

PART A  
COMMUNITY VISION,  
STRATEGIC OBJECTIVES  
AND LAND USE CONCEPT

## INTRODUCTION

An Official Plan is a general land use guide which sets out the Municipality's long-term vision for growth and *development*, and is intended to provide *Council* with the basis for making decisions on *development* applications, changes in land use and community improvements. The *Planning Act* requires that an Official Plan be reviewed at least once every five years and that the Official Plan of a lower-tier municipality, such as the Town of The Blue Mountains, conform to the Official Plan of an upper-tier municipality, such as the *County* of Grey. In addition, both upper-tier and lower-tier Official Plans must be consistent with all relevant Provincial Legislation and Plans including the *Planning Act*, the Provincial Policy Statement, the Ontario Heritage Act, Clean Water Act and the Niagara Escarpment Plan.

The Town of The Blue Mountains was formed by the amalgamation of the Township of Collingwood and the Town of Thornbury on January 1, 1998. The current The Blue Mountains Official Plan was adopted by Town *Council* in 2002, approved by the *County* in December 2004, and approved by the Ontario Municipal Board on September 29, 2006. The purpose of this Official Plan is to set out the vision, and provide direction and a policy framework for managing sustainable growth and land use decisions in the Town over the planning period to 2026.

In 2008, Grey *County* developed a Growth Management Strategy, in support of the *County's* Official Plan Review, through the preparation of a Growth Management Strategy Report and Growth Allocations and Issues Report. Based on the *County's* growth management work and 2011 Census Canada data, actual and anticipated permanent population growth in the *County* and the Town is summarized in the following chart.

	1996	2006	2011	2026
<b>Grey County</b>	87,600	92,400	92,600	116,900
<b>The Blue Mountains</b>	5,670	6,825	6,450	9,300

Between the years 2011 and 2026, it is anticipated that the permanent population in the Town of The Blue Mountains will increase by approximately 2,850 residents (1,370 units). It is estimated that 80 to 85 percent of these 1,370 units will be provided in urban areas (i.e. the Thornbury/Clarksburg Settlement Area).

The *County* Official Plan requires an overall average development density of 20 units per net hectare in the Primary Settlement Area of Thornbury-Clarksburg. In order to achieve this target, the Town will monitor and report, on an annual basis, on densities in Thornbury-Clarksburg.

The *County* estimated that, in 2006, there was an approximate population in the Town of The Blue Mountains of 6,400. Based on its growth management analysis, the *County* also estimated that the conversion of seasonal dwellings to permanent dwellings will continue. On this basis, the *County* estimates that there will be a total of 4,740 new

seasonal dwellings units in the Town of The Blue Mountains between 2006 and 2026, and 800 new permanent units will be created during this period due to the conversion of seasonal units to permanent units. Almost all of the new seasonal dwellings will be accommodated outside of Thornbury/Clarksburg.

The Town estimates that the 2012 non-permanent population was approximately 10,062, giving a total permanent and non-permanent population of approximately 16,500.

The *County* Official Plan also establishes a minimum target of 10 percent for *residential intensification* in the Thornbury/Clarksburg settlement area. Assuming 1,100 new permanent dwelling units are to be accommodated in the Town of The Blue Mountains to 2026, 110 new dwelling units must be accommodated as *intensification* in the Thornbury/Clarksburg Settlement Area to 2026. For the Town, this means an average of 6 or 8 units per year should be provided through *intensification*.

In May 2010, the Town held a Public Meeting under Section 26 of the *Planning Act* to elicit comments from the community. The preparation of this Official Plan then began in the spring of 2011 and has involved many dedicated and committed people with an interest in the future of the Town of The Blue Mountains. A Steering Committee was established to provide advice to the project team and *Council*. Also, the project team met with the Planning and Building Committee, *Council*, stakeholders and the community throughout the process to identify important issues. In addition, the Town conducted a series of public workshops in preparing this Official Plan. The public process has resulted in a vision for the future of the Town that is expressed in this Plan.

In addition to considering changes to Provincial and *County* policy as is required by the *Planning Act*, the preparation of this Official Plan provided the Town of The Blue Mountains with an opportunity to:

- re-enforce a number of key policies in the current Official Plan that have worked well and supported desirable *development* in the right places;
- establish a unifying community land use structure and policy framework that recognizes the unique attributes and opportunities in each of the component parts of the Town;
- incorporate new policies on sustainable *development* that strike a balance between competing environmental, social and economic interests in order to ensure a high quality of life for future generations in the Town; and,
- implement many of the recent Town sponsored initiatives on community improvement, economic *development*, community design and housing.

