 Description of the Subject Property

Legal Description

The subject lands are legally described as follows:

LT 12-14 PL 1035; BLK 20 PL 1035; THE BLUE MOUNTAINS

LT 16 PL 1035; THE BLUE MOUNTAINS

LT 2-11 PL 1035; BLK 17-19, 22 PL 1035 TOWN OF THE BLUE MOUNTAINS



Property Characteristics

The subject lands are located on the southwest of Country Road 2 and Clark Street, in the former Historic Village of Clarksburg, now the Town of the Blue Mountains (Figure 1).



Figure 1: Aerial Photograph of Subject Lands

The subject lands are irregular in shape and has a total area of approximately 35.78 ha (88.41 acres). It has direct access to and frontage on Clark Street (approximately 423.43 metres) and additional frontage on Grey Road 2 (approximately 396.18 metres).

A narrow driveway leads into the site from Clark Street and ties into a network of internal unpaved roads. The property is occupied by a number of small structures and open areas associated with the former Cedar Run Horse Park which ceased its operations at the end of the 2014 equestrian riding season.

The property is bisected southwest to northwest by an intermittent tributary feeding Indian Brook. Indian Brook diagonally transects the property from the south and exits to the east. Native trees and shrub line the stream banks. While it is a relatively small watershed, Indian Brook is a cold-water fishery.

The subject lands have a variable topography and are generally higher at the north-western portion of the site gradually sloping downward in north-eastern direction. Portions of the lands located at south-east, adjacent to Grey Road 2, and in the middle of the site extending towards the western property limit include identified natural heritage features and hazard lands.



3.2 Former Industrial Park Subdivision

The subject lands were formerly approved as a Registered Plan of Subdivision (Beaver Valley Industrial Park). The proponent, Perspective Development Corporation Limited entered into the Agreement with the Township of the Corporation of Collingwood on November 15, 1979 and proposed to subdivide the land for purposes of selling, conveying or leasing it in lots for industrial use (Figure 2)

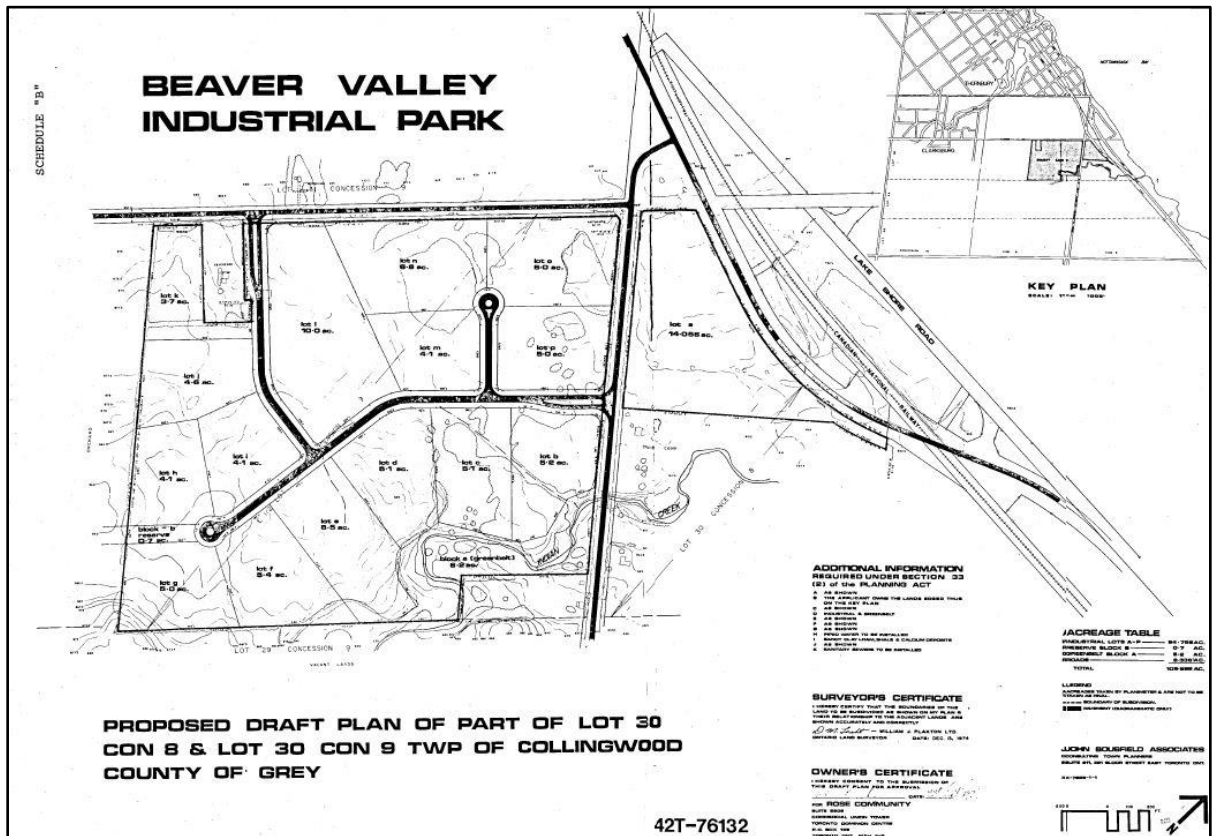


Figure 2: Former Beaver Valley Industrial Park Subdivision

As a condition of this approval, the proponent was required to construct and install watermains and service connections, sewers, roadways, structures, landscaping, conservation works and other requirements. The right-of-way allowances for these services were conveyed to the Town. The Industrial Park remained undeveloped for 25 years despite proximity to servicing and excellent exposure to two main arterials in the County Road system.

It is proposed that the Town of the Blue Mountains transfer ownership of the dedicated public roads to 2533827 Ontario Limited as part of the approval process. The Towns approval for the closure of these right-of-way's is required for the proponent to proceed with the application.

Our review of information available on title through the Land Registry System of Ontario (Teranet), identifies that the parcels shown in Table 1 were conveyed to the Town of the Blue Mountains for the purposes of public dedicated highways:



PIN Number	Approximate Lot Area (m2)
371420153	18,797
371420149	10,352
371420152	4,459

3.3 Cedar Run Horse Park

On January 15th, 2007, Official Plan Amendment 10 was approved and adopted by Council of the Town of Blue Mountains in accordance with the provisions of Section 17(22) of the Planning Act. The effect of the By-law was to amend the Official Plan policies providing an Exception to the Employment Lands (EL) designation that would specifically permit a horse park as an addition to the current list of permitted uses.

A Zoning By-law Amendment was submitted concurrently with Official Plan Amendment application, which sought to rezone the subject lands from General Industrial (M2), General Industrial (M2-12), the Hazard (H) and the Rural Residential (RUR) zones to Recreational Commercial (C4-12-h) zone and the Hazard (H) zone. By-law 2007-05 was approved by Council and came into effect on January 15th, 2007.

The Cedar Run Equestrian Centre opened to the public in 2009. It consisted of three professionally engineered Grand Prix Rings, 8 sand rings and 2 grass rings, an amphitheatre style grandstand, 6 kilometres of maintained trails alongside Indian Brook, 2 water complexes, and 30 permanent horse stalls. Parking areas for approximately 720 cars were provided to accommodate regular demand and smaller events were positioned around the perimeter. During the months of May to early October, the Park hosted a number of competitions, events and activities including show jumping, dressage, eventing, field hunting, rodeos, and recreational riding.

In December 2010, an additional application for Zoning By-law Amendment was submitted to expand upon the permitted uses at the Cedar Run Horse Park to add “Outdoor Special Events” such as rodeos, dog shows, car shows, concerts, festivals and sporting contests. On July 16th 2012, By-law No. 2012-49 was passed and enacted by the Council of the Corporation of the Town of The Blue Mountains to permit the use of the lands for ‘Commercial Recreational Uses, including Equestrian and Horse Show Events, with a maximum capacity audience of 4,300 person or, in the event of the issuance of a Special Event Permit by the municipality, a maximum capacity audience as so determined by the Municipality.

In 2011, the Cedar Run Equestrian Centre became a candidate to host the equestrian events for the 2015 Pan Am Games. The site was not selected as a venue. The Cedar Run Horse Equestrian Centre ceased its operations at the end of the 2014 equestrian riding season.

3.4 Neighbourhood Context and Surrounding Land Uses

The prevailing context of the area is established by Georgian Bay and the Blue Mountains which are located less than 2 kilometres away and are considered a four-season tourist destination. The area is generally characterized by its scenic locales, rural and recreational attractions and outdoor



activities, all unique to the area. Surrounding land uses include agricultural, industrial commercial, rural residential and open space uses.



Figure 3: Surrounding Context

North: Industrial, commercial, and public infrastructure uses including Dinsmore Trucking, Blue Mountain Storage and the Thornbury Wastewater Treatment Plant.

East: Ontario Provincial Police Station and the Town of the Blue Mountains Fire Hall.

South: Existing agricultural uses and open space.

West: Agricultural uses, farming related activities, natural areas and single-family detached dwellings

3.5 Network and Infrastructure

The subject lands occupy a prominent location on the major road network which serves the Town and the County. It is bordered by two major transportation corridors; Grey Road 2 and Highway 26. Highway 26 is the key east-west inter-regional roadway that connects various communities



and destinations in the area. Highway 26 also provides a connection between the area and adjacent communities, the 400-series highway network and the Greater Toronto Area.

Grey Road 2 is classified as a County Arterial Roadway with a capacity of 800 vehicles per hour per lane. The site has access and frontage onto Clark Street which is identified as a Major Collector Road in Schedule B-2: Transportation Thornbury/Clarksburg in the Town of the Blue Mountains Official Plan. Collector roads are designed to collect and carry local traffic to the Provincial Highway, arterial roads, and other collector roads, or to distribute traffic to local roads, as well as provide limited access to abutting properties.

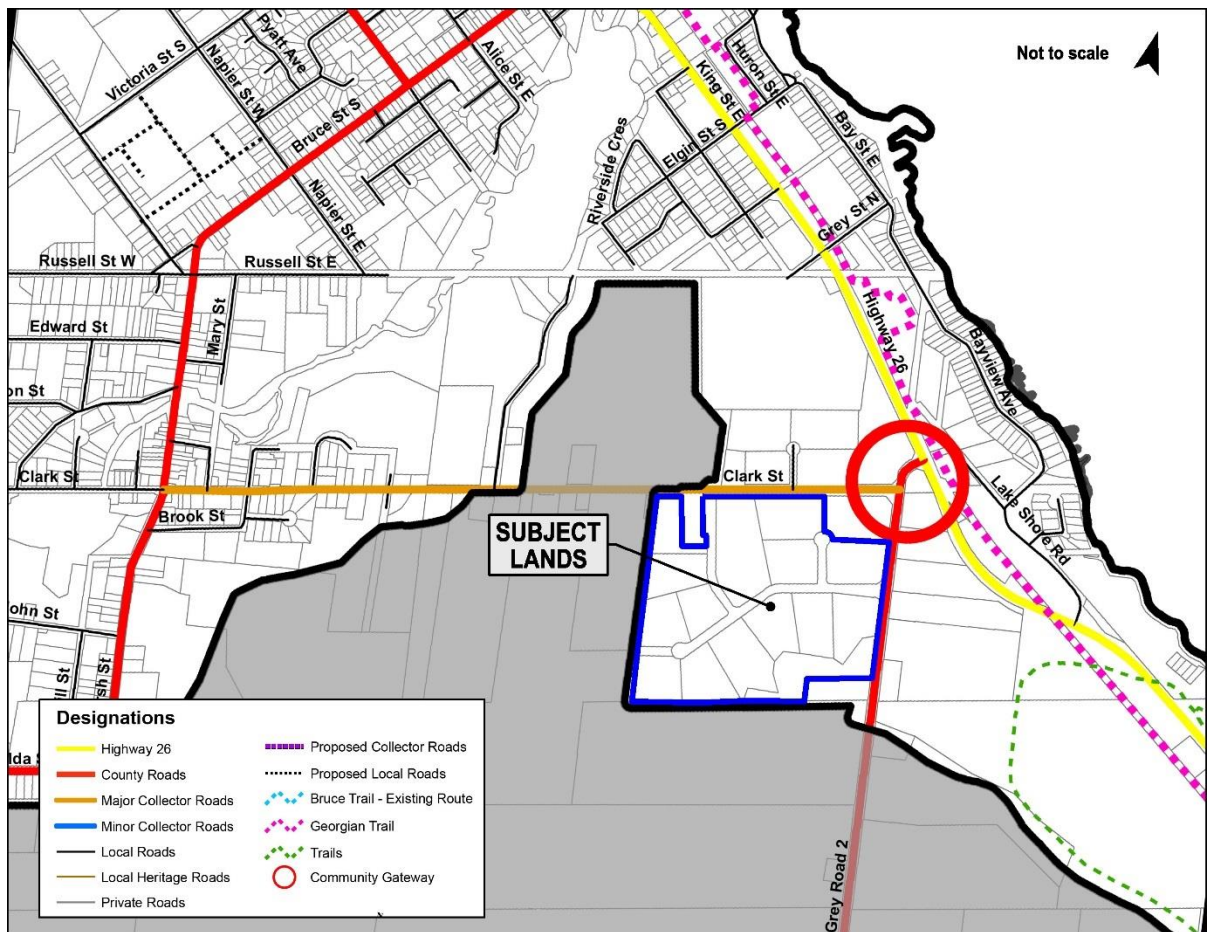


Figure 4: Blue Mountains Official Plan Map 1 Schedule B-2 Transportation Thornbury/Clarksburg

The Town of The Blue Mountains, in conjunction with the Ministry of Transportation (MTO) and the County of Grey, completed a Comprehensive Transportation Strategic Plan in March 2010 (Strategic Plan). The Strategic Plan reviewed transportation challenges to address the short, medium and long-term transportation needs for all levels of road infrastructure within the Town of The Blue Mountains and provided recommendations for future road network improvements.

The Town of The Blue Mountains, in partnership with the Ministry of Transportation and Grey County has recently completed a Municipal Class Environmental Assessment (EA) to consider



improvements to the transportation network in the area of Highway 26 and Grey Road 2 in order to meet projected increases in traffic volume and address traffic congestion and safety concerns related to access to Highway 26.

The EA considered several transportation alternatives in accordance with comments received from stakeholders, agencies and interested parties. The identified Preferred Solution is a signalized control including the following:

- Signalization at Highway 26 / Grey Road 2 / Lakeshore Road and addition of left turn lanes on the west, north and south approaches.
- Realignment of Lakeshore Road to the Highway 26 /Grey Road 2 intersection and closure of the easterly Lakeshore Road access at Highway 26 with retention of an emergency access at this location.
- Realignment of Georgian Trail to cross at the Highway 26 / Grey Road 2 signalized intersection.
- Realignment of Clark Street to the south with stop control at the new intersection with Grey Road 2.

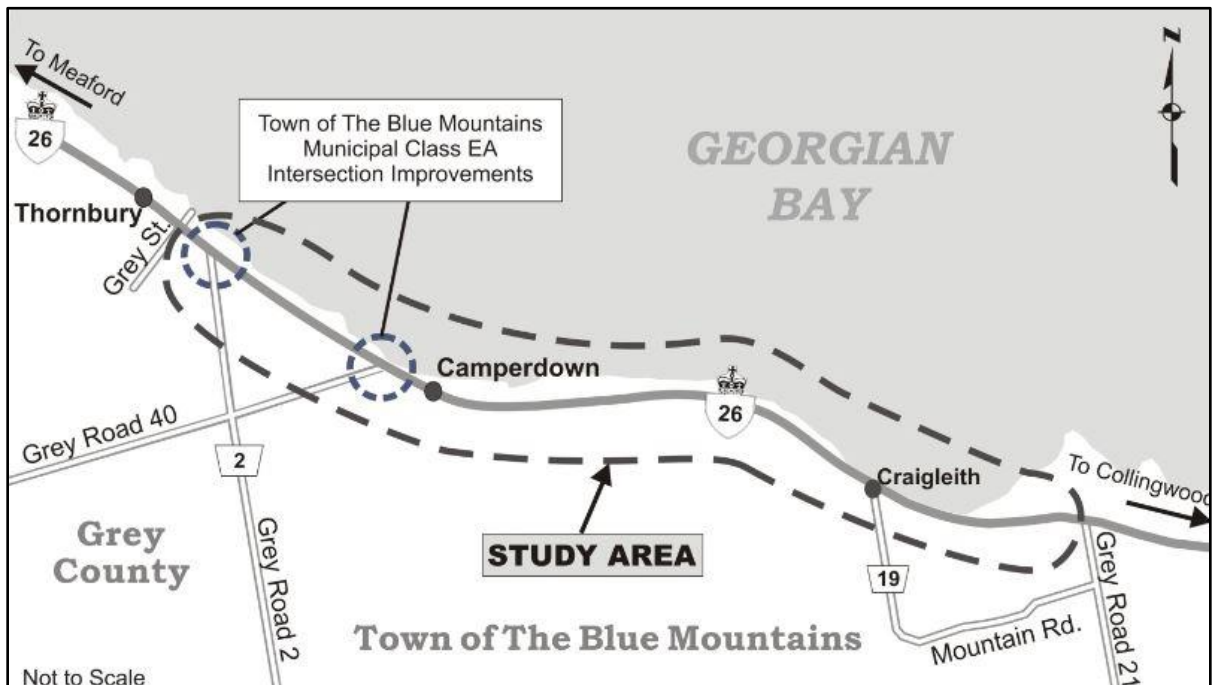


Figure 5: Town of the Blue Mountains Municipal Class EA Study Area

The proposed development will be served by a single access on the south side of Clark Street, located approximately 525 metres west of the existing Clark Street and Grey Road 2 intersection. The access will operate under stop control and will provide one (1) inbound lane and one (1) outbound lane. The proposed development will generate less traffic than considered in the Class EA (which reflects the previous Cedar Run Horse Park). Consideration has been provided in the



development plan to accommodate a future realignment of the Grey Road 2 and Clark Street intersection in accordance with the recommendations of the Class EA.

