



# Staff Report

Planning and Development Services – Planning Division

**Report To:** Committee of the Whole  
**Meeting Date:** June 04, 2018  
**Report Number:** PDS.18.64  
**Subject:** Wakeboard and Waterski Cable Park – Information Report  
**Prepared by:** Travis Sandberg, Planner 1

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## A. Recommendations

THAT Council receive Staff Report PDS.18.64, entitled “Wakeboard and Waterski Cable Park – Information Report” for information purposes.

## B. Overview

The purpose of this report is to provide information to Council on a proposal to amend the Official Plan and Zoning By-law and to develop the former Cedar Run Horse Park lands for a wakeboard and waterski cable park facility.

## C. Background

Planning Services has received applications to effect the development of the subject lands as a wakeboard and waterski cable park facility. The submission includes an application to amend the Official Plan and Zoning By-law and an application for site plan approval.

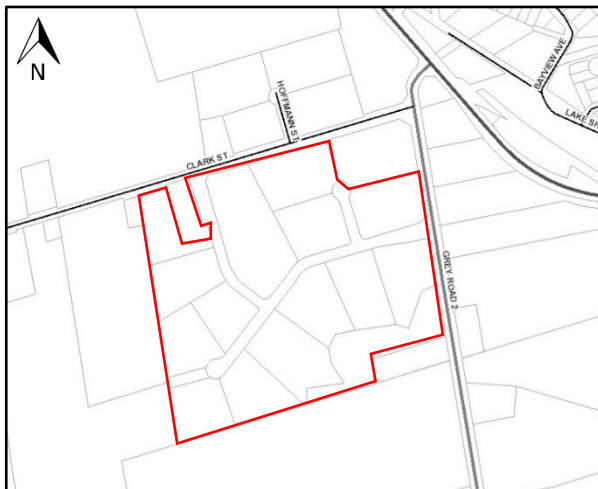
The proposed facility consists of recreational commercial uses primarily focused on the use of the property for a wakeboard and waterski cable park. As a part of the development, the applicant is proposing to construct two (2) ponds on the property which will be used for wakeboarding and waterskiing. Each pond will be outfitted with a system of cables and pulleys to tow participants, negating the need for a boat or personal watercraft. The proposal also includes a pro shop, passive recreational uses, surface and overflow parking areas, and a commercial plaza and overnight accommodations as part of a future phase of development.

The submitted Official Plan Amendment application proposes to amend the existing site specific land use permissions relating to the former Cedar Run Horse Park in order to provide for the proposed Waterski and Wakeboard Cable Park and accessory buildings/uses as permitted uses on the lands. The amendment does not seek any changes to the primary *Urban Employment Area* or *Hazard* designations currently applied to the property.

The submitted Zoning By-law Amendment application has the effect of adding a 'Waterski Wakeboard Cable Park' as a permitted use to the C4-12-h zone category. The proposed amendment will also remove a 'Horse Park' as a permitted use and will include appropriate implementing provisions.

### **Location**

The subject lands are located at the south-west corner of the intersection of Grey Road 2 and Clark Street in the historic Village of Clarksburg. The lands are approximately 35.6ha (88ac.) in area and were previously utilized for the Cedar Run Horse Park. The lands are also subject to an industrial plan of subdivision, registered on title in November of 1981, which established the existing lot fabric and dedicated municipal right of ways internal to the site. The lands are also within the study area for the previously completed Environmental Assessment pertaining to intersection upgrades at Grey Road 2 and Highway 26. As a part of the future intersection upgrades, the completed EA also identified the need to re-align Clark Street through the subject lands, in an identified corridor immediately south of the existing OPP and Fire Stations. The applicant and the Municipal Infrastructure and Public Works Department are currently in discussions to determine an agreeable solution for addressing the existing municipal right of ways on the property and the future Clark Street corridor, potentially through a future land swap. A future report will be brought forward to provide information regarding these discussions and any resulting recommendations.