The overall intent of this Official Plan has at its core the desire to *enhance* the quality of life for Town of The Blue Mountains residents and business owners, support the tourism and recreation sector in the Town the recognition of its economic importance locally and regionally, and to establish and maintain a very desirable community that is supported by a clear, concise land use planning framework.

The two primary goals of this Official Plan Review were to provide a community-based and clear:

1. Vision, guiding principles, community structure and land use framework; and,
2. Policy framework that identifies and protects what is important to the Town when making municipal decisions and assessing *development* applications.

The goals, objectives and policies contained in this Plan are intended to guide the decisions of public authorities and private interests to the year 2026. All new public works and the passage of any Zoning By-law must conform to this Official Plan following its approval by the *County* of Grey. In addition, all planning decisions shall conform to the *County* of Grey Official Plan and be consistent with the Provincial Policy Statement.

This Official Plan recognizes and provides policy guidance for the primary settlement area of Thornbury/Clarksburg, an extensive residential/recreational settlement area which extends along the entire Georgian Bay shoreline, the Blue Mountain Village area, an expansive agricultural/rural countryside with a number of hamlets, and a variety of natural features and areas throughout the Town that are primarily focused on the Georgian Bay Shoreline and the Niagara Escarpment.

## A1 THE COMMUNITY VISION AND GUIDING PRINCIPLES

The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the Town's unique *character*, diversity, civic identity, recreational and tourism resources, rural lifestyle and heritage features and to do so in a way that has the greatest positive impact on the quality of life in The Blue Mountains. The Official Plan is the primary planning document that will direct the actions of the Town and shape growth and *development* and on this basis, this plan establishes a vision for the future land use structure of the Town. This Plan is intended to create a land use planning policy and regulatory framework that is unified in its vision and detailed enough to ensure that the vision is implemented.

The Town of The Blue Mountains embraces a wide diversity of urban, rural, recreational and tourism amenities. The area is generously endowed with natural features and scenic attributes, which have created substantial opportunity for recreational, residential and resort *development*. Based on the prominence of the natural features of the Niagara Escarpment, Nipissing Ridge and Nottawasaga Bay, the Town serves as a four seasons recreational and tourism destination, with year-round appeal for skiing, hiking, cycling, golf and other recreational activities. The Province has recognized the Town as a four seasons recreational area and together with the Federal Government has provided funding support of local resort infrastructure, including water and sewage services, roads, walkways and other facilities.

The Town is located within a 1.5 to 2 hour drive of the Greater Toronto Area, one of North America's fastest growing urban regions. The impact of this growth on demand for access to recreational pursuits will be compounded by the demographic bulge of the baby boomer generation, their wealth, and the contemporary propensity to invest in recreational properties.

The Blue Mountains Sustainable Path was endorsed by *Council* in 2010. The Vision set out for the Town, to the year 2060, in The Sustainable Path states that “*we are a connected and caring Community that blends our heritage with a thriving diverse economy based on the continual preservation and protection of nature. Generations of families live, work and play in our safe, happy and inclusive Town. We are a Community ‘Built to Last’.*” The Blue Mountains is a community that:

- supports the protection of our natural and rural resources;
- supports sustainability principles;
- values it’s heritage; and,
- supports the protection of community *character*.

There are two planning principles that essentially provide the basis for effective land use planning. One of these principles requires that planning authorities establish a range and mix of uses in appropriate locations to support the establishment of a complete community, where most of the daily needs of the residents and employees within the community can be met.

The second principle involves planning for healthy communities where residents and employees are encouraged to lead more healthy lifestyles as a result of the provision of a range and mix of uses, recreational amenities and open space areas. In addition, the establishment of *development* standards and protocols that promote the efficient use of energy and *infrastructure* also contributes to the healthy community principle even though the contribution is small in the global context. On the basis of the above, The Blue Mountains is a community that should continue to:

- provide opportunities for the agricultural industry and the rural community to prosper well into future;
- provide opportunities for economic diversification and support small business;
- balance the protection and support for tourism with our living areas, rural communities and the natural environment;

- provide an appropriate mix of commercial and employment opportunities;
- provide 'housing for all' which includes providing housing options for residents at each stage of their life and local housing for those in the service industry; and,
- enable residents to walk or cycle to work or shop.