4. Proposed Development

4.1 Description of Proposed Development

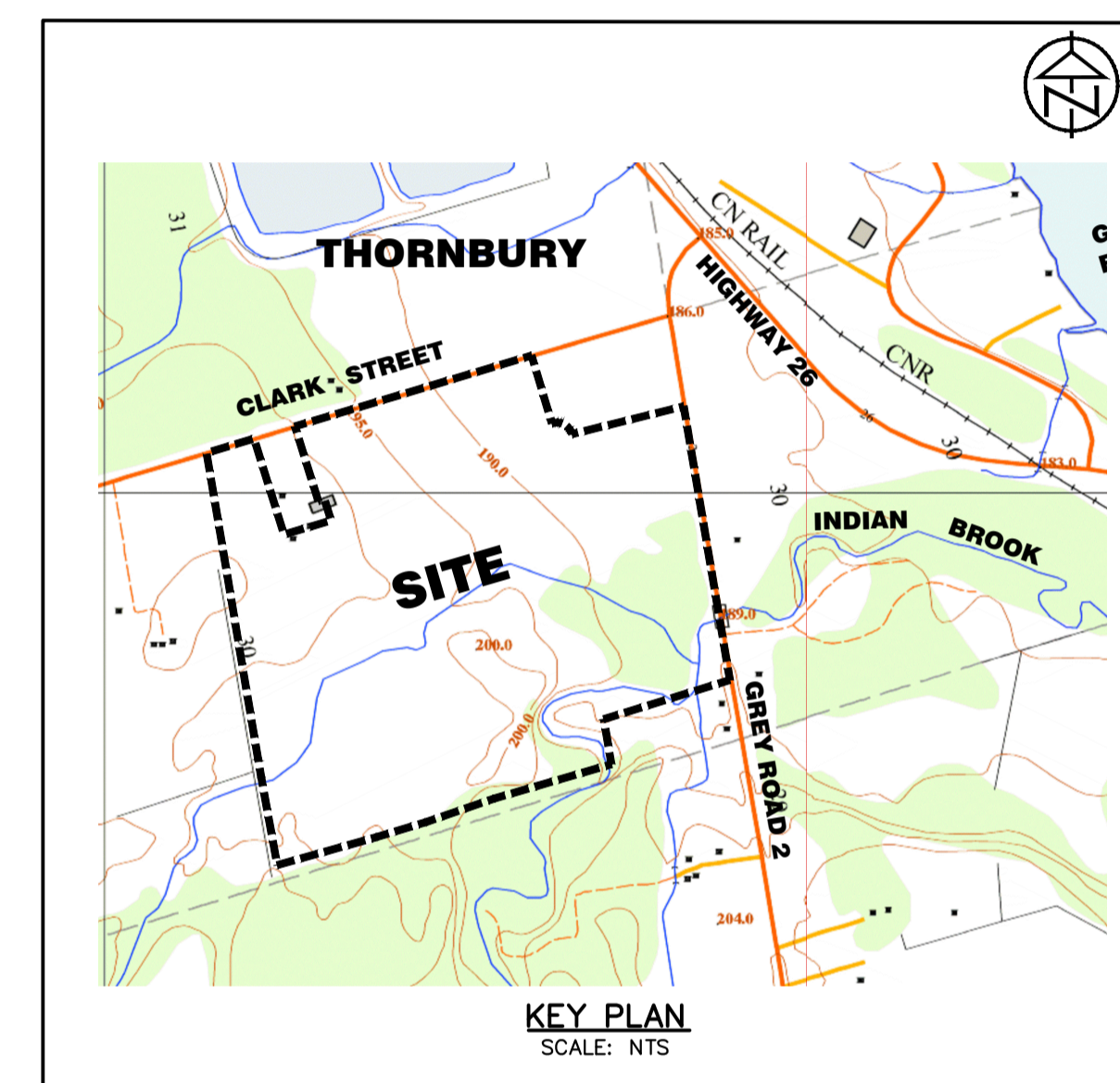
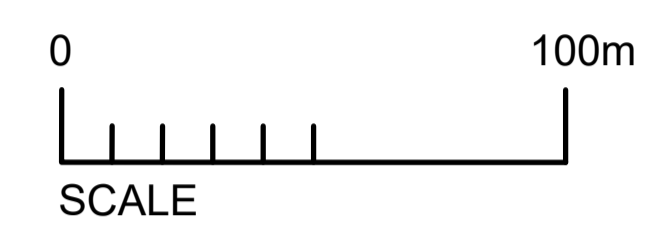
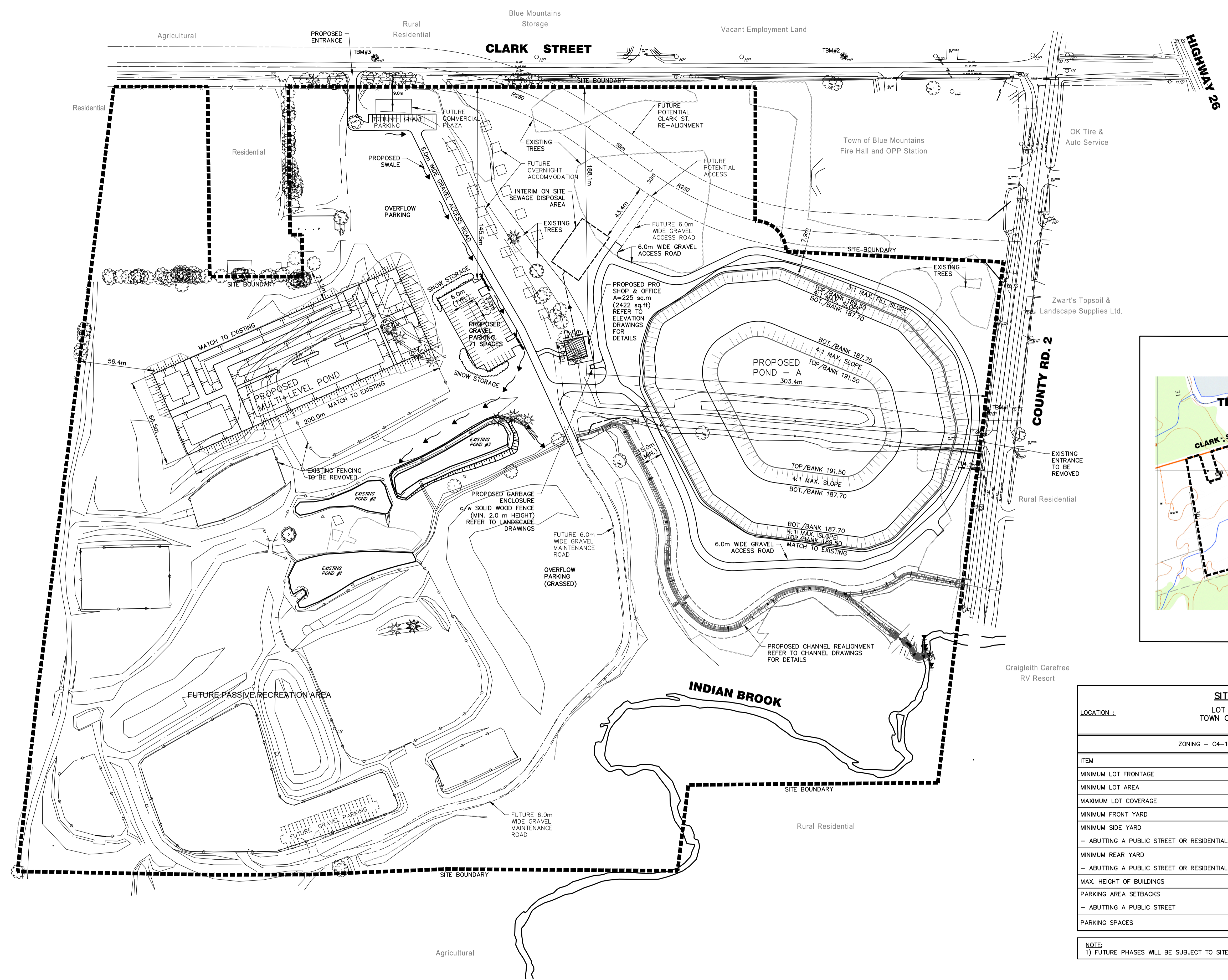
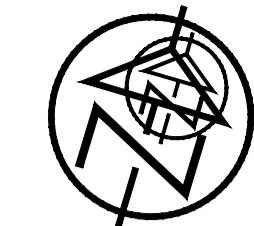
The modern cable system was invented by Bruno Rixen, who built the first cableway in Bordesholm, Germany in 1959. The first commercial system was sold in 1966 and has since grown in popularity with over 630 installations worldwide located in more than 30 countries. Traditionally, watersports such as waterskiing and wakeboarding were done with a boat as the towing device. With the advent of the mechanical cable systems as the towing device, the sport has become more accessible to an increasing number of people with more avenues for participation.

The proposed development is envisioned as a relatively large-scale development located along the south shore of Georgian Bay in the Town of Blue Mountains. The goal is for the Water Ski Wakeboard Cable Park to expand upon the Region's growing tourist resort and recreational base. The Blue Mountains is recognized as a "Four Seasons Recreational designation" by the Ontario Government. Although watersports and associated facilities are already prevalent in the Region, the proposed park will be the first of its kind in Grey County, the third in Canada, and will elevate the popularity of the sport, becoming a premier venue in Southern Ontario.

The location of the development, along the south shore of Georgian Bay within the Town of the Blue Mountains, was selected to allow the development to utilize much of the infrastructure currently in place on the site and take advantage of the sites natural topography. The proposed development will add a new active recreation facility and destination to the long list of current local attractions found in the broader area which will contribute to the economic strength of the local community through the success of the property as a watersports park and recreation centre. While the park is primarily designed as an attraction for daily users, it is also being designed to host annual events and competitions to draw broader interest in the sport at the grassroots level and to attract people from a wider geographic area. There has been an interest brought forward by Water Ski and Wakeboard Canada to host the IWWA World Cable Championships in 2019, if the park is operational in time.

Vehicular and pedestrian ingress and egress to the site will be provided from the current access and entrance point on the south side of Clark Street, located approximately 525 metres west of the existing Clark Street and Grey Road 2 intersection. The access will operate under stop control and will provide one (1) inbound lane and one (1) outbound lane. This entrance and 6 metres wide driveway leads to a large unpaved surface parking adjacent to the proposed pro shop and office building. Additional overflow parking is proposed on open field grass during special events.

Figure 6: Conceptual Site Plan



SITE INFORMATION		
LOCATION : LOT 30, CONCESSION 9 TOWN OF THE BLUE MOUNTAINS		
ZONING - C4-12h - RECREATIONAL COMMERCIAL		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	30.0 m	350 m
MINIMUM LOT AREA	925 m ²	357,800 m ²
MAXIMUM LOT COVERAGE	35 %	1.0 % (432 m ²)
MINIMUM FRONT YARD	9.0 m	9.0 m
MINIMUM SIDE YARD	4.5 m, EXCEPT - ABUTTING A PUBLIC STREET OR RESIDENTIAL ZONE	N/A 298 m
MINIMUM REAR YARD	7.5 m, EXCEPT - ABUTTING A PUBLIC STREET OR RESIDENTIAL ZONE	N/A 9.0 m
MAX. HEIGHT OF BUILDINGS	15 m	10.7 m
PARKING AREA SETBACKS	1.0 m, EXCEPT - ABUTTING A PUBLIC STREET	N/A 1.5 m
PARKING SPACES	N/A	71

NOTE:
1) FUTURE PHASES WILL BE SUBJECT TO SITE PLAN APPROVAL.

CONTRACT DRAWINGS
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.
C.C. TATHAM & ASSOCIATES LTD. CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF C.C. TATHAM & ASSOCIATES LTD.

TBM#1 - ELEVATION 186.773
NAIL IN HYDRO POLE LOCATED ON WEST SIDE OF GREY ROAD #2, 3RD HYDRO POLE SOUTH OF POLICE AND EMS STATION.
TBM#2 - ELEVATION 186.555
NAIL IN HYDRO POLE LOCATED ON NORTH SIDE OF CLARK ST., APPROXIMATELY 160m WEST OF INTERSECTION OF CLARK ST. & GREY ROAD #2.
TBM#3 - ELEVATION 198.028
NAIL IN HYDRO POLE LOCATED ON WEST SIDE OF CLARK ST., APPROXIMATELY 500m WEST OF INTERSECTION OF CLARK ST. & GREY ROAD #2.

NO.	REVISIONS	DATE	INITIAL

APPROVED

CEDAR RUN WAKEBOARD CABLE PARK
TOWN OF THE BLUE MOUNTAINS

SITE PLAN

C.C. Tatham & Associates Ltd.
Consulting Engineers
Collingwood Bracebridge Orillia Barrie Ottawa

SCALE: 1 : 1,500
DESIGN: DEP
DRAWN: DEP

CHECKED: DJH
DATE: MAY 2017

JOB NO. 115232
DWG. **SP-1**



Overall, the proposal provides 71 parking spaces, however, the overall site plan allows for expansion into open areas where overflow parking can be accommodated for large events (See Figure 6, Site Plan).

The primary components of the park are comprised of three separate “cable systems”; sets of overhead, high-tensile cables, powered by an electric drive motor (similar to a chair lift at a ski hill), which would tow participants along a series of man-made, isolated ponds. The plan includes one (1) Full Size Cable System as well as two (2) Straight-Line Cable Systems. The main attraction of the park is the Full-Size Cable System. There are six (6) towers that support a moving cable suspended 30 metres above the water and completes a 360-degree loop. Up to nine (9) riders at spaced intervals are towed in a counter-clockwise direction around the loop.

In addition to providing a World-Class Water Ski and Wakeboard Cable Park, the park’s design will also offer other amenities such as passive recreation areas, a pro shop and office, washrooms and a change area for public use, surface and overflow parking areas and cabins for overnight accommodation, proposed at a future phase.

The proposed pro shop and office will function much the same way as a clubhouse does for a golf course. The building is proposed to be one-storey in height and 225 square meters in total gross floor area. The pro-shop is located near the main entry, and within close proximity to the cable systems, where visitors will pay for the day’s activities pass and have an opportunity to purchase sundries, equipment and apparel, or to rent equipment for those without their own. There will be locker rooms for changing and showering as well as restroom facilities and an administrative office. The park is expected to generate up to 140 users over an average day.

5. Description of Planning Applications

An Official Plan Amendment, Zoning By-law Amendment and Site Plan application will be necessary to facilitate the proposed development. Environmental, geotechnical archeological, and engineering studies were undertaken to support the proposed development.

The submitted Official Plan Amendment, Zoning By-law Amendment applications have the purpose of amending land use planning permissions, relating to the former Horse Park, to provide for the proposed Water Ski Wakeboard Cable Park and accessory buildings and structures as a permitted use. The Site Plan application will be required to fully implement this proposal.

The subject lands are currently designated “Urban Employment Area” under the Town of the Blue Mountains Official Plan (2016). In accordance with Section B3.2.6.1 of the Town of the Blue Mountains Official Plan, the follow site specific uses are permitted on the property:

- 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 a Horse park, including accessory recreational uses; and,
- iii. Accessory retail commercial space on the subject property.



The subject lands are 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 property. The Recreational Commercial (C4-12h) zone permits a commercial use consisting of a Horse Park and related facilities.

The proposed Official Plan Amendment and Zoning By-law Amendment have the effect of modifying the site-specific provisions previously associated with the former Horse Park and to provide for the Water Ski Wakeboard Cable Park. The Site Plan Application details the design and technical aspects of the proposed development to ensure it is attractive and compatible with the surrounding area and contributes to the economic, social and environmental vitality of the Town.

6. Supporting Materials

A Pre-Application Consultation (PAC) meeting was held on October 27, 2016 with the Town of the Blue Mountains Staff to determine the required studies, plans and other supporting materials required in support of the proposed development applications. Subsequently, a list of required supporting studies was received on February 16, 2016. In accordance with the PAC understanding, the following provides a brief summary of the submitted studies and reports

6.1 Functional Servicing Report

C.C Tatham and Associates Ltd. was retained to prepare a Functional Servicing Report for the proposed development.

Sanitary Servicing

The Report identifies that under interim conditions the site will be serviced via tile bed. The tile bed will provide sanitary treatment for the pro shop/office and the daytime visitors to the park. Preliminary sizing calculations for the tile bed have been completed using Ontario Building Code guidelines based on the expected number of visitors and the existing soil conditions. Sizing indicates a bed sized to accommodate 6,000 L/d can accommodate the proposed development.

The long-term plan for sanitary sewers on the site is to extend the existing sanitary sewer that runs along Highway 26. The extension will be from Highway 26 west to Grey Road 2, south along Grey Road 2 and then east onto the site.

The sanitary extension will be required to service the commercial development and overnight accommodations. The exact routing and grade for this sewer will be developed once the expansion plan is finalized.

Water Servicing

Under interim conditions, potable water shall be supplied from a drilled well. Similar to the tile bed, the well will provide service for the pro shop/office and the daytime visitors to the park.



Ultimately it is proposed to connect to the existing water supply at Grey Road 2 to provide potable water for the entire area. The existing 250 mm watermain along Grey Road 2 east of the site has sufficient capacity service the site. If required, a watermain (minimum 150 mm dia.) will be looped through the site to service the commercial development and overnight accommodations as required. Additional details such as the preferred path for the looping and confirmation of pipe size and hydrant locations will be developed once the expansion plan is finalized.

6.2 Stormwater Management Report

C.C Tatham has completed a Stormwater Management Report to outline the servicing requirements related to stormwater management associated with the proposed development and present a water management strategy related to the filling and water level maintenance of the proposed wakeboard ponds.

The following issues were considered in the preparation of a proposed stormwater management plan:

- Management of off-site discharge into the Indian Brook and Georgian Bay;
- Ensuring that the downstream conveyance system is not adversely impacted by increased flows caused by the proposed development;
- Potential flooding problems associated with the intermittent tributary watercourse (bisecting the site); and,
- Conveyance of external flows and drainage into areas west of the subject lands.

Diversion Channel

In consideration of the existing conditions on-site, it is being proposed to divert the existing tributary that bisects the site around the proposed Full-Size Cable to flow in a south-east direction into the Indian Brook. The Indian Brook will accommodate the conveyance of the tributary.

In 2012, the design for the proposed channel diversion was completed to the satisfaction of the Town of The Blue Mountains, County and GSCA for the previous Horse Park. The diversion channel was never constructed. It is anticipated that an application to renew the GSCA permit will be required to construct the diversion channel system would be required.

Proposed Drainage Conditions

A stormwater management plan has been developed for the wakeboard park that provides stormwater quality and control features.

The proposed SWM plan utilizes Pond #3 as the main quantity and quality control feature for the site. The existing pond will be retrofitted to optimize peak flow attenuation under minor storm



events and allow for emergency overflow spillway to release in major storm peak flows if primary outlets are blocked. The wakeboard ponds will further act as an attenuation ponds and will capture all water that falls within their catchment areas. No water will be discharged from these ponds under normal operating conditions. Impervious areas of the proposed development will drain via grassed swales and ditches to provide the requisite quality control.

Pond Construction

Pond construction is proposed to occur in the summer months. This is to facilitate collection of water from the surplus available from the fall and spring freshet runoff to fill the ponds leading up to the proposed opening. A clay or synthetic membrane liner will be constructed at the bottoms and sides of the ponds in order to mitigate the permeability of the pond slopes and limit exfiltration.

Initial Pond Filling

The total storage volume required for the Full-Size Cable pond is 30,100 m³. The total storage volume required for the multi-level Straight-Line Cable pond is approximately 10,500 m³. Water balance calculations from September to May of a typical year indicate that the Full-Size Cable (FSC) pond can collect approximately 17,400 m³ from snow melt and rain that falls on the pond surface area and the ponds central island. Similarly, the multi-level Straight-Line Cable pond can collect approximately 7,700 m³ from September to May. The total deficit that needs to be filled between the two ponds is approximately 15,600 m³. The shortfall will be filled by capturing and diverting a small portion from the on-site tributary drainage. To provide additional context, the seasonal shortfall for the Full-Size Cable (FSC) pond and the multi-level Straight-Line Cable pond would require 15.6 million litres of water (the equivalent of 156 swimming pools).

