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**STAFF REPORT: Planning & Development Services – Planning Division**



**REPORT TO:** Council  
**MEETING DATE:** May 30, 2016  
**REPORT NO.:** PDS.16.64  
**SUBJECT:** Official Plan 5 Year Review  
 Addendum Report – Short Term  
 Accommodation Uses and  
 Additional Comments Received  
**PREPARED BY:** Shawn Postma, Senior Policy  
 Planner

**A. Recommendations**

THAT Council receive Staff Report PDS.16.647 “Official Plan 5 Year Review Addendum Report – Short Term Accommodation Uses and Additional Comments Received” and;

THAT Council support a modification to the Draft Official Plan to defer a decision on Section B2.5 Short Term Accommodation Uses until such time as the Comprehensive Zoning By-law is prepared, and;

THAT Council support a modification to the Future Secondary Plan Area boundaries for the Swiss Meadows Area to apply to those lands north of Scenic Caves Road, and;

THAT Council direct Staff to forward the May 30, 2016 Recommended List of Modifications to the County of Grey for consideration of final approval of the Town of The Blue Mountains Official Plan 5 Year Review.

**B. Background**

On May 16, 2016 the Committee of the Whole requested that Staff seek legal counsel on the proposed modifications to the Short Term Accommodation Uses section of the proposed Town of The Blue Mountains Official Plan. Staff also advised Council that a new letter of objection was received just prior to the meeting and that Staff would review and report back for the May 30, 2016 Council Meeting.

**Short Term Accommodation Uses**

Planning Staff submitted a list of modifications to the proposed Short Term Accommodation Uses section of the Plan. The proposed modifications were intended to update the policy section based on the new format of the new Plan. Staff were cognizant of all the previous work that had gone into the Ontario Municipal Board (OMB) Decision, OPA 11 and implementing Zoning By-laws and did not want to modify the policies so that they were any more flexible or any more restrictive than what was recognized through the previous process. Speaking with legal counsel, it was agreed that proceeding with the updated Official Plan policies were premature until the implementing Zoning By-law regulations could also come forward. It is recognized that the OMB decision implemented the Official Plan policies and Zoning By-law regulations

at the same time in order to properly regulate the creation of new Short Term Accommodation uses. It has been recommended that Council defer a decision on Section B2.5 Short Term Accommodation Uses until such time as Staff can bring forward the related Zoning By-law provisions.

Planning Staff remain committed to moving the New Zoning By-law Project forward. As a result of having a new Official Plan in place, there will be many areas of the new Zoning By-law that will also require updates. It is appropriate at this time to consider the Short Term Accommodation Official Plan policies and Zoning By-law regulations together through one process.

Based on the foregoing, Planning Staff recommend that Council defer Section B2.5 Short Term Accommodation Uses until such time as the New Zoning By-law Project comes forward.

#### Additional Letter – Valian Properties Scenic Caves Road

Planning Staff received a letter on May 13, 2016 from MHBC Planning requesting modifications to the Future Secondary Plan Area in the Swiss Meadows area. MHBC has offered an opinion that the existing exception to the Valian property is sufficient for the area as it permits the creation of five lots subject to a hydrogeological study, concept plan, master development agreement, road dedications and parkland dedications. MHBC provided some preliminary planning rationale for the Future Secondary Plan Review and suggest that the existing policy direction on the Valian Lands is sufficient, will remain in-keeping with the established character of the area, and that a Future Secondary Plan Area on the subject lands is essentially redundant.

Planning Staff have reviewed the letter and can support the justification provided. The Valian Properties appear to comprise of the last remaining development lands south of Scenic Caves Road and the existing policies permit new development similar to what exists on surrounding lands. The area is comprised of large homes on large lots on private well and water services. Planning Staff concur with MHBC that further intensification of the Valian Properties may not be appropriate. It is also noted that the policy requirements for development under the exception perform similar to the Future Secondary Plan Area development requirements. Any further development on the Valian Properties or adjacent lands would require an Official Plan Amendment. Based on the foregoing, Planning Staff support a new modification to revert the Future Secondary Plan Area lands south and west of Grey Road 119 (Scenic Caves Road) back to the original land use designations and exceptions considered under the September 2014 Draft Official Plan.

### **C. The Blue Mountains' Strategic Plan**

Goal #3 - Support healthy lifestyles

### **D. Environmental Impacts**

No Change

**E. Financial Impact**

No Change

**F. In Consultation With**

Troy Speck- CAO, Leo Longo- Legal Counsel, Scott Taylor- County of Grey

**G. Attached**

1. May 30, 2016 – Recommended List of Official Plan Modifications

Respectfully submitted,

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Shawn Postma, Senior Policy Planner

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Michael Benner, Director of Planning and Development Services.

**For more information, please contact:**

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*Proposed Modifications to the Town of The Blue Mountains Official Plan*

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
1	A3.11.2(3)	Duplication of strategic objectives, as highlighted by Cuesta Planning Consultants.	Subsection (3) is hereby deleted and the remaining subsections are re-numbered accordingly.
2	A4.2.6	Clarification based on designation name on land use schedules.	The words ' <del>Mineral Aggregate Resources</del> ' are hereby deleted and replaced by the term ' <b>Mineral Resource Extraction Area</b> '.
3	B2.6(b)	Clarification of policy based on comments received by Victor Labreche.	<p>The first sentence of subsection (b) stating; '<del>The implementing Zoning By-law(s) shall require a site-specific Zoning Amendment to permit any proposed drive-through service facilities.</del>' is hereby deleted.</p> <p>Subsection (b) is hereby further modified by inserting the clause; '<b>The implementing Zoning By-law shall permit drive-through facilities within lands designated Commercial Corridor in this Plan.</b>'</p> <p>Subsection (b) shall now read; '<b>Proposals for all new drive-through service facilities will be subject to the applicable provisions of the Zoning By-law, site plan approval and conformity with the Town's Community Design Guidelines. The implementing Zoning By-law shall permit drive-through facilities within lands designated Corridor Commercial in this Plan.</b>'</p>
4	B2.7(f)	Conformity to the Niagara Escarpment Plan based on comments received by the Niagara Escarpment Commission.	<p>A new subsection (h) is added to this section as follows;</p> <p><b>'(h) in the Niagara Escarpment Plan Area where such accessory apartments are permitted by the Niagara Escarpment Plan.'</b></p>
5	B2.12	General land use compatibility and suitability of land use designations.	<p>The first sentence of this section is hereby modified by inserting two additional land use designations, and deleting two existing land use designations as follows;</p> <p><b>'A medical marihuana production facility (MMPF) is only permitted on lands designated Agricultural, Rural Employment Lands, Urban Employment Area, Special Agricultural and Rural and subject to the following minimum requirements:'</b></p>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
6	Various	<p>The provisions related to density are clarified in this section based on comments received by D.C. Slade Planning Consultants.</p> <p>See Attached Planning Staff Report PDS.16.14 on Density and Bonusing and Resolution of Council Dated February 29, 2016</p>	<p>Introduction Page 16 – the words ‘<b>net hectare</b>’ to be modified by removing italics.</p> <p>Section B3.1.4 Page 54 – The table in this section is hereby modified by deleting the word ‘<b>net</b>’ and replacing it with the word ‘<b>gross</b>’.</p> <p>Section B3.1.4 Page 54 – The words ‘<b>net hectare</b>’ are hereby modified by removing italics. In this same clause, the words ‘<b>in accordance with the direction of the County of Grey Official Plan</b>’ are to be inserted after the word ‘<b>hectare</b>’, prior to the period.</p> <p>Section B3.10.5.1(b) Page 95 – The reference to ‘<b>net hectare</b>’ is hereby deleted and replaced with the words ‘<b>gross hectare</b>’. The reference to ‘<b>net acre</b>’ is hereby deleted and replaced with the words ‘<b>gross acre</b>’.</p> <p>Section F1 – References to ‘<b>Net Hectare</b>’ within this section to be modified by removing the italics.</p>
7	B3.1.6.3(d)	Clarification based on limited public transit available within the Town.	<p>The first half of this clause, reading;</p> <p><del>‘the facility is located no more than half a kilometre from a public transit route, or’</del></p> <p>is hereby deleted.</p>
8	Schedule A-2	Applewood / Thornbury Gate Lands. Property was re-designated to Thornbury Residential through OPA #18. Lands are shown as Residential Recreational Area and should be corrected to Community Living Area consistent with surrounding area	The Applewood / Thornbury Gate lands to be redesignated from Residential Recreational Area to Community Living Area.
9	B3.4.1	Clarification based on comments received by MHBC Planning and Sobeys.	The third bullet point to this subsection, reading;

