CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS
NOTICE OF A PUBLIC MEETING
TO CONSIDER THE ADOPTION OF AN OFFICIAL PLAN AMENDMENT

The Council of the Corporation of the Town of The Blue Mountains will hold a **STATUTORY PUBLIC MEETING** in the **L. E. SHORE MEMORIAL LIBRARY, 183 BRUCE STREET SOUTH, THORNBURY, ONTARIO, COMMENCING AT 7:00 P.M. ON THE 4th DAY OF MAY, 2009,** to consider a proposed Official Plan Amendment under Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

The proposed Official Plan Amendment amends Section 11 Implementation of the Town of The Blue Mountains Official Plan by:

- setting out what information and material will be required prior to the consideration of applications under Sections 22 (Official Plan Amendments), 34 (Zoning By-law Amendments), 41 (Site Plans) and 51 (Subdivisions and Condominiums) of the *Planning Act*;
- requiring applicants seeking a *Planning Act* approval to consult with the municipality prior to submission of certain applications under the *Planning Act*; and
- providing Council with an option of requiring a public open house as part of the process of informing the public and obtaining the views of the public prior to consideration of amendments to the Official Plan and Zoning By-law.

THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT is to amend Section 11 Implementation, to incorporate the requirements and permissions afforded to the municipality as a result of Bill 51, the *Planning and Conservation Land Statute Law Amendment Act, 2006*, coming into force. The proposed amendment is Town-wide and applicable to the entire municipality. The purpose of the Statutory Public Meeting is to obtain input with regard to the proposed Official Plan Amendment.

If you wish to be notified of the adoption of the proposed official plan amendment or of the refusal of a request to amend the official plan, you must make a written request to Mr. Stephen Keast, Clerk, The Blue Mountains, 26 Bridge Street, Thornbury, Ontario, NOH 2P0.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of The Blue Mountains before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Corporation of the Town of The Blue Mountains to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submission to the Corporation of the Town of The Blue Mountains before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Additional information relating to the proposed Amendment is available for inspection during regular office hours at the Municipal Office, Thornbury, Ontario, or contact Cindy Welsh, Senior Policy Planner in the Planning Department directly at (519) 599-3131 ext. 262 or via e-mail at cwelsh@thebluemountains.ca.

DATED at The Blue Mountains this 3rd day of April, 2009.

Stephen Keast, Clerk
The Blue Mountains
26 Bridge Street
Thornbury, Ontario, NOH 2P0
(519) 599-3131

DRAFT

AMENDMENT NO. 16

TO THE

OFFICIAL PLAN

OF THE

TOWN OF THE BLUE MOUNTAINS

AMENDMENT TO THE IMPLEMENTATION SECTION

April 13, 2009

DRAFT

AMENDMENT NO. 16 TO THE OFFICIAL PLAN OF THE TOWN OF THE BLUE MOUNTAINS

INDEX **PAGE**

The Constitutional Statement	i
PART A – THE PREMABLE	ii
Purpose	ii
Location	ii
Basis of the Amendment	ii
PART B – THE AMENDMENT	1
Purpose	1
Details of the Amendment	1
Implementation and Interpretation	4

AMENDMENT NO. 16 TO THE OFFICIAL PLAN OF THE TOWN OF THE BLUE MOUNTAINS

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute a part of this Amendment.

PART B - THE AMENDMENT consisting of the following text and constitutes Amendment No. 16 to the Official Plan for the Town of The Blue Mountains.

PART A - THE PREAMBLE

PURPOSE

The purpose of this Amendment is to update the policies of the Official Plan to incorporate the requirements and permissions afforded to the municipality as a result of Bill 51, the *Planning and Conservation Land Statute Law Amendment Act, 2006*, coming into force.

LOCATION

The subject Amendment applies to all lands within the Town of The Blue Mountains and affects the planning application review and approval process on a community-wide basis.

BASIS OF THE AMENDMENT

In January 2007, Bill 51, the *Planning and Conservation Land Statute Law Amendment Act, 2006,* came into force and provided Ontario municipalities with a number of additional powers provided that their Official Plans incorporated appropriate policies. The Town of The Blue Mountains would like to be able to take advantage of these additional planning tools and therefore Council is proposing to amend the Official Plan to:

- require additional information and material prior to the consideration of applications under Sections 22 (Official Plan Amendments), 34 (Zoning By-law Amendments), 41 (Site Plans) and 51 (Subdivisions and Condominiums) of the *Planning Act*;

- require applicants seeking a *Planning Act* approval to consult with the municipality prior to submission of an application under the *Planning Act*; and

- provide Council with an option of requiring a public open house as part of the process of informing the public and obtaining the views of the public prior to consideration of amendments to the Official Plan and Zoning By-law.