Pond Level Maintenance

To limit water losses within the ponds, a clay liner is proposed for each pond to minimize any potential infiltration/exfiltration. Infiltration losses are considered negligible due to the clay liner and synthetic membrane restricting water exfiltration. To maintain water levels in the deficit months (i.e. July) water taking will be required at a rate of approximately 38,540 litres/day, less than one-half of the volume of a back-yard swimming pool to make up for the deficit. This is less than 50,000 litres per day and therefore would not require a Permit to Take Water (PTTW). Additionally, there are several on-site sources available to supplement the ponds including the intermittent tributary, Indian Brook and groundwater sources that can be made available through drilled wells and the Town has a municipal water supply to the property.

The Report concludes that based on the preceding analyses, the proposed surface water management strategy will have no adverse impacts on the intermittent tributary watercourse, Indian Brook or Georgian Bay. The pond construction strategy will allow for the ponds to be filled within a single year and the water levels can be maintained from the available water taking sources without adverse effects.



6.3 Archeological Assessment

A Stage 1 Archeological Assessment was prepared by Archeoworks Inc. to assess the archaeological potential classification of the redevelopment site. The Report concluded that some areas of the site have been identified as having archaeological potential and will be subject to a Stage 2 Archeological Assessment. The Report also identified that some areas show signs of previous disturbance (related to the construction of the previous Horse Park) and will require further examination through an on-site property inspection in order to confirm possible exemption from the Stage 2 Archeological Assessment. It is anticipated that field work and inspection will be completed in the 2018 investigation season.

6.4 Traffic/Transportation Impact Study

A Traffic Impact Study was prepared by C.C Tatham and Associates Ltd. which concluded that the proposed development is expected to generate 27 vehicle trips during the weekday AM peak hour and 54 vehicle trips during the PM peak hour. In comparison, the Water Ski Wakeboard Cable Park will generate approximately 1/3 of the trips that were projected for the previous Horse Park use. The subject study area intersection as well as the future site access will operate at acceptable levels of service under the existing intersection configurations and controls, and no improvements are required from a traffic operations perspective. Future road improvements identified in the Class EA Report are not considered necessary in context of the 2018 traffic volumes.

The Report concluded that the increase in traffic volumes will not have any appreciable impacts on the adjacent road system. The traffic volumes to be generated by the proposed Water Ski Wakeboard Cable Park can be accommodated by the current available capacity on Clark Street and Grey Road 2.

Consideration has been given to the recommendations of the Class EA providing for improvements and preferred alignment of the Grey Road 2 and Clark Street intersection. The recently completed Class EA study notes that the need future road improvements be monitored in the context of area traffic volumes and development growth. As the proposed development will generate less traffic than otherwise considered in the Class EA (which reflects the previous Cedar Run Horse Park), the noted improvements are not considered necessary to serve the proposed development at this time.

6.5 Environmental Noise Assessment

Valcoustics Canada Ltd. was retained to prepare an Environmental Noise Assessment of the proposed Water Ski Wakeboard Cable Park. Their assessment included an examination of potential noise that emits from a proposed facility and its significance relative to local regulatory limits. The Report identified a number of potential sources of sound including the cable mechanism; rooftop mechanical equipment at the pro shop building, noise from the watersports activity, cars arriving and departing and patrons.

In general, the noise impact from the proposed building and associated activities is expected to be minimal. The proposed pro shop and office building is expected to include rooftop mechanical equipment and the proposed development may result in a slight increase in noise on site. Specific



noise mitigation recommendations (if any) would be provided once additional details are available. It is expected that this would occur at the site plan approval stage.

6.6 Natural Heritage Environmental Impact Study

AWS Environmental Consulting Inc. (AWS) was retained to undertake a Natural Heritage Environmental Impact Study (NHEIS) in consideration of the proposed Water Ski Wakeboard Cable Park. The Study provides a comprehensive analysis of the proposed development in consideration of the current policy and regulatory framework including the *Endangered Species Act (2007)*, Provincial Policy Statement (2014), the Grey County Official Plan (2012) and the Town of The Blue Mountains Official Plan (2016). The Study also outlines the potential impacts of the proposed development on the natural environment and systems and provides measures to mitigate impacts where appropriate.

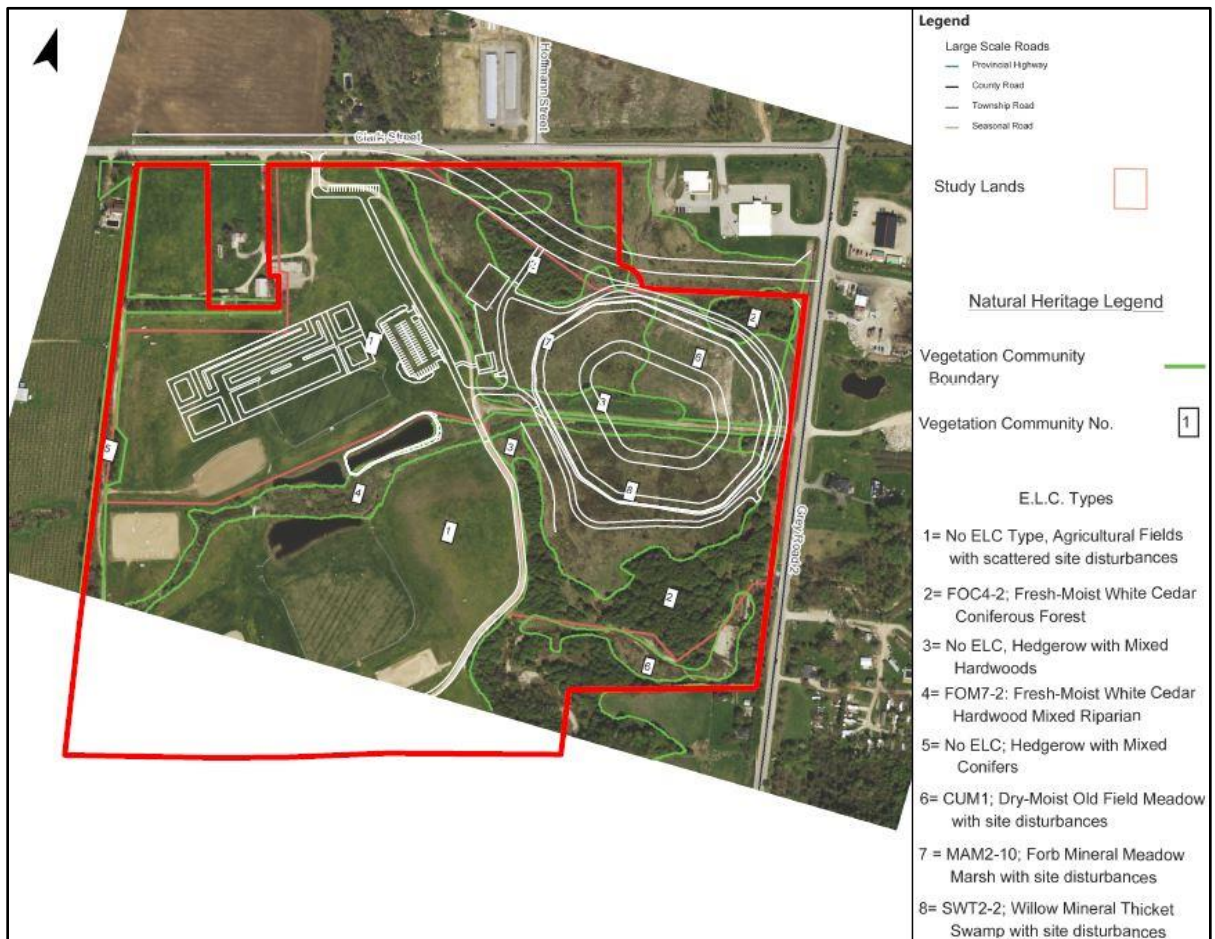


Figure 7: Vegetation Communities and Types

Based on the analysis of the site, review of all available background information, data, literature and through field investigations it was determined that the proposed development of the site will not impact the existing natural heritage features and systems after mitigation is taken into account.



The following overview provides a brief summary of the impacts assessment carried out by AWS including a characterization of the studied natural heritage systems and the mitigation measures recommended to ensure the preservation of ecological functions to those features. Figure 7 illustrates the types of vegetation communities that will be disturbed as a result of the proposed Water Ski Wakeboard Cable Park.

Threatened Bird Species

Through on-site investigations, it was confirmed that some portions of the subject lands contain vegetative communities that support the nesting and rearing habitat for Bobolink and Eastern Meadowlark, both being Species-At-Risk (SAR) birds. The critical nesting and rearing habitat for both of these bird species is regulated under the Provincial 2007 Endangered Species Act (ESA). For any future proposed development of the site to proceed within or adjacent to these natural habitats, requirements and conditions under the Endangered Species Act must be addressed and met.

Ontario's *Endangered Species Act 2007*; Regulation 242/08, section 23.6 (1) Subsection (2a) states that:

“development which proposes to kill, harm, harasses, captures or takes bobolink or eastern meadowlark when the size of the habitat area of bobolink or eastern meadowlark that is damaged or destroyed by the activity, is equal to or less than 30 hectares, development can proceed...through a Habitat Management Plan which includes for mitigation for off-site grassland habitat replacement and enhancement.”

The estimated total of confirmed SAR habitat is approximately 7.47 hectares, well below the Habitat Management Plan eligibility threshold.

In consideration of this policy, a Habitat Management Plan has been proposed for off-site mitigation. The proponent, 2533827 Ontario Ltd., is the owner of an adjoining agricultural parcel, suitable in both habitat type, size and dimensions and, proposes to utilize these lands for off-site mitigative habitat enhancement.

Woodlands Assessment

The identification of a *Significant Woodland* has been confirmed and is located adjacent to the subject lands and on the east side of grey County Road 2. The PPS defines a significant woodland as:

“An area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.”

At its closest point, the subject lands are approximately 30 metres from the identified woodland.



Section B5.2.1 (c) of the Town of Blue Mountains Official states, “*adjacent lands are defined as all lands within the specified distance of the boundary of natural heritage features and areas as set out in the following Table... (Significant woodlands, 120m)....No development or site alteration shall be permitted on these adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impact on the natural features or their ecological functions.*

Through the NHEIS investigations and Report, no terrestrial ecological functions of the subject lands can be linked to or support the significant woodland feature east of Grey Road 2. The proposed development will have no direct negative impacts to tree health or vegetation growth within the significant woodlands, given the separation distance and existing fragmentation and development (Grey Road 2) between to the two areas.

Wildlife Habitat

Grasshopper Sparrow and Vesper Sparrow

The NHEIS identified two indicator species, Grasshopper Sparrow and Vesper Sparrow, within the grassland environment located on the western half of the subject lands and adjacent to the existing internal roadway. An indicator species is an organism whose presence, absence or abundance reflects a specific environmental condition. This vegetative community is also shared as a supporting habitat for SAR bird species identified in the previous section.

On-site habitat assessment of this vegetation community has identified that the area does not provide a suitable thick thatch or duff ground cover layer indicative of prime habitat and nesting areas for these bird species. Additionally, the ground cover is sparse and light characteristic of poor habitat quality. Lastly, the grassland environment is only 1.5 hectares which is below the minimum area requirement for sustainable nesting/rearing areas.

The Grasshopper Sparrow and Vesper Sparrow are not classified as vulnerable or threatened species in accordance with the MNR Species at risk in Ontario list. Any impacted habitat will be accommodated in the proposed enhancement areas set aside for the Bobolink and Eastern Meadowlark species.

Willow Flycatcher, Clay-coloured Sparrow and Field Sparrow

The NHEIS identified three species, Willow Flycatcher, Clay-coloured Sparrow and Field Sparrow within the willow and mineral thicket marsh vegetation environment located on the south-eastern portion of the subject lands, immediately west of Grey Road 2 and north of Indian Brook (Figure 7). These bird species are typically associated with drier habitat and the presence of these species is indicative of the changing on-site conditions that are evolving to become drier with an increasing density and numbers of terrestrial oriented trees and shrubs. Although these species are indicators for this habitat type, all are relatively common with no rarity status or having regulated habitat.



The development proposes site alteration to this vegetation community. The criteria for preservation of this type of habitat states that, "*shrub thickets habitats greater than 10 hectares are most likely to support and sustain a diversity of these species.*" The identified habitat type habitat has been measured to be approximately 5.5 hectares in size, below the noted target provincial threshold level for sustainable species diversity and positive population breeding activity.

Provincial policy states that "*shrub and thicket habitat sites considered significant should have a history of longevity, either abandoned fields or pasturelands.*" The subject lands and the identified vegetation community vegetation community have been documented to have had site alterations in the past through filling, drainage, road construction and excavation from past land use activity. It can be concluded that the subject lands do not support a significant or long-term sustainable breeding population however, through mitigative shrub planting, similar habitat shall be created along the west end of the riparian zone to offset this habitat alteration impact. Site development within this vegetation community would have no measurable negative impact on the overall breeding population, locally or regionally, for the three noted bird species.

Monarch Butterfly

The NHEIS identified the presence of Monarch butterflies. The species were detected during field investigations and were observed within vegetation community located in the central area of the subject lands and parallel to the existing internal roadway system. This community is a narrow road side area, sparsely treed with abundant graminoids and forbs, including milkweed. This habitat type is abundant throughout the area and much of Southern Ontario. Specific to this species, the primary habitat and declining population concern is associated with its overwintering grounds in Mexico. Within Ontario, roadside cutting and herbicide spraying has had the greatest impact on its forage base, milkweed.

Given its small land base size and low numbers observed, it is anticipated site development will have no measurable impact on the overall Monarch butterfly population. It is anticipated that as more vegetation growth occurs and matures within vegetation community No. 6, the natural succession of milkweed will follow. Additionally, pocket areas within the immediate surrounding lands were also observed to have milkweed (Clark Street and Grey Rd 2 ditches) providing milkweed seed source. The NHEIS has proposed to retain a portion of vegetation community No. 6 in a natural undisturbed state, providing suitable habitat for monarchs. Additionally, proposed modification to other on-site areas are being implemented to provide for additional Monarch habitat.

Wetlands

Through a preliminary review of natural heritage systems mapping, an unevaluated wetland was identified in the northeast portion of the subject lands and adjacent to the existing Fire Hall and Ontario Provincial Police Station at the south-east of Clark Street and Grey Road 2. Based on field analysis, the feature has been determined not to be a *Significant Wetland* within the meaning of



the PPS. The area has been identified as Vegetation Communities No. 7 and No. 8 that is consistent with mineral meadow marsh and mineral meadow thicket swamp (Figure 7).

This feature is subject to Section 2.8.3(1) for 'Other Wetlands' of the County of Grey Official Plan states that:

"No development or site alterations are permitted within other wetlands or their adjacent lands, shown on Appendix B, unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The subject feature has been subject to extensive historical alterations related to previous development including; excavations, tree clearing, fill, road construction, fragmentation and water diversion/channelization. These activities have degraded the ecological function of the feature. Additionally, the approved Environmental Assessment for improvements to Grey Rd. 2 and the proposed realignment of Clarke Street south of the Fire Hall, will remove approximately one-third of this environmental feature and will result in further fragmentation. There is no significant value in the retention of this feature in terms of natural function or species.

The proposed development would see a portion of this feature converted to a recreation pond which will support wetland hydrological functions and values such as water infiltration, water quality maintenance and flood control capacity.

Conclusions

Based on the findings of the EIS, it has been determined that after mitigation and with best management construction practices and land use operations, site development could occur with no cumulative or significant impacts to the identified natural features or species.

6.7 Geotechnical Investigation and Hydrogeological Assessment

WSP Canada Inc. was retained to undertake a preliminary geotechnical and hydrogeological study for the proposed Water Ski Wakeboard Cable Park. The purpose of this combined geotechnical and hydrogeological investigation was to characterize the subsurface soil conditions and groundwater levels at fourteen (14) boreholes and seven (7) test-pits locations and from the findings in the boreholes and test-pits to make preliminary recommendations pertaining to the geotechnical design of proposed works.

The geotechnical findings determined that the site consists of topsoil, earth fill, reworked/disturbed soil, silty clay and sandy silt. The Report determined that in excavation, the groundwater yield is expected to moderate and likely persistent below a ground depth of approximately 1.0 to 5.9 m from the sand, silty sand and sandy silt deposits. The Report recommends a number of construction practices for the proposed ponds, parking areas, berms, pro-shop and office to ensure appropriate sub-surface conditions. Based on the factual data collected, there are a few limitations for the site and measures that can be taken to mitigate any potential issues. The geotechnical report concluded that the subject lands are suitable for the proposed development.



7. Policy Framework

The following sections provide a summary of the applicable planning policies and an evaluation of the proposed development in the context of the planning framework. The following policies have been considered: Provincial Policy Statement (2014), the County of Grey Official Plan (2013), the Town of the Blue Mountains Official Plan (2016), and the Town of the Blue Mountains Zoning By-law 2012-49. The Growth Plan for the Greater Golden Horseshoe (2006) does not apply to this Region and has been excluded from the analysis.

7.1 Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) came into effect on April 30, 2014, and provides policy direction on matters of provincial interest related to land use planning and development. The PPS directs appropriate development ensuring that resources of provincial interest, public health and safety, and the quality of the natural environment are protected. All planning decisions in Ontario must be consistent with the PPS.

Building Strong and Healthy Communities

Section 1.0 includes policy direction related to “*Building Strong Healthy Communities*”. It supports a variety of land uses within communities and encourages initiatives that make efficient use of infrastructure. Redevelopment and residential intensification are also encouraged. The proposed water ski wakeboard cable is subject to a number of policies of the P.P.S (2014) that have application to the redevelopment proposal.

Section 1.1.1 includes general requirements for development in Ontario:

Healthy, livable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*



- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*

The subject proposal is consistent with Section 1.0 of the PPS with particular reference to Policies 1.1.1 (a-e) by:

- promoting efficient land use patterns through the utilization of planned transportation and servicing infrastructure;
- providing for a new commercial recreational use to the mix of employment uses which are an appropriate addition to the Town and the Georgian Triangle four seasons tourist area; and,
- providing for development that is consistent with environmental priorities.

Section 1.1.3.2 of the PPS states that land use patterns within *Settlement Areas* shall be based on:

- a) *densities and a mix of land uses which:*
1. *efficiently use land and resources;*
 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 4. *support active transportation;*
 5. *are transit-supportive, where transit is planned, exists or may be developed; and*
 6. *are freight-supportive;*
- b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

The subject lands are located within a designated *Settlement Area*. The PPS identifies *Settlement Areas* as being the focus for growth and development within Ontario.

Section 1.1.3.3 states that:

“planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs”.



The proposed development is consistent with the Section 1.1.3.2(a)(b) of the PPS. It promotes redevelopment within a *Settlement Area*. The Water Ski Wakeboard Cable Park utilizes existing infrastructure and public services that are currently in place and accommodates for future planned improvements to these provisions.

The proposal represents an opportunity for redevelopment within a built-up area and in close proximity to an established permanent and recreational population, transportation corridors and major public road systems.