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			<ul style="list-style-type: none"> <li><del>‘provide locations for smaller scale light manufacturing, processing and warehouse uses that are compatible in a multi-use setting and in the surrounding neighbourhood;’</del></li> </ul> <p>is hereby deleted.</p>				
10	B3.7.4.1	The provisions related to density are clarified in this section based on comments received by a number of parties, and also based on the direction provided through Attached Planning Staff Report PDS.16.14 on Density and Bonusing and Resolution of Council Dated February 29, 2016	<p>The table within this section is hereby deleted and replaced by the following table;</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Maximum Density (units per gross hectare)</th> <th>Open Space Requirement %</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">40%</td> </tr> </tbody> </table> <p>The last sentence of this section is also hereby deleted;</p> <p><del>“Densities above those permitted in the section may be permitted through bonusing as described in Section E1.5.”</del></p>	Maximum Density (units per gross hectare)	Open Space Requirement %	10	40%
Maximum Density (units per gross hectare)	Open Space Requirement %						
10	40%						
11	B3.7.6.2(1)	<p>The provisions related to the cross-reference in subsection (d) are clarified based on comments received by Colin Travis and Ken Hale.</p> <p>The exceptions review of March 7, 2016 concluded that this exception is to be deleted.</p>	Exception B3.7.6.2 to be deleted in its entirety and Land Use Schedule to be updated accordingly				
12	B3.7.6.19	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.7.6.19 to be deleted in its entirety and Land Use Schedule to be updated accordingly				

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13	B3.7.6.20	The provisions related to 125 Commercial Resort Units (CRUs) are clarified based on comments received by Colin Travis. It appears the reference to 41 dwellings references a previous Draft Plan Approved Subdivision that has now lapsed, but the reference to 125 CRUs has inadvertently been added. Staff are unclear as to why the 125 CRUs was added here, but are recommending that the entire exception be deleted from the Plan	Exception B3.7.6.20 to be deleted in its entirety and Land Use Schedule to be updated accordingly  Modification deleted and replaced with Modification 99
14	B3.14.4	Clarification of who will undertake the Community or Neighbourhood Plan.	This section is hereby modified by inserting the words ' <b>or private proponent(s)</b> ' after the words 'the Town' and before the word 'shall'.
15	B4.1.5	Clarification of Minimum Distance Separation (MDS) formulae comments based on Cuesta Planning Consultants comments.	This section is hereby modified by inserting a new paragraph at the end of the section as follows;  <b>'In accordance with Minimum Distance Separation Implementation Guideline # 8, in instances where a severance is being proposed with an existing dwelling on it, Minimum Distance Separation Formulae 1 shall only be applied to any livestock facilities which are currently on the same lot as the dwelling, but would be on a separate lot following the severance. Minimum Distance Separation Formulae 1 is not applied to severances where an existing dwelling is being severed and there is an existing livestock facility on a separate lot.'</b>
16	B4.2.4.1	Clarification of lot creation policies based on Cuesta Planning Consultants comments.	In the first and second paragraphs of this section the following words are deleted;  <del>'and no lot creation has been provided for in the past'</del>  <del>'The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance providing this does not result in an additional remnant lot.'</del>

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17	B4.2.4.2(d)	Clarification of Minimum Distance Separation (MDS) formulae comments based on Cuesta Planning Consultants comments.	The first sentence of this clause is hereby modified by inserting the words <b>'in accordance with section B4.1.5 of this Plan'</b> following the words 'Formulae I'. This section is hereby further modified by deleting the second sentence of this clause as follows;  <del><b>'All livestock facilities within the vicinity of the proposed severance, including any livestock facility situated on the farm parcel from which the surplus farm residence is being severed, shall be used in determining MDS I compliance'</b></del>
18	B4.3.6	Conformity to the County Official Plan which does not allow for conservation severances in the Special Agriculture designation.	The first paragraph of this section is hereby modified by deleting the following words from the second sentence;  <del><b>'except in the case of a lot created for conservation purposes by a conservation authority or conservation organization'</b></del>
19	B4.4.4.2(a)	Clarification of lot creation policies which are redundant based on Cuesta Planning Consultants comments.	The second sentence of subsection (a) is hereby deleted as follows;  <del><b>'(a) A consent may be considered where a residence is deemed surplus to a farm operation as a result of farm consolidation in accordance with Section B4.2.4.2.'</b></del>
20	B4.4.4.2(c)	Clarification of lot creation policies based on Cuesta Planning Consultants comments.	Subsection (c) is hereby modified by inserting the word <b>'buildable'</b> between the words 'additional' and 'remnant'.
21	B4.4.5.1	Conformity to the County Official Plan and consistent with the Provincial Policy Statement 2014.	This section is hereby deleted and replaced by the following;  <b>'All development in a Hamlet Area is intended to be serviced in accordance with the <i>Building Code</i> and/or the Ministry of the Environment and Climate Change's D-Series Guidelines, or any successors thereto.</b>  <b>Where new development is proposed on private services, it shall be ensured that conditions are suitable for the provision of such services.</b>  <b>New commercial or dry industrial uses proposed on private services shall only be permitted if it can be shown that the proposed uses can be accommodated by individual</b>



