

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS
BY-LAW NO. 2010- 46

Being a By-law to adopt Amendment No. 20 to the
Official Plan of the Town of The Blue Mountains

The Council of the Corporation of the Town of The Blue Mountains in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O.1990, hereby enacts as follows:

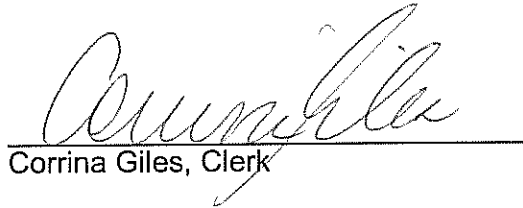
1. Amendment No. 20 to the Official Plan of The Town of The Blue Mountains, is hereby adopted.
2. The Clerk is hereby authorized and directed to submit Amendment No. 20 together with the required record, to the appropriate Approval Authority for approval.
3. This By-law shall come into force and take effect on the day of the final passing by Council, subject to any approval necessary pursuant to the *Planning Act* R.S.O. 1990, as amended.

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 28th day of June, 2010.




Ellen Anderson, Mayor



Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2010- 46 as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 28th day of June, 2010.

DATED at The Blue Mountains this 28th day of June, 2010.

Signed: 
Corrina Giles, Clerk

Amendment No. 20

To the Town of The Blue Mountains Official Plan

“Craikleith Village Community”

PART A – THE PREAMBLE

1. Location:

The lands subject to this Amendment are Part of Lots 21 and 22, Concession 1, Town of The Blue Mountains (formerly Township of Collingwood) and are located in the area bounded by Long Point Road to the east, Nottawasaga Bay to the north, Blue Mountain Drive to the west and Highway #26 to the south, as shown on Schedule "A-20-A" to this Amendment (known for the purposes of The Town of The Blue Mountains Official Plan as the "Craigleith Village Community").

2. Purpose:

The purpose of this Amendment is to provide a land use framework for the Craigleith Village Community and to guide development of the area as a mixed-use, sustainable, compact and integrated community that includes residential, institutional, local and highway commercial land uses with complementary and supporting community uses.

This Amendment will:

- a) establish a new Craigleith Village Community Section within the Official Plan that will include policies under three new land use designations being "Craigleith Village Commercial", "Craigleith Village Residential" and "Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer".
- b) amend Schedule 'A' Land Use Plan – Map 4 of the Plan so as to re-designate the lands;
- c) amend Schedule "B" Maximum Unit Yields of the Official Plan;
- d) amend Appendix Map 'A' of the Official Plan to reflect the Hazard Lands, Provincially Significant Wetland boundaries and establish Special Policy Areas; and,
- e) add a new exception to Section 13 of the Official Plan, establishing special provisions for the lands.

3. Objectives:

The objectives of this Amendment are to:

- a) protect and conserve significant natural heritage resources including, but not limited to, a Provincially Significant Wetland Complex and a Coastal Meadow Marsh and related wetland complex;
- b) provide for a diversified mix of residential uses;
- c) promote the efficient use of municipal infrastructure by way of intensification;
- d) promote efficient development and land use patterns;
- e) provide road upgrades to Blue Mountain Drive, Brophy's Lane and Long Point Road;
- f) provide for highway improvements along the Highway 26 corridor at the intersections of Blue Mountain Drive/Hope Street and Long Point Road/Osler Bluff Road;
- g) eliminate, where practicable, existing access points to Highway 26;

- h) provide a semi-regional public park which incorporates the shoreline area and natural features and other required lands for public gathering and recreation;
- i) promote active transportation patterns by facilitating a wide range of transportation modes including, but not limited to, walking, cycling, cross-country skiing and snow-shoeing;
- j) promote accessibility for persons with disabilities and the elderly including access to, and along the shoreline area;
- k) promote an integrated community;
- l) provide a range of commercial uses to serve the local residents and the travelling public;
- m) provide for institutional lands to better address locally the needs of seniors; and,
- n) enhance the quality of life for current and future residents of the Town.