Sewage, Water and Stormwater

Section 1.6.6 of the PPS provides policy direction on matters of provincial interests pertaining to sewage and water services. In order to ensure adequate drainage of stormwater and waste management, planning sewage and water services shall:

1.6.6.1 a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:

- 1. Municipal sewage services and municipal water services; and*
- 2. Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;*

b) ensure that these systems are provided in a manner that:

- 1. can be sustained by water resources upon which such services rely;*
- 2. if feasible, financially viable and complies with all regulatory requirements; and*
- 3. protects human health and the natural environment;*

c) promote water conservation and water use efficiency;

d) integrate servicing and land use considerations at all stages of the planning process

The proposal is consistent PPS Policies 1.6.6.1 (a) (b) in that:

- Municipal sanitary sewers and currently exist at the intersection of Clark Street and Highway 26 – sewer that runs along Highway 26. Water services are currently available at Grey Road 2.
- Municipal and County staff, have confirmed future plans exist to extend municipal sanitary sewers and systems to the property pending the finalization of the Highway 26/Grey Road



2/Clark Street Class Environmental Assessment Study (EA) and improvements to the Clark Street, Grey Road 2 and Highway 26 intersections.

- The preferred realignment of Clark Street to the south has been considered. Its realignment would intersect the subject lands from Grey Road 2 at the north east (south of the existing Fire Hall and OPP Station) and reconnect to Clark Street west of Hoffman Street. It is anticipated that with the establishment of the preferred realignment of Clark Street and Grey Road 2 the extension of municipal services will follow with the construction of the new road.
- Temporary private sanitary services will be provided until which time municipal sanitary services are extended to the site and updates to the private system can be made. Additionally, it is proposed to connect to the existing water supply at Grey Road 2 to provide potable water for the entire area.

Based on an evaluation of proximity of existing municipal sanitary sewer and water services, system efficiency and the ultimate potential for future connection to full municipal services, the proposed Water Ski Wakeboard Cable Park remains committed to ensuring the full implementation of municipal servicing for this development. Accordingly, it is concluded that the proposal is consistent with the policies 1.6.6.1 (a) and 1.6.6.1 (b) of the PPS as it provides adequate provision of services in additional to a comprehensive long-term servicing strategy.

Transportation Systems

Section 1.6.7 of the PPS provides specific direction of transportation infrastructure and existing and future planned facilities.

Policy 1.6.74 PPS promotes:

“A land use pattern, density and mix of uses...that minimize the length and number of vehicle trips and support current and future use of transit and active transportation”

The proposed development will take advantage of proximity to existing transportation corridors and major public road systems in the area. No changes to the existing road system would be required for normal operations and the increase in traffic volumes will have no appreciable impacts on the adjacent road systems.

Long-Term Economic Prosperity

Section 1.7 of the PPS provides policy direction on matters of provincial interest regarding development that ensures the long-term economic prosperity by:

- a) *promoting opportunities for economic development and community investment-readiness;*
- b) *providing opportunities for sustainable tourism development;*



The Town of The Blue Mountains is a seasonal resort community. Population growth has been driven in large part by tourism as well as agriculture. Each year over 1 million people come to the area for tourism, recreation and work opportunities.

The proposed Water Ski Wakeboard Cable Park will draw visitors in the shoulder seasons and provide more opportunities to keep visitors engaged during the spring and summer months. The proposed Park is consistent with Section 1.7 of the PPS as it will contribute to an existing sustainable tourism.

Natural Heritage

Section 2.1 provides direction on matters of provincial interest pertaining to Natural Heritage resources. The PPS has identified that development lands must be assessed for the presence of natural heritage features and sensitive hydrological features prior to construction. The following policies are applicable to Natural Heritage resources:

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.5 Development and site alteration shall not be permitted in:

d) significant wildlife habitat,

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.



With relation to surface water and groundwater features, Section 2.3 of the PPS stipulates that:

“development and site alteration in or near sensitive surface water features and sensitive groundwater features should be restricted to ensure the protection, improvement, and/or restoration of these features and their hydrologic functions, as well as the quality and quantity of water within the watershed and adjacent watersheds”.

PPS Policies 2.1.5, 2.1.6, 2.1.7, 2.1.8 and 2.3 provide for the protection and conservation of natural features and areas. These features are ecologically important to the overall natural heritage systems. The PPS directs that development and site alteration shall only be permitted when no negative impacts on the natural features and their ecological functions are demonstrated.

A Natural Heritage Environmental Impact Study was prepared by AWS to address the natural heritage impacts of the proposed redevelopment. The Study demonstrated that no significant valleyland feature, woodlands, area of natural or scientific interest or wetlands were identified within the subject lands. It further identified that there no negative impacts on natural or aquatic features and their ecological functions after proposed mitigation is considered. The NHEIS concluded that no negative environmental impacts would occur after consideration of mitigation to natural environmental functions and species.

Cultural Heritage and Archaeology

Section 2.6 of the PPS provides policy direction on matters of provincial interest relating to cultural heritage and archaeology. The following policies must be considered:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

A Stage 1 Archaeological Assessment was completed consistent with PPS Policy 2.6.3 to identify potential for archeologically significant materials on the subject lands. Their findings identified all



undisturbed areas identified as having archaeological potential. These areas will be subject to a Stage 2 Archeological Assessment.

Natural Hazards

Section 3.1 of the PPS 2014 provides direction on Natural Hazards and includes the following policies:

3.1.1 Development shall generally be directed to areas outside of...:

- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) hazardous sites.*

3.1.2 Development and site alterations shall not be permitted within:

- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and*
- d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.*

PPS Policy 3.1.7 provides that:

Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;*
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*
- c) new hazards are not created and existing hazards are not aggravated; and d) no adverse environmental impacts will result.*

The proposed development and its associated structures are not proposed to be constructed within the Hazard Lands and flood prone areas in accordance with the policies of Section 3.1 of the PPS.

Summary

The proposed Water Ski Wakeboard Cable Park is consistent with all applicable policies of the PPS, specifically as they relate to the provisions of economic prosperity, tourism, transportation, redevelopment, sewage and wastewater management, natural heritage features and hazard lands. A summary is provided below:



- The subject lands are located within a Settlement Area. The PPS supports development in such locations that have consideration for compatibility with surrounding land uses, support the efficient use of land, optimize municipal and transportation infrastructure, and provide additional public use amenities and services within the community.
- The proposed development will allow for the redevelopment of a vacant and underutilized site and replaces a previous commercial recreational use. The proposed Water Ski Wakeboard park will expand upon to the inventory and mix of employment uses within the Georgian Triangle four seasons tourist area and diversify the seasonality of the local tourism sector contributing to the existing sustainable tourism industry.
- The proposed development will take advantage of proximity to existing transportation corridors and major public road systems in the area including Grey Road 2 and Highway 26. No changes to the existing road system would be required for normal operations and the increase in traffic volumes will have no appreciable impacts on the adjacent road systems.
- Where lands are identified as Hazard Lands, no buildings or structures are proposed in accordance to the policies of the PPS.

The Natural Heritage Environmental Impact Study prepared by AWS identifies that no negative impacts are identified after mitigation.

In our opinion, for the reasons noted above, the proposed development and subject applications are consistent with the policies of the PPS.

7.2 The County of Grey Official Plan (2012)

The County of Grey Official Plan (CGOP) was adopted by Council in June 2011 and approved in its' entirety by the Ontario Municipal Board (OMB) on June 25, 2012. Its key purpose is to guide development in the County and provide a broad policy framework for local Municipal Official Plans, Secondary Plans, and implementing Zoning By-laws.

The Official Plan includes several guiding principles and policies that are applicable to the subject lands and the proposed development. The following is a summary of the policies applicable to the proposed development and how they have been addressed.

Guiding Principles

Section 1.3 of the Plan provides the guiding principles for development within the County, which are as follows:

Grey County is a family of distinctive communities which values its heritage, natural beauty, clean healthy environment, and rural lifestyle. We value the freedom of the individual and the security of the "hometown" community. Grey County is committed to sustain bale, affordable growth through progressive well-managed planning for the future.



To achieve this future direction, the County will:

- *Properly plan growth for current and future generations.*
- *Encourage economic diversification in addition to agriculture and tourism*
- *Preserve the integrity of the environment and the wise use of resources.*
- *Respect and support local heritage and culture*
- *Foster a county government built upon a co-operative relationship*

The proposed development is consistent with these guiding principles as it begins to modernize the Regions commercial recreational base appealing to large segments of youth and attracting a diverse population. It diversifies the seasonality of the regions tourist attractions, maintains and incorporates elements of the existing natural heritage and rural environment, and, highlights the County's travel, tourism and recreational culture and history.

Objectives

Section 1.6 of the GCOP outlines the physical, economic and environmental goals and objectives of the County. The objectives contained in the Official Plan are intended to guide the decisions of the public authorities and private interests in order to maintain livable and attractive communities. The following polices have direct application to the proposed development:

1.6.1 Physical

"To provide for seasonal, tourist and estate type residential development in rural and recreation areas in a manner that is compatible with the rural landscape, and where it will not adversely affect any existing and/or potential agricultural, forestry, mineral aggregate operation or cultural heritage landscapes."

1.6.3 Environmental

"To identify lands with environmental constraints and/or the presence of sensitive features and establish policies to promote the protection, preservation, conservation, maintenance and enhancement of such areas."

"To establish policies that will restrict development to only those areas where suitable, acceptable forms of servicing are available whether by private servicing systems, communal services, municipal services, or other appropriate level of service."

1.6.4 Economic

"To encourage the maintenance of existing recreation and tourism-related activities and land uses and the establishment of new facilities which diversify recreational opportunities



within the context of a year-round recreational/tourism community for all possible forms of recreation, such as skiing, snowmobiling, fishing, hunting, golfing, walking, hiking, biking, equestrian, and nature trail uses, and marina or water access activities, in a manner consistent with the preservation of the natural environment.”

“To provide opportunities for employment within defined settlement areas, as well as encouraging on the farm job creation.”

The proposed Water Ski Wakeboard Cable Park is consistent with all goals and objectives outlined in Section 1.6 of the County Official Plan by:

- Providing a seasonal tourist attraction on an underutilized parcel located within the Primary Settlement Area;
- Focuses development away from sensitive natural features and hazard areas and minimizes any potential adverse impacts to the natural environment through mitigative measures;
- Providing for an acceptable level of temporary private services until which time municipal services are extended to the site and updates to the private system can be made; and,
- Building upon the tourist-related economy by repurposing an existing Commercial Recreation site and diversifying the types of recreational opportunities and activities in the area by introducing a new and exciting watersports facility.

Natural Environment

Section 2.8 of the GCOP outlines the policies and regulatory framework to manage, conserve and maintain the County’s natural qualities.

Policy 2.8.3 of the County of Grey Official Plan states that:

“No development or site alteration is permitted within the Provincially Significant Wetlands designation. Except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife and other natural resources but not including buildings and will not negatively impact of the integrity of the wetland.

No development and site alteration may occur within the adjacent lands of the Provincially Significant Wetlands designation unless it has been demonstrated through an Environmental Impact Study, as per section 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.



Development and site alteration within the adjacent lands of the Provincially Significant Wetlands designation will require a permit from the appropriate conservation authority as per the conservation authority's generic regulations."

Based on the County of Grey natural heritage System Study (2017), a wetlands feature has been identified on the site. The identification of this feature was from a desk-top based Geographic Information Systems (GIS) review. The County acknowledges that inaccuracies or omissions in the mapping may be present. It is expected that even where features have been identified at the provincial, regional or local levels that verification and some level of refinement will be undertaken at the site-specific basis.

A Natural Heritage Environmental Impact Assessment (NHEIS) was prepared by AWS Environmental Consulting Inc. to assess the wetlands feature located in the south-west corner of Grey Road 2 and Clark Street.

The Report concluded that the wetlands feature has been subject to extensive historical alterations related to previous development including; excavations, tree clearing, fill, road construction, fragmentation and water diversion/channelization. These activities have degraded the ecological structure and function of the feature. Additionally, the approved Environmental Assessment for improvements to Grey Rd. 2 and the proposed realignment of Clarke Street south of the Fire Hall, will remove approximately one-third of this environmental feature and will result in further fragmentation to this feature. There is no significant value in the retention of this feature in terms of any ecological wetlands functions.

The identification of a *Significant Woodland* has been confirmed and is located adjacent to the subject lands and on the east side of Grey County Road 2.

Policy 2.8.4 of the GCOP states that:

"In order to be considered significant a woodland must be either greater than or equal to forty (40) hectares in size outside of settlement areas, or greater than or equal to four (4) hectares in size within settlement area boundaries. If a woodland fails to meet those criteria, a woodland can also be significant if it meets any two of the following three criteria:

(a) Proximity to other woodlands i.e. if a woodland was within 30 metres of another significant woodland, or

(b) Overlap with other natural heritage features i.e. if a woodland overlapped the boundaries of a Provincially Significant Wetland or an Area of Natural and Scientific Interest, or

(c) Interior habitat of greater than or equal to eight (8) hectares, with a 100-metre interior buffer on all sides.



(1) *No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, as per section 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions. The adjacent lands are defined in section 6.19 of this Plan.”*

At its closest point, the subject lands are approximately 30 metres from the identified woodland. The NHEIS investigations and Report has determined that no terrestrial ecological functions of the subject lands can be linked to or support the significant woodland feature east of Grey Road 2. The proposed development will have no negative impacts to tree health or vegetation growth within the significant woodlands, given the separation distance and existing fragmentation and development (Grey Road 2) between to the two areas.

For the reasons stated above, it is our opinion that the proposed Water Ski Wakeboard Cable Park is consistent with the Natural Environment policies of the Grey County Official Plan and does not impact any Significant Woodlands or Significant Wetlands or their intended ecological functions.

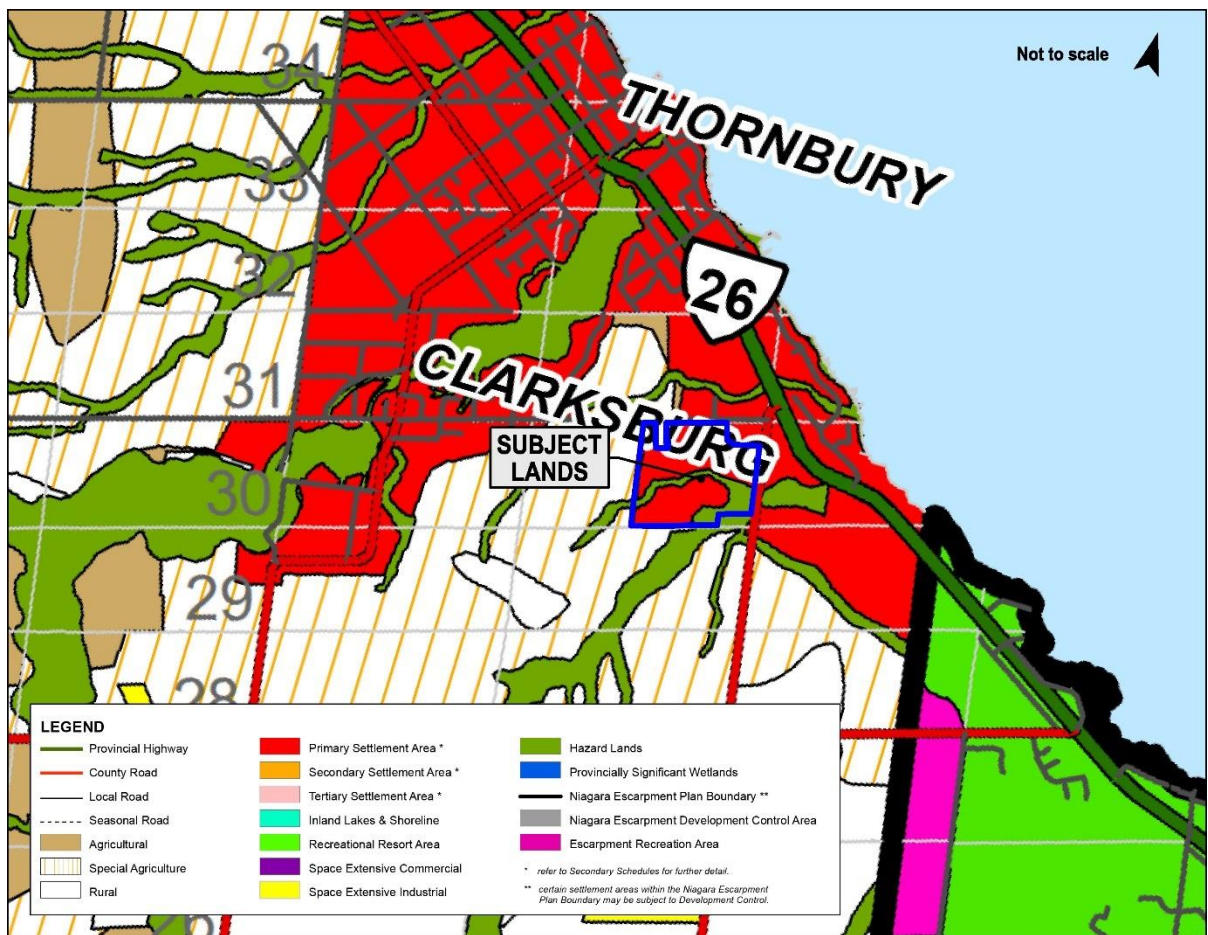


Figure 8: Extract from Map 2A-Land Use Designations of County of Grey Official Plan



According to Map 2 – Land Use Designations of the Grey County Official Plan, the subject lands are designated as *Primary Settlement Areas* and *Hazard*.

Primary Settlement Areas

Settlement Areas are the focus of urban growth and encourage appropriate development in all municipalities; that is development which does not negatively impact on natural resources and which is compatible with surrounding land uses. Primary Settlement Areas are described as larger settlements with full municipal servicing and a wide range of uses services and amenities. These areas are intended to be the primary target for residential and non-residential growth.

Section 2.6.3 of the Plan further details the policies relating to Primary Settlement Areas:

- a) *Primary Settlement Areas identified in Table 6 and shown on Schedule 'A' of this Plan include existing major urban settlement areas on full municipal services.*
- b) *Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local Official Plans and/or Secondary Plans.*
- c) *This Official Plan shall promote the development of the Primary Settlement Areas designation for a full range of residential, commercial, industrial, recreational, and institutional land uses. They will be the focus of a majority of growth within the County. Lands may be designated to accommodate growth projected up to a maximum of 20 years within these communities. Directing a significant portion of new growth to the built-up areas of the community through intensification;*

The proposed development supports the County's Official Plan's policy for managing future growth as the proposal seeks to intensify an underutilized and vacant property within a defined Primary Settlement Area. Additionally, the proposal seeks to replace the previous commercial recreational use, taking advantage of the large tract of available land that lends itself for the new complimentary type of use proposed. The proposed recreational and commercial development seek to build upon the tourist economy in the County and contribute to its employment growth and economic development.

Hazards

The Hazard Lands designation identifies those lands having inherent environmental hazards, such as flood susceptibility, erosion susceptibility, and hazardous sites that exhibit instability or poor drainage, or any other physical condition which is severe enough to pose a risk for the occupant, property damage or social disruption if developed.

Section 2.8.2 of the GCOP further outlines the requirements for redevelopment within a Hazard Lands designation:

- 1) *The Hazard Lands designation as shown on Schedule A identifies those lands having inherent environmental hazards such as flood susceptibility, erosion susceptibility, and*



dynamic beach hazards, and hazardous sites that exhibit instability, or poor drainage, or any other physical condition which is severe enough to pose a risk for the occupant, property damage or social disruption if developed.