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			<b>on-site services in accordance with the <i>Building Code</i> and/or the Ministry of the Environment and Climate Change’s D-Series Guidelines, or any successors thereto.’</b>
22	Schedule A-3	Exceptions and Mapping Change. Exception B3.7.6.3 recognizes the dedication of a shoreline park (that has now been dedicated to the Town). The exceptions review proposes to delete the exception and to continue to identify the shoreline park as Major Open Space	Redesignate the shoreline park from Hazard to Major Open Space.
23	B4.6.3(h) & (i)	Conformity to the County Official Plan.	<p>New subsections (h) and (i) are added to this section as follows;</p> <p><b>‘(h) Asphalt plants and concrete batching plants may be permitted as accessory uses to a licensed extractive operation subject to the following items being addressed through the <i>Aggregate Resources Act</i> site plan amendment process:</b></p> <ul style="list-style-type: none"> <li><b>i. it is a non-permanent use and will cease to operate once the aggregate material has been completely removed or the operator stops removing material from the site on a regular basis;</b></li> <li><b>ii. a traffic impact study is provided to the satisfaction of the Town and the County;</b></li> <li><b>iii. the applicant must demonstrate that the proposed location is appropriate and that impacts to the social and natural environment can be minimized; and</b></li> <li><b>iv. noise, odour and dust studies are provided which satisfy the Ministry of the Environment and Climate Change’s standards.</b></li> </ul> <p><b>(i) An Official Plan Amendment will be required for asphalt plants and concrete batching plants proposing to located outside of the Mineral Resource Extraction Area designation identified on Schedule A to this Plan.’</b></p>

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24	B4.6.4.3	Conformity to the County Official Plan and based on comments received by Cuesta Planning Consultants.	<p>Section B4.6.4.3 of the Plan is hereby deleted and replaced by the following;</p> <p><b>‘An Amendment to this Plan is required for all proposed quarry operations and quarry expansions as well as mineral aggregate operations proposed outside of areas identified as Aggregate Resource Area on Appendix 1, Constraint Mapping.</b></p> <p><b>All new <i>mineral aggregate operations</i> and/or expansions to existing <i>mineral aggregate operations</i> onto lands that are not designated Mineral Resource Extraction Area shall be supported by studies that include;</b></p> <ul style="list-style-type: none"> <li data-bbox="1185 673 2564 779"><b>(a) Submission of copies of all documentation provided to the Ministry of Natural Resources and Forestry as required for licensing, pursuant to the <i>Aggregate Resources Act</i>;</b></li> <li data-bbox="1185 820 2564 998"><b>(b) A Planning Report prepared by a qualified individual indicating whether or not the proposed mineral aggregate operation is consistent with the Provincial Policy Statement and conforms to the policies of the Town and County Official Plans. The demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required;</b></li> <li data-bbox="1185 1039 2564 1218"><b>(c) A Noise Impact Study prepared by a qualified individual which satisfies the Ministry of the Environment and Climate Change’s standards. Any noise impacts generated from an extraction operation should be minimized to the greatest extent possible. If a Noise Impact Study is not required, information should be provided demonstrating how potential noise impacts will be mitigated.</b></li> <li data-bbox="1185 1258 2564 1399"><b>(d) A Traffic Impact Study and/or a Road Assessment prepared by a qualified individual is required for all new mineral aggregate operations. The Traffic Impact Study and Road Assessment must demonstrate that the movement on existing streets or roads will not be unduly obstructed or interfered with by</b></li> </ul>

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			<p>aggregate carrying vehicles during the operation of the pit or quarry. Information should be provided estimating the average number of trucks per day, the proposed haul route, identifying the potential impacts to traffic, an assessment of the road conditions on the proposed haul route, as well as a cost estimate for any necessary upgrades required to the proposed haul route. Where the haul route has existing deficiencies and has existing traffic, cost-sharing will be considered. Costs to upgrade the haul road that are directly attributable to the proposed operation shall be the responsibility of the Applicant and will be based on use of the haul route. During pre-submission consultation the Town and/or the County may exempt a proposed mineral aggregate application from the requirement of a Traffic Impact Study or Road Assessment after consultation with Town staff, the County Transportation Services Department, and/or the Ministry of Transportation.</p> <p>Where an existing mineral aggregate operation exists, and the proposal is to expand the existing licensed area, a Traffic Impact Study or Road Assessment is not required so long as the annual tonnage limit on the proposed area of expansion is the same as the existing annual tonnage limit and a condition is placed on the site plan indicating that extraction will not occur on the expanded area until such time as the aggregate from the existing operation has been extracted. A Traffic Impact Study or Road Assessment may be required in cases where the area of expansion is to be extracted concurrently with the existing licensed area.</p> <p>(e) For mineral aggregate operations proposing to remain above the established water table level identified in the Aggregate Resources of Ontario: Provincial Standards, a letter of opinion shall be provided by a qualified individual estimating the current water table level and determining whether the proposed operation will have any impacts to the quality or quantity of the surface or groundwater resources;</p>

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			<p>(f) A Hydrogeological Study, prepared by a qualified individual, shall be required for proposed aggregate operations which are proposing to proceed below the established water table level identified in the Aggregate Resources of Ontario: Provincial Standards.</p> <p>(g) An Environmental Impact Study is required if the proposed licensed area is within or adjacent to a natural heritage feature. A Level 2 – Natural Environment Report required under the Aggregate Resources Act can act as a substitute for an Environmental Impact Study in accordance with section C9 of this Plan;</p> <p>(h) A Stage 1 Archaeological Assessment prepared by a qualified individual is required. The findings of the Stage 1 Assessment may identify the need for further study.</p> <p>(i) The Town requires that the proponent engage Town staff in pre-submission consultation prior to submitting any application to determine the studies/reports that are required in accordance with this Plan.</p> <p><b>New Mineral Resource Extraction Areas producing over 20,000 tonnes annually may be permitted in the Escarpment Rural Area of the Niagara Escarpment Plan by an amendment to the Niagara Escarpment Plan.'</b></p>
25	B4.6.4.5(a)	Conformity to the County Official Plan and based on comments received by Cuesta Planning Consultants.	<p>This section is hereby deleted and replaced by the following;</p> <p><b><i>'Council recognizes that one of the most significant impacts of aggregate extraction is the use of area roads for gravel truck traffic. It is a policy of this Plan to encourage the establishment of new mineral aggregate operations on established haul routes. When a new mineral aggregate operation is being considered the following haul route policies shall apply;</i></b></p>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p>(a) It shall be a policy of this Plan that an applicant who wishes to undertake a mineral aggregate operation other than a wayside pit and quarry must, if requested to do so by the Town, enter into a Development Agreement with the Town. The Agreement shall be entered into prior to local Council's enactment of the implementing Zoning By-law Amendment.</p> <p>Such an Agreement may include:</p> <ul style="list-style-type: none"> <li>(i) Capital arrangements regarding improvements beyond the boundary of the applicant's land, as they may be required by reason of the operation of that extractive industry, e.g. widening and improving roads; and</li> <li>(ii) Routes to be used by trucks carrying aggregate.'</li> </ul>
26	B5.2	Clarification based on County Natural Heritage Systems Study.	<p>The second sentence of the second paragraph of this section is hereby deleted and replaced by the following;</p> <p><b>'It is a policy of this Plan that a <i>natural heritage system</i> be prepared, in accordance with the County of Grey's Natural Heritage Systems Study (Green In Grey).'</b></p>
27	B5.2.1(a)	Clarification based on Niagara Escarpment Commission comments.	<p>The first usage of the word '<del>significant</del>' is deleted in this subsection, such that the revised subsection reads;</p> <p><i>'Development and site alteration shall not be permitted in habitat of endangered species and threatened species, significant wetlands, and significant coastal wetlands'.</i></p>
28	B5.4.2(d)	Conformity to the County Official Plan.	The words ' <b>and watercourses</b> ' are inserted following the words 'all lakes' in this subsection.
29	B5.5.2	Conformity to the County Official Plan.	<p>The second sentence of the second paragraph of this section is hereby modified as follows;</p> <p>'If a woodland <b>which is outside of a settlement area</b> fails to meet those criteria, <b>such</b> a woodland can also be <i>significant</i> if it meets any two of the following three criteria.'</p>
30	B3.10.4.1, B3.10.5	Clarification of permitted uses.	The permitted uses of the 'Blue Mountain Village Low Density Residential' and 'Blue Mountain Village Medium Density Residential' land use designations are hereby modified to also include the following permitted uses:

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			<b>'bed and breakfast establishments subject to Section B2.5 and B2.5.1;'</b>
31	B4.4	Typographical	<p>The section number B4.4 is currently used for both the 'Rural' and 'Hamlet Area' land use designation sections. As such, the Hamlet Area section will be re-numbered to B4.5, and the subsequent sections of the Plan will be re-numbered accordingly.</p> <p>Rural policy B4.4.7 is also to be renumbered to B4.4.5 for correct order. Subsequent subsections to be renumbered accordingly.</p>
32	D2	Clarification based on comments received by D.C. Slade Planning Consultants.	This section is hereby deleted and replaced by the attached Transportation Policies under separate cover.
33	B2	<p>Inclusion of policies on height in the Plan.</p> <p>See Attached Planning Staff Report PDS.16.14 on Density and Bonusing and Resolution of Council Dated February 29, 2016</p>	<p>Policies from Section 3.20 of 2007 Official Plan are to be inserted and Official Plan section references will be updated accordingly. A new Section "B2.13 Height" to be inserted into Plan as follows;</p> <p><b>'B2.13 Height</b></p> <p><b>It is the intent of the Plan that high rise buildings shall not be considered conducive to the general amenity and character of development within the Town. The maximum height of all buildings and structures in the municipality shall generally be eleven (11) metres, except for those structures which by their nature, such as barns, silos, antennae, water towers, wind generators, drive-in theatre screens and bridges, require a greater height.</b></p> <p><b>Residential, commercial and industrial buildings shall generally be restricted to a maximum height of eleven (11) metres and/or three (3) storeys.</b></p> <p><b>It is intended that a variety of building heights be encouraged in order to improve the visual effect, variety and community identity within various parts of the Town. The height limitations specified under the Plan shall be considered maximum provisions, however, the implementing Zoning By-law may provide for a range of lower height restrictions to establish the desired diversity for various zoning</b></p>

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			<p>categories based on the intended principle of development for neighbourhoods, commercial districts and industrial areas. Development shall not be permitted at the maximum height provided under this Plan unless Council is satisfied that the proposed buildings or structures are compatible with nature and character of the surrounding area.</p> <p>Specific height provisions for the Blue Mountain Village Core are described under Section B3.10.6 and shall generally be restricted to a maximum height of sixteen (16) metres and/or five (5) storeys.'</p>
34	D2.4	General land use planning clarification based on interpretative issues in the County Official Plan.	<p>This section is hereby deleted and replaced by the following;</p> <p><b>'Traffic Impact Studies / Road Assessments</b> Traffic impact studies or road assessments may be required by the Province, the County and/or the Town to support a development application. The intent of such studies is to ensure that the proposed development can be designed and sited to ensure that the impacts of the development on the adjacent road network are addressed.'</p>
35	D3.4.1	Conformity to the County Official Plan.	<p>A new paragraph is added at the end of this section as follows;</p> <p><b>'Archaeological Impact Assessments will be required in support of new plans of subdivision or condominium, where the development is being proposed on sites which have not already been significantly disturbed. Additional development applications may also require the preparation of an Archaeological Impact Assessments where recommended by the Town, the County, the Ministry of Culture, Tourism and Sport, or by Aboriginal Communities.'</b></p>
36	E1.2	Conformity to the County Official Plan.	<p>The third sentence in the second paragraph of this section is hereby deleted and replaced by the following;</p> <p><b>'A subsequent by-law granting an extension of up to three years may be passed.'</b></p>
37	E1.5	See Attached Planning Staff Report PDS.16.14 on Density and Bonusing and	Section E1.5 is hereby deleted in its entirety and the remaining sections of Section E of the Plan are re-numbered accordingly.

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		Resolution of Council Dated February 29, 2016	
38	D6.2.8	See Attached Planning Staff Report PDS.16.14 on Density and Bonusing and Resolution of Council Dated February 29, 2016	This section is hereby modified by deleting subsection “ <del>(b) lands, which form part of any development bonus provisions;</del> ” and re-lettering the remaining subsections accordingly.
39	E8.2	Conformity to the County Official Plan.	The final sentence of the second paragraph of this section is modified by deleting the words <b>‘Wetland and’</b> .
40	E10(d)	Clarification on word choice based on comments received by Cuesta Planning Consultants.  Conformity to the County Official Plan.	The words <b>‘Pre-consultation’</b> are hereby deleted and replaced by the words <b>‘pre-submission consultation’</b> within this section.  The list of potential required studies is hereby modified by inserting the following two studies <b>‘Comprehensive Review’</b> and <b>‘Road Assessment’</b> in the appropriate alphabetical positions. The remaining items in this section are re-numbered accordingly.
41	E11	Correction of typographical error.	The definition for ‘Dark Sky Compliant’ is hereby modified by adding the heading <b>‘Dark Sky Compliant’</b> .
42	E11	Clarification of definition.	Subsection (b) of the definition for ‘Mineral Aggregates Operation’ is hereby deleted, and subsection (c) is re-lettered accordingly.  <del>‘(b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and’</del>
43	E11	Clarification based on other modifications which have removed the references to ‘net hectares’.	The definition for <del>‘Net Hectare’</del> is hereby deleted and replaced by the definition for <b>‘Gross Hectare’</b> as follows;  <b>‘Means the total area of land in a development or plan of subdivision measured in hectares utilized for buildings, lots, public roads and widening, public parks, open space</b>



Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<b>blocks, school sites and other public lands. The measurement of gross density shall not include any land designated Hazard Lands, Wetlands or Escarpment.'</b>
44	B3.3.3	Clarification based on some recent approvals regarding a concern by Weston Consulting and Georgian Planning Solutions	A new subsection (s) is added to section B3.3.3 as follows;  <b>'(s) Uses intended to serve the travelling public such as automobile service centre or car wash may be permitted along the Highway 26 corridor via site specific zoning by-law amendment and site plan control'</b>
45	Land use Schedules	Correction of mapping based on previous approvals or minor mapping errors.	Certain land use schedules are proposed to be deleted and replaced by corrected versions. A summary of changes proposed to date is as follows;  <ol style="list-style-type: none"> <li>1. Schedule A is amended to show the correct Conn Pit Mineral Resource Extraction designation boundaries east of Gibraltar.</li> <li>2. The Northwinds Beach property would be amended to remove the 'Residential' designation and replace it with 'Hazard Lands' and 'Open Space'.</li> <li>3. Schedule A-1 will be amended for the Lora Bay property to also include some additional cross-hatching on the golf course lands as well.</li> <li>4. Schedule A-1 will be amended to show the proposed public park on the Lora Bay lands in the 'Open Space' designation.</li> <li>5. Based on previous correspondence from the Ministry of Natural Resources and Forestry the Constraint Mapping schedule will be amended to remove the Deer Wintering Yard from the Lora Bay property.</li> <li>6. Schedule A-5 is amended to correct the Hazard boundaries on the following properties; Second Nature, Scandinave Spa, and Nederand.</li> <li>7. Schedule A is amended to show the correct Mineral Resource Extraction boundaries for the E.C. King Pit southwest of Thornbury. Note it is already shown correctly on the Constraint Mapping schedule.</li> <li>8. The Constraint Mapping schedule is amended to show the correct Mineral Resource Extraction boundaries for the Breadner Pit southwest of Thornbury. Note it is already shown correctly on Schedule A.</li> </ol>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p>9. Schedule A is amended to show the correct Mineral Resource Extraction boundaries for the Town's Pit south of Thornbury. Note it is already shown correctly on the Constraint Mapping schedule.</p> <p>10. Schedule A is amended to show the Bay Growers Co-op property at 828114 Grey Road 40 as the 'Rural Employment Lands' designation from the 'Rural' designation. The subject property is currently Space Extensive Industrial in the County Plan.</p> <p>11. Schedule A is amended for a small piece of property on the northwest side of Grey Road 13, opposite the 24<sup>th</sup> Sideroad, to change the land use designation from the 'Rural' designation to the 'Agricultural' designation, in accordance with the County Plan.</p> <p>12. Schedule A-3 is updated in accordance with the approved Town of The Blue Mountains Official Plan Amendment 29.</p> <p>13. Schedule A-4 and the Constraint Mapping schedule are amended to ensure that the approved Wetlands boundaries are correct in the northeast quadrant of this schedule.</p> <p>14. Schedule A-4 is amended to correct the Hazard boundaries on the Tyrolean Lowlands property.</p> <p>15. Schedule A-5 is amended to remove an incorrect label for Grey Road 21, which should instead be Monterra Road. Schedule A-5 is also amended to correct the labelling of Grey Roads 19 and 119.</p> <p>16. Schedule A-4 is amended to correct the labelling of Grey Road 119.</p> <p>17. Schedule A-4 is amended to show the Craigleith Depot property as Institutional.</p> <p>18. The Constraint Mapping Schedule is amended to show a cross-hatched area on the Castle Glen property referring the reader to the Secondary Plan mapping.</p> <p>19. The Constraint Mapping Schedule is amended to show the Significant Woodlands on the Windfall property which were kept as part of the development approvals.</p>
46	New Section C11 and Constraint Mapping	Setback buffers for Sewage Treatment Plants. It is recognized that land use conflicts may arise in close proximity to sewage treatment plants and that further study should be completed to review impacts.	<p>Insert a new Section C11 as follows:</p> <p><b>“C11 Sewage Treatment Plant Areas</b></p> <p><b>Land uses and development which may be sensitive to the effects of odour, noise, and other contaminants including residences, day care centres, or commercial, industrial</b></p>

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			<p>and health facilities shall generally not be permitted within 100 metres of a municipal sewage treatment plant property line. This buffer area for the Thornbury and Craigleith sewage treatment plant is shown on the Constraint Mapping.</p> <p>All land uses and development within the buffer setback shall be subject to a relevant study submitted for review by the County of Grey and Town of The Blue Mountains to address the current and future impacts, and to assess appropriate design, buffering and separation distances in conformity with Ministry of Environment and Climate Change guidelines and information requirements. Implementation of the study's recommendations may be required under an agreement between the proponent and the municipality.”</p> <p>Following subsections to be renumbered accordingly.</p>
47	Figure 1	Readability	In order to aid the readers of this Plan Figure 1 – Community Structure Plan is hereby deleted as an inset map in this section and added as an 8½ x 11 map following page 21 of the Plan.
48	E11	Typographical	Under the definition of 'Home Industry' the word ' <del>By-law</del> ' is hereby deleted and replaced by the words ' <b>Official Plan</b> '.
49	B3.7.6.3 .1 And Schedule A-3	The exceptions review of March 7, 2016 concluded that this exception is to be deleted and various text sections of the Plan updated.	<p>Exception B3.7.6.3 to be deleted in its entirety and Land Use Schedule to be updated accordingly</p> <p>Insert a new Section D5.4 "Highway 26 Corridor - Highway 26 is recognized as a significant scenic corridor through the municipality with views and vistas of Georgian Bay and the Niagara Escarpment. As such it is a policy of this Plan that the scenic values of this corridor be protected and enhanced. Buffer strips shall generally be required for new development along Highway 26 excluding the Thornbury connecting link. Buffers shall generally be 10 metres in width and subject to an approved landscape plan to ensure adequate visual screening. The Town shall also undertake to complete a Highway 26 Corridor Streetscape Study to further refine the development policies along Highway 26.</p>

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			Modify Section D2.2 Table 1 Highway 26 new bullet " - Significant Scenic Corridor. - Adjacent development subject to minimum visual buffering requirements
50	B3.7.6.7 and Schedule A-5	The exceptions review of March 7, 2016 concluded that this exception is to be modified to recognize those lands fronting on Grey Road 19 only	Exception B3.7.6.7 to be modified to only apply to westerly portion of lands.
51	B3.7.6.14 and Schedule A-4	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.7.6.14 to be deleted in its entirety and Land Use Schedule to be updated accordingly
52	B3.7.6.17 and Schedule A-4	The exceptions review of March 7, 2016 concluded that this exception is to be deleted. An OMB appeal has been received March 2016 and a new exception is proposed to defer development policies to the OMB.	Exception B3.7.6.17 to be deleted in its entirety and Land Use Schedule to be updated accordingly.  New Exception B3.7.6.17 to be inserted as follows: "These lands are currently before the Ontario Municipal Board as of March 2016. The appropriate development policies will be determined by the Boards decision on the matter."
53	B3.7.6.18 and Schedule A-4	The exceptions review of March 7, 2016 concluded that this exception is to be updated by deleting the exception and updating the land use schedule.	Exception B3.7.6.18 to be deleted in its entirety and the Land Use Schedule to be updated by removing the exception from the lands and by deleting a portion of the Residential Recreational Area designation along the shoreline and replacing with the Major Open Space designation.
54	Schedule A-4	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.7.6.23 to be deleted in its entirety and Land Use Schedule to be updated accordingly
55	D1.4	See Attached Planning Staff Report PDS.16.14 on Density and Bonusing and Resolution of Council Dated February 29, 2016	The last sentence of the second last paragraph of this section is hereby modified by deleting the words ' <del>and bonus density development</del> ' and inserting the word ' <b>and</b> ' before the words 'lot creation'. The modified last sentence shall now read as follows;

