



Memo

To: Travis Sandberg, Town of Blue Mountain

From: Weston Consulting

File: 7410

Date: April 1, 2020

Re: Bayou Cable Park Zoning Analysis – Zoning By-law 2018-65

The following Zoning Analysis has been completed to reflect the provisions in-force in Zoning By-law 2018-65, as requested, in the letter from Travis Sandberg, Planner I from the Town of Blue Mountains, dated October 25, 2019.

The zoning for the subject lands is REC3-92-h10 – Recreation Three and has an exception (92) and a holding provision (h10). The existing holding provisions would not apply, and proposed holding provisions need to be discussed.



Figure 1: Site

Zoning – REC3 Recreation Three By-law 2018-65		
	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE (ha)	N/A	350 m
MINIMUM LOT AREA (m)	N/A	357,800 m ²
MAXIMUM LOT COVERAGE (ha)	N/A	1.0 % (432 m ²)
MINIMUM FRONT YARD (m)	7.5 m	14.1 m.
MINIMUM EXTERIOR SIDE YARD (m)	7.5 m	10.4 m.
MINIMUM INTERIOR SIDE YARD (m)	7.5 m	175 m.
MINIMUM REAR YARD (m)	7.5 m	56.4 m.
MAX. HEIGHT OF BUILDINGS	11.0	10.7 m
PARKING AREA SETBACKS - ABUTTING A PUBLIC STREET	N/A	145.5 m.
PARKING SPACES	1 per 4 persons of capacity <i>(Ski Facility, Snowboard Facility, Outdoor Recreation)</i> <i>No. of Barrier Free - 4% of the required parking spaces (divided between Type A and B for 13-100 required parking spaces)</i>	69

HOLDING NUMBER	ZONE	CONDITIONS FOR REMOVAL	COMMENTS
h10	REC3-92-h10	The holding '-h' symbol shall not be removed from any part of these lands until the following has been completed:	The existing holding provision is in relation to former development and will not be apply.
		i. Execution of a Master Development Agreement,	
		ii. Approval by the Grey Sauble Conservation Authority of a watercourse relocation permit and construction thereof in accordance with the regulations under the Conservation Authorities Act,	
		iii. Approval of a Traffic Impact Study by the Town, County of Grey	

		and Ministry of Transportation.	
		The holding '-h' symbol shall not be removed in parts of these lands until such time as the following has been completed:	
		i. Site Plan Approval and the execution of of a Development Agreement	
		ii. Approval of a slope stability study by the Grey Sauble Conservation Authority for any building or structure located on or within 7.5 metres of the ridge identified as a Special Policy Area	
		iii. A market study has been prepared and accepted by the Town that supports the number of Commercial Resort Units being considered under a Site Plan Approval and/or Plan of Condominium.	
		Prior to the removal of the holding '-h' symbol, one temporary Horse Show event not to exceed three weeks in a calendar	