

DRAFT OFFICIAL PLAN AMENDMENT

AMENDMENT No. _____

TO THE OFFICIAL PLAN OF THE TOWN OF THE BLUE MOUNTAINS

PART 1-PREAMBLE

1.1 TITLE

This Amendment, when approved by the County of Grey, shall be known as Amendment No. _____ to the Official Plan of the Town of The Blue Mountains.

1.2 COMPONENTS

This amendment consists of the text and schedules.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Amendment to the Official Plan of the Town of The Blue Mountains is to modify Schedule "A-2" Land Use Plan, of the Official Plan of the Town of The Blue Mountains to redesignate a parcel of land to permit residential development on full municipal services.

1.4 LOCATION

The subject lands are located at 496857 Grey Road 2 and being further described as Part Lots 28, Concession 9, Part 1, Plan 16R-2439 Town of The Blue Mountains, County of Grey.

1.5 BASIS OF THE AMENDMENT

The subject lands are currently designated as Primary Settlement Area in the County of Grey Official Plan and are identified as being within the Thornbury / Clarksburg Settlement Area in The Town of The Blue Mountains Official Plan. To appropriately recognize that the subject lands are intended to contribute to the built-up urban structure of the Town, this Amendment redesignates the lands from Rural to Hindsbrook Community Living Area. Specific policies for the subject lands recognize its unique location in the Thornbury/ Clarksburg Settlement Area.

The Amendment includes policies that permit the development of 245 residential units on approximately 23% of the property. The proposed density is 28.1 units per gross hectare based on a development area of 8.74 hectares, which is well within range of the Community Living policy for Townhouses and semi-detached. The remaining lands (77%) will be designated Hazard for protection of the Natural Hazard and Natural Heritage features. The subject lands will be fully serviced. The proposal maintains and promotes general Official Plan policies seeking housing forms catering to market segments (missing middle) that are seeking more attainable and possible affordable housing options.

The Amendment will introduce Back-to-Back dwelling type and include policies on these dwelling types that are applicable to the subject lands only. Further, the implementing Zoning By-law will include a new definition for Back-to-Back dwelling types.

As requested by the Town, the lands designated Hazard are to be retained by the Owner and managed as part of the Common Elements Condominium. This request is contrary to Official Plan

direction provided in Sections D.6.1 and D.6.3.7 which encourages the dedication and donation of environmentally sensitive lands into public ownership. Consequently, this Amendment includes a specific policy statement to the effect that such lands will be retained and comprise a common element.

In consideration of designating the subject lands for development and to address the provisions of Policy D1.4.1, the following public benefit will be provided through the development of the lands:

- Providing a minimum of 50% of the dwellings meet the attainable cost threshold as defined by the Town's Community Improvement Plan dated January 2021 and inclusion of maximum gross floor areas for these units in the implementing Zoning By-law.
- Protection and enhancement of a large Natural Heritage Area which represents 77% of the subject lands.

Details of the public benefit will be included in the implementing Development Agreement which will be a condition of Draft Approval of the Plan of Subdivision or Site Plan Approval and the removal of the holding symbol.

PART 2 THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled Part XX The Amendment, consisting of the following text and Schedule A and B constitutes Amendment No. ____ to the Official Plan of the Town of The Blue Mountains.

2.2 DETAILS OF THE ACTUAL AMENDMENT

Schedule "A-2", Land Use Plan is hereby amended by re-designating a portion of the subject lands from "Rural" to "Hindsbrook Community Living Area" and to make minor modifications to the "Hazard" designation, as shown on Schedule A to this Amendment.

Section B3.1.10) Site Specific Policies are hereby modified by adding the following:

B3.1.10.2 Schedule A-2 – Part Lot 28, Concession 9

B3.1.10.2.1 Introduction and Goal

The subject lands are situated in the Thornbury/Clarksburg Settlement Area and as such are intended for urban development on full municipal services.

The subject lands have locational and topographic characteristics that visually screen the development portion from adjacent lands. These characteristics in addition to the retention and protection of significant protected Hazard Lands, provide an opportunity to create a unique and compact residential community.

The goal is to protect and conserve natural heritage features and enhance connectivity and access to public open space while guiding and managing development of a master-planned residential neighbourhood within the Thornbury/Clarksburg Settlement Area that will deliver attainable housing to the Town.

B3.1.10.2.2 Objectives

The objectives are as follows:

- a) To provide policies to guide and manage change that recognizes the unique character of the subject property within the context of the Thornbury/Clarksburg Settlement Area.
- b) To protect and enhance the natural heritage system by:
 - i) Ensuring natural features, hazards and buffers to those areas are identified, enhanced and protected; and,
 - ii) Natural Heritage System offsetting in accordance with applicable policy.
 - iii) Enhancing the quality of the tree canopy by addressing invasive species management and implementing offsetting with native trees.
 - iv) Wetland creation and extensive native species tree planting .

