

**STAFF REPORT:**

**Planning**



**REPORT TO:** Mayor and Members of Council  
**MEETING DATE:** June 1, 2009  
**REPORT NO.:** PL.09.59  
**SUBJECT:** Official Plan Amendment No. 16,  
Complete Applications  
**PREPARED BY:** Cindy Welsh, MCIP, RPP  
Senior Policy Planner

**A. Recommendations**

**THAT Council does hereby receive Planning Staff Report PL.09.59, Official Plan Amendment No. 16, Complete Applications;**

**THAT Council hereby enact a By-law to adopt Official Plan Amendment Number 16 to the Town of The Blue Mountains Official Plan to update the Implementation Section of the approved Town of The Blue Mountains Official Plan and incorporate the permissions granted to the municipality by Bill 51; and**

**THAT Council direct staff to forward the Amendment to the County of Grey for approval.**

**B. Background**

The purpose of this proposed Amendment to the Official Plan of the Town of The Blue Mountains 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, which came into effect on January 1, 2007.

Changes to the *Planning Act* focus on shifting more planning considerations and information needs to the front end of the planning process thus allowing for a transparent and accessible process. Council may require additional information or material to assess applications where it's Official Plan contains provisions for such. Application types include Official Plan Amendments, Zoning By-law Amendments, Subdivision and Condominium, and Consents.

Once the proposed Official Plan policies are in effect, applicants will be required to provide all information or materials that Council considers necessary in order to process the application. Council may refuse to accept or further consider the application if it is not complete. Until Council is satisfied that complete information and fees have been received, the legislated timeframes for processing applications will not commence. In the case of a dispute regarding application requirements, the applicant or Council will be able to make a "motion for directions" to have the Ontario Municipal Board (OMB)

determine if the information and material required by Council has been provided or whether the requirement is reasonable.

The Amendment is Town wide and applicable to all properties. It affects the planning application review and approval process on a community wide basis.

### **Provincial Policy Statement/Provincial Interest**

Section 3(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that the Council of a municipality, in exercising any authority that affects a planning matter, shall ensure that those powers are exercised in a manner that is consistent with the policy statements issued by the Province. Planning Services Staff are of the opinion that Official Plan Amendment No. 16, if adopted, will be consistent with the 2005 Provincial Policy Statement (PPS).

Further Section 2 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that Council in carrying out their responsibilities under the *Planning Act* shall have regards to matters of provincial interest. Planning Services Staff are of the opinion that Official Plan Amendment No. 16, if adopted, will have regards for the matters of provincial interest listed in the *Planning Act*.

### **County of Grey**

Pre-consultation of this Amendment was conducted with the County of Grey Planning and Development Staff in April 2009. County Council passed a By-law on March 3, 2009, adopting Amendment No. 80 to the County of Grey Official Plan which constitutes the County's Five-year Review of their Official Plan. Planning Services Staff have reviewed this Amendment and have incorporated all studies and reports listed by the County into this proposed Official Plan Amendment.

### **The Blue Mountains Official Plan**

The Town's current Official Plan was approved by the County of Grey on November 16, 2004. Section 11 entitled Implementation of the Official Plan recognizes that Council will implement the policies of the Plan by utilizing the powers conferred upon it by the *Planning Act*. Due to Bill 51 there is a need to amend and bring into conformity Section 11 Implementation with this Act. This amendment will indicate to proponents submitting applications for planning approval how Council will make use of the newly available *Planning Act* implementation tools.

Council is proposing to amend the Town's Official Plan as follows. Proponents will be required to provide additional information and material prior to the consideration of application under Sections 22 (Official Plan Amendments), 34 (Zoning By-law Amendments), 51 (Subdivisions/Condominiums) and 53 (Consents) of the *Planning Act*. The proposed Official Plan Amendment adds a new section (11.20 (2)) which has identified a list of 56 studies, many of which have been asked for in some form of planning applications historically.