4. Basis:

The basis is to provide a comprehensive policy and implementation strategy for the proposed fully serviced residential, commercial, recreational, institutional and open space development. The basis for this Amendment is as follows:

- a) The policies detailed in this Amendment are in accordance and consistent with the Provincial Policy Statement, County of Grey Official Plan and the intent of the Town of The Blue Mountains Official Plan.
- b) The proposed Amendment will preserve and protect a Provincially Significant Wetland and its ecological features by providing sufficient buffer areas.
- c) The proposed Amendment will preserve and protect the Nottawasaga Bay Shoreline which contains significant environmental features.
- d) The proposed Amendment will implement both residential and commercial intensification which in turn will lead to more efficient and effective use of municipal infrastructure.
- e) The proposed Amendment will provide for road upgrades to Blue Mountain Drive, Brophy's Lane and Long Point Road.
- f) The proposed Amendment will enhance recreational opportunities within the Town by creating an environmentally sensitive integrated walkway system at the Nottawasaga Bay Shoreline and the buffers associated with the Provincially Significant Wetland. The proposed Amendment will increase the connectivity within the local area and to the broader community through the use of an integrated transportation and walkway/bicycle system.
- g) The proposed Amendment will implement the Highway Commercial and Local Commercial policies of the Official Plan which permit small scale commercial uses which rely heavily upon vehicular traffic including, but not limited to, service commercial uses, personal service shops, business and professional offices, restaurants and commercial uses, while incorporating small scale community-related commercial uses and promoting mixed-use development.
- h) The proposed Amendment will provide for highway improvements along the Highway 26 corridor at the intersections of Blue Mountain Drive/Hope Street and Long Point Road/Osler Bluff Road.
- i) The proposed Amendment will facilitate the elimination of multiple access points to Highway 26.

Development permitted by this Amendment is subject to all necessary approvals under the *Planning Act*. Phasing of the development, required works and other matters will be determined through one or more agreements, including a Master Development Agreement with the Town.

PART B - THE AMENDMENT

1. OFFICIAL PLAN AMENDMENT:

The Town of The Blue Mountains Official Plan is hereby amended as follows:

Notwithstanding anything contained in Town of The Blue Mountains Official Plan (the "Plan") to the contrary, the following text, together with the following Schedules attached hereto, apply to the subject lands and constitute Official Plan Amendment No. 20 (the "Amendment") to the Town of The Blue Mountains Official Plan.

2. DEFINITIONS:

For the purposes of this Amendment, the following words and/or terms have the following meanings:

"live-work unit" means a dwelling unit that contains a subsidiary business and personal services occupancy or a subsidiary low hazard industrial occupancy, all as defined by the Ontario Building Code, having an area of not more than 150 square metres, and is used and operated by one or more persons of a single household.

3. TEXT CHANGES:

Section 4 of the Plan is amended by adding the following new Land Use Designations:

4.28 Craigleith Village Community

4.28.1 Purpose

The purpose of the Craigleith Village Community designation is to recognize an existing community within the Town of The Blue Mountains that is to be redeveloped into a sustainable compact village with mixed uses and intensification, while protecting the character of the surrounding area. The prominent use of lands shall be for commercial, various forms of residential, recreational, and institutional uses intended to serve the existing and proposed community of Craigleith and the travelling public. The proposal will include public trails, dedication of the shorefront lands, a public square that focuses on the arts and culture, as well as wetland and other natural environmental protection.

The Craigleith Village Community is divided into sub-designations. The purpose is to recognize the interrelationships of the distinct areas in the overall development scheme while maintaining unique policy provisions for these areas within the overall community.

Further, the Craigleith Village Community has been divided into sub-areas, "East Sub-area", "Central Sub-area" and "West Sub-area", so as to assist in, amongst other things, defining Land Use Designations, applicable unit yields and commercial floor space allocations.

4.28.2 General Development Policies

- (1) The Craigleith Village Community is to be developed as a sustainable integrated community with trail connectivity within the community, and to areas external to the community, and create an urban environment that provides for safe, functional and attractive residential neighbourhoods.
- (2) The community road and trail network are to be developed so as to provide residents with a safe functional and attractive neighbourhood that offers wildlife viewing opportunities in sustainable natural areas including wetlands, tree cover and shoreline.
- (3) The proposal will accommodate a range of services, facilities and activities complementary to the existing Craigleith Community and the overall Town. In particular, it is intended that this proposal will complement the existing commercial nodes of the Blue Mountain Village Core and the communities of Thornbury and Clarksburg.