- c) To establish density targets for development that:
 - i. support compact urban form and efficient use of land.
 - ii. Support provision of housing that further diversifies housing options within the community
 - iii. Enables delivery of attainable housing stock to the Town (over 50% of proposed homes).
- d) Maintains a significant buffer from the adjacent agricultural and rural areas through buffering and strategic placement of dwellings with lower height.
- e) Establish architectural and urban design controls to ensure an integrated, cohesive pedestrian-oriented neighbourhood.

B3.1.10.2.3 Permitted Uses

The uses permitted may include:

- a) Semi Detached Dwelling Units
- b) Rowhouse Dwelling Units;
- c) Back-to Back Dwelling units
- d) Private Parks and Parkettes, including trails
- e) Private Recreational centre
- f) Day-Care

B3.1.10.2.4 Density and Height

Development within the *Hindsbrook Community Living Area* designation shall be in accordance with the following:

- a) The maximum permitted gross density for the semi detached, Row House and Back-to-Back units shall not exceed 29 units per gross hectare, based on a development area of 8.74 hectares.
- b) The maximum permitted building height shall not exceed three storeys.
- c) The Back-to-Back dwellings will be developed at a density of approximately 42 units per gross hectare. As a result, for the purpose of this development, Section 3.1.4 of the Official will include a density range of 35 units – 45 units per gross hectare for Back-to-Back dwellings. The implementing Zoning By-law shall include new site-specific zoning standards for Back-to-Back dwelling units exclusively applicable to the lands affected by this Amendment.
- d) In addition to new standards for the Back-to-backs some reduced site performance standards will be included in the implementing Zoning By-law to facilitate bringing the dwellings closer to the street and recognizing the compact nature of the development by permitting

some small lot sizes.

- d) To limit impacts on adjacent development, the perimeter of the development shall consist of lower density and height (maximum 2 stories), with higher density and height (maximum 3 stories) located in the center of the development.

B3.1.10.2.5 General Policies

- a) To encourage the provision of a full range of housing opportunities to meet the Town's housing needs, three dwelling types will be provided that will facilitate the provision of attainable housing.
- b) A minimum of 50% of the units meet the Attainable Housing Accommodation Cost Criteria. Attainable Housing Accommodation Cost Criteria is defined in the Towns 2021 CIP as housing for which the purchase price results in annual accommodation costs which do not exceed 30% of the gross annual income for households within the income range of 50 – 130% of median income for the Town of The Blue Mountains. Annual household income information will be based upon the most recent Census of Canada statistics for the Town of The Blue Mountains and is updated at least every five years.
- c) Zoning provisions that establish maximum unit size, as well as the introduction of Back-to-back units will provide controls to ensure the housing stock is implemented under the conditions that meet the Attainable Housing Accommodation Cost Criteria.
- d) The provision of affordable housing as defined by the Province is encouraged subject to agreement with the Town and a housing provider.

B3.1.10.2.6 Design

Development of the subject lands shall be in accordance with a Community Design Report approved by Council in accordance with the following:

- a) The Report will summarize of how the development addresses key directions in the Town's Community Design Guidelines.
- b) Design and development goals and objectives will be presented that will be achieved in the Hindsbrook Community.
- c) a summary of the proposed Applications along with a site context overview will be included.

B3.1.10.2.7 Parks and Open Space and Natural Heritage and Natural Hazard Areas

- a) Notwithstanding the Policies of Sections D.6.1 and D6.3.7 of the Official Plan, the lands designated as Hazard, which include Natural Heritage Features, floodplains and the Lake Nipissing Shorecliff will be retained and owned by a Common Elements Condominium for the long- term protection and enhancement of Natural Heritage features as identified in the Environmental Impact Study.

- b) A portion of the Stormwater Management Area may be permitted within the Hazard Lands Designation subject to applicable approvals to undertake cut/fill balancing to maintain flood storage.

B3.1.10.2.1 Servicing and Infrastructure

- a) Development of the Lands will be on full municipal water and wastewater services. The servicing of the site will be based on the approved service extensions.

PART 3 IMPLEMENTATION

This Amendment No. ___ to the Official Plan of the Town of The Blue Mountains will be implemented by an amendment to Zoning By-Law 2018-65, as amended, of the Town of The Blue Mountains, Draft Plan Approval from the County of Grey and Site Plan Control.