The list has been comprised using various sources including the current Official Plan, the Ministry of Municipal Affairs and Housing *Technical Studies Compendium (Technical Studies Where a Provincial Ministry May Have a Review Involvement)* and the County of Grey Official Plan Five Year Review Official Plan Amendment No. 80. The list of studies required, including the scope, will be determined on each individual planning application. The costs associated with the studies shall be borne by the applicant. Any costs incurred by the Town in engaging peer review consultants in order to evaluate the supporting submissions are to be borne by the applicant.

A new section (11.16.3 (4)) will be added which provides 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-laws.

### **Additional Comments**

A statutory public meeting was held on May 4, 2009, at which time no comments from the public were received. The Town's Development Review Committee reviewed the proposed Amendment and provided minor comments. The Building Services Division has asked that studies and reports submitted as part of applications be made available for comment via circulation once received or for access where a building permit application has been submitted.

Agencies who submitted comments included the County of Grey Planning and Development Department, Niagara Escarpment Commission (NEC), Ministry of Transportation (MTO), Nottawasaga Valley Conservation Authority (NVCA) and Grey Sauble Conservation Authority (GSCA).

The County of Grey Planning and Development Department has indicated that the proposed amendment would appear to be in conformity to what County Council has adopted under the Five Year Review Official Plan Amendment #80. The County has provided some comments of a minor nature which Planning Services Staff reviewed and provide the following. Staff have incorporated in Section 11.19 (1) of the proposed amendment which states that Council may require the submission of any number of reports or studies listed in Section 11.20 for consent applications.

Staff have revised the wording of Section 11.18 on the recommendation of the County and have incorporated the County wording into the Amendment.

The list of studies and reports in Section 11.20 (2) has been revised to reflect the studies and reports presented in Appendix 1 of the amendment. Section 11.20 (1) has been added which outlines information to be provided or presented as part of the pre-consultation package.

The Niagara Escarpment Commission has no objection to the proposed amendment. The Ministry of Transportation offered no comments. The Nottawasaga Valley Conservation Authority has no objection and request that the Town include the NVCA

(as appropriate) in the pre-consultation process. The Grey Sauble Conservation Authority have no objection to the noted Official Plan Amendment and state that pre-consultation fees may apply to the GSCA's review.

The proposed Amendment to the Official Plan should result in a more efficient planning application approval process where there is more certainty for both the applicants and the municipality as to what supporting documents are required pertaining to planning applications. It is the opinion of Planning Services Staff that this proposal represents good land use planning. It will improve the municipality's ability to process applications for planning approval in a timely and efficient manner.

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

1. Managing growth to ensure the ongoing health and prosperity of the community.

### **D. Environmental Impacts**

The proposed Official Plan Amendment does not appear to generate any significant environmental impacts that can be regulated by the Town.

### **E. Budget Impact**

Nil.

### **F. Attachments**

1. Official Plan Amendment Number 16.

Submitted by:

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

**AMENDMENT TO THE IMPLEMENTATION SECTION**

**June 1, 2009**

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

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**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), 51 (Subdivisions and Condominiums) and 53 (Consents) 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 11.20."

#### **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 11.20."

#### **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            Plans of Subdivision/Condominium**

(1) Where an application is submitted to the County, for approval of a Plan of Subdivision/Condominium in accordance with Section 51 of the *Planning Act*, or Section 9 of the *Condominium Act*, 1998, any number of the reports or studies listed in Section 11.20 of this Plan, or as required by the County of Grey Official Plan, may be required. Consultation with the County of Grey and the Town of The Blue Mountains will determine which studies may be necessary. Where accompanying Official Plan or Zoning By-law Amendments are required, efforts will be made to streamline the study requirements between the County and the Town.”

**Item 5:**

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

**“11.19            Consents**

(1) In order for an application for approval of a consent to be considered complete in accordance with Section 53 of the *Planning Act* Council may require the submission of any number of the reports or studies listed in Section 11.20.”

