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Notice of Complete Application

Application for Official Plan and Zoning By-law Amendment

TAKE NOTICE that the Town of The Blue Mountains has received a Complete Application for an Official Plan Amendment and a Complete Application for a Zoning By-law Amendment, in accordance with the *Planning Act* and the Town of The Blue Mountains Official Plan.

Property Location: Lot 30, Concession 9, Plan 1035 and Town Right-of-ways, Plan 1035 (Former Cedar Run Horsepark)

A Public Meeting to consider these applications has not yet been scheduled.

A Second Notice will be provided indicating a Public Meeting Date when scheduled.

What is being proposed?

The purpose of these applications is to consider a development proposal for a proposed waterski wakeboard cable park and associated buildings and structures. The proposed facility is comprised of three separate cable systems which would tow participants along a series of man-made, isolated ponds. Other amenities are proposed on the site including 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 has the purpose of amending existing site specific land use permissions relating to the former Cedar Run Horse Park in order to provide for the proposed Water Ski Wakeboard Cable Park and accessory buildings/uses as permitted uses. The amendment does not propose to change the *Urban Employment Area* or the *Hazard* designations currently applied to the property.

The submitted Zoning Bylaw Amendment application has the purpose of adding a 'Water Ski Wakeboard Cable Park' as a permitted use to the existing C4-12-h zone category. The proposed amendment will also remove a 'Horse Park' as a permitted use and will include implementing provisions.

A Key Map of the Subject Lands is provided on page two of this notice.

Questions? Want more information? Ask the Planner!

Shawn Postma, Senior Policy Planner

Phone: (519) 599-3131 ext 248 or Toll Free (888) 258-6867 **Email:** planning@thebluemountains.ca

What happens at the future Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

Where do I find more information?

Our website contains background studies, reports, plans and drawings. They are available for viewing or download at www.thebluemountains.ca

Or come visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

By Mail or in Person:

32 Mill St. Box 310, Thornbury ON, N0H 2P0

Fax: (519) 599-7723

Email: townclerk@thebluemountains.ca

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

Want to be notified of a decision?

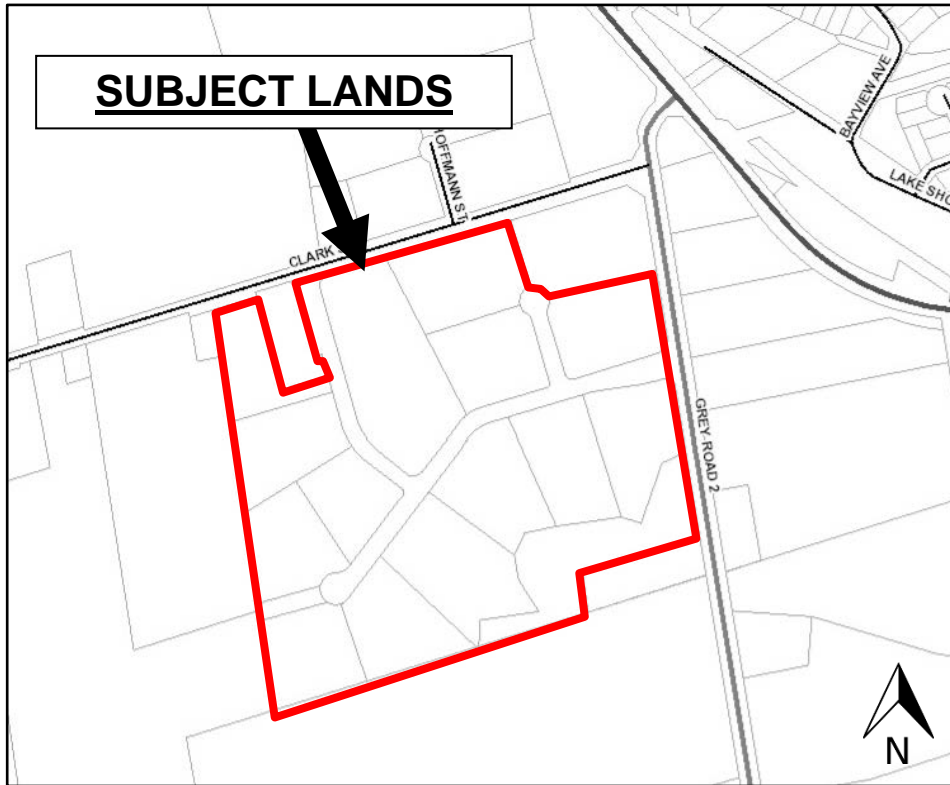
You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

