

Mark noted the Steering Committee has held ten meetings, each being two to four hours in length. Mark noted the Committee has reviewed policies and noted much dedication was placed in dealing with broader and specific issues and now the Committee is at a point to move forward.

Mark then reviewed the structure of the draft Official Plan document.

Mark then spoke regarding Part A – Community Vision. Mark noted that the current Official Plan was reviewed and spoke regarding the guiding principles, community structure and its main elements.

David then noted Grey County completed their Official Plan and that a growth management study was completed in 2008, referencing the different timeframes. David noted that the 2011 Census data was reviewed. Deputy Mayor McKinlay then spoke noting the Census data does nothing to assist the Town, as non-residents should be identified as they require the same services as a full-time resident.

David then noted that Communications and Economic Development Coordinator Lisa Kidd reports to Council each year on the Census data, further noting it is difficult to identify the population of The Blue Mountains.

Councillor Halos then spoke questioning the guiding principles and confirmed that vision is important. Joe noted that page 6 of the draft document should include verbiage on cycling and boating.

Joe then spoke regarding page 8 and the reference to public transportation. Mark then noted that public transit is an issue in The Blue Mountains and noted based on the discussions of the Steering Committee with community members, that public transit should be considered by Council. Joe noted that land use should also be considered by Council, and that “public transportation” should be referenced as “transportation”.

Mark then spoke regarding “A3 Goals and Strategic Objectives” of the draft official plan and noted that this session is intended to assist the municipality in meeting its vision and goals.

David then spoke noting the goals and strategic objectives are important as they provide guidance of the goals and vision of the community.

Mark then spoke regarding Land Use Concepts. David noted he has received feedback that the printed schedules are hard to review and noted the schedules are available on-line and can be easily zoomed in to specific areas for easier viewing.

Deputy Mayor McKinlay then spoke noting he is struggling with Section A3.1 Sustainable Development and A3.2 Natural Environment and noted the draft document does not reference the importance of feeding people and agriculture, and noted the Town should be focusing on the sustainability of the rural community. Mark spoke in response noting that sustainability is more than green roofs, and confirmed that we need to create a document geared toward sustainability, and that this should be included throughout the document. Mark confirmed that it is difficult to capture everything in the strategic objectives.

David then spoke regarding section A3.5.2 Strategic Objectives of Rural and Open Space Character and noted this section needs to be further reviewed, further noting the agricultural piece is troubling and concurred with Deputy Mayor McKinlay. Councillor Halos then spoke noting he has the same concerns as Deputy Mayor McKinlay in this section.

Part B Land Use Designations

Mark then reviewed section B.1 Land Uses Permitted in All Land Use Designations, noting these are specific zoning requirements that will allow accessory apartments. Mark noted the policies in the draft Official plan currently deal with some of the items included here.

Councillor Halos then spoke regarding section B1e)iii) Home Occupation Uses and questioned if a part-time resident could have a home occupation, Mark replying that the use is to be inside the house, further noting he will confirm this with Canada Revenue Agency.

Mark then reviewed section B2 General Policies and noted many of the policies are carried forward from the current official plan and current official plan amendments.

David then spoke noting Bed and Breakfast Establishments will be required to establish a zoning by-law amendment as it is a significant change of use. David noted that the new zoning by-law must be consistent with the official plan. David then noted the Niagara Escarpment Plan is imbedded in the current Official Plan, but noted this will be changed in the new Official Plan. David then spoke regarding the need for Traffic Impact Studies and noted this may be problematic for small operators, but confirmed that the cumulative effects over time need to be considered.

Mark then reviewed Part B3 Urban Land Use Designations referencing the unique small town feel and character and noted the challenge is to deal with residential designations for this area and the range of housing. Mark spoke regarding section B3.1.3 Permitted Uses and B3.1.5 Infill and Intensification and noted that compatibility is key and referenced small infill type development.

Mark then noted criteria has been identified in B3.1.5.2 Duplex, Townhouses to create a development that does not impact other development, i.e. shadowing, to ensure compatibility and noted he is looking forward to receipt of comments from agencies and the public. Mark noted that this will allow appropriate development that respects the community.