**Item 6:**

Section 11 entitled IMPLEMENTATION is hereby amended by adding the following new Section 11.20:

**“11.20            Pre-consultation/Additional Information and Material**

(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.

Information to be provided or presented as part of the pre-consultation package shall include, but is not limited, to the following:

1. Brief overview of the proposal (sketch, drawing, illustration, if applicable).
2. Key Map/Aerial Photo
3. Relevant project data (lot area, lot size, number of units proposed if applicable)
4. General commentary on the nature of relief or action sought.
5. Overview of public agency/government consultation completed to-date.
6. Basic servicing scheme (if applicable).
7. Project timelines.

(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:

1. Active Transportation Report
2. Affordable/Attainable Housing Report/Rental Housing Conversion Study
3. Air Quality Study
4. Archeological Assessment/Review
5. Built Heritage & Cultural Heritage Landscape: Heritage Impact Assessments
6. Commercial Market Study (Commercial Impacts)
7. Contamination Management Plan
8. Cross-section Drawings/Profiles
9. D4 Study (Landfills and Dumps)
10. Decommissioning Report
11. Endangered and Threatened Species Habitat Studies / Other Wildlife Habitat Studies
12. Electrical Economic Evaluation Plan
13. Employment Lands Study
14. Environmental Impact/Natural Heritage Study
15. Environmental Site Assessment
16. Financial Impact Study
17. Fish Habitat/Impact Study
18. Functional Servicing Report
19. Geotechnical /Soil Stability Report
20. Grading, Drainage and Stormwater Management Report
21. Growth Management Report
22. Heritage Impact Assessment/Review
23. Hydrogeological/Hydrology Study/Review
24. Ice Throw Report
25. Illumination Study Lighting/Photometric Plan
26. Lake Carrying Capacity Study
27. Marina or Coastal Engineering Study
28. Master Block Plan
29. Master Environmental Servicing Plan
30. Mineral Aggregate Resources Studies (to identify potential reserves, feasibility of resource use or impact assessment re: proposed adjacent potentially incompatible uses)
31. Minimum Distance Separation (MDS) Calculation Report
32. Natural Hazards Studies
33. Noise and Vibration Study
34. Odour and Dust Study
35. Parking Report/Analysis
36. Planning Needs/Justification Report
37. Prime Agricultural Area Identification Study
38. Public Transit Compatibility Assessment
39. Sewage System Development Report
40. Settlement Area Capability Study/Settlement Area Comprehensive Review

41. Shadow Analysis
42. Shadow Flicker Assessment
43. Site Plan Layout
44. Slope Stability Report
45. Spray Analysis - Golf Courses
46. Source Water Protection Area - Risk Assessment Report
47. Sustainability Analysis
48. Traffic Impact Study
49. Traffic Management Plan
50. Tree Inventory and Preservation Plan
51. Urban Design Report including Architecture and Streetscape Design
52. View and Vista Renderings
53. Visual Impact Assessment
54. Water Supply
55. Well Water Records
56. Wetland Evaluation Studies

- (3) In addition 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 borne 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 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.

## **PART C - THE APPENDICES**

The following Appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.

1. Corporation of the Town of The Blue Mountains Official Plan Amendment No. 16 – Complete Applications.

**Corporation of the Town of The Blue Mountains Official Plan Amendment No. 16  
Complete Applications**

General descriptions for studies and reports are provided in this Appendix. The scope for the following studies and reports shall be determined by the Town in consultation with any other governments, public authority or external agency and is dependent on the nature of the proposal.