## A1.1 GUIDING PRINCIPLES

To implement the vision of the Town, Guiding Principles have been developed that are forward thinking and speak to the type of healthy and complete community the Town of The Blue Mountains is and wishes to be. These principles were relied upon in preparing this Official Plan. It is important to note that these Guiding Principles are all encompassing and not listed in any order of importance and therefore, are intended to be read together.

1. To recognize that the Town is made up of a number of desirable, safe and vibrant neighbourhoods that all combine to make this four seasons recreational resort community a desirable place to live, establish roots, learn, visit and create diverse economic opportunities.
2. To ensure that the land use planning decisions made in the Town provide the basis for managing growth that will support and emphasize the Town's unique *character*, diversity, civic identity, recreational based/rural lifestyle, tourism destinations, natural heritage and cultural heritage and to do so in a way that has the greatest positive impact on the health of our community and the quality of life enjoyed by residents and business owners alike.
3. To invest in, program and optimally maintain a diverse and interconnected system of public spaces that feature convenient, and comfortable access, encourage safe and healthy environments, minimize hazards, are culturally appropriate and attract and serve all components of the population.
4. To provide the opportunity to create compact neighbourhoods with a range of services that includes necessary amenities and transportation options and affords equitable access to the ingredients of what makes for economically and socially viable neighbourhoods.
5. To ensure that the *character* of existing and well-established residential neighbourhoods is maintained and *enhanced* by ensuring that *development* and *redevelopment* is *compatible*, in terms of built form and street pattern, with the *character* of

adjacent buildings and neighbourhoods and the scale and density of existing *development*.

6. To protect *natural heritage features and areas* and their associated *ecological functions* so that they can be enjoyed by current and future generations, and serve as a legacy of the community's desire to protect their role and function.
7. To encourage the provision of a wide range of publicly accessible recreational opportunities to meet the needs of present and future residents.
8. To ensure that housing is available to all ages, abilities, incomes, and household sizes and be located near public transportation where possible, jobs, and *essential* goods and services.
9. To support the protection and growth of industry and tourism-recreation sectors, and the transition of existing industry sectors, toward practices, products and services that increase their overall viability by establishing a competitive business environment that is able to easily adapt to changing circumstances and priorities.
10. To encourage the continued revitalization of the Thornbury and Clarksburg Downtowns, which reflects their heritage significance and promotes a mix of uses and attractions for community activities that reinforce the function of the two Downtown areas as cultural, administrative, entertainment, retail and social focal points of the community.
11. To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including walking, cycling, automobiles and trucks.
12. To ensure that the construction of all *infrastructure*, or expansions to existing *infrastructure*, occurs in a manner that is *compatible* with adjacent land uses and with a minimum of social and environmental impact.
13. To require that local decision-making processes are transparent and evident to the public through the provision of information, participatory tools, education, and an open process.
14. To protect agricultural and rural areas, including specialty crops, and to encourage the establishment of a broad range of *agricultural uses*, agriculture related uses and *on-farm diversified uses* to ensure that the agricultural industry can continue to thrive and innovate.

## THE COMMUNITY STRUCTURE

The Official Plan is based on a 10 year planning horizon and has been prepared within the context of the urban and rural patterns of the Town, the *County* and surrounding regions. The Community Structure Plan (CSP) conceptually illustrates the major structural elements of the Town including settlement areas, resort areas and key corridors and connections. The CSP does not identify any land use designations; it is intended to articulate the structure of the community and how the community is intended to evolve over time in accordance with that structure.

The CSP can also assist in the making of all land use and *infrastructure* decisions that have an impact on where people live, work and play and on how they travel through the Town. The CSP is also intended to support the type of *development* that makes the best use of *infrastructure*, minimizes the consumption of land and supports the mixing of uses and activities in appropriate locations.