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			<b>“It may also be appropriate to retain a buffer amount of plant capacity for potential minor infilling development, including potential redevelopment, and lot creation.”</b>
56	D3.2.5	See Attached Planning Staff Report PDS.16.14 on Density and Bonusing and Resolution of Council Dated February 29, 2016	The section is hereby deleted and replaced by the following;  <b>“It is the intent of this Plan to encourage the restoration or rehabilitation of identified cultural heritage resources by assisting with funding applications, establishing grant programs and creating special taxation districts. Council may also encourage the restoration and retention of heritage properties through means permitted by the Planning Act. Council may lead by example by restoring, rehabilitating, enhancing and maintaining municipally owned cultural heritage resources, through appropriate heritage stewardship practices. Council may also develop more specific policies to facilitate the protection, maintenance or enhancement of cultural heritage resources. This can be examined through the Cultural Heritage Master Plan.”</b>
57	B3.7.4.2	See Attached Planning Staff Report PDS.16.14 on Density and Bonusing and Resolution of Council Dated February 29, 2016	The last sentence of this section is hereby modified by deleting the words <b>‘and provided the density of the plan of subdivision will not increase beyond the maximum density requirements of Sections B3.7.4.1 and E1.5.3.’</b>  <b>Section reference ‘B3.1.5.1’ to be deleted and replaced with ‘B3.1.5’</b>
58	B4.1.4(c)	Request from wineries to consider a slightly larger (25m <sup>2</sup> ) tasting facility.	Subsection (c) of this section is hereby modified by deleting the reference to <b>‘75m<sup>2</sup>’</b> and replacing it with <b>‘100m<sup>2</sup>’</b> .
59	Schedule A-4	Hazard mapping for the Oelbaum property is revised to the 2007 Hazard mapping, with the caveat that neither the 2007 or the previously proposed 2014 hazard mapping is 100% accurate for this property and will be deferred to future development applications to determine the accurate boundaries.	Schedule A-4 is amended to show the Oelbaum property as having the 2007 Hazard boundaries.
60	A3.4.2(6)	Clarification on community design guidelines.	Section A3.4.2(6) is hereby modified by replacing the words;  <del>• ‘a high degree of visual diversity and aesthetic quality’</del>

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			with <ul style="list-style-type: none"> <li>• <b>‘the design guidelines outlined in the Blue Mountains Community Design Guidelines documented in By-law 2012-47, or any successor thereto.’</b></li> </ul>
61	D5.2(b)	Clarification on community design guidelines.	Section D5.2(b) is hereby modified by replacing the words; <ul style="list-style-type: none"> <li>• <del>‘preparing specific Community Design Guidelines for the Town’</del></li> </ul> with <ul style="list-style-type: none"> <li>• <b>‘ensuring that the design guidelines contained in the Blue Mountains Community Design Guidelines are consulted as a guidance tool.’</b></li> </ul>
62	B2.5(e)	Clarification on short term accommodations to maintain the intent of the Ontario Municipal Board’s decision, while recognizing the fact that previous residential land use designations have been consolidated.	A new subsection B2.5(e)(iii) is hereby inserted as follows; <ul style="list-style-type: none"> <li>(iii) <b>‘not be permitted in existing residential plans of subdivisions which have been registered, and other existing residential areas which have been substantially developed for single detached residential dwellings.’</b></li> </ul>
63	B3.7.6.13	Clarification based on the pending matter before the Ontario Municipal Board and legal advice provided to the Town/County.	A new subsection B3.7.6.13(j) is hereby inserted as follows; <ul style="list-style-type: none"> <li>(j) <b>‘for the Windfall Medium Density Block, which is currently before the Ontario Municipal Board (as of March 2016), the appropriate development policies will be determined by the Board’s decision on the matter.’</b></li> </ul>
64	Schedule A-4	Hazard mapping for the Home Farm property is revised to the 2007 Hazard mapping, with the caveat that neither the 2007 or the previously proposed 2014 hazard mapping is 100% accurate for this property and will be deferred to the current development	Schedule A-4 is amended to show the Home Farm property as having the 2007 Hazard boundaries.

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		applications to determine the accurate boundaries.	
65	Schedule B-1	Delphi Point Park Access and Peaks Bay Easement Road are noted on Transportation Schedule 'B-1' as a 'Local Road'. Transportation Schedule 'B-1' is to be modified so as to reflect the temporary nature of the access road to the Peaks Bay Plan of Subdivision.	Schedule B-1 is amended to show the temporary nature of the access road to the Peaks Bay Plan of Subdivision.
66	Constraint Mapping Schedule	The proposed significant woodlands constraint mapping does not match the approved development for the Lora Bay property.	The Constraint Mapping Schedule is amended to show the Significant Woodlands on the Lora Bay property which were kept as part of the development approvals.
67	Schedule A-5 and Text	Through 2010 Consent Agreement all residential density was transferred from the Scandinave Spa lands to Windfall. It would appear that the Spa property should be recognized for its recreational commercial function and not for future residential development.	Schedule A-5 to be updated to redesignate the Spa lands from the Residential Recreational Area designation to the Recreational Commercial designation.
68	B3.9.6.1	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.9.6.1 to be deleted in its entirety and Land Use Schedule to be updated accordingly
69	Schedule A-2	NEW – Insert new Future Secondary Plan Area bounded by Highway 26 – Peel Street – Grey Road 113 north of Thornbury. These lands are adjacent to the Thornbury West Future Secondary Plan Area, Full municipal water and sewer services are not readily	All lands internal to Highway 26 – Peel Street – Grey Road 113 to be redesignated from Residential Recreational Area to Future Secondary Plan Area.

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		available and the ultimate use of these lands may be better dictated by future growth patterns in the area.	
70	B3.1.10.2 B3.4.6.1 B3.3.7.1	Recognition of Thornbury Commercial Resort Hotel lands. Lands need to be considered comprehensively	Delete “appropriate plans and reports” and replace with “Comprehensive Development Plans in accordance with Section E3.3”
71	B3.7.6.4	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.7.6.4 to be deleted in its entirety and Land Use Schedule to be updated accordingly
72	B3.7.6.5	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.7.6.5 to be deleted in its entirety and Land Use Schedule to be updated accordingly
73	B3.7.6.6	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.7.6.6 to be deleted in its entirety and Land Use Schedule to be updated accordingly
74	B3.7.6.9	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.7.6.9 to be deleted in its entirety and Land Use Schedule to be updated accordingly
75	B3.7.6.10	The exceptions review of March 7, 2016 concluded that this exception is to be deleted and the Official Plan land use designations updated to recognize the area as a future secondary plan area.	Exception B3.7.6.10 to be deleted in its entirety and Land Use Schedule to be updated accordingly  Land Use Schedule to be updated to re-designate these lands from the Residential Recreational Area designation to the Future Secondary Plan designation



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76	B3.7.6.11	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.7.6.11 to be deleted in its entirety and Land Use Schedule to be updated accordingly
77	B3.7.6.12	<del>The exceptions review of March 7, 2016 concluded that this exception is to be deleted and the Official Plan land use designations updated to recognize the area as a future secondary plan area.</del>	<del>Exception B3.7.6.12 to be deleted in its entirety and Land Use Schedule to be updated accordingly</del> <del>Land Use Schedule to be updated to re-designate these lands from the Residential Recreational Area designation to the Future Secondary Plan designation</del> Modification deleted and replaced with Modification 116
78	B3.7.6.15	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.7.6.15 to be deleted in its entirety and Land Use Schedule to be updated accordingly
79	B3.7.6.16	The exceptions review of March 7, 2016 concluded that this exception is to be modified.	Subsection a) of Exception B3.7.6.16 to be deleted in its entirety and remaining subsections to be renumbered accordingly.
80	B3.8.6.1	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.8.6.1 to be deleted in its entirety and Land Use Schedule to be updated accordingly Lands to be re-designated from 'Recreational Commercial' to 'Rural'
81	B3.10.11.1	The exceptions review of March 7, 2016 concluded that a minor technical change is required to this exception.	Exception B3.10.11.1 to be modified by deleting "B3.10.8(I)" and replacing it with "B3.10.9(I)"