NUMBER	STUDY	DESCRIPTION
1	Active Transportation Report	The purpose is to identify within the proposed development links and extensions of existing bikeways, sidewalks and trails, as well as create new walking and cycling connections to the Town's existing system.
2	Affordable/Attainable Housing Report/Rental Housing Conversion Study	The purpose is to ensure an adequate supply of affordable and mid-range rental accommodation. Any proposal for the conversion of rental units to condominium tenure would be required to justify the need for the conversion and demonstrate that there are sufficient rental units to meet the Town's long-term affordable/attainable housing needs.
3	Air Quality Study	The purpose is to assess the potential impact of emissions, including odour and dust, produced by a proposed development and provide mitigation measures to protect public health and the natural environment. Any proposal for development or site alteration with activities that may potentially have adverse impacts on the health of Town residents or the environment would require an Air Quality Study. The Study would measure existing pollutant concentrations in order to assess ambient air quality. The Study would also determine the proposed development's expected emission impacts on the surrounding community/development and provide control and mitigation measures.
4	Archeological Assessment/Review	The purpose is to ascertain the presence or absence of archaeological resources. Any proposal for development or site alteration in proximity to areas with archaeological sites or having archaeological potential (as assessed according to Ministry of Culture criteria) would, if found, identify archaeological resources, evaluate the significance of these resources, and provide strategies to mitigate the impact of development on these resources, such as on-site preservation or systematic removal. The assessment would also include recommendations for conservation measures. The assessment shall be conducted and the information prepared by an Archeologist licensed under the <i>Ontario Heritage Act</i> .

NUMBER	STUDY	DESCRIPTION
5	Built Heritage & Cultural Heritage Landscape: Heritage Impact Assessments	These studies and assessments identify and evaluate the impacts to known built heritage resources and cultural heritage landscapes, when these are adversely affected by land development. Further research, site survey, analysis and evaluation of these resources may also be required if such information is not available (e. g. newly identified or listed heritage buildings or landscape features). Appropriate impact mitigation measures and conservation strategies can be recommended.
6	Commercial Market Study (Commercial Impacts)	The purposed is to ascertain impacts on existing and planned retail commercial developments.
7	Contamination Management Plan	Any proposal for development or site alteration for high risk land uses within areas of high aquifer vulnerability shall be accompanied by a Contamination Management Plan that defines the approach to protect water resources and provides for long-term monitoring of the use. High risk land uses may include, but are not limited to, auto wrecking and salvage yards, dry cleaning of textile and textile products and wood product preservation and treatment.
8	Cross-section Drawings/Profiles	Cross-section drawings/profiles may be required for proposals to illustrate grading conditions across various cross-sections of a site. The Town may, in some instances, require these drawings to include grading profiles extending on adjacent lands to demonstrate sight-lines and angles of visibility from surrounding lands.
9	D4 Study (Landfills and Dumps)	Extends to all proposals for land use on, or near, operating and nonoperating landfills (as defined in Ontario Reg. 347) and dumps which contain municipal solid waste, industrial solid waste and/or sewage sludges. The guideline applies to all such facilities regardless of ownership.
10	Decommissioning Report	Any proposal for development that will no longer need a facility located on-site will require a decommissioning report.
11	Endangered and Threatened Species Habitat Studies / Other Wildlife Habitat Studies	<p>Studies should be completed by qualified experts that identify significant habitat for proposals in general areas of:</p> <ul style="list-style-type: none"> <li>• known endangered and threatened species habitat;</li> <li>• known occurrences of species that are listed as endangered and threatened on the Species at Risk in Ontario (SARO) list (after June 30, 2008, refer to regulations that may be under the <i>Endangered Species Act, 2007</i>); or</li> <li>• high potential for significant habitat as identified by the Ministry of Natural Resources (MNR) through screening maps, species occurrence information and technical guidelines.</li> </ul>