Your rights to appeal a decision:

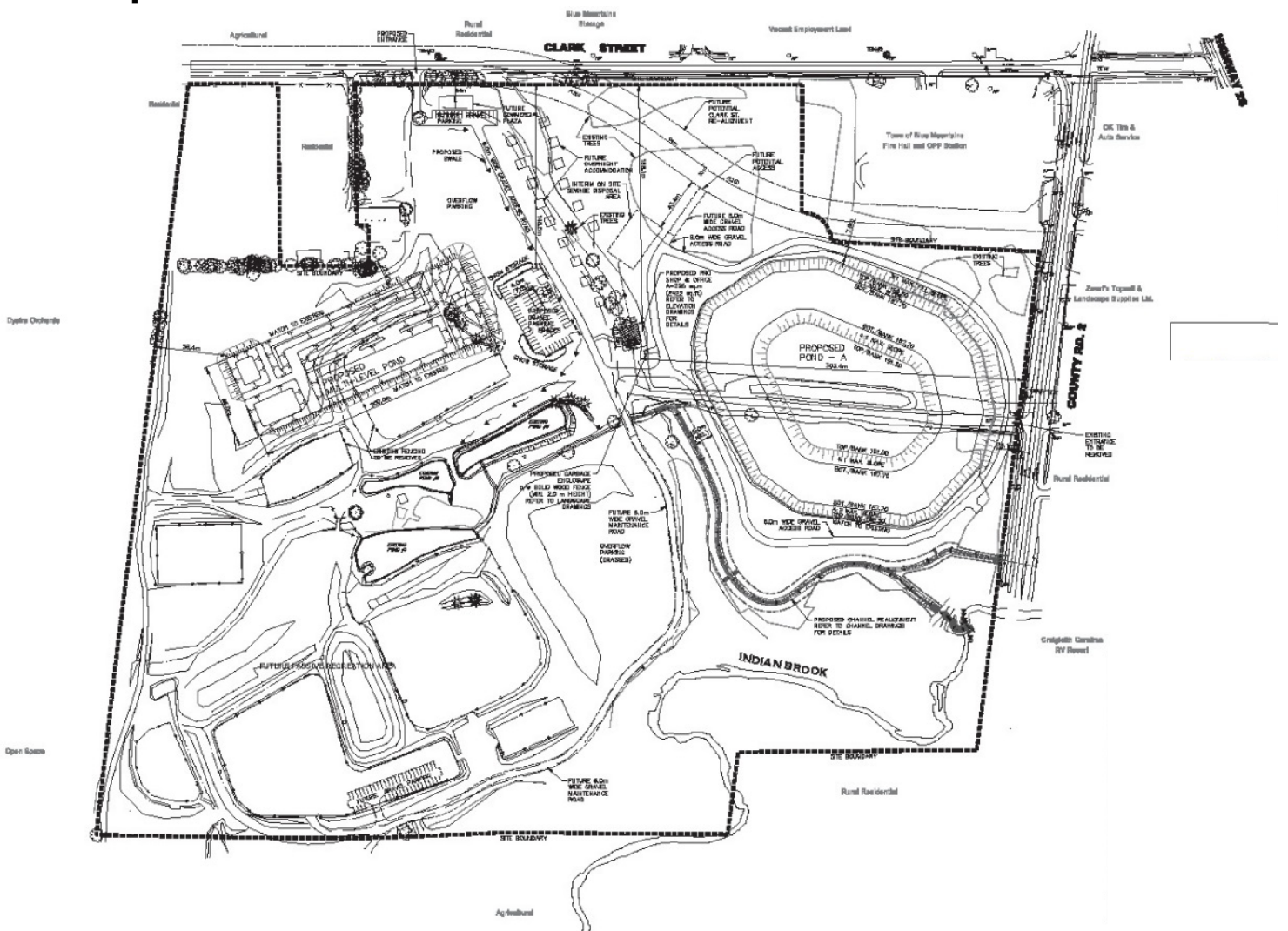
If a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

Key Map



Proposed Site Plan



A Note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.