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82	B3.11.6.1	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.11.6.1 to be deleted in its entirety and Land Use Schedule to be updated accordingly
83	B3.11.6.2 (BMR Top of Hill)	The exceptions review of March 7, 2016 concluded that this exception covers two separate properties. For BMR Top of hill the following modification is proposed	Exception B3.11.6.2 to be modified by deleting paragraphs 2 through 5 and Land Use Schedule to be updated so that this exception applies to the BMR top of hill lands only.
84	<del>B3.11.6.2 (Valian)</del>	<del>The exceptions review of March 7, 2016 concluded that this exception covers two separate properties. For the Valian Lands the exception is to be deleted and the Official Plan land use designations updated to recognize the area as a future secondary plan area.</del>	<del>Land Use Schedule to be updated to re-designate the Valian lands from the Residential Recreational Area designation to the Future Secondary Plan designation</del>  Modification deleted and replaced with Exception 116
85	B3.13.6.1	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.13.6.1 to be deleted in its entirety and Land Use Schedule to be updated accordingly
86	B3.15.8.1 Craigleith Ski Club	The exceptions review of March 7, 2016 concluded that this exception is to be modified.	All references to Craigleith Ski Club in Exception B3.15.8.1 to be deleted and replaced with a new exception B3.15.8.1 as follows: "These lands may include a maximum of 15 dwelling units." The Land Use Schedule to be updated to recognize the Craigleith Cabins Area accordingly
87	B3.15.8.1 Alpine Ski Club	The exceptions review of March 7, 2016 concluded that these lands have not changed and that the exception is still warranted.	All references to Alpine Ski Club in Exception B3.15.8.1 to remain and inserted as a new exception B3.15.8.2 to the Official Plan

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88	B3.15.8.1 Osler Bluff Ski Club	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	All references to Osler Bluff Ski Club in Exception B3.15.8.1 to be deleted and the Land Use Schedule to be updated accordingly
89	B4.4.8.2	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B4.4.8.2 to be deleted in its entirety and Land Use Schedule to be updated accordingly (NOTE: Exception B4.4.8.2 has been modified to Exception B4.4.6.2 through Mod #31)
90	B4.5.6.1	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B4.5.6.1 to be deleted in its entirety and Land Use Schedule to be updated accordingly (NOTE: Exception B4.5.6.1 has been modified to Exception B4.6.6.1 through Mod #31)
91	B2.7	Second Unit policies to be expanded based on direction from Attainable Housing Committee.	Introductory paragraph to be updated to also permit an accessory apartment in an accessory structure to a permitted residential dwelling as follows:  “One accessory apartment may be permitted in any single detached, semi-detached or townhouse dwelling, or within a detached accessory building to any of the preceding residential dwelling types.”  Delete “dwelling” from subsection c) and replace with “residential buildings and structures”  Insert new subsection f) as follows: “f) adequate water and sewer services are available.”  Insert new subsection g) as follows: “g) where an accessory apartment is proposed in a detached building, site plan control shall apply. The building shall be located within the existing building cluster.”
92	E11	Definitions	Accessory Apartment definition to be updated to delete the “.” After ‘unit’ and replace with “or within a detached accessory building to any of the preceding residential unit types.”

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93	Exception B3.1.10.1	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.1.10.1 to be deleted in its entirety and Land Use Schedule to be updated accordingly
94	Exception B3.8.6.3	The exceptions review of March 7, 2016 concluded that this exception is to be deleted.	Exception B3.8.6.3 to be deleted in its entirety and Land Use Schedule to be updated accordingly
95	Sections A2 and B3.13.2	Identification of Future Secondary Plan Areas	To the list of bullets under the Future Secondary Plan Areas, a fourth bullet to be added as follows:  <b>“Swiss Meadows area bounded by Scandia Lane, Swiss Meadows Blvd, 15<sup>th</sup> Sideroad and Escarpment ridge”</b>
96	Schedule A4 and Exceptions	Insert new Exception as exists in 2007 Plan	Insert a new Exception B3.7.6.24 as follows:  <b>“B3.7.6.24 Schedule A-4 – Part Lot 21, Concession 1 A maximum of 12 multiple residential dwelling units may be permitted on these lands.”</b>  to be deleted in its entirety and Land Use Schedule to be updated accordingly
97	Schedule A2 Land Use Boundaries	Future Secondary Plan Area boundaries encompass additional lands in the Victoria Street / Napier Street area that were not previously included	Delete the Future Secondary Plan Area designation from those lands east of the Little Beaver River, south of Napier Street and west of Victoria Street and replace with the Community Living Area designation
98	Constraint Mapping	Significant Woodlands Mapping in Camperdown Area - Peaks Bay East and West	Significant Woodlands to be removed from Subdivision lands

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99	B3.7.6.11 B3.7.6.20	Maintain the intent of the lands for Commercial Resort Accommodation uses. Policy direction for new development to proceed under resort commercial designation rather than by exception.	Delete Exception B3.7.6.11 and B3.7.6.20.  Delete the 'Recreational Residential Area' designation and replace with the 'Resort Commercial' Designation
100	Schedule A-6	Schedule A-6 (Castle Glen) contains minor mapping errors.	Schedule A-6 to be updated based on OMB approved drawings.
101	B3.7.6.18 Schedule A-4	Tyrolean Beach Lands show an Exception on Scedule A-4, but does not include an Exception in the Text. Exception B3.7.6.18 to remain on the Tyrolean Beach Lands property.	Exception B3.7.6.18 to be re-inserted into the Text and Schedule as contained in the September 2014 Official Plan version.
102	B3.7.6.4	Exception was proposed to be removed, warrants remain to maintain exception as written	Exception B3.7.6.4 to be re-inserted into the Text and Schedule as contained in the September 2014 Official Plan version.
103	B3.7.4.5	A number of development projects have provided Open Space dedications through earlier phases of development. These historical dedications should be acknowledged through the Open Space Exception policies.	A new subsection B3.7.4.5(c) to be inserted into the Plan as follows:  "Additional open space shall not be required where Council is satisfied that previous open space dedications have already been made through earlier phases of development."
104	Schedule A-3	Peaks Bay East and Peaks Bay West area incorrectly shows Major Open Space designation on privately owned lands	Schedule A-3 to be modified to delete 'Major Open Space' designation from privately owned lands and replaced with 'Recreational Residential Area' designation

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105	Constraint Mapping	An ANSI is located near the Peaks Bay East and Peaks Bay West area and is difficult to read on the constraint mapping based on existing line work.	Constraint Mapping to be updated to clearly show location of ANSI
106	B2.5 Short Term Accommodation Uses	Proposed wording in the March 2016 does not accurately reflect the intent and direction of the January 2011 OMB decision or the intent and direction of OPA #11. Policies to be updated to remain consistent with these documents while meeting the new policy direction of the new Plan.	Section B2.5 Short Term Accommodation Uses to be deferred in its entirety until such time as the implementing Zoning By-law can also be considered concurrently.
107	B3.10 Schedule A-5	The location of the “Blue Mountain Village Area” are described differently in Section B3.10 and Schedule A-5	References to “Blue Mountain Village Area” under Section B3.10 are deleted and replaced with “Blue Mountain Village Resort Area”. Schedule A-5 is modified by adding a new Boundary line and Legend item that follows the former Blue Mountain Village Core Land Use Plan boundaries as established through OPA 51 to the Beaver Valley Official Plan.
108	B3.10.8	Policy section does not adequately recognize existing uses, or intent of the Blue Mountain Village Open Space designation.	The text under Section B3.10.8 to be deleted and replaced with “The predominant use of lands designated as Blue Mountain Village Open Space shall be for recreational facilities including supporting service and maintenance facilities.”

