



# Official Plan Review

*Our Town, Our Plan*

**PARTICIPANT FEEDBACK SUMMARY  
OFFICIAL PLAN FIVE YEAR REVIEW PUBLIC WORKSHOP**

**Thursday, September 22, 2011  
6:30 p.m. to 9:00 p.m.  
The Blue Mountains Town Hall, 32 Mill Street, Thornbury**

## **Public Workshop Details:**

31 participants attended the September 22, 2011 public workshop.

## **Themes Explored:**

The following themes were explored as part of the public workshop:

1. Growth Management.
2. Intensification.
3. Transportation.
4. Design.

These themes were explored through roundtable discussions followed by plenary information exchange of five questions being:

1. To ensure that new growth is attractive, sensitive to existing land uses, functional, and in support of maintaining/enhancing the character of the Town, The Blue Mountains is considering: Community Design Guidelines; policies in the Official Plan to guide the location, form and type of intensification; phasing requirements; and transportation policies. What, specifically, should the Town look at as part of the Official Plan Review to meet this goal with respect to new growth?
2. Given the need to adhere to the Provincial Policy Statement and the County Official Plan, what do you see as the most important challenges/considerations for The Blue Mountains in creating compact, vibrant and complete communities? How might they be addressed?

3. Building on the Town's Sustainable Path initiative — what implementation actions should the Town consider...what 'single action' would best move the Town's sustainability initiatives forward?
4. What, if any, employment-related location/land use issues should be considered in the Official Plan review? What should the Town do to ensure that all appropriate types of employment uses could be accommodated?
5. How can we harness the best elements of the Town's Housing Needs Study through the Official Plan Review?

## QUESTION 1

To ensure that new growth is attractive, sensitive to existing land uses, functional, and in support of maintaining/enhancing the character of the Town, The Blue Mountains is considering: Community Design Guidelines; policies in the Official Plan to guide the location, form and type of intensification; phasing requirements; and transportation policies. What, specifically, should the Town look at as part of the Official Plan Review to meet this goal with respect to new growth?

- Community Design Guidelines should be a Council policy that is enforceable.
- Housing Needs Study needs to fit the needs of the population (e.g. assisted living quarters).
- Natural Heritage Systems approach needs to be refined.
- Lack of public transportation and possible linking together of Collingwood and The Blue Mountains for public transportation.
- Affordable housing needs to be well mixed and integrated.
- Need for public transportation to support people working in the service sector industry.
- Need more affordable and attainable housing in areas outside of Thornbury and Clarksburg.
- Desire for more green space.
- Affinity for the rural character.
- Need to maintain the character of the small town feeling in Thornbury even though it is growing.
- This is a retirement/older community that may face mobility challenges.
- Transportation corridors need to include bike lanes.
- New growth should be directed to existing and approved development areas and designated for development which should be looked at prior to designating additional land.
- Need to have a community dialogue respecting intensification.
- Council should encourage environmental or ecologically solutions such as traffic circles on arterial roads.
- Need to integrate sustainability in all areas of the Official Plan.
- Policies for the Thornbury and Clarksburg settlement area are inadequate.
- Thornbury needs detailed policies as there is no direction with respect to density (e.g.: single detached to multiple).

## QUESTION 2

**Given the need to adhere to the Provincial Policy Statement and the County Official Plan, what do you see as the most important challenges/considerations for The Blue Mountains in creating compact, vibrant and complete communities? How might they be addressed?**

- The Province is currently conducting a review of the Provincial Policy Statement, 2005 (PPS).
- The community needs to consist of more than houses, parks and recreational facilities.
- Needs to be small grocery stores in all areas of the Town.
- Housing provided has to be the right scale; has to be what people want to live in.
- Need to ensure there is revenue growth to keep funding things within the community.
- A complete community is the biggest challenge.
- Need for more good areas for industrial development.
- The PPS and County Official Plan dealing with land uses respecting agricultural and the rural areas are in conflict with either business development or recreational business development and there is a need to resolve these issues in the County Official Plan.
- The Town Official Plan needs to meet the challenges of providing for the needs of both full-time (permanent) and part-time (seasonal) residents.
- Thornbury and Clarksburg are seen as areas with more permanent residents.
- Seasonal residents do not have the same expectations with respect to amenities as full time residents.
- Need to define what vibrant means. A possible definition is a place which provides shopping and coffee shops accessible by foot or bicycle and not in a car.
- There are three legs to The Blue Mountains “stool” being rural, residential and recreational. Need to balance these out.
- Need to examine growth management and rural and agricultural issues.

## QUESTION 3

**Building on the Town's Sustainable Path initiative — what implementation actions should the Town consider...what 'single action' would best move the Town's sustainability initiatives forward?**

- Need to put sustainability into everything.
- Need for developers to be mindful of key municipal documents besides the Official Plan, including The Sustainable Path.
- Need more industrial and commercial space which will increase taxation through employment.
- Suggestion to offer financial incentives for green construction and green design.
- Suggestion to leave greenfields alone.
- Need for wide bike paths to parallel roads for scooters, bikes and pedestrians.
- Need to be an overall scheme to get people down town.
- Need to better educate people to walk where they want to go instead of taking their vehicles to each location.
- Pathways and walkways in the Village work because the roads are not heavily used.
- There is a need for use of the roadway when promoting increased intensification.

## QUESTION 4

**What, if any, employment-related location/land use issues should be considered in the Official Plan review? What should the Town do to ensure that all appropriate types of employment uses could be accommodated?**

- New version of cottage industry with consultants working from home and who require professional assistance on the premises.
- Need to have flexibility for professional consultants to be considered home based businesses.
- Employment and residential areas need to be close together to allow for people to walk and bike to work.
- There are three industries which need further exploration in terms of economic development in the Town: education, agriculture and health care.
- Need for assisted living homes in Thornbury and one bedroom facilities.
- Need for appropriate types of employment such as professional uses.
- Each community within The Blue Mountains is different and unique.
- Recreational employment is an option to explore.
- Need to have industrial park land shovel ready.
- Need businesses such as health care and information technology that are small scale with less than twenty employees.

## **QUESTION 5**

### **How can we harness the best elements of the Town's Housing Needs Study through the Official Plan Review?**

- More affordable and senior housing is required.
- Integrated and affordable housing complexes need to blend in to the community and need to be mixed in with new development.
- Unit types within plans of subdivision need to be reviewed.
- The Official Plan allows for half of the housing in Thornbury and Clarksburg to be multiples and apartments, however, there is a need to review this.
- There is a request for low, medium and high density housing with a need to define these into unit numbers.
- Suggestion to adopt inclusionary housing.

## Open Forum Comments:

It was noted that the County of Grey identifies a number of jobs which will be created in the Town.

Job growth projection is critical and the Town Official Plan needs to encourage job growth.

There is a need to plan for the recreational piece.

The document *A Sense of Place* notes that no new building should be in conflict in appearance with the surrounding area and must be in harmony.

## Questions and Responses

1. Do the numbers presented for job creation include home office businesses or do they matter.

### Response

Home office businesses are included and they matter. There is a lot of growth in this area and people are bringing their businesses with them.

2. Does the Town have control on tree cutting and can this be addressed in the Official Plan?

### Response

The Town has a tree preservation by-law. The document is a broad tree cutting policy and there are no regulations in place currently with respect control. The municipality encourages tree planting and developers are asked to plant trees in their subdivisions. The County of Grey has recently reviewed their tree by-law as well.