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# BLUE MOUNTAIN RESORT APPLICATION FOR ZONING BY-LAW AMENDMENT

Top of Hill  
Proposed Parking Lot

# BMR TOP OF HILL – BACKGROUND INFORMATION

- Subject property is approximately 3.91 acres
- BMR purchased the property in 1973 - adding to the resort's land base for future development purposes
- Subject application forms part of a more comprehensive planning exercise for a new outdoor ice skating trail scheduled to open this winter

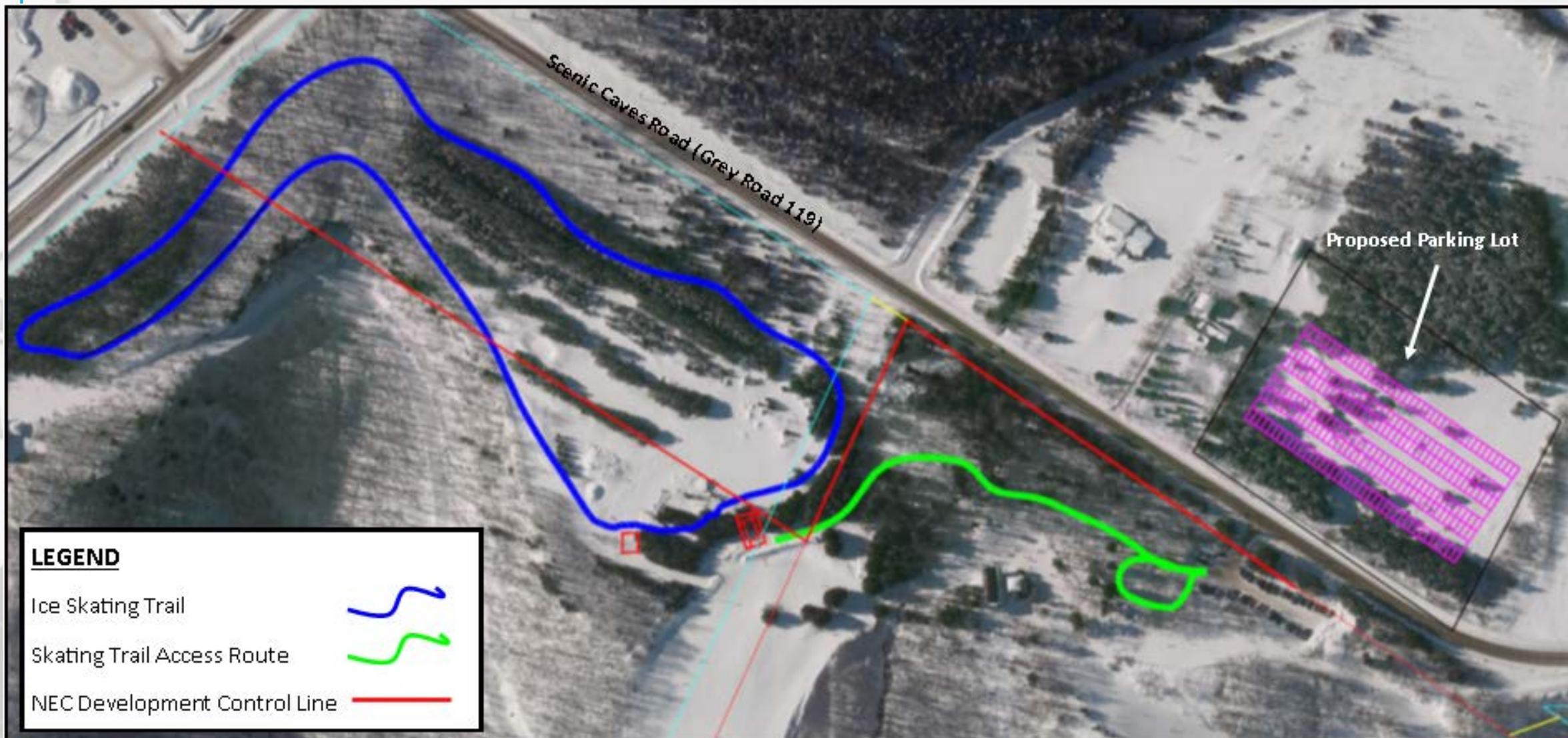


Photo: Arrowhead Provincial  
Park Ice Skating Trail

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# BMR TOP OF HILL - ICE SKATING TRAIL



# BMR TOP OF HILL — PROPOSED PARKING LOT



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# BMR TOP OF HILL - LAND USE POLICIES

## Official Plan

- Since 2007, BMR's Top of Hill property has been designated 'Recreational Ski' with the following specific policies:

*'Permitted uses within the Recreational Ski designation shall be limited to ski trails and lift facilities, parking area, private and public parks, outdoor recreational uses, and small scale accessory buildings with a maximum 50 square metres of floor area. In addition, one new base lodge may be permitted with a maximum floor area of 600 square metres...'*

- 'Residential' uses are not permitted uses in the 'Recreational Ski' designation

## Zoning

- Since 1983, when the last comprehensive zoning was completed, BMR's Top of Hill property has been zoned 'Rural Estate Residential'
- Zoning for the subject property is not consistent with the Town's Official Plan

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# BMR TOP OF HILL – ZBA APPLICATION SUMMARY

- BMR's Zoning By-law Amendment application seeks to bring the zoning for the subject property into conformance with the Town's Official Plan
- Public notice was given in accordance with the Planning Act
- Commenting agencies, including Town staff, raised no objections to this application
- BMR is currently working to address site specific concerns through the Site Plan approval process
- On August 21, 2017, the Committee of the Whole approved Planning Staff's recommendation: *'THAT Council enact a Zoning By-law to rezone the subject lands to the Recreational Ski Facility 'SF' zone'*
- On September 6, 2017, Council adopted the Committee of the Whole's decision through adoption of the Consent Agenda

**BMR respectfully requests that this Zoning By-law Amendment be enacted by Council at its meeting on September 25, 2017**

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