NUMBER	STUDY	DESCRIPTION
12	Electrical Economic Evaluation Plan	The purpose is to evaluate where better energy performance within the proposed development can occur and address implementation measurers to achieve this.
13	Employment Lands Study	The purpose of the study will be for proposals which affect the Town's employment lands to identify issues and present solutions.
14	Environmental Impact/Natural Heritage Study	The purpose is to determine the potential for development to adversely impact environmentally significant and sensitive areas and natural heritage features. An Environmental Impact Study (EIS) or Environmental Review Study (ERS) would determine development or site alteration impacts on natural heritage and hydrological features including, but not limited to, groundwater and surface water, Environmentally Significant Areas, locally and provincially significant wetlands, flooding and erosion, woodlands, Areas of Natural and Scientific Interest (ANSI), habitat of endangered/threatened species and proposed measures to mitigate those impacts.
15	Environmental Site Assessment	<p>Any proposal for development or site alteration on lands or adjacent to lands where there is a probability that one or more contaminants have affected the property owner must submit an Environmental Site Assessment.</p> <p>In the case of brownfield sites, an environmental site assessment means the assessment of the environmental condition of the land including the soil, ground water and sediment, if any. An environmental site assessment may be carried out for purposes such as a sale of property between parties, to obtain financing or a mortgage, or to obtain approval from a municipality for a land use change or building permit. Under Part XV.1 of the <i>Environmental Protection Act</i>, an environmental site assessment is required in order to file a Records of Site Condition in Ontario's Environmental Site Registry. These requirements are set out in Ontario Regulation 153/04.</p>
16	Financial Impact Study	The purpose is to determine the proposed development's financial impact on the Town.
17	Fish Habitat/Impact Study	This study would be required to identify the presence of fish habitat and to describe ecological functions of the habitat, contributions of the habitat to fish productivity, sensitivity to development and scarcity of the habitat.
18	Functional Servicing Report	The purpose is to evaluate the impacts of a proposed development on Town servicing infrastructure and utilities. Any proposal for a major development shall identify the technical requirements to provide the utilities and infrastructure to support development. The Functional Servicing Plan shall be prepared by a qualified professional engineer to the satisfaction of the Town.

NUMBER	STUDY	DESCRIPTION
19	Geotechnical /Soil Stability Report	The purpose is to explore subsurface soil and groundwater conditions on a site.
20	Grading, Drainage and Stormwater Management Report	<p>The purpose is to evaluate the effects of a proposed development on the stormwater and drainage pattern, and to recommend how to manage rainwater/snowmelt for the proposed development. Any proposal for development or site alteration may require a Grading, Drainage and Stormwater Management Report to examine how stormwater, erosion and sedimentation will be controlled and managed on- and off-site.</p> <p>Drainage and Stormwater Management Reports are required by the Ministry of Transportation (MTO) to determine if site-specific development proposals in proximity to provincial highways would negatively impact on MTO right-of-way or property. Recommended proximity distances are identified in MTO's checklist for all application types (e.g. development within a 395 metre radius of a public road intersection with a Class I, II, and III highway.)</p>
21	Growth Management Report	The purpose of this report will be to ascertain whether proposed developments are in accordance with the County of Grey Growth Management Strategy and the Town's Official Plan policies pertaining to growth management.
22	Heritage Impact Assessment/Review	The purpose is to provide relevant information on the nature and significance of a heritage property and develop the policy framework in which the heritage property can be conserved. Any proposal for the development of a heritage property designated under the <i>Ontario Heritage Act</i> or of a property abutting a designated heritage property would need to identify and evaluate the impact of development or site alteration on the built heritage resource and recommend appropriate impact mitigation measures and conservation strategies, based on conservation principles and provide a statement of cultural significance. Information shall be prepared by a qualified heritage consultant, to the satisfaction of the Town.
23	Hydrogeological/Hydrology Study/Review	The purpose is to evaluate the impacts of a proposed development on groundwater and surface water quality or quantity.
24	Ice Throw Report	The purpose is to determine the ice throw hazard associated with the development of wind turbines.