Mayor Anderson then spoke referencing large new houses built next to small single family dwellings and the resulting shadowing to the smaller home. Mark spoke in response to the Mayor noting that this section is directed more toward low rise apartments and the need to implement this through the zoning by-law to prevent shadowing. Deputy Mayor McKinlay spoke noting he looks forward to receiving comments from the public and the development community.

David then spoke noting the Committee listened to the community on their vision of Thornbury and Clarksburg and noted a balanced document was created, further noting that other communities have similar policies.

Mark then spoke regarding policies and restrictions in the zoning by-law to recognize that the community has needs. Duncan then questioned if there is any place for an appropriately cited mental health facility in the municipality. Mark replying that such a facility would be classified as an institutional use. David then spoke noting an applicant for such a facility could come forward with an application to change the zoning.

Joe then spoke questioning the purpose of emergency housing at section B3.1.6.3, Mark replying that this is wording from Provincial legislation and limits the scale of use.

Mark then spoke regarding Part B – Community Living Area, Bruce Street / Marsh Street Corridor and noted the idea is to encourage reasonably expanded home occupations along Bruce and Marsh Streets.

Mayor Anderson spoke noting this has been a discussion for many years and questioned if additional home occupations along Bruce and Marsh Street came forward if a Traffic Impact Study would be required, Mark spoke in response noting it is hoped that a Traffic Impact Study would not be required and noted that it is recommended that the properties along Bruce and Marsh Streets be “prezoned”, but confirmed if additional parking is required that a Traffic Impact Study may be required. David then spoke noting this is a sensitive issue and that the Bruce and Marsh Street areas are special areas and that we need to be careful how it is dealt with.

Mark then reviewed Part B3.3 Downtown Area noting the downtown area is identified based on the Community Improvement Plan and may feed into Clarksburg. Mark noted the intent is to see commercial on both sides of the street, and that the main street may have higher densities. David then spoke noting this is a significant change to the current Official Plan, further noting it identifies the corridor and noted that the Community Improvement Plan identified a vision of growing the downtown past the easterly limit of Thornbury and past the westerly Community Improvement Plan limit.

Mark then reviewed section B.3.2 Urban Employment Area and noted an area along Highway 26 Northwest has been identified as a small scale light industrial area, if appropriate.

Mark then spoke regarding the harbour and mapping, confirming this is carried forward from the current Official Plan.

Mark then spoke regarding Part B3.7 Residential Resort / Recreational Area noting this section is more streamlined and includes the consolidation of six designations.

David spoke regarding section A3 Goals and Strategic Objectives and the exception for the Windfall development, noting that the land use designation is incorrect and will be corrected before the draft is circulated to the public.

Mark then spoke regarding section B3.13 Future Secondary Plan Area noting the areas are defined as future secondary plan areas rather than going through a secondary plan, further noting this is an option for a community neighbourhood plan and noted that an official plan amendment would be required for implementation.

Mark then noted a neighbourhood plan is a smaller version of a secondary plan, and that a block plan speaks of more detail.

Mark then reviewed Part B4 Rural Countryside Designations. Mark noted that implementing the Town’s Official Plan is implementing the County’s Official Plan as far as policy and mapping. Mark referenced section B4.1.7 Estate Winery and noted that this is an appropriate farm related use. Councillor Halos then spoke noting section B4.1.7 is too restrictive as it references just vines or apple trees, and noted other fruit trees, like pear trees, should be included as well.

Duncan then questioned if the trees are required to be on the same property as the Estate Winery, Mark replying this is a good question and noted he will look into this.

Mark then spoke regarding Hamlets, noting that Heathcote and Ravenna are the only designated Hamlets in the draft Official Plan.

Mark then spoke regarding rural employment lands.

Duncan then referenced B.4.3.1 Rural Objectives and noted the content is prohibitive rather than identifying incompatible uses. Duncan then questioned what is rural character, Mark replying that he will look into this.

Joe then questioned reference to dry industrial use, Mark replying it is an industrial use that does not require municipal services.

David then spoke noting Councillor Ardiel provided David with two pages of comments prior to leaving on vacation. David noted Gail's comments include specialty agricultural designations, engaging the public and community, infilling policies, and noted Councillor Ardiel is interested in receiving comments from the Public.

David then spoke regarding Specialty Agriculture designation and noted the Steering Committee will speak with the Agricultural Advisory Committee to receive their input. Mayor Anderson spoke noting it is a good idea to engage the Agricultural Advisory Committee.