It is intended that the lands will be developed under a Master Concept Plan approved by the Town under a Master Development Agreement in accordance with Section 9.7 of the Plan. The lands will be developed with a minimum of 40% open space that shall include wetland protection, including buffers, shorefront and an entry feature to the Town. A tree retention and landscape plan shall be included for the development lands as part of the Master Concept Plan and implemented through the Master Development Agreement and subsequent Agreements.

- (4) The Craigleith Village Community shall provide for an integrated public park and public open space system with opportunity for public use of the shorefront while maintaining the significant natural features and functions the area is known for. It therefore shall be a policy of this Plan to require the provision of recreational lands and/or facilities including the dedication of the shorefront to the Town. These shorefront lands shall include generally 6.0 metres of land lying southerly of the 15.0 metres wave uprush zone.
- (5) Subject to a scoped Environmental Impact Study indicating that active use of the shorefront may occur without adverse impact to significant natural heritage features, Council may authorize through a Parks Management Plan, such active uses. The Parks Management Plan shall be developed in consultation with the Grey Sauble Conservation Authority and other agencies and members of the public that Council deems appropriate.

Multiple connection points between the shorefront and the public realm are critical and will be addressed through a Master Concept Plan, a Master Development Agreement, subsequent Agreements and the Draft Plan Approval process pursuant to the Planning Act and its related implementation. Regard shall be had to mitigating potential conflict between the public shorefront area and adjacent private recreational areas as set out in this Amendment.

Opportunity also exists to enhance natural and cultural heritage for instance through possible future community based programs to remove invasive shoreline plants such as the existing Reed Grass (*Phragmites australis*).

- (6) It shall be a policy of this Amendment to promote pedestrian, cycling, cross-country skiing and/or snow showing connections throughout the proposal and to provide for

connectivity to the existing community and the Georgian Trail.

- (7) The open space network as depicted on Schedules "A-20-C", "A-20-D" and "A-20-E" shall provide connectivity between sub-areas, be provided with signage with educational material on existing natural and cultural heritage and take advantage of views and vistas within the development and along the waterfront.
- (8) It is intended that a multi-use trail connection shall be provided between the East and West Sub-areas to provide a pedestrian link. The purpose of this multi-use trail is to promote the use of a passive recreational link versus a motorized road link.

Trail development within the Provincially Significant Wetland and related buffer areas shall only proceed upon the completion of an Environmental Impact Study which demonstrates that there will be no negative impacts on the Wetlands or significant Natural Heritage elements on the lands.

The multi-use trail connection shall be provided in conjunction with the latter of the commencement of the East or West Sub-areas.

- (9) It shall be a policy of this Amendment to promote a more compact urban form, with higher densities located in proximity to arterial roads that may serve as future transit corridors.
- (10) It shall be a policy of this Amendment that there be a mix and range of housing, including housing affordable to a wide spectrum of households through a variety of building types and densities to provide housing choices for families, seniors, single person households and other residents.
- (11) It shall be a policy of this Amendment to encourage the development of live/work dwelling units to provide for the opportunity of smaller scale commercial and business uses in close proximity to residential uses.
- (12) Appropriate native plantings shall be encouraged along public rights-of-way, including road corridors, both to create ecological linkages and for visual amenity. All new plantings on public lands shall be in the form of native plant species.
- (13) The principles of urban design influence the physical design and layout of a community. It is an important planning tool that will be used to help achieve the identity and character of this community, enhance the quality of life, and promote a greater economic vitality through the efficient use of resources. Good urban design, both in the public and private realm, is required.
- (14) A comprehensive approach to storm water management is required to guide development and safeguard the broader Provincially Significant Wetland. Therefore, storm water management shall be considered in a comprehensive manner, considering impacts within and external to the development (i.e. neighbouring properties and, Highway 26, etc.) and protection of the Provincially Significant Wetlands;.
- (15) A traffic impact study shall be undertaken to identify the required highway improvements along the Highway 26 corridor to accommodate both the Craighleith Village Commercial

and Craigleith Village Residential nodes. The traffic impact study shall be acceptable to the Ministry of Transportation and the Town.