NUMBER	STUDY	DESCRIPTION
25	Illumination Study Lighting/Photometric Plan	The purpose is to provide an analysis of the anticipated light pollution levels from a proposed development on surrounding properties. Any proposal for development or site alteration where proposed lighting may interfere with adjacent properties would require a lighting plan/photometric plan. This plan should demonstrate the impact of any proposed lighting on abutting residential properties and open space features and provide mitigation measures such as shielded lighting fixtures to prevent glare and/or eliminate any off-site lighting effects.
26	Lake Carrying Capacity Study	The study is comprised of various components which would predict the effects of lakeshore development on the water quality, fisheries and wildlife for a particular lake. The purpose of any study would be to determine the current state of the lake and to establish an upset limit for future development to ensure that the integrity of the lake environment is maintained.
27	Marina or Coastal Engineering Study	The purpose is to study the control of <u>shoreline</u> erosion, development of navigation channels and harbors, defense against flooding caused by storms tides, coastal recreation and control of pollution in <u>near-shore</u> waters.
28	Master Block Plan	The purpose is to show the siting of a particular proposal within a broader surrounding context, the limits of which are to be identified by the Town on a case-by-case basis. In this regard, the Master Block Plan may involve an appropriate conceptualization of the future development of lands in the vicinity of the subject site, as well as show existing conditions and/or other concurrent proposals in the broader surrounding area. A Master Block Plan may also be used as a mechanism by which to evaluate compliance of a proposal under ultimate build-out conditions, with respect to such built form objectives as built frontage, lot coverage and density.
29	Master Environmental Servicing Plan	Any large development proposals would require a Master Environmental Servicing Plan (MESP). A MESP includes an Environmental Impact Statement dealing with stormwater and hydrogeological matters. The MESP shall include, to the greatest extent possible, in addition to other matters, hydrological, hydrogeological and geotechnical analyses which address groundwater recharge and discharge, aquifer vulnerability, water budget and aquatic management.

NUMBER	STUDY	DESCRIPTION
30	Mineral Aggregate Resources Studies (to identify potential reserves, feasibility of resource use or impact assessment re: proposed adjacent potentially incompatible uses)	<p>The PPS, 2005 directs that mineral aggregate resources shall be protected for long-term use (Policy 2.5.1) and that as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible (Policy 2.5.2.1). These policies are relevant to aggregate applications and non-aggregate applications that are within or adjacent to mineral aggregate resource areas.</p> <p>Where a development occurs within:</p> <ul style="list-style-type: none"> <li>• 300 metres of a known unconsolidated deposit (e.g., sand, gravel, clay) or a mineral aggregate pit operation; or</li> <li>• 500 metres of a known bedrock deposit or a bedrock quarry operation, the applicant should be required to assess the impact of the proposed development on the mineral aggregate resource (PPS, 2005, Policy 2.5.2.5) and the mineral aggregate operation(s) (PPS, 2005, Policy 2.5.2.4).</li> </ul> <p>Most studies are done under the <i>Aggregate Resources Act</i> (ARA) application process. Through that process, MNR reviews the studies. In areas of private land not designated under the ARA, any mineral aggregate resource studies done would likely be in conjunction with an official plan program.</p>
31	Minimum Distance Separation (MDS) Calculation Report	<p>The purpose is that in Prime Agricultural Areas and Rural Areas, new land uses, including lot creation, and new or expanding livestock facilities comply with the Minimum Distance Separation (MDS) Formulae. The Minimum Distance Separation Formulae is a tool to determine a recommended distance between a livestock facility and another land use, or vice versa.</p>
32	Natural Hazards Studies	<p>Natural hazards studies should be undertaken/required by municipalities where the boundaries of the hazardous lands have not been defined (usually for areas not covered by a conservation authority). Through these studies, the applicant needs to demonstrate (among other things) that hazards do not exist or they can be safely addressed and the development and site alteration is carried out in accordance with established standards and procedures.</p>

