



**WESTON
CONSULTING**

planning + urban design

Development Planning Department
Town of Blue Mountains
32, Mill Street, PO Box 310
Thornbury, ON N0H 2P0

February 25, 2020
File 7410

Attn: Travis Sandberg, Planner 1

Dear Sir,

**RE: Bayou Cable Park Inc.
Application for Official Plan Amendment & Zoning By-law Amendment
Planning Justification Addendum Report**

Weston Consulting is the planning consultant for Bayou Cable Park Inc., the registered owner of the property legally described as Park Lot 30, Concession 9, in the Town of Blue Mountains (the "subject property") formerly the Cedar Run Horse Park. The subject property is located on the south-west corner of Country Road 2 and Clark Street, in the former Historic Village of Clarksburg, now the Town of Blue Mountains. Submission for an Official Plan Amendment and Zoning By-law Amendment were submitted on February 23, 2018 to permit the construction of a Waterski Wakeboard Cable Park comprising of one (1) Full Size Cable System, as well as two (2) Straight-Line Cable Systems in man-made ponds.

This Planning Justification addendum letter addresses comments of the Town and the County, where appropriate, as well as conformity with the planning policies contained in the Provincial Policy Statement (PPS). This addendum letter supplements our Planning Justification Report and analysis that accompanied the first submission of this application dated February 2018, as most of the evaluated policies and analysis remain applicable and have been based on good planning principles.

Employment Area policies 1.3, 1.3.1 and 1.3.2 are relevant to the subject applications and have been considered in preparation of this Addendum Report.

Provincial Policy Statement (2014) Conformity Analysis

The 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 requires that all land use planning decisions "*shall be consistent with*" the policies outlined in the PPS.

The policies of the PPS promote efficient land use planning and growth management to create and maintain strong communities, a healthy environment, as well as promote long-term economic growth. Specifically, as it relates to the subject property, Section 1.3 of the PPS provides direction on development in employment areas, articulating the importance of preserving and protecting employment areas to promote economic development and competitiveness.

Section 1.3.1 of the PPS promotes economic development and competitiveness by providing for *“an appropriate mix and range of employment and institutional uses to meet the long-term needs of the Province,”* as well as *“to provide opportunities for diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.”* Section 1.3.1 of the PPS further encourages facilitating the conditions for economic investments by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and speaking to address potential barriers to investment.

Section 1.3.2 of the PPS states that Employment Areas shall be planned, protected, and preserved for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs of the regional market area.

The proposed development is consistent with the objectives of Section 1.3.1 of the PPS in that it is compatible with, and complements, the type of employment uses contemplated for the Town of Blue Mountains. The Town’s economic base is largely tourist-driven which is likely to continue into the foreseeable future. The proposed development builds upon the existing tourism and recreational resources of the Town, by introducing a new local attraction which will extend the tourism season. This diversification of the tourism product in the Town and the provisions of a mix and range of commercial and recreational uses can improve the range of experiences and extend the tourism season beyond the winter months which will facilitate economic growth and improve the Town’s regional competitiveness.

The proposed development and subject application do not seek to convert the existing employment designation on the property to another use (i.e. residential, institutional, etc.) nor does the proposed use negatively impact the availability of employment lands within the Town. The subject Official Plan Amendment and Zoning By-law Amendment applications have the purpose of amending the existing land use planning permissions, which permit a commercial recreational use formally associated with Cedar Run Horse Park, to a more appropriate use in recognition of the area as a four-season tourism recreational destination. Consistent with Section 1.3.2 of the PPS it is appropriate that the subject property be maintained and utilized for commercial and recreational uses.

In our opinion, for the reasons noted above, the proposed development and subject applications are consistent with the employment area policies of the PPS and conforms to the strategic economic goals and objectives of the County of Grey Official Plan and the Town of Blue Mountains Official Plan with respect to 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.

Yours truly,

Weston Consulting

Per:

A handwritten signature in black ink, appearing to read 'K. Bechard', with a large, stylized flourish at the end.

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

Senior Associate

- c. Brenna Grange, Bayou Cable Park Inc.
Krystin Rennie, Georgina Planning Solutions