- 2) Permitted uses in the Hazard Lands designation are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.*
- 3) In the Hazard Lands designation buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section 2.8. Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.*
- 4) Development and site alteration shall not be permitted within the floodway portion of the floodplain or defined portion of the dynamic beach. The floodway is the entire flood plain, unless the Two-Zone Concept is in use.*
- 5) Implementation of the Two-Zone Concept or Floodplain Special Policy Area shall be by official plan amendment and subject to the following:*
 - a. The Two-Zone Concept shall continue to be used for the Saugeen River floodplain on Lot 56 to 59 inclusive, Concession 2 E.G.R., (Glenelg Township) Municipality of West Grey, with the floodway being the 100 Year flood plain and the flood fringe being the outer portions of the Regional Storm flood plain. Appropriate development may be permitted in the flood fringe provided suitable flood damage reduction measures are undertaken to protect against Regional Storm flooding. Development and site alteration within the floodway, flood fringe or Regulated Area requires the approval of the Conservation Authority, in addition to any other applicable approvals.*
- 6) Placing, removing or re-grading fill material of any kind, whether originating on the site or elsewhere, is not permitted without written approval of the appropriate Conservation Authority in Hazard Lands.*
- 7) Certain public or private works which, by their nature, must locate within Hazard Lands shall be permitted to do so. These works include flood and erosion control, drainage, water works, those directly required for the management or maintenance of the natural environment, and other necessary works of approved design.*
- 8) Replacement of existing buildings or structures may be permitted if the hazard risk does not increase from the original condition, and the feasibility of re-locating the buildings or structures outside of the hazard areas has been assessed.*



- 9) *In the Hazard lands designation, new development and site alterations will only be considered if all of the following can be satisfied:*
- I. *The hazards can be safely addressed and new hazards are not created or existing ones aggravated;*
 - II. *No adverse environmental impacts will result.*
 - III. *Vehicle and people have a way of safely entering and exiting at all times;*
 - IV. *The advice, or approval where required, of the appropriate Conservation Authority shall be obtained;*
 - V. *There is no feasible location for the development outside of the Hazard Lands designation; and,*
 - VI. *The development does not include:*
 - a) *Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; or*
 - b) *Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures, and/or protection works and/or soil erosion; or*
 - c) *Involve hazardous substances, and their disposal, manufacture, treatment or storage of.*
- 10) *Replacement of existing buildings or structures may be permitted if the hazard risk does not increase from the original condition, and the feasibility of re-locating the buildings or structures outside of the hazard areas has been assessed.*

The proposed development is consistent with the policies of Section 2.8.2 of the GCOP in relation to Hazard areas by:

- Proposing to continue to use the Hazard Lands and areas prone to flooding for low intensity recreation uses such as nature viewing and pedestrian trail activities;
- Locating development and site alteration outside of the Hazard Land designated areas;
- Managing land uses and construction techniques to mitigate any foreseeable adverse environmental impacts that may result from the proposed redevelopment; and,
- Prioritizing and ensuring the health and safety of the public including residents and visitors.



The Natural Heritage Environmental Impact Study prepared by AWS determined that there will be no significant environmental impacts as a result of the proposed development in accordance with Policy 2.8.2.9ii. of the GCOP.

Summary

The County of Grey Official Plan promotes urban growth through redevelopment generally throughout Settlement Areas and specifically recognizes the need for more efficient utilization of lands, complimentary to surrounding land uses and forms that supports the local rural character and natural heritage and resources.

The proposal endorses the guiding principles and of the Official Plan by:

- Contributing to the overall economic prosperity of the County and its competitiveness in attracting new visitors to the Region.
- Encouraging the diversification of the tourism industry by introducing a new locally based attraction;
- Recognizing the importance of protecting the natural environment and providing strategies for mitigation and enhancement where appropriate.

The proposed redevelopment complies with the policies of the County of Grey Official Plan by directing redevelopment within the Primary Settlement Area in accordance with Section 2.6.3.

The proposed Water Ski Wakeboard Park is consistent with the Hazard policies of the Official Plan and directs development and site alteration away from the limits of identified natural hazards and conforms to Policy 2.8.2.9.

For the reasons stated above, it is our opinion that the proposed Water Ski Wakeboard Cable Park conforms with the policies of the County of Grey Official Plan.

7.3 The County of Grey Natural Heritage Systems Study

In January 2017, the County of Grey completed a Natural Heritage Study called 'Green in Grey'. The study identified key natural areas and linkages and recommended a number of policies related to these features.

The Natural Heritage Systems Study (NHSS) was conducted to take a more holistic and systems-based approach to the natural heritage features in order to ensure that the quality and integrity of natural features are protected for the long-term and are in balance with the continued need for development, agricultural production, and resource use in the County, as well as recreation and tourism.



Conformity with the Provincial Policy Statement (PPS, 2014) was a key trigger for this Study. Section 2.1.3 of the PPS states that “*Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*”

The subject lands are located in Ecoregion 6E. Key natural features including *Wetlands*, *Woodlands* and *Waterbodies* have been identified on the site through the course of the NHSS in consultation with the Grey Sauble Conservation Authority.

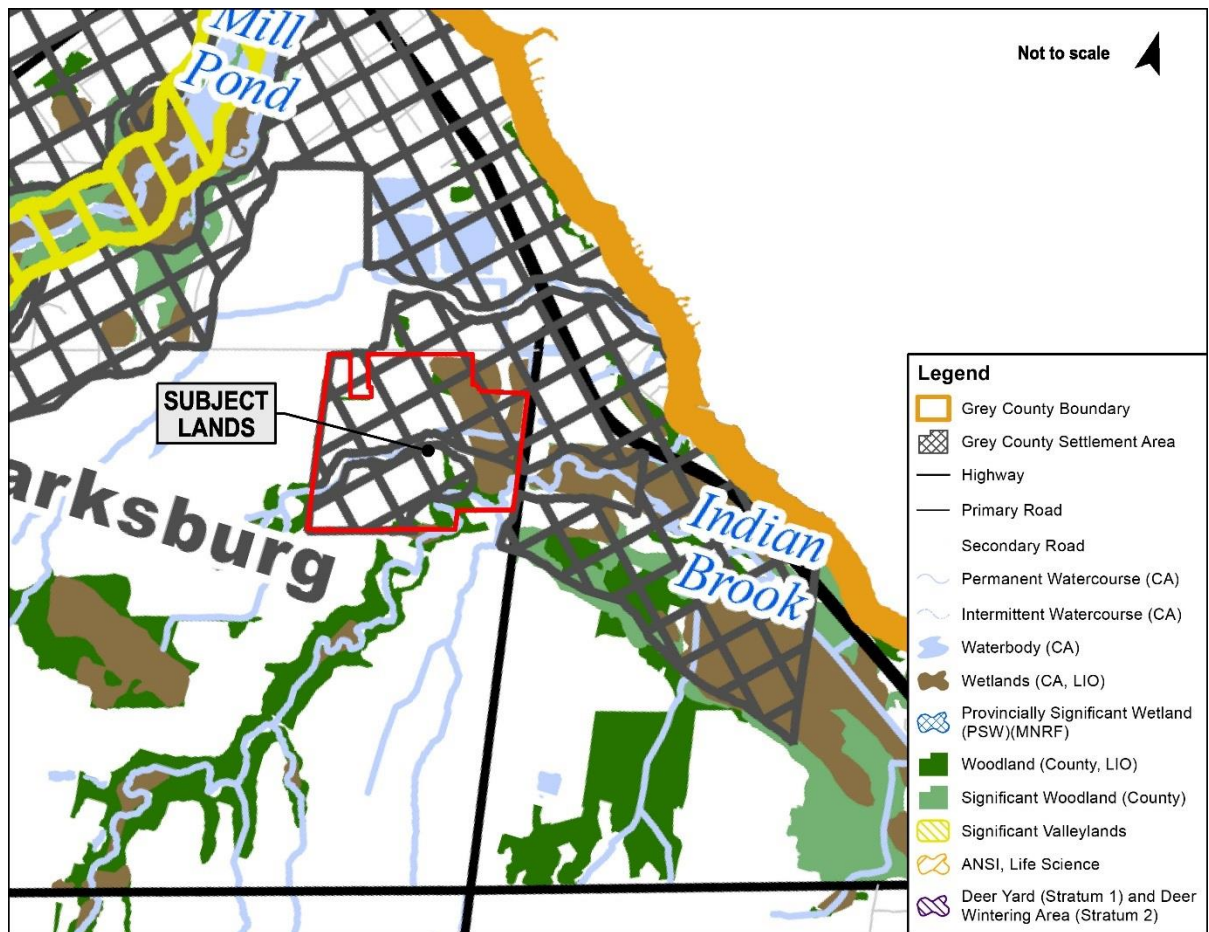


Figure 9: Extract from Map 2: All-Natural Features of the Grey County Natural Heritage Study

Under Section 2.1 of the PPS, no development or site alteration is permitted within:

- a) significant wetlands in Ecoregions 5E, 6E and 7E; and
- b) significant coastal wetlands.

The PPS defines the term ‘significant’ with regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, as “*an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.*”



For the remaining features, listed below:

- a) Significant wetlands north of the Canadian Shield north of Ecoregions 5E, 6E and 7E;
- b) Significant woodlands in Ecoregions 6E and 7E;
- c) Significant valleylands in Ecoregions 6E and 7;
- d) Significant wildlife habitat Significant Areas of Natural and Scientific Interest (ANSI's); and,
- e) Significant coastal wetlands in Ecoregions 5E, 6E and 7E not covered above.

Development and site alteration are not permitted within the natural features listed above unless it has been demonstrated (typically through an Environmental Impact Study (EIS) or a comparable technical study) that there will be no negative impacts on the natural features or their ecological functions. Furthermore, consistent with Policies 2.1.6 through 2.18 of the PPS (2014), no development is permitted:

- a) Within fish habitat (except in accordance with provincial and federal requirements);
- b) Within habitat of endangered and threatened species (except in accordance with provincial and federal requirements); and
- c) On adjacent lands to any of the features listed above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

A Natural Heritage Environmental Impact Assessment (NHEIS) was prepared by AWS Environmental to identify and assess the natural heritage features present on site. It is expected that even where features have been identified at the provincial, regional or local levels that verification and some level of refinement will be required at the site-specific basis. The NHEIS achieves the objectives of the PPS by:

- a) characterizing the site's natural heritage features and functions,
- b) evaluating the significance and sensitivities of the features and functions present,
- c) establishing ecologically appropriate development limits to avoid potential impacts and with consideration for the applicable legislation and policies, and
- d) where applicable, identifying additional mitigation measures that can serve to protect the NHS, restore and enhance its functions.

The NHEIS concluded that the proposal will not have a significant impact on natural heritage features and functions after mitigation. A summary of the NHEIS can be found in Section 6.4 of this Report. A full copy of the EIS was submitted together with the required applications, fees, reports, plans and studies listed as required.

7.4 Town of the Blue Mountains Official Plan, 2016

The Town of the Blue Mountains Official Plan (TBMOP) was adopted by Council in September 2014 and approved by the County of Grey in June 2016. The Official Plan is the key municipal planning document which sets out the policy framework and land use assignment that sets out the Municipality's vision for growth and development for a twenty-year period.



Guiding Principles

Section A1.1 sets out the guiding principles that have been established to help achieve the vision set out in the plan:

- 1. To recognize that the Town is made up of a number of desirable safe and vibrant neighbourhoods that all combine to make this four-seasons recreational resort community a desirable place to live, establish roots, learn, visit and create diverse economic opportunities.*
- 2. To ensure that the land use planning decisions made in the Town provide the basis for managing growth that will support and emphasize the Town's unique character, diversity, civic identity, recreational based/rural lifestyle, tourism destinations, natural heritage and cultural heritage and to do so in a way that has the greatest positive impact on the health of our community and the quality of life enjoyed by residents and business owners alike.*
- 3. To invest in, program and maintain a diverse and interconnected system of public spaces that feature convenient and comfortable access, encourage safe and health environments, minimize hazards, are culturally appropriate and attract and serve all components of the population.*
- 5. To ensure that the character of existing and well-established residential neighbourhoods is maintained and enhanced by ensuring that development and redevelopment is compatible, in terms of built form and street pattern, with the character of adjacent buildings and neighbourhoods and the scale of density of existing development.*
- 6. To protect natural heritage features and areas and their associated ecological functions so that they can be enjoyed by current and future generations, and serve as a legacy of the community's desire to protect their role and function.*
- 7. To encourage the provisions of a wide range of publicly accessible recreational opportunities to meet the needs of present and future residents.*
- 9. To support the protection and growth of industry and tourism-recreation sectors, and the transition of existing industry sectors, towards practices, products and services that increase their overall viability by establishing a competitive business environment that is able to easily adapt to changing circumstances and priorities.*
- 10. To encourage the revitalization of the Thornbury and Clarksburg Downtowns, which reflects their heritage significance and promotes a mix of uses and attractions for community activities that reinforce the function of the two Downtown areas as cultural, administrative, entertainment, retail and social focal points of the community.*
- 11. To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including walking, cycling, automobiles and trucks.*



12. *To ensure that the construction of all infrastructure, or expansion to existing infrastructure, occurs in a manner that is compatible with adjacent land uses and with minimum social and environmental impact.*

The proposed development supports the guiding principles set out in A1.1 by:

- Promoting the efficient use of land and minimizing land consumption by redeveloping on an existing vacant and underutilized site. The proposed use will replace the previous commercial recreational use and is compatible with surrounding land uses.
- Considering the unique character of the Town and contributing to growth of recreational based tourism and strengthen the competitiveness of the Mountain Region also as summer a destination.
- Supporting existing and future planned transportation systems and road networks.

For the reasons stated above, it is our opinion, that the proposed development is consistent with the guiding principles and visions set out in Section A1.1 of the Official Plan.

Strategic Objectives

The policies contained in Section A3.2 implement a number of goals that seek to protect and enhance significant natural heritage features, areas and functions in the Town.

A3.2.2 *it is the strategic objective of the plan to:*

Strategic Objectives

1. *Protect significant natural heritage and hydrologic features and their associated habitats and ecological functions;*
2. *Ensure that an understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land -use decision making in the Town;*
3. *Make planning decisions that contribute to the protection, conservation and enhancement of water and related resources on a watershed and sub watershed basis;*
4. *Maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis;*
5. *Discourage the loss or fragmentation of significant woodlands and the habitats and ecological functions they provide;*



6. *Recognize the interconnected system of open spaces and natural heritage features contributes to the health and character of a community;*
7. *Prohibit the loss or fragmentation of Provincially Significant Wetlands and significant habitat of endangered and threatened species;*
8. *Maintain and enhance significant areas of natural and scientific interest, significant valleylands, escarpment slopes and related landforms, and significant wildlife habitat areas; and,*
9. *Promote and establish programs to increase the forest cover of the town.*

In review of the development proposal in context with the Towns Official Plan policies related to the Natural Environment, policy objectives 1, 5, 6, 7 and 8 have direct application to the proposed development. The proposed Water Ski Wakeboard Cable Park reinforces these key objectives by:

- Focusing development and site alteration away from natural heritage features including significant woodlands, significant wetlands and natural hazard areas;
- Proposing to replace and enhance any impacted habitat for endangered and threatened species through a Habitat Management Plan in accordance with the *Endangered Species Act*;

Section B5.2.1 (c) of the Town of Blue Mountains Official states that,

“adjacent lands are defined as all lands within the specified distance of the boundary of natural heritage features and areas as set out in the following Table... (Significant woodlands, 120m)....No development or site alteration shall be permitted on these adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impact on the natural features or their ecological functions”

The Environmental Impact Study prepared by AWS Environmental Consulting Inc. concluded that no terrestrial or ecological functions of the subject lands can be linked to or support the Significant Woodlands identified of the eastern half of Grey Road 2. The proposed development will have no direct negative impacts to tree health or vegetation growth within the significant woodlands, given the separation distance and existing fragmentation and development (Grey Road 2) between to the two areas.

For the reasons stated above, it is our opinion, that the proposed development is consistent with the strategic objectives set out in Section A3.2 of the Official Plan.

Section A3.7 outlines a number of strategies and polices that endorse and encourage sustained economic growth and development. Those objectives are identified as follows:



A3.7.1 Goal – *To provide opportunities for economic development and the creation of jobs.*

Strategic Objectives

1. *Foster a competitive and positive business climate in the Town;*
2. *Provide for the broadest range of employment and commercial uses and flexible development standards, where appropriate;*
3. *Pre-zone lands for employment and commercial uses wherever possible and appropriate;*
4. *Facilitate the provision of range of goods and services to the public within the Town by ensuring that the land use planning framework is supportive of development, as appropriate;*
5. *Encourage opportunities for a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents and visitors to the Town;*
6. *Ensure that a sufficient supply of employment lands are available for development at all times and in appropriate locations.*
7. *Encourage wherever possible through land use planning process the retention of existing business in town;*
8. *Protect lands that have potential of being used for agricultural purposes from incompatible development and ensure that farming operations can operate with the maximum degree of flexibility and efficiency;*
9. *Encourage the development of home-base businesses and home industries provided the proposed use is compatible with adjacent uses;*
10. *Encourage the protection of the Town's cultural heritage resources in order to maintain and enhance economic development and tourism opportunities;*
11. *Ensure a balance between the demand for development and associated capital facilities and other municipally funded activities.*

Based on the above noted goals and objectives, the proposed development is consistent with the direction of the Towns long-term economic development strategy by:

- Providing a world-class watersports facility to support the local commercial recreation economy, accommodation, and the entertainment needs of visitors;



- Attracting a growing generation of young people and families to the area which will positively impact the community's ability to drive spin-off economic development for surrounding services and businesses for the long-term;
- Protecting and preserving the employment land base; and,
- Expanding upon the existing economic base of the area which is primarily dependant on tourism.

The policies contained in Section A3.8 place considerable importance on promoting and enhancing recreation-based tourism to the Town and foster the development of new local attractions and services that serve to highlight the areas rural and scenic amenities. The policy statements are noted as follows:

A3.8.1 Goal - *To enhance the opportunities for tourism and recreational uses and related development.*

Strategic Objectives

1. *Facilitate the development of recreational/resort development within the context of a four seasons recreational resort community;*
2. *Recognize the importance of the tourism industry in providing economic and employment opportunities, and to encourage expansion of this vital industry;*
3. *Promote the maintenance, expansion and upgrade of existing tourism and tourist destination orientated uses in the Town and encourage the establishment of additional high-quality attractions, facilities, accommodations, services and events;*
4. *Discourage and re-designation and/or rezoning to remove permissions for tourist-related uses;*
5. *To encourage the maintenance of existing recreational uses and the establishment of new recreational facilities which diversify recreational opportunities within the context of a year-round recreational community, particularly skiing, fishing, golfing, walking, hiking, biking and nature trail uses, marina or water access and equestrian activities, in a manner consistent with the preservation of the natural environment;*
6. *To create a high quality, all season trail system, contributing to the development of the Town as a world-class tourism destination;*
7. *To provide a broad range of open space settings, activities, and programs in order to expand recreation and leisure opportunities in the area for residents and visitors; and,*



8. *Recognize and protect the economic importance of the Town's natural attributes, such as its rural countryside character and natural heritage features and areas, and to ensure that the recreational and tourism uses that rely upon these attributes to thrive.*

The proposed development supports the guiding principles set out in A3.8 by:

- Maintaining and modifying the existing commercial recreation use of the property in order to continue to promote recreation and adventure-based tourism to the area;
- Establishing a new summer recreational-type facility that improves the seasonality of Blue Mountains as a four-season tourist destination;
- Expanding upon the types of recreation and leisure attractions that currently exist in a local context; and,
- Providing a scale of development that is compatible with the existing environment in order to exhibit visual continuity that takes into account the values and functions of the natural environment and its landscape.