**Figure 1: Location Key Map**

### **Current Planning Status**

Planning and Development Services has deemed the Official Plan Amendment and Zoning By-law Amendment applications complete, as per Section 22(6.1) and Section 34(10.4) of the Ontario Planning Act, R.S.O. 1990, C.P.13. As such, the applications are now active and will undergo the standard development review process. Information submitted in support of the applications include:

- Architectural Context Plan;
- Architectural Elevations;

- Environmental Noise Assessment;
- Floor Plans;
- Functional Servicing Report;
- Natural Heritage Environmental Impact Study;
- Planning Justification Report;
- Ponds Improvement Plan;
- Post Development Drainage Plan;
- Pre Development Drainage Plan;
- Preliminary Geotechnical and Hydrogeological Report;
- Siltation and Erosion Control Plan;
- Site Grading Plan;
- Site Plan;
- Site Servicing Plan;
- Stage 1 Archaeological Assessment;
- Surface Water Management Strategy Report;
- Transportation Impact Study;
- Draft Official Plan Amendment (Text and Schedule); and
- Draft Zoning By-law (Text and Schedule).

The proposal remains in the initial stages of the review process. At this point in time, the submission materials are under the review of municipal staff and commenting agencies in order to identify any initial concerns with the applications. A public meeting will be scheduled at such a time that this initial review stage is completed and an agreeable solution for addressing the existing municipal road allowances has been determined.

Two public meetings will be held for this proposal. The first public meeting will be hosted by the applicant and will be in an informal public open house format, wherein members of the public can obtain information about the proposal and ask questions of the applicant and their consultants. The second meeting will constitute the statutory public meeting wherein formal public comments will be obtained. A date for these meetings has not yet been determined, however Notice of Public Open House/Meeting will be provided in accordance with the Ontario Planning Act once an appropriate date has been determined.

## **D. The Blue Mountains Strategic Plan**

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Goal #1: Create Opportunities for Sustainability

Objective #2 Attract New Business

Objective #3 Promote a Diversified Economy

Goal #2: Engage Our Communities & Partners

Objective #1 Improve External Communication with our Constituents

Goal #3: Support Healthy Lifestyles

Objective #1 Promote the Town as a Healthy Community

## **E. Environmental Impacts**

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The application is currently under the review of internal departments and commenting public agencies.

## **F. Financial Impact**

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The application is currently under the review of internal departments and commenting public agencies.

## **G. In consultation with**

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Michael Benner, Director, Planning and Development Services.

## **H. Attached**

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1. Proposed Site Plan

Respectfully submitted,

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Travis Sandberg  
Planner 1

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Michael Benner  
Director of Planning and Development Services