NUMBER	STUDY	DESCRIPTION
33	Noise and Vibration Study	<p>The purpose of a Noise Study is to provide an analysis of anticipated future noise levels within and surrounding a proposed development and to describe the types and locations of noise abatement measures which will be required to attenuate noise.</p> <p>A Noise and Vibration Study is required for any residential or other noise sensitive development proposed in proximity to stationary noise sources within Employment Areas, including warehousing, manufacturing and processing activities.</p>
34	Odour and Dust Study	<p>Any proposal for development or site alteration that would produce odour and/or dust emissions would require an Odour and Dust Study. The Study would determine impacts on the surrounding community/development and provide control measures and mitigation of potential odour and dust emissions.</p>
35	Parking Report/Analysis	<p>The purpose of a Parking Report/Analysis is to estimate the parking demand generated by a development and to establish the number and size of parking spaces to be provided, while recognizing local conditions and site constraints. This study may be required in support of development applications which propose fewer or significantly greater parking spaces, as determined by the Town, than required by the Town's Zoning By-law. Such a study shall assess projected on-site parking space demand in comparison to the proposed parking space supply and shall provide parking options and implementation recommendations including, where appropriate, the sharing of parking spaces between different on-site uses or the utilization of potential off-site options in compliance with the Town's Zoning By-law.</p>
36	Planning Needs/Justification Report	<p>The purpose is to provide an overall planning framework, a clear understanding of the proposal and an opportunity to establish why a proposal should be considered. Any proposal for development or site alteration shall, but is not limited to:</p> <ul style="list-style-type: none"> <li>• providing a description and clear understanding of the proposed amendment;</li> <li>• providing major statistics (e.g. height and/ordensity), site and contextual considerations;</li> <li>• explaining the conformity of the proposed amendment with the Town's official plan, the Town's zoning by-law and any other of the Town's planning documents, including process steps and approvals required (e.g. zoning, site plan control, land division);</li> <li>• explaining the consistency with Provincial Policy Statements, conformity with applicable provincial plans, and conformity with the County of Official Plan;</li> <li>• explaining the contribution of the proposed amendment to the overall structure of the</li> </ul>

NUMBER	STUDY	DESCRIPTION
		<p>Town, and if applicable, the planning vision developed for the particular context;</p> <ul style="list-style-type: none"> <li>• explaining the compatibility of the proposed amendment with adjacent land uses;</li> <li>• demonstrating the availability of adequate infrastructure to service the development resulting from the proposed amendment;</li> <li>• providing the site's planning history, including previous approvals; and,</li> <li>• providing an analysis and opinion as to why the proposal is good planning including an evaluation of potential impacts.</li> </ul>
37	Prime Agricultural Area Identification Study	<p>The purpose is to assist in the delineation of land use designations for the long-term protection of prime agricultural areas and/or specialty crop areas as required by Section 2.3 of the PPS, 2005. The study will assist in identifying the area and boundaries of prime agricultural areas and/or specialty crop areas in relation to other geographic areas and land uses, such as settlement area boundaries, rural areas (e.g. non-prime agricultural areas), significant environmental areas and/or natural heritage features. Several approaches and tools may be used to identify the designation of prime agriculture areas and specialty crop areas.</p>
38	Public Transit Compatibility Assessment	<p>The purpose of this report is to assess how the proposed development will incorporate future public transit ideas.</p>
39	Sewage System Development Report	<p>The purpose of this report will be to outline how the development of sewage systems for proposals that will be serviced using on-site sewage systems will be undertaken.</p>
40	Settlement Area Capability Study/ Settlement Area Comprehensive Review	<p>The purpose is to study is to establish the appropriate development density and specific site-related lot size standards and recommend the maximum population a community may achieve. The study shall include the following:</p> <ul style="list-style-type: none"> <li>• an analysis of the hydrology and hydrogeology of the area to determine the capability of surface and groundwater resources to provide sufficient quantity and quality of water supply on a sustainable basis;</li> <li>• an assessment of the impact of future development on existing groundwater quantity and quality and on existing sources of drinking water;</li> <li>• an assessment of the long-term sustainability of the soil, hydrologic and hydrogeological conditions to accept sewage effluent;</li> <li>• an identification of any existing restrictions to future development;</li> <li>• an assessment of surface drainage; and</li> <li>• an assessment of the impact of new growth on the Natural System.</li> </ul>