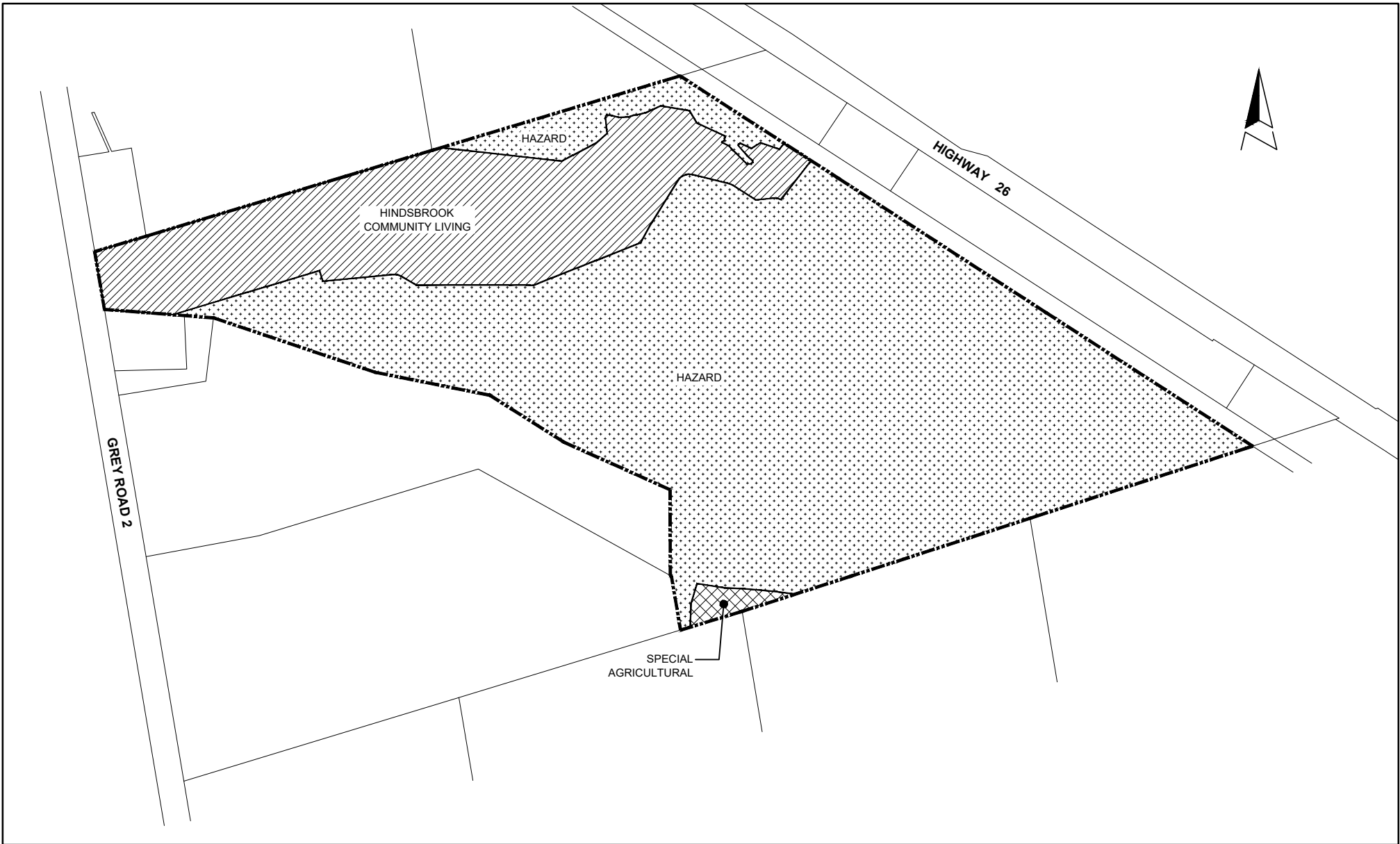
PART 4 INTERPRETATION

The provisions of the Official Plan of the Town of The Blue Mountains, as amended for time to time, regarding the interpretation of that Plan, shall apply regarding this Amendment.

Schedule "A"

To Official Plan Amendment No. ____





Town of The Blue Mountains

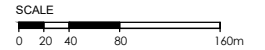


**PROPOSED OFFICIAL
PLAN AMENDMENT**

**PART OF LOT 29
CONCESSION 8**
(Formerly Township of Collingwood)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

LEGEND

-  SUBJECT LANDS BOUNDARY (*Total Area +/- 37.37 ha*)
-  LANDS TO BE REDESIGNATED HINDBROOK COMMUNITY LIVING (*Total Area +/- 8.74 ha*)
-  LANDS TO BE REDESIGNATED HAZARD (*Total Area +/- 28.33 ha*)
-  LANDS TO BE REMAIN DESIGNATED SPECIAL AGRICULTURAL (*Total Area +/- 0.3 ha*)



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