

**THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS
BY-LAW NO. _____**

**Being a By-law to adopt Amendment No. 25 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, c. P.13, hereby enacts as follows:

1. Amendment No. 25 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. 25 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, c. P.13, as amended.

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

Ellen Anderson, Mayor

Corrine Giles, Town Clerk

I hereby certify that the foregoing is a true copy of By-law No. _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the _____ day of _____, 2011.

DATED at _____

this _____ day of _____, 2011.

Signed: _____
Corrina Giles, Town Clerk

**AMENDMENT NO. 25
TO THE
OFFICIAL PLAN
OF THE
TOWN OF THE BLUE MOUNTAINS**

**AMENDMENT NO. 25 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	3

**AMENDMENT NO. 25 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, constitutes Amendment No. 25 to the Official Plan for the Town of The Blue Mountains.

PART A - THE PREAMBLE

PURPOSE

The purpose of this Amendment is to:

- 1) add policies to Section 3.0 General Development Policies that will provide for community design guidelines to be established within the Town which will clarify the design objectives of the Official Plan and to be considered by the municipality during the development approval process.
- 2) add a policy to Section 9.4 Plan of Subdivision where all development by plan of subdivision shall conform to Section 3.25 (1).
- 3) add a policy to Section 9.6 Plan of Condominium and Freehold Multiple Development where all development by plan of condominium shall conform to Section 3.25 (1).
- 4) add a policy to Section 11.9.1 Site Plan Control Area which adds a principle whereas all development within the Site Plan Control Area will need to ensure conformity with Section 3.25 (1).

LOCATION

The policies of this Amendment are general in nature and apply to the entire Town of The Blue Mountains. A key map has not been provided due to the broad scope of the Official Plan Amendment.

BASIS OF THE AMENDMENT

The Town of The Blue Mountains Official Plan, approved by the Ontario Municipal Board (OMB) on September 29, 2006, does not contain a specific section that is devoted to Community Design Guidelines.

Community Design Guidelines have been utilized by numerous municipalities in Ontario for many years. With recent legislative changes in Ontario, primarily the *Places to Grow Act* and the *Planning and Conservation Land Amendment Act*, more municipalities are exploring and implementing Community Design Guidelines to compliment policies that are contained in their Official Plans so as to address matters such as sustainable design, character and appearance. Community Design Guidelines are used to clarify the design objectives of Official Plans. They assist in the translation of policies and performance standards contained in an Official Plan. Some municipalities in Ontario have developed Community Design Guidelines for specific areas (district or areas) whereas others have developed Community Design Guidelines which apply across the municipality.

The *Planning, Urban Design and Sustainability Strategy* (July 2010) which forms the basis for the Community Design Guidelines, developed via the Community Improvement Plan and public consultation process for the Study Area (Craigleith, Thornbury and Clarksburg), are generally consistent with the design policy objectives of the Town's Official Plan and implementing Zoning By-laws and are translatable to the entire community with two noted exceptions (reference to four storeys and zero front lot line setback).

The Community Design Guidelines will not form part of the Official Plan but be a stand-alone document. Wording will be added to Section 3.0 General Development Policies which will provide for Community Design Guidelines to be established within the Town. Wording will also be added to Section 9 Subdivision of Land which will clarify the design objectives of the Official Plan with consideration by the municipality during the development approval process, including plans of subdivision, plans of condominiums and site plan approval.

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. 25 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 3 General Development Policies is hereby amended by adding the following new section 3.25 Community Design Guidelines:

- “(1) It is anticipated that the Town’s population and the range of services offered will continue to grow over the planning period. This growth will occur within the existing built-up area through redevelopment and intensification and in new greenfield areas. In order to ensure that the community areas evolve in a manner that enhances the quality and vibrancy of life of the current and future inhabitants of the Town, it is the desire of Council to create and encourage a high quality of built form. On this basis, it is the intent of this Plan to:
- (a) Improve the aesthetic quality of the Town’s built form, and promote development which is based on good design principles and standards that reflect the goals, objectives, and policies of this Plan.
 - (b) Enhance the unique character of the Town’s community areas by encouraging high quality design that is complementary and compatible with existing development, the Town’s cultural and natural heritage, and which fosters a strong sense of civic identity and pride.
 - (c) Enhance gateways into the community areas, strengthen the Thornbury and Clarksburg downtown communities, refine development in, and connections to, Georgian Bay and the Niagara Escarpment, and revitalize the Highway 26 corridor.
 - (d) Ensure high quality design is employed in the development of all public works and that these public works contribute to an improved urban environment.
 - (e) Exercise municipal development control in order to achieve a consistently high quality of site, building and landscape design.
 - (f) Ensure the safety and security of public and publicly accessible places through community design.
- (2) All relevant municipal development controls will be considered in order to achieve a consistently high standard of site, building and landscape design. The community design policies of this Plan are to be implemented by:
- (a) Ensuring that the implementing Zoning By-law is regularly reviewed and amended to include standards that reflect the objectives and policies of this Plan.
 - (b) Preparing specific Community Design Guidelines for key focal points in the Town.

- (c) Ensuring that the Town’s engineering standards are regularly refined to reflect the objectives and policies of this Plan and any Council-adopted Community Design Guidelines.
 - (d) Ensuring that the Town’s Site Plan Manual sets out the minimum requirements of the Town in a clear and concise manner.
 - (e) Ensuring that all Public Works decisions generally conform with this Plan and Town approved Community Design Guidelines.
 - (f) Utilizing architectural control in new development areas, where appropriate, to detail proposed building designs and materials, and in order to avoid repetitive building forms along residential subdivision streets.
- (3) Community Design Guidelines have been adopted by Council. In areas where Community Design Guidelines have been adopted by Council, all development applications shall be evaluated to determine the extent to which the application respects the Community Design policies of this Plan and the relevant Council-adopted Community Design Guidelines.”

Item 2:

Section 9.4 (1) is hereby amended by adding the following new section 9.4 (1) (a):

“(a) All development by plan of subdivision shall conform to Section 3.25 (1) of this Plan.”

Item 3:

Section 9.6 (1) is hereby amended by adding the following new section 9.6 (1) (a):

“(a) All development by plan of condominium shall conform to Section 3.25 (1) of this Plan.”

Item 4:

Section 11.9.1 (2) is hereby amended by adding the following new section 11.9.1 (2) (g):

“(g) the need to ensure conformity with Section 3.25(i) of this Plan (Community Design Guidelines).”

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