NUMBER	STUDY	DESCRIPTION
41	Shadow Analysis	The purpose is to evaluate the impact of a proposed development's shadows at various times of day through the year. Any proposal for development or site alteration with significant height or massing as determined by the Town and/or located within proximity to low density residential areas shall show the impact of shadows cast by the proposed development on adjacent streets, parks and properties.
42	Shadow Flicker Assessment	The purpose of this study is to present an assessment of the potential shadow flicker effects on local residential properties as a result of the operation of a proposed wind farm.
43	Site Plan Layout	The purpose is to show all proposed building envelopes, driveways, parking, landscaping and any other permanent features.
44	Slope Stability Report	The purpose is to protect proposed development from slope stability problems.
45	Spray Analysis - Golf Courses	The purpose is to assess the spray from proposed golf courses to determine if there will be adverse affects on neighbouring properties and if so how to mitigate this.
46	Source Water Protection Area - Risk Assessment Report	The purpose is to assess the proposal in accordance with local source water protection plans and to identify any potential risks and outline mitigation measures.
47	Sustainability Analysis	The purpose is to assess the proposal with the Town's sustainability targets from the <i>Town of The Blue Mountains Integrated Community Sustainability Plan</i> initiatives. This could include, but not limited to, energy conservation, intensification, water conservation, housing for all incomes, etc.
48	Traffic Impact Study	To provide an assessment of the impact of a proposed development on the transportation/transit system and determine infrastructure improvements, service upgrades and mitigation measures required to reduce any adverse impacts of a proposed development.
49	Traffic Management Plan	The purpose is to minimize the negative impacts of traffic on neighbourhood streets, ensure adequate supply of on-street parking and ensure a transit, cycling and pedestrian friendly environment.
50	Tree Inventory and Preservation Plan	The purpose is to provide detailed information about individual trees and associated vegetation on public and private lands. Any development or site alteration where private or public trees/vegetation exist within the property and/or exist a minimum of three (3) metres beyond the property line shall detail, in addition to other matters, existing trees proposed to be removed and the canopy replacement, existing trees proposed to be retained/protected and their dollar value, dimensions and details of

NUMBER	STUDY	DESCRIPTION
		recommended tree protection and preservation measures for all trees to be retained. The plan shall be prepared by a qualified Landscape Architect in good standing with the Ontario Association of Landscape Architects (OALA) in conjunction with a qualified Certified Arborist who will prepare the vegetation inventory and analysis.
51	Urban Design Report including Architecture and Streetscape Design	The purpose of Urban Design Guidelines is to evaluate the design of a development and associated landscapes to ensure that the development blends with the neighbourhood or to advance the emerging character of a new or redeveloping neighbourhood. Urban Design Guidelines may be required for any development or site alteration and would be a combination of text, plans, illustrative sketch diagrams and photos. The Guidelines would describe the vision or design intent, physical form, layout and design of the proposed development including, but not limited to matters such as, building massing, elevations, articulation to establish the relationship between the building and the street, building heights, shadows, building setbacks, circulation, parking, pedestrian and transit linkages, loading, servicing, landscape, outdoor amenity areas and lighting. The Guidelines would also demonstrate that land use compatibility is taken into account and impacts on sites adjacent to the development are mitigated.
52	View and Vista Renderings	View and vista renderings may be required to determine the impacts of a proposed development on view and vistas by graphically inserting the proposal into images depicting existing view and vistas. A series of view and vista renderings from a variety of angles and at varying distances may typically be required.
53	Visual Impact Assessment	The purpose is to examine any direct impacts of the development upon views in the landscape and identify any overall impact on visual amenities.
54	Water Supply	The purpose is that if municipal services are not available, proposed developments on existing lots of record or new lots must provide evidence of the site's suitability to provide an adequate quality and quantity of water supply.
55	Well Water Records	The purpose is to provide well water records from the Ministry of the Environment (MOE) if the property has existing wells located on it and the proposal is to be serviced by well water.
56	Wetland Evaluation Studies	A Wetland Evaluation Study may be required to examine any direct impacts of the development upon wetlands.