- (16) Buildings and structures, along with required facilities including, but not limited to, parking and loading facilities, drive aisles, storm water management facilities, will be required to be located in compliance with Ministry of Transportation requirements and permits will be required to be obtained in accordance with the *Public Transportation and Highway Improvement Act*.
- (17) A noise impact study shall be required to be undertaken to determine the extent and severity of any impacts, and propose any mitigation measures, including design details and specifications, prior to any development proceeding. Such noise impact study shall be acceptable to the Town.
- (18) The public roads network shall be consistent with Section 7 of The Blue Mountains Official Plan and Schedule "A-20-F" of this Amendment.
- (19) Prior to any development and/or prior to draft approval being considered for any future Plan of Subdivision or Plan of Condominium application(s) within 50 metres of the Provincially Significant Wetland, a study must be completed to the satisfaction of the appropriate provincial ministry, the County of Grey, and the Town, to determine if habitat exists of an animal, plant or other organism for which a regulation has been made within the meaning of the *Endangered Species Act*, to identify the required actions, if applicable, to protect the species and its habitat. It is recognized that a landscape approach may be required for far ranging species.
- (20) No development shall occur within 30 metres of Watercourse 1 (Craigleith Camperdown Subwatershed Study), including the removal of vegetative cover, without approval from the Grey Sauble Conservation Authority and the Department of Fisheries and Oceans if applicable.
- (21) The lands located at the northwest corner of Long Point Road and Highway 26 are intended to function as a gateway to the Town. The sense of entrance, arrival and movement shall be reinforced and achieved through the surrounding built form and site planning.

4.28.3 Land Use Categories

The Craigleith Village Community has been separated into three (3) specific land use categories as follows:

1. Craigleith Village Commercial;
2. Craigleith Village Residential; and,
3. Hazard Lands, Shoreline Floodplain and Provincially Significant Wetlands.

4.28.3.1 Craigleith Village Commercial

The intent of the Craigleith Village Commercial designation is to provide for an integration of residential, commercial and institutional uses in a location that is both within walking distance of the shoreline and other recreational amenities and readily accessible to the travelling public and the surrounding residential population.

Lands within the Village Commercial designation shall function as the primary commercial centre for the surrounding population as well as the travelling public as intended under Section 3.3 of the Official Plan. Space extensive commercial uses which are not primarily related to the Craigeith Village or overall resort community shall be directed to locations outside the Escarpment Recreation Area of the Niagara Escarpment Plan.

Permitted Uses and Policies:

- (1) The predominant use shall be all commercial forms that serve the community of Craigeith, as well as the travelling public along the Highway 26 corridor.

Commercial uses may include retail, food service and licensed establishments, retail stores, business or professional offices, a branch of a bank or financial institution, personal service shops, civic and institutional uses, health clinics, commercial schools and studios and other similar uses that are consistent with an overall village theme.

- (2) A senior's retirement home shall be permitted on the western portion of the Craigeith Village Commercial designation located in the East Sub-area.
- (3) Small Scale Resort Accommodations in accordance with Section 4.21.3(8) of the Plan.
- (4) Residential dwelling units may be in the upper portion of mixed-use buildings, attached dwellings or stacked multi dwelling unit buildings.

Live-work units shall be permitted in the East Sub-area.

- (5) The maximum number of residential dwelling units and live-work units on the lands designated Village Commercial shall be 74 dwelling units and/or live/work units comprised of:

The West Sub-area shall be limited to 14 dwelling units.

The Central Sub-area - N/A.

The East Sub-area shall be limited to 60 residential dwelling units and/or live-work units.

In addition, a maximum of 130 residential dwelling units or rooms shall be permitted within an Institutional building with such building to accommodate a Home for the Aged, Care Facility, Retirement Residence or seniors' building.