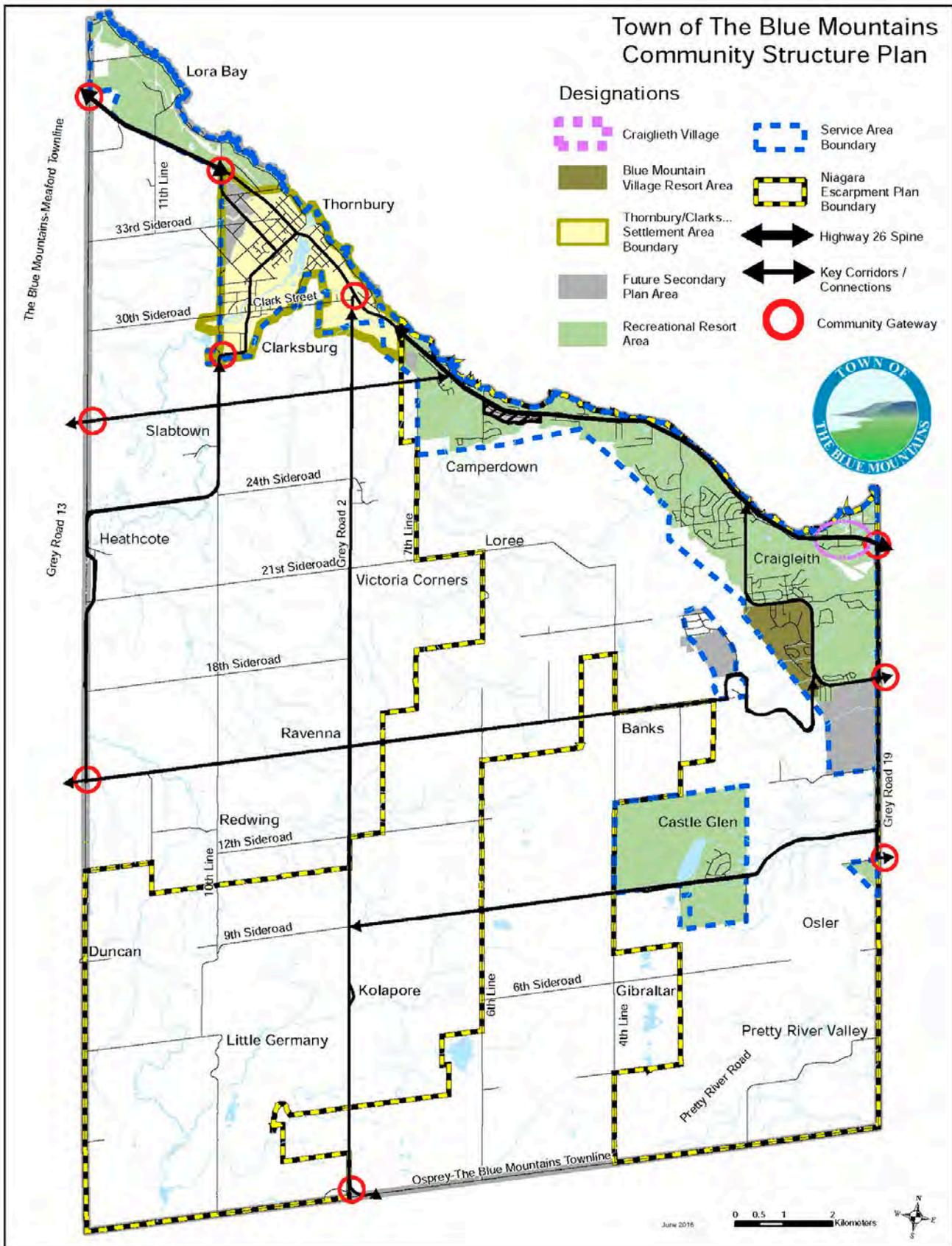


Figure 1 – Community Structure Plan

The Community Structure Plan contains the following main elements:

**Thornbury/Clarksburg Settlement Area** - the main concentration of urban activities including commercial, residential, cultural and government functions in a well-designed land use form. It is intended that the settlement area will continue to function as a place of symbolic and physical interest for residents and visitors. A range of housing types is supported but all new *development* should respect the *character* of the community and established neighbourhoods while making efficient use of infrastructure.

**Blue Mountain Village Resort Area** - the primary resort area that complements the existing recreational base through a range of residential, recreational and commercial uses, and provides additional opportunities for year-round recreational opportunities and facilities.

**Craigleith Village** – a settlement area that is similar to but smaller in scale than the Thornbury/Clarksburg Settlement Area, serving the Craigleith and surrounding area through the provision of uses including commercial, residential and recreational functions.

**Residential/Recreational Area** – the area designated in the *County Official Plan* extending along the Georgian Bay shoreline providing a resort-related residential and recreational function.