David then noted there are five tests that need to be met to be designated as Special Agricultural, and confirmed he is looking forward to local input on this.

Mark then spoke regarding B5.2 Natural Heritage Features and confirmed this is important to The Blue Mountains. Mark noted these areas are to be protected, and established as natural heritage features. David spoke noting the table included at section B5.2.1 Development and Site Alteration identifies attributes of land where no development should take place.

Mark then spoke regarding B5.4 Hazard Lands, noting new mapping will be provided and that many hours were spent following the hazard boundary. Mark noted that he has been working with Andy Sorensen of Grey Sauble Conservation Authority on this. Mark noted that hazard lines will go to the public for comment.

Mark then spoke regarding Part C Water, Environmental and Hazard Policies. Mark referenced Source Water Protection Plan.

Mark then spoke regarding Part D General Development Policies. Joe then questioned if a ski hill is considered a hazardous slope, David replying yes, further noting this is in the purview of the Niagara Escarpment Commission.

Mark then spoke regarding D2 Transportation and the hierarchy of roads.

Councillor Halos then spoke regarding D2 Objectives, and the reference to public transit and rail, David replying that this was an oversight and that this reference will be removed.

Mark then spoke regarding D2.5 Active Transportation, noting this section references opportunities for walking and cycling.

Mark then spoke regarding D3 Cultural Heritage and noted consideration is made for cultural heritage in master plans and noted that cultural heritage statements are important statements.

Mark then spoke regarding D5 Community Design, noting that the Community Improvement Plan has been implemented.

Mark then spoke regarding public parkland, noting this section identifies the locations and sizes of parks, and the service levels provided at the parks.

Mark then reviewed sections D6.3.6 Shoreline Access Policies and D6.3.7 Nipissing Ridge.

Councillor Halos spoke questioning section D7.3 Housing Mix, Mark spoke in response noting that this section deals with higher density, medium to high density and not reverting back to low density.

Mark then spoke regarding section D8 Sustainable Development noting this section is focused on sustainability related to development. Mark then spoke regarding section D8.1 Green Development Standards, and noted that many municipalities are creating developing standards, further noting this is an idea, that it is not necessary and is for Council to consider.

David then spoke noting there are pending amendments to the Ontario Building Code that will reflect many of the policies included in the draft. David noted that the steering committee will reflect on whether it is necessary to include some of the policies identified in the draft.

Deputy Mayor McKinlay then spoke noting consideration needs to be made on Farm Agriculture Plans in place by farmers.

Mark then noted that this is a large draft and that many of the sections or subsections will be removed from the final draft. Mark then reviewed Part E Plan Implementation and Administration and spoke regarding height, density and bonusing triggers.

Mark then spoke regarding E1.5.3 Density Increases and noted the committee is trying to encourage and achieve other municipal objectives, referencing affordability and incentives. David noted that section E1.5.3 will be reviewed closely following receipt of public comment. Councillor Halos then questioned if “facilities” should note, including, but not limited to “forested lands”, David replying this is a good idea.

Mark then spoke regarding E3 Secondary Plans and More Detailed Plans, including traffic, vehicle and pedestrians.

David then spoke noting the next steps in the official plan review, noting that the Steering Committee will finalize the official plan draft, and that further comments are to be received from the Grey Sauble Conservation Authority. David noted that following receipt of the GSCA comments, Council will direct staff to forward the draft official plan to the public for comment. David noted a Public Open House and Statutory Public Meeting will be scheduled and confirmed that the goal is to have the official plan in place for Council adoption in September / October of this year.

Moved by: D.R. McKinlay Seconded by: Joe Halos

THAT Council receive the PowerPoint presentation respecting the Draft The Blue Mountains Official Plan 5 Year Review Document and that Council direct that the Draft The Blue Mountains Official Plan 5 Year Review Document, incorporating the minor revisions of Council, Staff and Agencies, be posted for comment and be circulated to public agencies for comments, Carried.

C. Adjournment

Moved by: Joe Halos Seconded by: R.J. Gamble

THAT this Council does now adjourn at 7:47 p.m., Carried.

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Ellen Anderson, Mayor

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Corrina Giles, Town Clerk