- (6) A variety of building heights shall be encouraged in order to improve the visual effect, variety and community identity. In this regard, buildings within the Village Commercial designation shall not exceed three (3) storeys, generally eleven (11) metres, except for a senior's residential building which shall not exceed 4 storeys, generally 13.0 metres in height.

Notwithstanding the above, and subject to a Visual Impact Assessment and a Massing/Shade Analysis that demonstrates to the satisfaction of Council that there are no negative impacts on views or vistas and no negative shadowing on surrounding land uses, the public realm or negative impact on significant environmental

(features) and functions, the height of the senior's residential building may be permitted to be 5 storeys, generally 15.5 metres.

- (7) Within the Craigleith Village Commercial designation, commercial uses shall be provided at a scale and time as demanded by market forces based on a Market Analysis completed in accordance with Section 3.3(5) of this Plan for floor areas that exceed 2,000 square metres.

Notwithstanding the recommendations of the Market Analysis, the total commercial floor space shall not exceed 9,100 square metres and the maximum residential unit yield in the Village Commercial designation shall not exceed 78 units. Further, the maximum non-residential floor area within an individual building shall generally be 1,625 square metres save and except one non-residential building which may have a maximum floor area of 2,300 square metres.

The subject lands shall be limited to a single branch of a bank or financial institution. The gross floor area of such use shall not exceed 600 square metres.

- (8) The implementing Zoning By-law shall establish appropriate parking standards that reflect the shared nature of the various uses contained within the Craigleith Village Core area.
- (9) Access to the Craigleith Village Commercial node from Highway 26 shall be limited to Blue Mountain Drive and Long Point Road intersections along with internal private and/or public streets that provide optimum traffic flow through the Village Commercial node.
- (10) The character, scale, appearance and design features of buildings and their sustainable design shall be controlled through Site Plan Approval and in this regard the proponent shall prepare Design Guidelines for approval by the Town in accordance with the Site Plan Control requirements of the *Planning Act*. Alternatively, the Town may incorporate guidelines recommended as part of a Community Improvement Plan.

The following Design Guidelines shall apply:

- a. Streets and buildings shall be designed and developed to ensure attractive streetscapes, and to promote social interaction, transit usage and safety.
- b. Components of streetscapes shall consist of street trees, lighting, street furniture, signage, built form and landscape features. The design of these streetscape elements shall be coordinated in order to:
 - (i) communicate the image and character of the Community;
 - (ii) reinforce the street network;
 - (iii) promote an urban relationship between built form and public spaces; and,
 - (iv) achieve a pedestrian-scaled environment for the public domain that is safe and comfortable.
- c. Community image and identity shall be conveyed through the detailed design of the built form and entrance features. The design shall include orienting the primary buildings to face the intersection/corner, and the use of special architectural elements and landscape features.

- d. Enhanced building elevations shall be required for those portions of the building which are exposed to the public domain.
- e. Service facilities shall be integrated into the design of buildings to minimize disruption to the safety and to promote attractiveness of the adjacent public realm.
- f. Parking and loading areas/facilities shall be appropriately screened by way of landscaping features so as to minimize the visual impact on the public realm.
- g. The safety and security for all persons in public places including streets, parks and amenity areas shall be promoted through the design and siting of buildings, entrances, walkways, amenity and parking areas to provide visibility and opportunities for informal surveillance.

4.28.3.2 Craigleith Village Residential

The purpose of the Craigleith Village Residential designation is to identify those lands in Craigleith where a compact residential community will be established on the shores of Nottawasaga Bay as part of an overall village development together with associated recreational lands and facilities on full municipal water and sanitary sewage facilities.