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109	B3.10.8.1(a)	The restrictive list of permitted uses should be updated to reflect current recreational and resort facilities.	Section B3.10.8.1(a) to be modified by deleting the words “such as concert areas, racquet clubs and other sports arenas or complexes, sports fields, golf course, cross country skiing and walkways and other similar type facilities.”
110	B3.10.9(l)	The policy anticipates further Ski Hill expansion and the development of additional ski lifts. It is recognized that all major ski lift facilities have been installed.	Section B3.10.9(l) to be modified by deleting the words “ski lift system to be established” and replacing with “ski facilities”
111	B3.11.3	Policy section to be updated to recognize that the “Recreational Ski” designation needs to account for multi-seasonal uses as part of a year round destination area.	Section B3.11.3(a) to be modified by deleting the word “ski” and replace with “recreational”  Section B3.11.3(b) to be modified by deleting the words “and base lodges related to a ski resort” and replace with “that support recreational resort uses and operations”  Section B3.11.3(d) to be modified by deleting the words “such as concert areas, slide rides, childrens play areas and other similar types of facilities;”
112	Schedule A-5	Mapping shows BMR owned lands as a Town road allowance. Mapping to be corrected to show limits of Town road and to designate BMR lands as “Recreational Ski”.	Schedule A-5 to be modified by adding the “Recreational Ski” designation to those portions of Anne Heggveit Drive that are owned by Blue Mountain Resorts.
113	Schedule A-4	Mapping recognizes the former lot fabric and road allowance for Plan 1134. These lands have since been transferred with an allowance for 15 residential units.	Schedule A-4 to be modified by removing the former Plan 1134 subdivision. Mapping to be updated to extend the ‘Recreational Ski’ designation on to the transferred road allowance and former lots 13, 14, 15 of Plan 1134

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification									
114	B3.7.4.1	The maximum density and minimum open space table does not adequately show the intended density and open space of 15 units per hectare and 40% as established on February 29, 2016	<p>The table under Section B3.7.4.1 to be deleted and replaced with the following:</p> <table border="1" data-bbox="1198 375 2411 529"> <thead> <tr> <th data-bbox="1198 375 1631 451"></th> <th data-bbox="1631 375 2016 451">Maximum Density (Units / Gross Hectare)</th> <th data-bbox="2016 375 2411 451">Minimum Open Space Component</th> </tr> </thead> <tbody> <tr> <td data-bbox="1198 451 1631 488">Blue Mountain Village Area</td> <td data-bbox="1631 451 2016 488">15</td> <td data-bbox="2016 451 2411 488">40%</td> </tr> <tr> <td data-bbox="1198 488 1631 529">All other areas</td> <td data-bbox="1631 488 2016 529">10</td> <td data-bbox="2016 488 2411 529">40%</td> </tr> </tbody> </table>		Maximum Density (Units / Gross Hectare)	Minimum Open Space Component	Blue Mountain Village Area	15	40%	All other areas	10	40%
	Maximum Density (Units / Gross Hectare)	Minimum Open Space Component										
Blue Mountain Village Area	15	40%										
All other areas	10	40%										
115	B4.1.3 B4.1.4	The Farm and Estate Winery policies are unnecessarily restricted to wine production only. The production of beer, cider, spirits, mead are also emerging as new agri-businesses utilizing local agricultural production.	<p>Section B4.1.3 to be modified by inserting the words: “(which may also include estate cideries and other similar uses)” between ‘wineries’ and ‘may’ in the first paragraph.</p> <p>Section B4.1.4 to be modified by inserting the words: “(which may also include farm cideries and other similar uses)” between ‘wineries’ and ‘are’ in the first paragraph.</p>									
116	Schedule A-4 B3.7.6	The Future Secondary Plan Area for the Swiss Meadows Area to be modified to only include those lands west and south of Swiss Meadows Boulevard. The lands west and south of Grey Road 119 (Scenic Caves Road) to be re-designated back to Residential Recreational Area with Exceptions as contained in the 2007 Official Plan.	<p>Schedule A-4 to be modified by re-designating the Future Secondary Plan Area lands south and west of Grey Road 119 (Scenic Caves Road) to Residential Recreational Area with Exception</p> <p>Exception Section B3.7.6 to be modified by adding two new exceptions as follows:</p> <p>“New lot creation within the ER designation for single detached dwellings shall only be permitted on the basis of specific hydrogeological and septic tank suitability studies being prepared and accepted by the Town, the Niagara Escarpment Commission and any other applicable agency. The said studies shall demonstrate that the cumulative effect of the proposed development can be sustained without adversely impacting the surface and groundwater resources, will not cause off site interference of existing wells and satisfies the applicable provisions of this Plan including Section 5.5. In no case shall the total number lots exceed 5 building lots for single detached dwellings.</p> <p>Dedication to the Town of the Proposed Park and associated parking, walkways and road</p>									



Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p>realignment shall be considered a bonus density requirement for all permitted development and lot creation. No development or lot creation shall occur on these lands until a concept plan is approved by Council through a Master Development Agreement.</p> <p>The Concept Plan shall identify a comprehensive approach to public and private interests, including the dedication of the Proposed Park which shall include the scenic lookout with additional lands to provide for road realignment, adequate public parking and walkways to the satisfaction for the Town. The Concept Plan and implementing Master Development Agreement can be phased, based on timing of road realignment. The Town will also explore other alternatives, including outright purchase, for the proposed park and road allowance.</p> <p>Development of these lands shall have regard for the protection of the open landscape character, with particular regard to minimizing potential visual impacts. The height of all buildings shall be limited to 2 stories for residential uses and 1 storey for all other uses, with appropriate setbacks established from the Escarpment.”</p> <p>And</p> <p>“Notwithstanding the density provisions of the Estate Residential designation the minimum lot size shall be 4 hectares. It should be noted that these lands are included in the Swiss Meadows Service Area in accordance with Schedule “H” for the sole reason that they front existing municipal water services and is not intended to permit further lot fragmentation.”</p>
117	Schedule A-4	Future Secondary Plan Area Boundaries for Swiss Meadows Area does not include all lands within Swiss Meadows urban area	Block ‘B’ Plan 807, and Roll 05-029-00, 05-033-00 and 05-033-01 to also be added to the Future Secondary Plan Area designation.

END