Summary

The proposed redevelopment reinforces the distinctive rural and recreational character of the Town of the Blue Mountains in context of a four-season tourist destination and resort community. The proposed development diversifies the mix of commercial recreational opportunities and expands upon the seasonality of the Town of the Blue Mountains.

The Water Ski Wakeboard Cable Park proposes to maintain the existing commercial recreation use on the property while substituting the previous land use with a contemporary and unique local attraction for residents, visitor and tourist alike.

Based on the EIS, the proposed development can be achieved with minor to no negative direct, indirect or cumulative impacts to significant/key natural heritage features and functions. The proposed development minimizes any potential adverse impacts through mitigated habitat enhancement areas, off-site habitat replacement, and by focusing redevelopment away from sensitive ecological areas and flood prone areas.

Land Use Designations

Part B of the Official Plan contains the land use designations and policies that apply to all lands within the Town. The Land Use Plan, Schedule "A", forms part of the Official Plan and sets out the distribution of land use categories with the Town of the Blue Mountains. It is intended that all lands within the Town be used or developed in accordance with the land use pattern shown on Schedule "A", the general policies of the Plan and the specific policies applicable to each land use designation.

Bayou Cable Park Inc.: Water Ski Wakeboard Cable Park
 Planning Justification Report



The subject lands are designated *Urban Employment Area* and Hazard on Schedule 'A-2' Thornbury and Clarksburg in the Town of the Blue Mountains Official Plan.

Section B3, Urban Land Use Designations, Subsection B3.2 contains the Urban Employment Area policies. These areas are intended to provide for diverse employment opportunities at strategic locations; ensure that new industrial development occurs in an orderly manner in conjunction with water and watershed services; and, provide an area where existing and new business can grow and develop within the Town.

Permitted uses on lands designated Urban Employment Area include:

- a) *Manufacturing, assembly, processing and/or fabrication;*
- b) *Office uses;*
- c) *Storage and/or warehousing uses;*
- d) *Wholesaling establishments; and,*
- e) *Similar uses.*

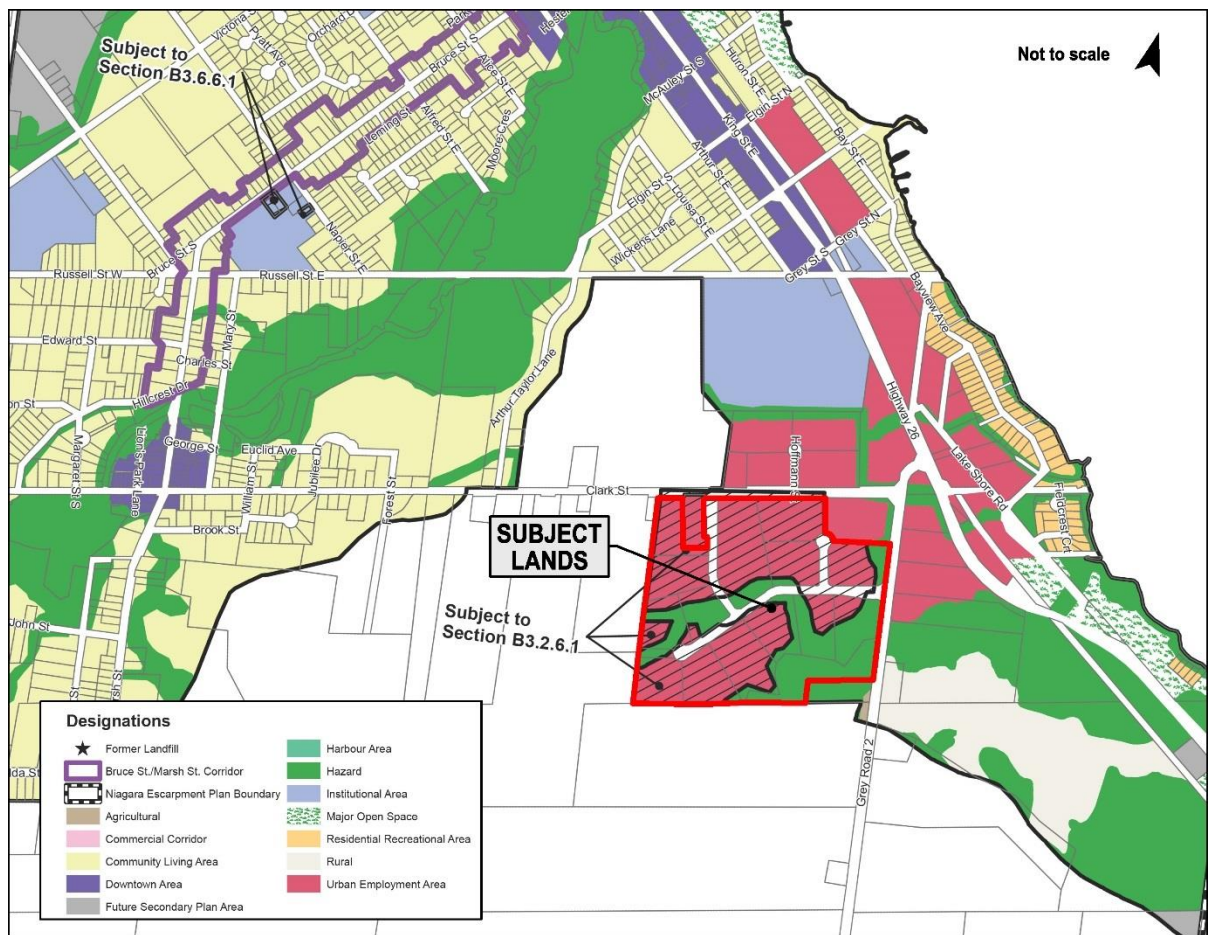


Figure 10: Schedule A-2 – Land Use Thornbury/Clarksburg of the Town of Blue Mountains Official Plan



Section B3.2.4 outlines the development guidelines and criteria for considering an application for rezoning lands within an Urban Employment Area designation:

All new uses shall be subject to an amendment to the implementing Zoning By-law and may be subject to site plan control. Any redevelopment or expansion of existing use may also be subject to site plan control. In considering an application for rezoning and/or site plan approval, Council shall be satisfied that:

- a) Adequate parking and loading facilities are provided on the site;*
- b) The proposed buildings are designed to blend in with their surroundings and with other buildings in the area;*
- c) The proposed buildings or structures on un-vegetated sites incorporate landscaping to enhance the site and surrounding area;*
- d) Outdoor storage areas are substantially screened from view from passing traffic;*
- e) The proposed use can be serviced with an appropriate water and wastewater services; and,*
- f) Where a proposed use abuts, or is in close proximity to an existing or planned residential, open space or recreational use, fencing, landscaping, berming, or a combination of these features are utilized to ensure that there is adequate screening between uses.*

The proposed development supports the development guidelines set out in B3.2.4 by:

- Providing a sufficient amount of parking spaces for staff and patrons including overflow parking areas to accommodate large events;
- Proposing siting and building design that respects and reinforces the areas rural and recreational character;
- Providing key landscape features throughout the site that showcases native species;
- Utilizing interim servicing strategies until the potential for future connection to full municipal services can be achieved; and,
- Proposing a development that is compatible with surrounding land uses and appropriate in size, location and physical characteristics for the purpose.

Section B3.2.6.1 identifies site specific policies in relation to the subject lands.

In addition to the policies of the Urban Employment Area designation the following provisions shall apply to these lands:



Permitted Uses

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

Policies

- i. *The Horse Park use may consist of an open air Grand Prix Rings, warm up areas and hunter rings; indoor riding arenas; parking for employees, competitor and spectators; horse riding trails; administrative offices, vendor trade areas and eating facilities accessory to a horse show, and; open space areas.*
- ii. *The Commercial Resort Unit Complex shall only be permitted if accessory to the Horse Park. The maximum number of Commercial Resort Units shall be determined based on Market Analysis in accordance with Section B2.3 of this Plan, but in no case, shall it exceed 300 units.*
- iii. *The accessory retail commercial space to the horse park shall have a maximum floor are of 1,300m².*
- iv. *Development shall be subject to a Master Development Agreement that addresses the following:*
 - a) *Site Plan control provisions of Section 41 of the Planning Act;*
 - b) *Phasing including all associated works;*
 - c) *Implementation of an accepted Traffic Impact Study to the satisfaction of the Town, the County of grey and the Ministry of transportation;*
 - d) *Availability of municipal water and sewer servicing allocation and the applicable financial contribution thereto;*
 - e) *Any applicable site plan matters to the operation of the adjacent agricultural lands deemed appropriate by the Town including but not limited to buffering the adjacent uses, noise and nutrient management requirements; and,*
 - f) *Any other matter deemed appropriate by the Town.*
- v. *The lands shall be zoned with the Holding – H symbol in accordance with Section 36 of the Planning Act to address matters of phasing and required works.*



- vi. *The zoning shall implement restrictions to the satisfaction of the Grey Sauble Conservation Authority that will ensure protection and enhancement of water courses, stormwater management and protection of steep slopes.*

The redevelopment proposal does not seek a land-designation change, however, looks to modify the land use controls to replace the previous horse park use. The Water Ski Wakeboard Cable Park will maintain the sites current Official Plan designation as Urban Employment, however, proposes to amend the site-specific usage of the to a substitute commercial recreational use that recognizes the proposed Water Ski Wakeboard Cable Park use.

Section B5, Environmental and Open Space, Subsection B5.4 contains the Hazard Lands policies. Areas designated Hazard Lands are those identified as having inherent environmental hazards such as flood susceptibility, erosion susceptibility, and dynamic beach hazards, and hazardous sites that exhibit instability, or poor drainage, or any other physical condition which is severe enough to pose a risk to the occupant, property damage or social disruption if developed.

Policy B5.4.1 stipulates the permitted uses and development policies for the Hazard Lands designation:

Permitted Uses

Permitted uses in the Hazard Land designation include:

- a) *Forestry;*
- b) *Uses connected with the conservation of water, soil, wildlife and other natural resources;*
- c) *Agriculture;*
- d) *Passive public parks;*
- e) *Public utilities and essential municipal services; and,*
- f) *Resource based recreational uses.*

B5.4.2 Development Policies

- b) *No buildings or structures are permitted within Hazard Lands, except for the following:*
 - i. *Renovated or minor expansions to existing buildings and structures which were legally established on the date of approval of this Plan;*
 - ii. *Non-habitable buildings connected with public parks (i.e. picnic shelters)*



- iii. *Fences, provided they will no constitute an obstruction or debris catching obstacle to the passage of flood waters or create or aggravate an erosion problem;*

Conservation of the “Hazard Lands (H)” areas is encouraged to enhance the Town’s landscape and direct development to appropriate locations. As demonstrated on Schedule A-2 – ‘Thornbury and Clarksburg’, the property has portions of lands identified within the Hazard Land designation. The proposed development is consistent with the policies of Section B5.4.2 1 and B5.4.2 of the TBMOP as it proposes to use lands identified as “Hazard” for low intensity recreations uses such as nature viewing and pedestrian trail activities. All proposed site development and alteration is directed towards the Urban Employment Area designation portion of the subject lands.

Watercourses

Section C2 of the Town of the Blue Mountains Official Plan outlines the policies related to the protection of rivers and streams from incompatible development in order to minimize the impacts of such development on their function.

All of the watercourses in the Town as shown on the Constraints Mapping Appendix 1 to this Plan are considered to be environmentally significant since they:

- a) contain fish and wildlife habitat areas;
- b) function as corridors for migrating wildlife habitat movement and vegetation dispersal;
- c) serve to maintain the quality and quantity of surface and ground water resources;
- d) assist in the improvement of air quality;
- e) provide base flow and food supply to downstream areas; and,
- f) provide stormwater conveyance and control.

In this regard, no development is permitted within 30 metres of any top of bank of any river, stream, lake or Georgian Bay unless authorized by the Conservation Authority.

The property is bisected southwest to northwest by an intermittent tributary feeding Indian Brook. Indian Brook diagonally transects the property from the south and exits to the east. Native trees and shrub line the stream banks. While it is a relatively small watershed, Indian Brook is a cold-water fishery.

In 2012, for the former landowner of the Cedar Run Horse Park commissioned AWS to undertake a detailed on-site Fish Habitat investigation. At that time, the owner was proposing to realign the intermittent tributary watercourse further southward to become a permanent feeder to the Indian Brook. Technical reporting prepared at that time, confirmed that there would be no net loss of fish habitat within this watercourse and including the Indian Brook would receive a net gain in water quantity and quality supporting increased fish production and carrying capacity within the lower



Indian Brook stretch. The detailed design for the proposed channel diversion was completed to the satisfaction of the Town of The Blue Mountains, County and GSCA for the previous Horse Park. The diversion channel was never constructed. It is anticipated that an application to renew the GSCA permit will be required to construct the diversion channel system would be required. There is no proposed development proposed within the regulatory floodplain limits once the proposed diversion channel is constructed.

This information was further confirmed in the NHEIS prepared by AWS in 2017, which cited that no new findings or watercourse changes have occurred since the initial watercourse realignment proposal. It is anticipated that an application to renew the GSCA permit will be required to construct the diversion channel system would be required and will be undertaken in consultation with the GSCA. There is no proposed development proposed within the regulatory floodplain limits once the proposed diversion channel is constructed.

Water-Taking

Section C7 of the Town of the Blue Mountains Official Plan provides for policies that ensure that water takings in Town are managed to the standards of the Great Lakes-St. Lawrence River Basin Sustainable Water Resources Agreement. The policy states that:

“In order to establish a commercial water taking operation proposing to take water in excess of 50,000 litres per day for commercial sale, a County Official Plan Amendment, an Amendment to this Plan and a Zoning By-law Amendment will be required. Application for the amendments noted above must be accompanied by the following information:

- a) *A planning justification report prepared by a qualified individual indicating whether or not the proposed water taking operation is consistent with the Provincial Policy Statement and conforms to the policies of the County of Grey Official Plan.*
- b) *A hydrogeological study prepared by a qualified individual demonstrating that the quality and quantity of ground and surface water will not be negatively impacted by the proposed operation.*
- c) *Any other study that may be required by the Town or the County. Pre-consultation with the Town and the County is required prior to submitting any application to determine the studies/reports that are required.*
- d) *In assessing applications haulage routes for the transporting of the water to processing and/or bottling plants, and the subsequent distribution must be appropriate for the proposed use. A Traffic Impact Study prepared by a qualified individual may be required.*
- e) *The effect of land use proposals on the groundwater aquifer utilized by approved water taking operations will be considered before development is permitted so as to maintain the quality and quantity of the groundwater resource within the aquifer.*
- f) *If permits for the commercial taking of water currently exist at the date of adoption of the Official Plan and remain in place, the above subsections do not apply.”*



The development does not propose to take water in excess of 50,000 litres per day. The Water Ski Wakeboard Cable Park proposes to fill the cable system ponds via a tripartite strategy including the collection from snow melt and rain that falls on the pond surface area and the ponds central island during the spring freshets, capturing and diverting a small portion from the on-site tributary drainage during park construction and by renewing a previously approved water-taking permit associated with the previous Horse Pak.

Amendments to the Plan

Section E7 of the Town of the Blue Mountains Official Plan discusses the intent and strategic directions of the Towns Official Plan document and outlines the basis to amend its polices. The following policies should be considered when Amendments are proposed:

- a) *It is the intent of this Plan to serve as the basis for managing change in the Town. As a result, this Plan identifies enough land for residential, commercial and industrial uses to last until the year 2026.*
- b) *It is the intent of this Plan that this Plan should only be amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner. However, where Amendments are contemplated by this Plan, they shall be considered by Council.*
- c) *In addition to the relevant amendment policies of any land use designations, the following shall be considered for any Plan amendment:*
 - i. *the rationale or the basis for the change;*
 - ii. *the direction provided by the Provincial Policy Statement;*
 - iii. *the direction provided by the goals and objectives to this Plan;*
 - iv. *the desirability and appropriateness of changing the plan to accommodate the proposed use or action;*
 - v. *the impacts the proposed change will have on the character of the area;*
 - vi. *conformity with the direction provided by the upper tier plan; and,*
 - vii. *that sufficient documentation has been provided to support the proposed amendment including information related to the physical growth of the Town, impacts on the economy, the environment, agriculture and social well being of the community.*
- d) *An application to amend this plan shall be supported by the prescribed information required by the Planning Act as well as such other information as Council may request in order to address other policy issues within this plan. The information may include:*



- ii) *an Environmental Impact Study;*
- iii) *studies or information dealing with noise, vibration or other impacts that may result from development;*
- iv) *an agricultural impact statement in areas designated Agricultural and Specialty Agricultural indicating the potential effect any new uses may have upon the continuation of agricultural uses in the general area;*
- v) *studies or information to determine the potential impacts on the growth or fiscal position of the Town;*
- vi) *studies or information to indicate the impact of new or intensified traffic that may impact the existing and proposed road network; and,*
- vii) *studies or information to assess the impact on water sanitary and storm systems*
- viii) *a Planning Justification Report.*

In order to permit the proposed development, an Official Plan Amendment will be required. The purpose of this Amendment is to enable a Water Ski Wakeboard Cable Park as well as associated accessory recreational, administrative, parking, maintenance building, commercial resort accommodation and retail commercial uses on the subject lands. An amendment is required to modify the existing permitted uses to remove 'Horse Park' and add 'Water Ski Wakeboard Cable Park' and to establish a new set of implementation policies.

The proposed amendment to the Official Plan meets the implementation and administration policies set out in *Section E* of the Town of the Blue Mountains Official Plan as it proposes to maintain the sites current Official Plan designation as *Urban Employment*, however, proposes to amend the site-specific usage of the property formerly licensed under the Cedar Run Horse Park to a substitute use that recognizes that the property is no longer active as a Horse Park and the potential future replacement is unlikely. The proposed amendment maintains the primary use of the subject lands as an commercial recreational park.

Summary

The proposed redevelopment is consistent with the guiding principles and strategic objectives of the Official Plan as is recognizes the importance of commercial and recreational based attractions; maintains and enhances critical natural features, systems and habitat; and, highlights the Towns hospitality and tourism industry strategy and bolsters its competitiveness in the Georgian Triangle.

The proposed Water Ski Wakeboard Cable Park seeks to enhance the quality, quantity and diversity of opportunities for commercial based recreation that contribute significantly to the appeal, competitiveness and economic well being of the Town.

It is recognized that commercial recreation is an important activity within the greater Blue Mountains. The proposed watersports facility will positively contribute to the local economy,



stimulate economic spin-off growth and investment and will enhance the types of recreational opportunities available to visitors and residents. Additionally, the proposed redevelopment represents a key opportunity for the retargeting of tourist based commercial recreation to the Thornbury/Clarksburg area as it proposes to build upon the areas rural setting and character by introducing an outdoor, world-class destination, amenity and regional attraction.