Permitted Uses and Policies

- (1) The Craigleith Village Residential designation is intended to accommodate residential development that would be ancillary to the development of the Craigleith Commercial Core area as part of an overall sustainable community. Residential development may include a range of housing types from single detached, semi-detached, link and attached.
- (2) Recreational development may include a variety of recreational lands and facilities intended to enhance the recreational opportunities of the residents of the community.
- (3) The maximum number of dwelling units in the area designated Craigleith Village Residential shall be 136 comprised of:
 - The East Sub-area shall be limited to 4 dwelling units;
 - The Central Sub-area shall be limited to 1 dwelling unit; and,
 - The West Sub-area shall be limited to 131 dwelling units.
- (4) The maximum unit yield outlined in clause (3) is based on meeting the requirements of the Growth and Settlement requirements of the Official Plan. Specifically, the dedication to the municipality of the shorefront including that land 6.0 metres southerly of the 15.0 metre wave uprush zone.
- (5) It is intended that a minimum open space component comprising 40% of the overall development including the Provincially Significant Wetlands shall be distributed throughout the design of the subdivision in a manner which promotes the open space character of the area.

- (6) The height of buildings and structures shall not create a detrimental effect on the visual impact of the area and shall not exceed two (2) storeys, generally nine (9) metres, in height.
- (7) Buildings and structures shall be so located so as to not encumber views/vistas of Nottawasaga Bay from the public realm. Buildings and structures contiguous to Nottawasaga Bay shall be separated by a minimum distance of four (4) metres and shorefront structures shall not be permitted.
- (8) Reverse frontage lots and/or development shall be discouraged.
- (9) The character, scale, appearance and design features of buildings and their sustainable design shall be controlled through Design Guidelines. These Design Guidelines shall be in a form approved by the Town.
- (10) Access to the Craigleith Village Residential node from Highway 26 shall be limited to Blue Mountain Drive and Long Point Road intersections along with internal private and/or public streets that provide optimum traffic flow through the Village Residential node.

4.28.3.3 Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer

The predominant use of lands designated as "Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer" shall be for protection of the Provincially Significant Wetlands and buffers, floodplains and shoreline hazards, as well as recreational uses.

Permitted Uses and Policies:

- (1) Subject to the related provisions of this Amendment, permitted uses in areas designated Open Space and Hazard may include public and private parks, recreational and cultural facilities, trails and other similar types of facilities.
- (2) Permitted uses in areas designated Wetlands and Wetlands Buffer shall be limited to multi-use trails with the location and nature of these trails will be determined by an Environmental Impact Study.
- (3) The programming of the shoreline area, as well as the location and nature of trails, shall be determined by way of a scoped Environmental Impact Study and a Parks Management Plan developed in consultation with the Grey Sauble Conservation Authority and the public and approved by Council of the Town of The Blue Mountains.
- (4) Trail development shall have regard to maintaining significant wildlife corridor linkages between the Provincially Significant Wetland and related Wetland Buffer areas to the shoreline.
- (5) Trail development, including access thereto, shall have regard to potential conflict with private walkways and beach areas. Specifically, access and egress to and from the shoreline in the West Sub-area shall be adequately separated from Block E, Plan 529 "Area of User Common".

- (6) Pedestrian linkages through environmentally sensitive areas shall be developed in accordance with the provisions of Section 4.3 and 8.5 of the Plan and this Amendment.
- (7) The Provincially Significant Wetland will be afforded varying setbacks from development as identified in Schedules "A-20-C", "A-20-D" and "A-20-E". The average setback is 15 metres from development and where no significant natural heritage features or functions are identified, a minimum 10 metre setback from development is identified.
- (8) Land designated Craigeith Village Hazard and Open Space include land which might otherwise be designated as Hazard Lands, flood plains or shoreline hazards, as identified on the Appendix Maps and are therefore subject to the policies of Section 4.3 - Hazard Lands and Section 8 - Natural Heritage and Development Constraint.

Section 13.2 is hereby amended by adding the following exception:

53. Notwithstanding the provisions of Section 6.5.3 of this Plan, the dedication of lands designated as Open Space, Hazard, Wetlands and Wetlands Buffer associated with Official Plan Amendment 20 and land 6.0 metres southerly of the 15.0 metre wave uprush zone are hereby deemed to fulfill the requirements of this Plan as they relate to Section 6.5.3. for such lands.

NOTE(S):

Portions of the subject property are regulated under Ontario Regulation 151/06. Regulation for Development Interface with Wetlands and Alteration to Shorelines and Watercourses. The regulated areas are associated with watercourses, the Georgian Bay shoreline, and the Silver Creek Provincially Significant Wetland.

