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TOWN OF THE BLUE MOUNTAINS
PLANNING & DEVELOPMENT SERVICES
PER: _____

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

June 26, 2019
File 7410

Attn: Nathan Westendorp – Director of Planning & Development Services

Dear Sir,

**RE: 2nd Submission - Submission of Official Plan Amendment, Zoning By-law
Amendment and Site Plan Approval Applications (File No. P13337)
Part Lot 30, Concession 9 (Former Cedar Run Horse Park)
Town of the Blue Mountains**

Weston Consulting is the planning consultant for Bayou Cable Park Inc., the registered owner of the property legally described as Part Lot 30, Concession 9 in the Town of the Blue Mountains, formerly the Cedar Run Horse Park (herein referred to as the "subject lands"). Applications for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval Draft Plan of were submitted to the Town on February 28th, 2018, to facilitate the construction of a Water Ski Wakeboard Cable Park. A Notice of Complete Application was issued by the Town of the Blue Mountains on April 20th 2018 in accordance with the *Planning Act*.

On April 23rd, 2018 a meeting was held with Planning and Development staff with respect to the Applications which provided an evaluation and commentary of the proposed conceptual development plan and key considerations. On June 4th 2018, Bayou Cable Park Inc. and their consultants attended the Town of the Blue Mountains Committee of the Whole meeting and made a deputation on behalf of the Applications. The applicant provided an overview of the proposed development and received some feedback from members of the Committee and other interested residents on the development proposal. These discussions further identified issues that required response as part of a full resubmission of planning application materials.

The Town of the Blue Mountains Planning Staff issued correspondence on August 13, 2018 that provided technical comments and clarified specific resubmission expectations. Since receipt of Staff's comments, Bayou Cable Park Inc. and their consultants have been engaged in ongoing dialogue and correspondence with Planning and Grey Sauble Conservation Authority Staff addressing comments and resolving a number of issues relating to various components of the development plan. Based on these discussions, and in response to the formal comments and feedback received, the conceptual site plan and redevelopment proposal has been updated.

On April 3, 2019, Bayou Cable Park Inc. attended a meeting with new Mayor Alar Soever to discuss the proposed Water Ski Wakeboard Cable Park and to answer any questions and receive comments respecting the merits of the proposal. On June 10, 2019, Bayou Cable Park Inc. provided a deputation to the Committee of the Whole discussing the updated plan and clarifying the nature of the proposed intended use of the property through a video presentation.

This resubmission will address the comments of the Town, County, other internal departments and external commenting agencies, where appropriate.

The comments received to date have been placed into a comments response matrix that accompanies this resubmission.

The following materials have been enclosed for your review and consideration and form the components of the resubmission:

- ~~Twelve (12)~~ ^{Three (3)} copies of the Site Plan;
- Three (3) copies of the Comments Response Matrix;
- Three (3) copies of the GSCA Response Letter to EIS Comments;
- Three (3) copies of the Stormwater Management Report Update Memo
- Three (3) copies of the Site Servicing Plan;
- Three (3) copies of the Site Grading Plan;
- Three (3) copies of the Interim Development Plan
- Three (3) copies of the Pre-Development Drainage Plan;
- Three (3) copies of the Post Development Drainage Plan;
- Three (3) copies of the Pond Improvements Plan;
- Three (3) copies of the Creek Construction Plans (PH-1, PP-1, PP-2, SC-1, SC-2, DE-1)
- Three (3) copies of the Siltation and Soil Erosion Control Plan;
- ~~Ten (10) copies of the Floor Plans, Elevations and Sections;~~
- One (1) copy of the DFO Letter of Advice approval regarding Creek Relocation
- Three (3) copies of the Reduced Site Plan (maximum 8 1/2" x 14"); and,
- 1 CD of Digital Drawing Documents of the above Reports and Drawings.

We trust that the enclosed information satisfactorily addresses Planning Staff's comments and constitutes a complete re-submission for circulation and advancement through the approvals process. We request that the enclosed materials be circulated for review and comment in a timely manner.

Additionally, at this time, we kindly request that a Statutory Public Meeting under the *Planning Act* be held at the Council Meeting scheduled for Monday September 16th, 2019 in order to consider

the proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval Applications.

Thank you for providing your comments and providing us with the opportunity to make this submission. Should you have any questions or require any further information, please contact Kevin Bechard at ext. 236 or Jon Sasso at ext. 258.

Yours truly,
Weston Consulting
Per:



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

- c. Brennan Grange, Bayou Cable Park Inc.
Krystin Rennie, Georgian Planning Solutions
Dan Hurley, C.C. Tatham & Associates Ltd.