A Natural Heritage Environmental Impact Study prepared by AWS concluded that no negative impacts are anticipated to any identified natural heritage features or associated ecological functions as a result of the proposed Water Ski Wakeboard Cable Park. All development and its associated structures are focused away from hazard and flood prone areas.

The proposed land use is appropriate in our opinion as it maintains the current existing Urban Employment Area designation while replacing the previous commercial recreation use on the property recognizing that the property is no longer active as a Horse Park and the potential future replacement is unlikely. The Water Ski Wakeboard Cable Park focuses redevelopment away from to an underutilized and vacant property within the built up urban boundary in a character and scale that reinforces the Blue Mountains as a four-season recreational resort community.

For the reasons stated above, it is our opinion, that the proposed development meets the intent and of the Official Plan.

7.5 Town of the Blue Mountains Zoning By-law 83-40

The Council of the Town of the Blue Mountains passed Zoning By-law 2007-05, an amendment to Zoning By-law 83-40, on January 15, 2007 to rezone the subject lands. The purpose of the amendment was to rezone the property from General Industrial (M2), the General Industrial (M2-12) zone, the Hazard (H) zone and the Rural Residential (RUR) zone to the Recreational Commercial (C4-12-h) zone and the Hazard (H) zone. In addition, a Holding "h" symbol was placed on the property requiring Site Plan Approval and execution of a Site Plan Agreement. As such, the subject lands are zoned "Recreational Commercial (C4-13-h)" and "Hazard (H)" zone.

An additional Zoning By-law amendment, 2012-40, was passed by Council to amend the previous by-law in order to permit additional 'Commercial Recreational Uses' including equestrian and horse show events, dog shows, rodeos, car shows festivals, concerts and other similar activities and to allow for a maximum capacity audience of 4,300 person.

The 'C4-13-h' zone permits of a Horse Park and related facilities including grand prix rings, warm up areas, hunter rings, indoor riding areas, parking, trails, vendor trade areas and eating establishments accessory to a horse show, and open space areas. In addition, a Commercial Resort Unit Complex may be permitted with the maximum number of units determined based on a Market Analyses in accordance with the Official Plan, however not to exceed 300 units. Accessory commercial retail space shall not exceed 1,300 square metres of gross floor area.



Figure 11: Extract from Zoning By-law 2007-05

The 'H' zone permits forestry and conservation uses, outdoor recreation uses, agriculture and horticultural uses, public and private parks, flood and erosion control structures.

In order to permit the proposed development, a Zoning By-law Amendment will be required to the 'C4-12-h' zone to remove Horse Park as a permitted use and modify the permitted uses to recognize the new proposed Water Ski Wakeboard Cable Park use and to include additional accessory uses. No amendment is required to the 'H' zone. The proposed amendment to the Zoning By-law is described in Section 5.



8. Grey Sauble Conservation Authority

The Grey Sauble Conservation is one of 36 Conservation Authorities established in the Province of Ontario under the Conservation Authorities Act (R.S.O. 1990). Grey Sauble Conservation is a community-based environmental agency which owns and manages 11,734 hectares (28,995 acres) of some of the most scenic and environmentally sensitive lands in Grey and Bruce Counties. Ontario Regulation 151/06 mapping identifies portions of the subject lands that are located within the regulation area. The regulated area includes the areas surrounding the watercourses on the property, specifically, the Indian Brook. The supporting studies further define and recognize these regulation limits.

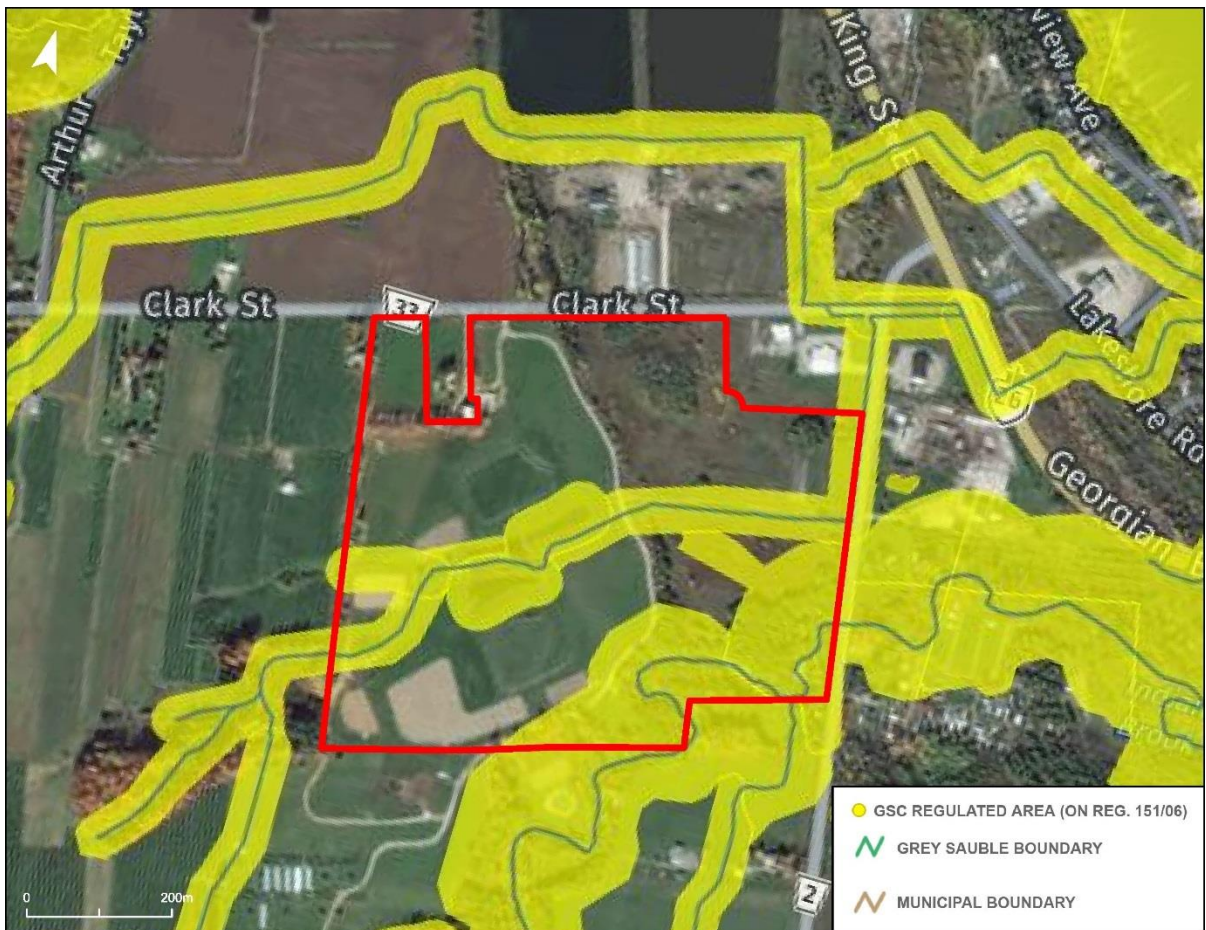


Figure 12: Grey Sauble Conservation Authority Regulation Area Mapping

A Natural Heritage Environmental Impact study was prepared by AWS and concluded that the proposed development will have no direct negative impacts, after mitigation, to the diversity and connectivity of natural heritage features and systems. Given the separation distance and existing natural heritage features and the proposed site alterations between the two areas, no identified supporting ecological functions of the adjacent lands and no in-direct negative impacts are anticipated from the proposed Water Ski Wakeboard Cable Park. The supporting study have been undertaken in consultation with the GSCA.



In 2012, the design for the proposed channel diversion of the intermittent tributary watercourse (bisecting the property) was completed to the satisfaction of the Town of The Blue Mountains, County and GSCA for the previous Horse Park. The diversion channel was never constructed. It is anticipated that an application to renew the GSCA permit will be required to construct the diversion channel system would be required. There is no proposed development proposed within the regulatory floodplain limits once the proposed diversion channel is constructed.

It is recognized that a development permit pursuant to the applicable regulations may be required as a condition of approval.

9. Public Consultation Strategy

Bill 73 received Royal Assent on December 3, 2015. The Act proposes regulatory amendments to both the Development Charges Act and Planning Act to:

- Help municipalities fund growth;
- Give residents a greater, more meaningful say in how their communities grow;
- Protect and promote greenspaces;
- Make the development charges system more predictable, transparent and accountable;
- Make the planning and appeals process more predictable; and,
- Give municipalities more independence and make it easier to resolve disputes

In addition to the above changes, Bill 73 requires applicants to submit a “public consultation strategy” as part of a complete application as currently set out under the *Planning Act*. As the Town of the Blue Mountains Official Plan does not include public consultation strategy requirements, the subject application will adhere to requirements stipulated by the *Planning Act*. Our proposed strategy includes:

- After receiving Staff confirmation advising that the application is complete, a “Public Notice” sign advising that an Official Plan Amendment and Zoning By-law Amendment has been applied for will be posted on the subject lands by the applicant. The wording on the sign will be prepared by Staff;
- The applicant will host an informal community open house to provide the public with information regarding the proposal with an opportunity for residents to provide comments and feedback;
- Staff will send out notice of applications and a statutory Public Meeting to consider the applications to all property owners within 120 metres (400 feet) of the subject lands at least 20 days prior to the meeting date;
- A Statutory Public Meeting will be held to gather formal feedback from area residents and Council per the requirements of the *Planning Act*; and



- Input from the Public Meeting will be considered and formal responses will be prepared to address public concerns. Additionally, revisions may be made to the plans, as appropriate, for re-submission.

We trust that the forgoing Public Consultation Strategy is satisfactory and in compliance with provincial legislation. Weston Consulting remains committed to facilitating public engagement.

10. Planning Analysis and Justification

Based on the information above pertaining to the proposed development and the Official Plan Amendment and the Zoning By-law Amendment applications, the proposed development is consistent or complies with the applicable Provincial, County and Municipal land use policy. It applies sound planning principles, implements the PPS, and the County of Grey Official Plan, and represents an opportunity for the redevelopment of a vacant site within an existing Settlement Area in the Town of the Blue Mountains.

The proposed development compliments the existing community and character as a four-season resort destination.

The Town of the Blue Mountains is a dynamic four-seasons community which continues to grow as a result of its outdoor recreation and nature-based economy. The area is one of Ontario's most popular tourist attractions offering a wide range of outdoor recreational opportunities and family-friendly attractions and amenities. The proposed redevelopment reinforces the distinctive local character of the Town of the Blue Mountains as an all-seasons tourist destination in accordance with Policy 1.1.1 of the PPS, Section 1.6.4 of the Country of Grey Official Plan and Section A3.7 and A3.8 of the Towns Official Plan.

With much of the permanent population base near retirement, the Town has identified the need to attract younger families and people. The considerable tourism-driven development that has occurred in the past, will likely continue into the foreseeable future. The proposed development balances the longstanding rural quality of life that has been enjoyed by the town's permanent residents while attracting younger tourists and visitors with the diversification of commercial and recreational attractions and activities in accordance with Section 1.7 of the PPS and Section 1.3 of the County of Greys Official Plan.

The proposed redevelopment is a linked component and expansion of the existing commercial based recreational attractions and opportunities currently provided in the Town. The proposed development contributes to the seasonality of tourism and helps to improve the balance of seasonal summer activities to those provided in the winter months. It contributes to the overall objectives of Section A3.8 of the Towns Official Plan and promotes its vision for a four-season recreational resort destination for full-time residents, part-time residents and tourist populations alike.



The proposed development is compatible with the surrounding land uses.

In accordance with Section 1.1.3.2 of the PPS and the proposed land use is wholly compatible with its surroundings and does not cause any adverse impacts to the adjacent agricultural, rural residential and natural heritage uses in the immediate vicinity. The proposed development maintains the current existing Urban Employment Area designation and modifying the existing site-specific commercial recreation uses on the subject lands recognizing that the property is no longer active as a Horse Park and the potential future replacement is unlikely.

The proposed Water Ski Wakeboard Cable Park represents an appropriate use for the subject lands which is suitable in size, location and physical characteristics for the purpose.

The proposed development can be serviced by the existing and planned transportation infrastructure and systems.

The proposed development is border by two major transportation corridors. Highway 26 is the key east-west inter-regional roadway that connects various communities and destinations in the area. Highway 26 also provides a connection between the area and adjacent communities, the 400-series highway network and the Greater Toronto Area.

The proposed development is well serviced by multiple corridors, including major routes and alternate parallel routes based on the existing transportation and road infrastructure and future planned improvements to the system. Based on the Traffic Impact Study prepared by C.C Tatham, the proposed development will generate less traffic than the previous Cedar Run Horse Park. Consideration has been provided in the development plan to accommodate a future realignment of the Grey Road 2 and Clark Street intersection in accordance with the recommendations of the Municipal Class EA. The proposed development is well serviced by existing and planned infrastructure and services consistent with the objectives of Policy 1.1.3.2a) of the PPS

The proposed development utilizes existing infrastructure with sufficient future water and waste water connections in the area.

The Water Ski Wakeboard Cable Park proposal comes forward at a time when the Town is in the process of expanding its water supply and sewage treatment capacities. Permission for the temporary use of private services until the necessary allocations can be made is reasonable.

Based on an evaluation of the proximity of existing municipal sanitary sewer and water services (along Grey Road 2), system efficiency and the ultimate potential for future connection to full municipal services, the proposed Water Ski Wakeboard Cable Park remains committed to ensuring the full implementation of municipal servicing for this development. The proposal is consistent with the Policy 1.6.6 of the PPS as it provides adequate provision of services in addition to a comprehensive long-term servicing strategy.



The proposed development represents an opportunity for redevelopment and commercial intensification within the Town of the Blue Mountains.

The proposed development is located on an underutilized site with frontage onto a County Arterial Road. The subject lands are a prime location for redevelopment in that the existing policy framework applicable to the site supports the objectives for intensification directed by the current Provincial, County and local policy regime. In accordance with Policy 1.1.1 of the PPS, the proposed development allows for an efficient use of land through infill redevelopment, and provides for a greater range of commercial recreational uses than what currently exists. The proposal fulfills Policy 1.1.3.2 of the PPS by focusing redevelopment to Settlement Areas, and the objectives of Policy A1.1 of the Towns Official Plan for prioritizing growth and intensification within the built-up area of Thornbury-Clarksburg.

The proposed development recognizes the importance of protecting natural heritage systems, locally significant features, wildlife habitat areas and ecological functions for the long term.

Based on the EIS, the results of the impact assessment indicate that the proposed development can be achieved with minor to no negative direct, indirect or cumulative impacts to significant/key natural heritage features and functions of the subject lands. The proposed development minimizes any potential adverse and focuses development away from sensitive ecological areas and complies with the policies of Section 2.1 of the PPS, Sections 1.6.3 and 2.8 of the County of Grey Official Plan and Section A3.2 of the Town of Blue Mountains Official Plan.

11. Conclusion

The proposed development is consistent with the relevant Provincial policies and regulations of the Provincial Policy Statement (2014) and the *Ontario Endangered Species Act (2007)*. It is consistent with the purpose and intent of the County of Grey Official Plan (2013) and the Town of the Blue Mountains Official Plan (2016) and in the balance of considerations represents good planning.

We request the Town of the Blue Mountains consideration and approval of the submitted Official Plan and Zoning By-law Amendments.

APPENDIX I

Josh Berry

From: Michael Benner <mbenner@thebluemountains.ca>
Sent: Friday, December 16, 2016 10:12 AM
To: Josh Berry; Tim Jessop
Subject: RE: Former Cedar Run Horsepark

Good morning Josh and Tim,

The Town of The Blue Mountains will require the following for a complete application:

Application Forms / Fees:

- \$ 8300 - Official Plan Amendment – mid scale
- \$ 3300 - Zoning By-law Amendment – mid scale
- \$ 2750 - Technical Review Fees for above applications
- \$ 10000 - Planning Security Deposit

The following applications/fees may be submitted now or after the Official Plan and Zoning Review Stage is complete:

- \$ 8300 - Site Plan Review Application – mid scale
- \$ 5000 - Planning Security Deposit
- \$ 7500 - Technical Site Plan Review Prepayment of Works Fee (Actual Works Fee to be calculated at time of Site Plan Agreement at 4% of cost of works)

The following applications/fees may be submitted now or after Site Plan Review Stage is complete:

- \$ 8600 - Agreement Preparation Fee – Large Scale
- \$ 810 - Holding ‘-h’ removal By-law

In support of the Submission the Town will require the following supporting materials:

1. Draft Site Plan
2. Draft Building Elevation Drawings
 - To be provided/confirmed prior to Site Plan Approval
3. Landscape Analysis and Draft Landscaping Plan
 - To preserve/enhance visual quality of the area and open space areas
 - Consideration of streetscape enhancements maintaining resort recreational character and creating sense of place
4. Planning Justification Report
5. Functional Servicing Report
6. Archaeological Assessment
7. Environmental Impact Study
8. Transportation Impact Study which should address the potential relocation of Clark Street.

Please provide 5 copies of the Site Plan, 3 copies of the supporting studies and a digital copy of everything.

Thanks,

Michael

From: Shawn Postma
Sent: December-15-16 12:43 PM

To: 'Josh Berry'; Michael Benner
Cc: Tim Jessop
Subject: RE: Former Cedar Run Horsepark

Hi Josh,

Michael Benner will be providing the response letter shortly.

Please let me know if you need anything further.

Shawn

From: Josh Berry [<mailto:jberry@westonconsulting.com>]
Sent: December 15, 2016 9:06 AM
To: Shawn Postma <spostma@thebluemountains.ca>
Cc: Tim Jessop <tjessop@westonconsulting.com>
Subject: Former Cedar Run Horsepark

Good morning Shawn,

It is my understanding from my discussion with Michael Benner, that you are preparing the application consultation letter, which would outline the required studies and reports for the planning applications required to redevelop the former Cedar Run Horsepark property for a wakeboard park.

Could you please forward us the formal application requirements when its complete.

Please do hesitate to contact me (ext. 310) or Tim (ext. 232) if you have any questions or concerns.

Thank you,
Josh

Josh Berry, HBA, M.Pl
Planner



Vaughan office: T. 905.738.8080 ext. 310 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8
Oakville office: T: 905.844.8749 ext. 310 | 1660 N. Service Rd. E, Suite 114, Oakville, ON. L6H 7G3
Toronto office: T: 416.640.9917 ext. 310 | 127 Berkeley Street, Toronto, ON. M5A 2X1
1-800.363.3558 | F: 905.738.6637 | jberry@westonconsulting.com | www.westonconsulting.com

Happy Holidays and Best Wishes for 2017!

We wish to advise you that the Town Hall offices will be closed from Friday December 23rd at 4:30 p.m. thru to Friday December 30th, inclusive. The offices will reopen Monday January 2nd 2017 at 8:30 a.m.