Under this Regulation, a permit is required from the Grey Sauble Conservation Authority prior to the construction of buildings or structures, the temporary or permanent placement of fill within the designated area, interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a review, lake, creek, stream or watercourse.

It should be noted that any watercourse, wetlands or other features identified under Regulation 151/06 are regulated whether they appear on the attached mapping or not.

4. MAP/SCHEDULE CHANGES:

Schedules "A-20-A", "A-20-B", "A-20-C", "A-20-D", "A-20-E" and "A-20-F" are hereby deemed to form part of this Amendment.


The following Schedules and Appendices of the Plan are hereby amended to give effect to this Amendment.

Schedule 'A' – Land Use Plan Map 4 – Craigeith and Swiss Meadows
Schedule 'B' – Maximum Unit Yields, Service District 1 – Craigeith
Appendix Map 'A' and Appendix Map 'A-1' – Hazard Lands, Shoreline Floodplain & Provincially Significant Wetlands
Appendix Map 'G' – Roads Plan

With respect to Schedule 'B' – Maximum Unit Yields, Service District 1, Craigleith, the number 81 found under the Column entitled Maximum Unit Yield is hereby replaced with the number 145 with the following footnote added to the Schedule:

"A-9 – The Maximum Unit Yield for this property is related to the West Sub-area as defined by OPA 20."