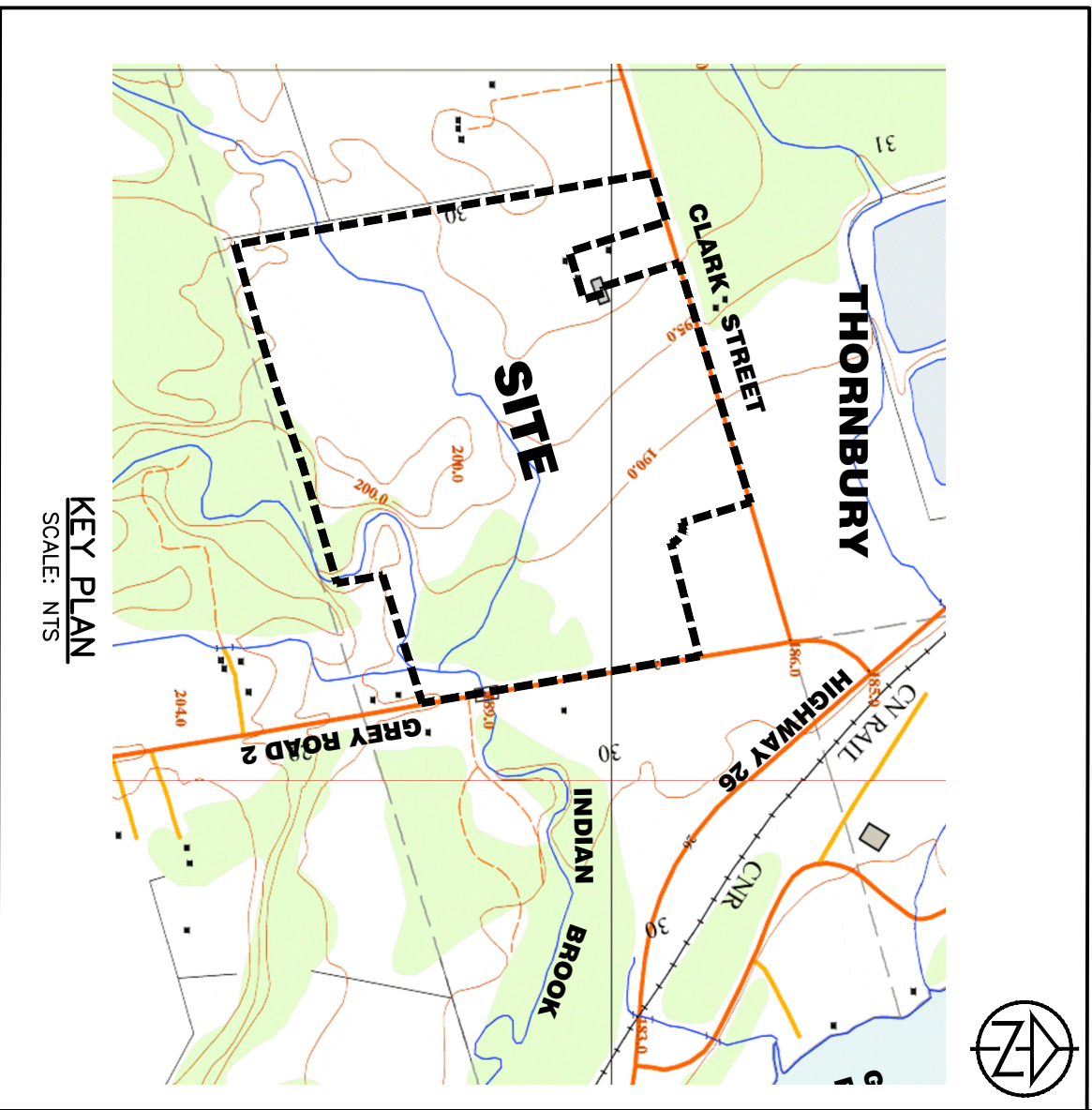
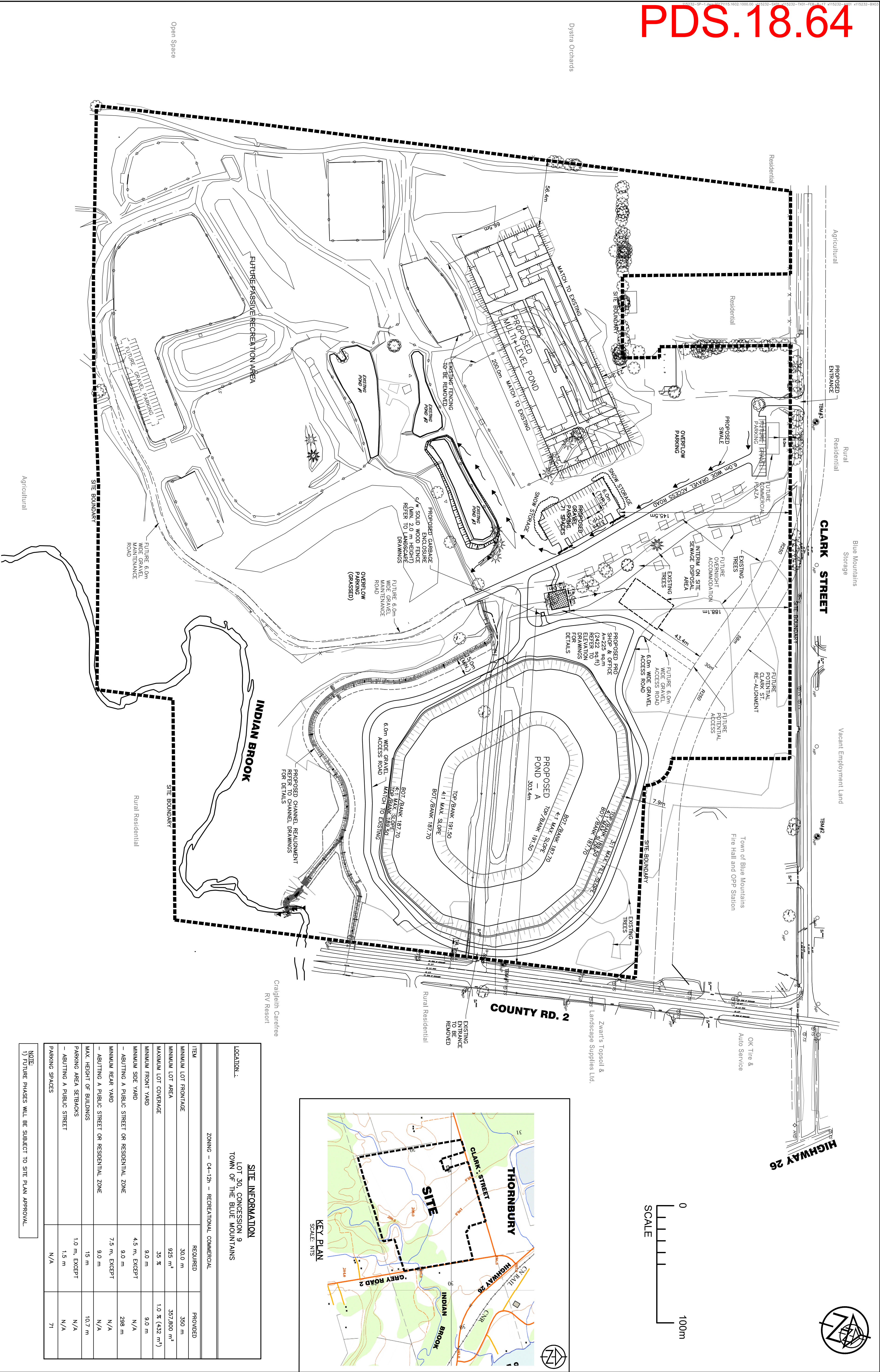
For more information, please contact:

Travis Sandberg, Planner 1

[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

519-599-3131 extension 283





SITE INFORMATION		
LOCATION: LOT 30, CONCESSION 9 TOWN OF THE BLUE MOUNTAINS		
ZONING - CA-12n - RECREATIONAL COMMERCIAL		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	30.0 m	350 m
MINIMUM LOT AREA	925 m²	357,800 m²
MAXIMUM LOT COVERAGE	35 %	1.0 % (432 m²)
MINIMUM FRONT YARD	9.0 m	9.0 m
MINIMUM SIDE YARD	4.5 m, EXCEPT - ABUTTING A PUBLIC STREET OR RESIDENTIAL ZONE	298 m
MINIMUM REAR YARD	7.5 m, EXCEPT - ABUTTING A PUBLIC STREET OR RESIDENTIAL ZONE	N/A
MAX. HEIGHT OF BUILDINGS	15 m	10.7 m
PARKING AREA SETBACKS	1.0 m, EXCEPT - ABUTTING A PUBLIC STREET	N/A
PARKING SPACES	1.5 m	N/A

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.

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IBM#1 - ELEVATION 186,773

MAIN IN HYDRO POLE LOCATED ON WEST SIDE OF GREY ROAD #2, 360 HYDRO POLE SOUTH OF POLICE AND EMS STATION.

IBM#2 - ELEVATION 186,555

MAIN IN HYDRO POLE LOCATED ON NORTH SIDE OF CLARK ST., APPROXIMATELY 160m WEST OF INTERSECTION OF CLARK ST. & GREY ROAD #2.

IBM#2 - ELEVATION 198,028

MAIN IN HYDRO POLE LOCATED ON WEST SIDE OF CLARK ST., APPROXIMATELY 300m 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    Oshawa    Barrie    Orlino

SCALE: 1 : 1,500

DESIGN: DEP

DRAWN: DEP

CHECKED: DJH

DATE: MAY 2017

JOB NO.: 115232

DWG. SP-1