PART B - THE PREAMBLE

PURPOSE

All of this part of the document entitled "Part B - The Amendment" consisting of the following text constitutes Amendment No. 16 to the Official Plan of the Town of The Blue Mountains.

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

Item 1:

Section 11.16.2 (3) is hereby amended by adding the following new subsection 3a):

"a) In order for an application for an Amendment to the Official Plan to be considered complete in accordance with Section 22 of the *Planning Act*, Council may require the submission of any number of the reports or studies listed in Section 11.19."

Item 2:

Section 11.16.2 (3) is hereby amended by adding the following new subsection 3b):

"b) In order for an application for an Amendment to the Zoning By-law to be considered complete in accordance with Section 34 of the *Planning Act*, Council may require the submission of any number of the reports or studies listed in Section 11.19."

Item 3:

Section 11.16.3 (4) is hereby amended by adding the following new subsection 4a):

"a) In order to adequately inform the public and to obtain their views prior to consideration of an amendment to either the Official Plan and/or the Zoning By-law, Council shall have the option of requiring that an open house be advertised and held. The open house shall be held a minimum of 7 days prior to the public meeting."

Item 4:

Section 11 entitled IMPLEMENTATION is hereby amended by adding the following new Section 11.18:

"**11.18** **<u>Plans of Subdivision/Condominium</u>**

(1) In order for an application for approval of a plan of Subdivision/Condominium to be considered complete in accordance with Section 51 of the *Planning Act*, or Section 9 of the *Condominium Act*, 1998, Council may require the submission of any number of the reports or studies listed in Section 11.19."

Item 5:

Section 11 entitled IMPLEMENTATION is hereby amended by adding the following new Section 11.19:

“11.19 <u>Pre-consultation/Additional Information and Material</u>

(1) Prior to submission of an application for an Official Plan Amendment, a Zoning By-law Amendment, a Site Plan Control application and/or an application for Subdivision/Condominium approval, the person or public body requesting the amendment or approval shall submit a pre-consultation package for review by the municipality. Pre-consultation may also be required prior to the submission of an application for consent.

(2) During the pre-consultation process the nature and scope of studies to be prepared in support of the application shall be identified. The studies required may include, but are not limited to, any of the following:

Active Transportation Report
Affordable/Attainable Housing Report
Aggregate Potential Testing
Archeological Assessment/Review
Commercial Impacts
Commercial Impacts
Cultural Heritage Report
D4 Landfill Study
Decommissioning Report
Drainage Study
Economic Cost Benefit Impact Analysis
Electrical Economic Evaluation Plan
Employment Lands Study
Environmental Impact / Natural Heritage Study
Environmental Screening Report
Environmental Site Assessment
Fire Safety Plan
Fisheries Impact Study
Flooding, Erosion and Slope Stability Report
Functional Servicing Report
Geotechnical /Soil Stability Report
Growth Management Report
Heritage Impact Assessment
Hydrogeological /Hydrology Study
Ice Throw Report
Illumination Study
Lake Carrying Capacity Study
Marina or Coastal Engineering Study
Master Fire Plan
MDS Calculation Report
Noise Study
Odour /Nuisance /Dust /Vibration Study
Parking Report/Analysis
Planning Needs/Justification Report
Servicing Report
Settlement Area Capability Study
Settlement Area Comprehensive Review
Sewage System Development
Shadow Analysis
Shadow Flicker Assessment
Spray Analysis - Golf Courses
Stormwater Management Report
Sustainability Analysis
Traffic Impact Study
Tree Preservation Plan
Urban Design Report including Architecture and Streetscape Design
Visual Impact Assessment
Water Supply
Well Water Records
Wellhead Protection Area - Risk Assessment Report

(3) In addition, under exceptional site circumstances, the Town may require further or other reports which it determines are necessary to address such circumstances.

(4) The costs associated with all required studies shall be borne by the applicant. Costs incurred by the municipality in engaging peer review consultants in order to evaluate the proposal and supporting submissions shall also be bourne by the applicant.

(5) Applications submitted to the Town after pre-consultation must be done so as a complete application on the appropriate forms, as provided by the Town, and must be accurate.

(6) Payment of applicable fees must be submitted at the time of filing of accurate and complete applications."

IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan of the Town of The Blue Mountains, as amended from time to time, regarding the implementation and interpretation of that Plan, shall apply in regards to this Amendment.