Schedule "A-20-A" Amendment No. 20 Town of The Blue Mountains Official Plan

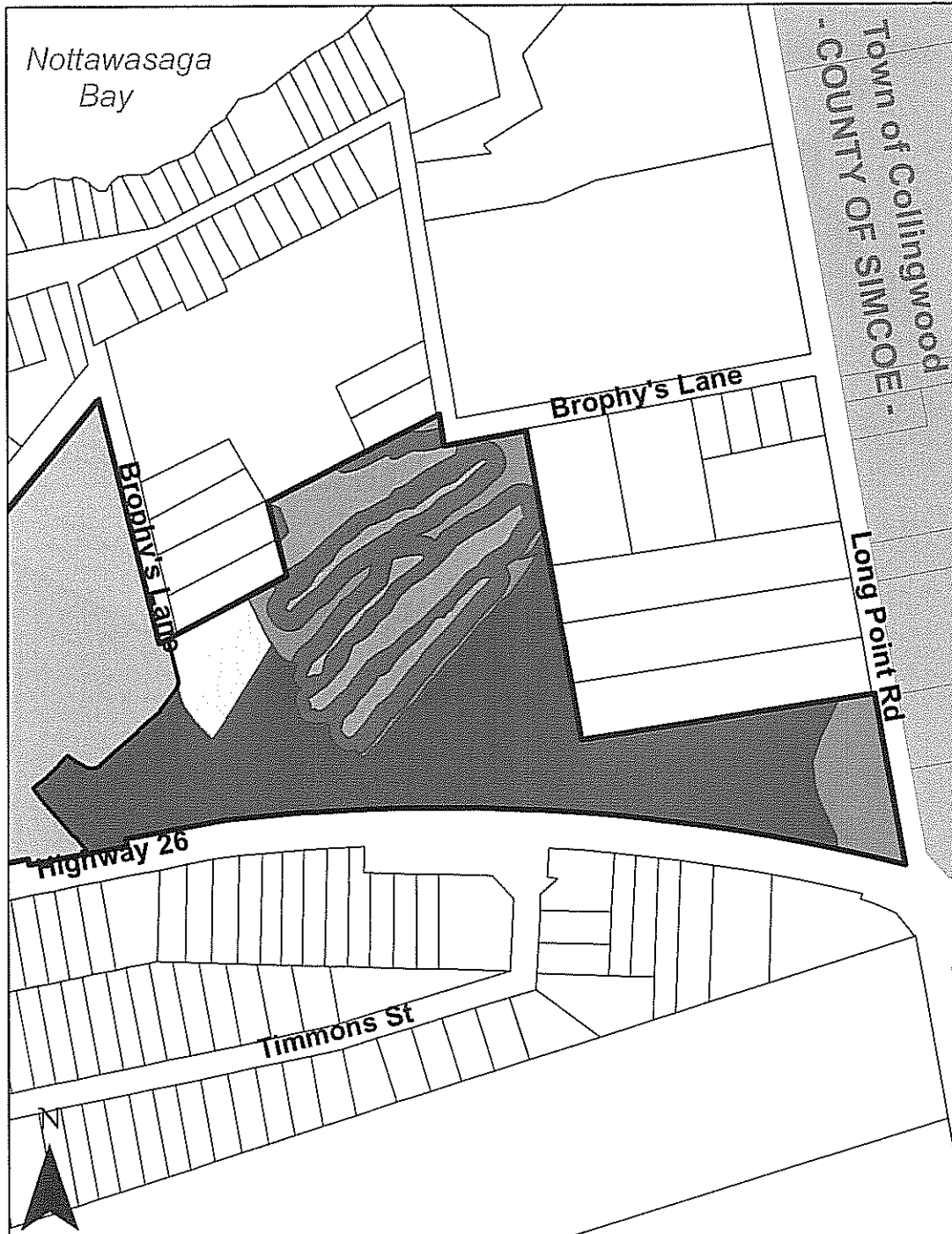
 Lands Subject to this Amendment



Schedule "A-20-C" Amendment No. 20 Town of The Blue Mountains Official Plan







East Sub-area To Be Re-designated To:

- | | | | |
|---|-------------------------------|---|-------------------|
|  | Craigeith Village Residential |  | Public Open Space |
|  | Craigeith Village Commercial |  | Wetlands |
|  | Hazard |  | Wetlands Buffer |



Schedule "A-20-E" Amendment No. 20 Town of The Blue Mountains Official Plan

West Sub-area To Be Re-designated To:

- | | |
|--|---|
|  Craigleith Village Residential |  Public Open Space |
|  Craigleith Village Commercial |  Wetlands |
|  Hazard |  Wetlands Buffer |



NOTICE OF THE PASSING OF A BY-LAW TO ADOPT

AN AMENDMENT TO THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

TAKE NOTICE THAT the Council of the Town of the Blue Mountains passed By-law No. 2010-46 on the 28th day of June, 2010 to adopt Official Plan Amendment No. 20 in accordance with the provisions of Section 17(22) of the *Planning Act*, R.S.O. 1990, c.P. 13.

AND TAKE NOTICE that any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision is made to the approval authority, being the County of Grey Planning and Development Department, 595 – 9th Avenue East, Owen Sound, Ontario, N4K 3E3.

THE COMPLETE OFFICIAL PLAN AMENDMENT is available for inspection during regular office hours in the Planning Department at the Municipal Office, 26 Bridge Street, Thornbury, Ontario or by contacting the Planning Department directly at (519) 599-3131 extension 283.

DATED at the Town of The Blue Mountains, this 28 day of June, 2010.

Corrina Giles, Clerk
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street
THORNBURY, Ontario
NOH 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose of this By-law is to satisfy a request by the Owner of the subject lands to amend the Official Plan to provide a land use framework for the Craigleith Village Community and to guide development of the area as a mixed-use, sustainable, compact and integrated community that includes residential, institutional, local and highway commercial land uses with complementary and supporting community uses.

The effect of this By-law is to re-designate the subject lands so as to create the following new land use designations:

Craigleith Village Commercial
Craigleith Village Residential
Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer

The Town also passed a Zoning By-law Amendment to permit various uses on the subject lands including various forms of residential, commercial and institutional uses. This Official Plan Amendment is required to permit the Zoning By-law to come into full force and legal effect.

The lands subject to this Amendment are Part of Lots 21 and 22, Concession 1, Town of The Blue Mountains (formerly Township of Collingwood) and are located in the area bounded by Long Point Road to the east, Nottawasaga Bay to the north, Blue Mountain Drive to the west and Highway #26 to the south, as shown on Schedule "A-20-A" to this Amendment (known for the purposes of The Town of The Blue Mountains Official Plan as the "Craigleith Village Community").