- **All essential services will continue to operate during this time including waste collection, road maintenance, water, wastewater, fire and by-law enforcement services.**
- **Please note that Statutory Holidays do not change waste collection – all waste collection will occur as regularly scheduled in 2016 and New Year’s Day of 2017.**

- **Curbside Christmas Tree Collection will occur from January 2nd to January 5th 2017 on your regular day of collection only. Place bare tree at curbside with no plastic bag.**
-

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APPENDIX II

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. _____

**Being a By-law to adopt Amendment No. XX to the
Official Plan of the Town of The Blue Mountains**

The Council of the Corporation of the Town of The Blue Mountains in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O.1990, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of The Town of The Blue Mountains is hereby adopted.
2. The Clerk is hereby authorized and directed to submit Amendment No. XX together with the required record, to the appropriate Approval Authority for approval.

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this _____ day of _____, 2018.

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the _____ day of _____, 2018.

DATED at _____ this _____ day of _____, 2018.

Signed: _____
Corrina Giles, Clerk

NOTICE OF THE PASSING OF A BY-LAW TO ADOPT

AN AMENDMENT TO THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

TAKE NOTICE THAT the Council of the Town of the Blue Mountains passed By-law No. 2018-_____ on the _____ day of _____, 2018 to adopt Official Plan Amendment No. XX in accordance with the provisions of Section 17(22) of the Planning Act, R.S.O. 1990, c.P. 13.

AND TAKE NOTICE that any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision is made to the approval authority, being the County of Grey Planning and Development Department, 595 – 9th Avenue East, Owen Sound, Ontario, N4K 3E3.

THE COMPLETE OFFICIAL PLAN AMENDMENT is available for inspection during regular office hours in the Planning Department at the Municipal Office, 32 Mill Street, Thornbury, Ontario or by contacting the Planning Department directly at (519) 599-3131 extension 263.

DATED at the Town of The Blue Mountains, this _____ day of _____, 2018.

Corrina Giles, Clerk
Town of The Blue Mountains
P.O. Box 310
32 Mill Street
THORNBURY, Ontario
NOH 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose and effect of this Official Plan Amendment is to modify the permitted uses in accordance with Policy B3.2.6.1 a) of the Official Plan of the Town of the Blue Mountains to permit a Waterski Wakeboard Cable Park and modify the associated implementation polices in accordance with Policy B3.2.6.1 b) of the of the Official Plan of the Town of the Blue Mountains on the subject lands.

The lands subject to this By-law are are located on Part Lot 30, Concession 9 Town of The Blue Mountains and legally described as, LT 12-14 PL 1035; BLK 20 PL 1035; THE BLUE MOUNTAINS and LT 2-11 PL 1035; BLK 17-19, 22 PL 1035 TOWN OF THE BLUE MOUNTAINS and LT 16 PL 1035; THE BLUE MOUNTAINS and INDIAN CREEK DR PL 1035; THE BLUE MOUNTAINS and COMMERCE DR PL 1035; THE BLUE MOUNTAINS and GEORGIAN COURT PL 1035; THE BLUE MOUNTAINS, County of Grey.

**AMENDMENT NO. XX
TO THE
OFFICIAL PLAN
OF THE
TOWN OF THE BLUE MOUNTAINS**

February 2018

**AMENDMENT NO. XX TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

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**AMENDMENT NO. XX TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute a part of this Amendment.

PART B - THE AMENDMENT consisting of the following text and maps constitutes Amendment No. XX to the Official Plan for the Town of The Blue Mountains.

PART C - THE APPENDICES which does not constitute part of this Amendment. These Appendices contain the planning report, agency comments and public involvement associated with this Amendment.

PART A - THE PREAMBLE

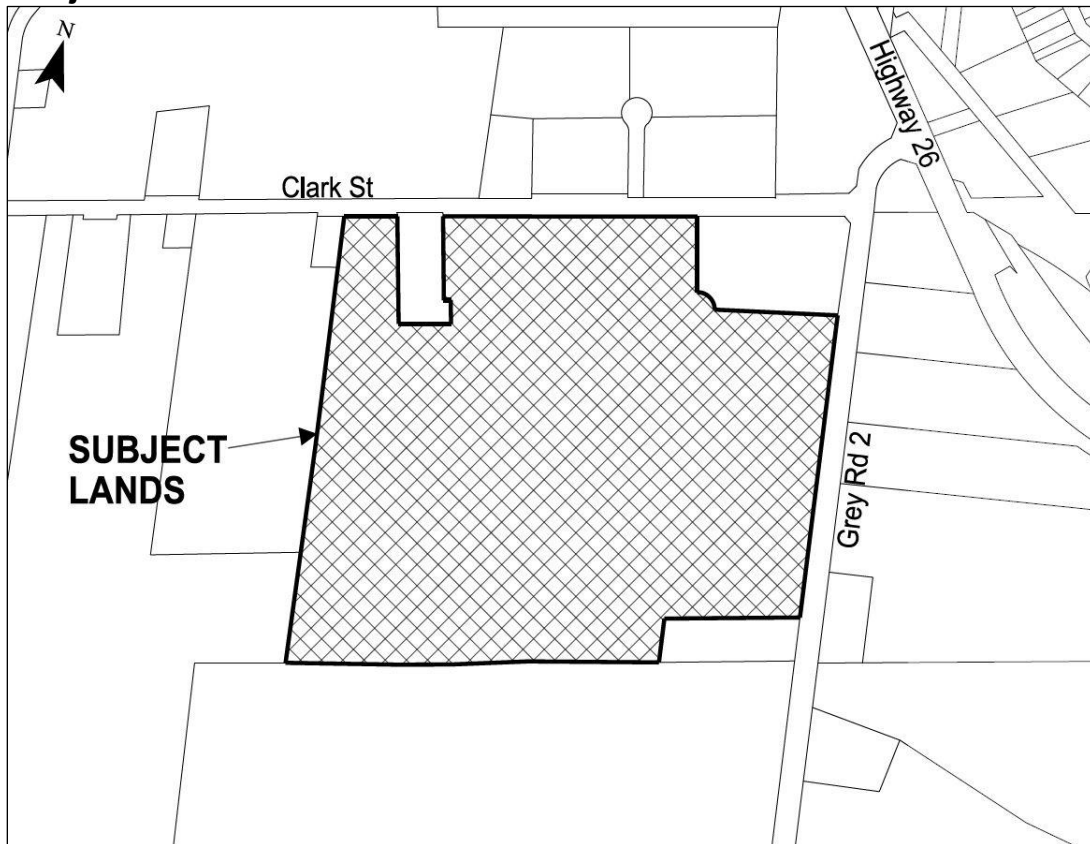
PURPOSE

The purpose of this Amendment is to enable a Water Ski Wakeboard Cable Park as well as associated accessory recreational, administrative, parking, maintenance building, commercial resort accommodation and retail commercial uses on the subject lands. An amendment is required to modify the existing permitted uses to remove 'Horse Park' and add 'Waterski Wakeboard Cable Park' and to establish a new set of implementation policies.

LOCATION

The lands subject to this By-law are located on Part Lot 30, Concession 9 Town of The Blue Mountains and legally described as, LT 12-14 PL 1035; BLK 20 PL 1035; THE BLUE MOUNTAINS and LT 2-11 PL 1035; BLK 17-19, 22 PL 1035 TOWN OF THE BLUE MOUNTAINS and LT 16 PL 1035; THE BLUE MOUNTAINS and INDIAN CREEK DR PL 1035; THE BLUE MOUNTAINS and COMMERCE DR PL 1035; THE BLUE MOUNTAINS and GEORGIAN COURT PL 1035; THE BLUE MOUNTAINS (formerly the Cedar Run Horse Park) Township of Collingwood, County of Grey.

Subject Lands



BASIS

This Amendment is based upon an application by Bayou Cable Park Inc., the landowner, to permit a Water Ski Wakeboard Cable Park as well as associated accessory uses consisting of one (1) Full-Size Cable System, two (2) Straight-Line Cable Systems, a pro shop/office, a commercial plaza, overnight accommodations, a passive recreation area and associated parking and access roads. The subject lands are designated Urban Employment Area which permits manufacturing, assembly, processing and/or fabrication; office uses; storage and/or warehousing uses; wholesaling establishments; and, similar uses; accessory commercial uses, and *ancillary uses* that primarily serve the businesses in the *Urban Employment Area*. In addition to the permitted uses and policies of the Urban Employment Area designation, site specific policy also permits the use of the subject property for a Horse Park, as well as associated recreational, administrative, parking and maintenance building and uses. A 'Water Ski Wakeboard Cable Park' is not a permitted use as identified under Schedule 'A-2' to the Official Plan.

The proponent has requested the removal of the site-specific permitted use of 'Horse Park' and replace it with 'Water Ski Wakeboard Cable Park' on the basis that is compatible with the permitted commercial recreational use which forms the basis for requiring an Amendment to the Official Plan. At the same time, the Amendment seeks a number of technical amendments to the site-specific provisions to recognize the new use. The provisions set forth are modified to reflect the new specialized Water Ski Wakeboard Cable Park use where appropriate.

The following documents have been submitted in support of the applications:

- Planning Justification Report – Weston Consulting.; Dated: February 2018
- Functional Servicing Report – C.C. Tatham Consulting Engineers; Dated: November 2017
- Stormwater Management Report – C.C. Tatham Consulting Engineers; Dated: November 2017
- Traffic Impact Assessment – C.C. Tatham Consulting Engineers; Dated: November 2017
- Natural Heritage Environmental Impact Study – AWS Environmental Consulting Inc.; Dated: February 2018
- Archaeological Assessment – Archeoworks Inc., Dated: May 2017
- Environmental Noise Assessment – Valcoustics Canada Ltd.: Dated: February 2018
- Geotechnical Investigation and Hydrogeological Assessment – WSP Canada Inc.; Dated: March 2017

PART B - THE AMENDMENT

All of this part of the document entitled "Part B - The Amendment" consisting of the following text constitutes Amendment No. XX to the Official Plan of The Town of The Blue Mountains.

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

Item 1: In addition to the Policies of the Urban Employment Area designation Section 3.2.6.1a) Schedule A-2 – Part Lot 30, Concession 9 – Cedar Run Horse Park is hereby amended by adding the following new Permitted Uses:

- a) Permitted Uses
 - i. A Commercial Recreational use consisting of a Water Ski Wakeboard Cable Park, as well as associated recreational administrative, parking and maintenance building and uses.
 - ii. A small scale commercial resort accommodation uses, ancillary to the Water Ski Wakeboard Cable Park, including accessory recreational uses.
 - iii. Accessory retail commercial space.

Item 2: Section 3.2.6.1b) Schedule A-2 – Part Lot 30, Concession 9 – Cedar Run Horse Park is hereby amended by adding the following new Policies:

- b) Policies
 - i. The Water Ski Wakeboard Cable Park use may consist of one (1) Full-Size Cable System, two (2) Straight-Line Cable Systems, a pro shop/office, a commercial plaza, overnight accommodations, a passive recreation area and associated parking for employees, competitors and spectators, access roads, administrative offices, vendor trade areas and eating facilities accessory to a Water Ski Wakeboard Cable Park, and; open space areas.

- ii. Small scale commercial resort accommodation uses shall only be permitted if accessory to the Water Ski Wakeboard Cable Park.
- iii. The accessory retail commercial space to the Water Ski Wakeboard Cable Park shall have a maximum floor area of 1,300 m².
- iv. *Development* shall be subject to a *Master Development Agreement* that addresses the following:
 - a. Site Plan Control provisions of Section 41 of the Planning Act;
 - b. Phasing including all associated works;
 - c. Implementation of an accepted Traffic Impact Study to the satisfaction of the Town, the County of Grey and the Ministry of Transportation;
 - d. Implementation of interim servicing for initial phase of development;
 - e. Availability of municipal water and sewer servicing allocation and applicable financial contribution thereto;
 - f. Any applicable site plan matters related to the operation of the adjacent agricultural lands deemed appropriate by the Town including but not limited to buffering of adjacent uses, noise and nutrient management requirements; and,
 - g. Any other matters deemed appropriate by the Town.
- v. *The lands shall be zoned with the Holding –h symbol in accordance with Section 36 of the Planning Act to address matters of phasing and required works.*

- vi. *The zoning shall implement restrictions to the satisfaction of the Grey Sauble Conservation Authority that will ensure protection and enhancement of water courses, stormwater management and protection of steep slopes.*

Item 3: Schedule "A-2" Thornbury and Clarksburg is hereby amended by Schedule A-XX indicating the area affected by this Amendment.

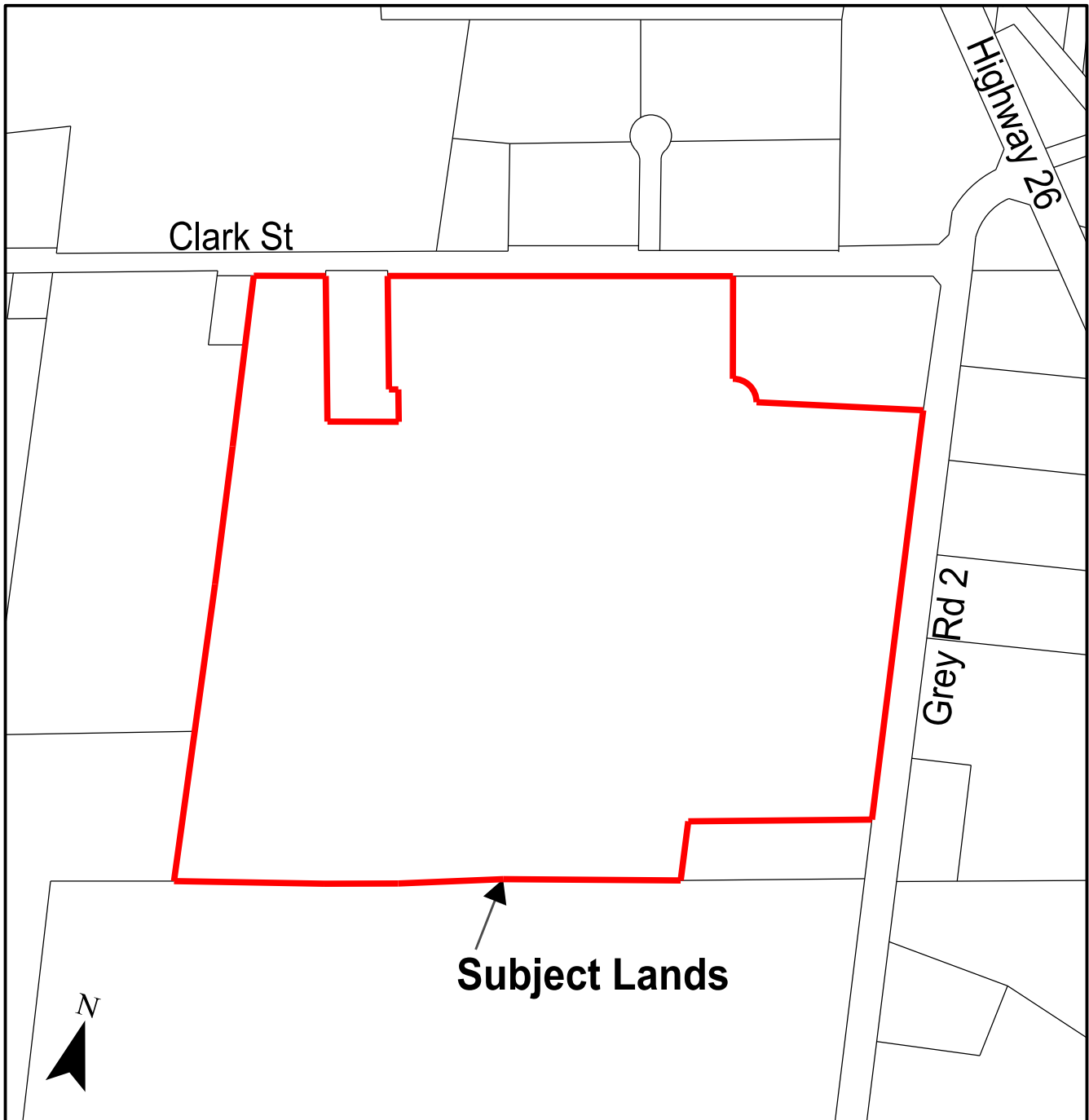
SCHEDULE 'A'

TOWN OF THE BLUE MOUNTAINS

OFFICIAL PLAN AMENDMENT No.



AREA AFFECTED BY THIS AMENDMENT



IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan. The Amendment will be implemented through an amendment to the Zoning By-law and conditions of Site Plan Approval.

PART C - THE APPENDICES

The following Appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.

APPENDIX III

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. _____

Being a By-law to amend Zoning By-law No. 83-40 which may be cited as “the Township of Collingwood Zoning By-law” as amended by By-law No. 2007-05 as amended by By-law No. 2012-49 as amended by By-law No. 2012-49

WHEREAS the Council of the Corporation of the Town of the Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No.83-40 as amended by By-law No. 2007-05 and further amended by By-law No. 2012-49;

AND WHEREAS pursuant to the provisions of Section 34 and 36 of the planning Act, the By-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

1. Section 32, Exception 12 of By-law No. 83-40 as amended, is hereby further amended by deleting exception 12 and replacing it with the following:

“12 These lands may only be used for a “Commercial Recreational Use” consisting of a Water Ski Wakeboard Cable Park use consisting of a Full-Size Cable Systems, Straight-Line Cable Systems and related facilities including, a pro shop/office, a commercial plaza, overnight accommodations, a passive recreation area and associated parking and access roads accessory to a Water Ski Wakeboard Cable Park, and open space area. In addition, a Commercial Resort Unit Complex may be permitted with the maximum number of units based on a Market Analyses in accordance with the Official Plan, however not exceed 300 units. Accessory commercial retail space shall not exceed 1,300 square metres of gross floor area.

In accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, c-P.13, as amended, the holding symbol “h” shall not be removed from

- (1) Any part of these lands until such time as the following has been completed:
 - i. Execution of a Master Development Agreement with the Town
 - ii. Approval by the Grey Sauble Conservation Authority of a watercourse relocation permit and construction thereof in accordance with the regulations under the Conservation Authorities Act.
 - iii. Approval of a Traffic Impact Study by the Town, the County of Grey and the Ministry of Transportation

- (2) In parts of these lands, for the following specific conditions and uses:

- i. Site Plan Approval has been granted and a Site Plan Agreement has been executed with the Town under Section 41 of the Planning Act R.S.O 1990. For any phase of development
- ii. Approval of a slope stability study by the Grey Sauble Conservation Authority for any building or structure located on or within 7.5 metres of the ridge identified as Special Policy Area on Schedule A-1 to this By-law.
- iii. A Market Study has been prepared and accepted by the Town that supports the number of Commercial Resort Units being considered under a Site Plan Approval and/or a Plan of Condominium

Prior to the removal of the Holding -h symbol, these lands may be used for Commercial Recreational Uses, including Water Ski Wakeboard Cable Events, with a maximum capacity audience of 4,300 persons or, in the event of the issuance of a Special Event Permit by the municipality, a maximum capacity audience as so determined by the municipality.

For purposes of this Exception, Commercial Recreational Uses means open air recreational events such as water ski wakeboard cable events, sporting contests and other similar activities.

- 2. This By-law shall come into effect upon the date of approval of the Town of The Blue Mountains Official Plan Amendment No. XX
- 3. Key Map Schedule "A-1" is hereby amended by Schedule A-XX indicating the area affected by this amendment.

READ A FIRST TIME THIS _____ DAY OF _____, 2018.

READ A SECON TIME THIS _____ DAY OF _____, 2018.

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 2018.