**Future Secondary Plan Areas** – areas that are identified as requiring more detailed planning prior to future *development* occurring:

- Area in west part of Thornbury
- Area east of Thornbury, south of Highway 26
- Area south of the Blue Mountain Village Area
- Area south of Swiss Meadows Subdivision

**Special Study Areas** – areas where further review and analysis is required prior to development proceeding.

**Highway 26 Spine and Georgian Trail** – Highway 26 serves as the Town's main transportation corridor for residents and tourists, linking Thornbury/Clarksburg to other communities along the Georgian Bay shoreline. The Spine also serves as the corridor for the location of community facilities and services. The Georgian Trail is a regionally significant trail link along the Highway 26 corridor.

**Key Corridors/Connections** – links other communities and areas of the Town to the Highway 26 Spine and nearby communities.

**Community Gateways** – intended to achieve a sense of entrance/arrival to the Town and neighbourhoods through effective site, building and landscaping design.

**Rural Countryside, Natural and Waterfront Areas** – consists of agricultural areas, specialty crop areas, hamlets, natural features/areas/systems and waterfront areas for conservation, *recreation and* tourism purposes.

## A3 GOALS AND STRATEGIC OBJECTIVES

A series of goals and strategic objectives have been developed in an effort to implement the vision and guiding principles of the Town, as set out in Section A1.

Goals are intended to be broad long-term aims that attempt to define how the vision will be implemented. Strategic objectives are intended to be specific and realistic targets that measure the accomplishment of a goal. These goals and strategic objectives are intended to work together in the pursuit of a sustainable balance between the environment, society, culture and the economy, and to support *development* that meets the needs of the present without compromising the ability of future generations to meet their own needs. These goals and strategic objectives are categorized as follows:

- **Sustainable Development**
- **Natural Environment**
- **Growth and Settlement**
- **Urban Community Character**
- **Rural and Open Space Character**
- **Agriculture**
- **Economic Development**
- **Tourism and Recreation**
- **Infrastructure**
- **Housing**
- **Mineral Aggregate Resources**
- **Cultural Heritage**

### A3.1 SUSTAINABLE DEVELOPMENT

The Blue Mountains Sustainable Path was endorsed by *Council* in 2010 and provides a vision for the Town to 2060 as an international showcase for rural sustainability, and states that the Town is committed to finding a

sustainable balance between the environment, society, culture and the economy. Sustainable *development* is defined in the Blue Mountains Sustainable Path as “*development* that meets the needs of the present without compromising the ability of future generations to meet their own needs” (which is the World Commission on the Environment and Development/Brundtland Commission definition – 1987).

It is intended that this Official Plan will implement, where appropriate, the themes, goals and strategic objectives of the Blue Mountains Sustainable Path. Section D8 of this Plan focuses on policies related to sustainable *development* in the Town. Throughout the remainder of the Plan, policies are provided to assist the Town in meeting its sustainability goals and objectives, through compact *development*, protecting natural and cultural heritage, and promoting active transportation.

**A3.1.1 Goal**

To promote and encourage sustainable forms of land use and *development*.

**A3.1.2 Strategic Objectives**

It is a strategic objective of this Plan to:

1. Minimize the Town’s ecological footprint and the impacts of growth by encouraging new *development* that is based on the principles of sustainable *development*.
2. Promote the use of leading edge sustainable *development* and energy conservation policies designed to reduce greenhouse gas emissions.
3. Provide human and social services within the Town’s responsibility that help establish a complete community where people of all ages, backgrounds and capabilities can meet their needs throughout the various stages of their lives.
4. Reduce the per-capita consumption of energy, water, land and other non-renewable resources.
5. Promote practices, which conserve water, and protect or *enhance* water quality.
6. Promote a compact urban form and develop an energy-efficient mix of land uses, where appropriate, to provide liveable, healthy communities.
7. Encourage reductions in the use of private automobiles by promoting active transportation and the use of Transportation

Demand Management measures, such as public transit, cycling and walking.

8. Encourage efficient site design, and building design and construction techniques that minimize space heating and cooling energy consumption, and encourage the upgrading/retrofitting of existing buildings and facilities.
9. Support land use and *development* patterns that minimize adverse impacts on air quality.
10. Develop design standards that encourage the use of natural and/or naturalized landscapes in new *developments* to improve air quality throughout the community.
11. Minimize and mitigate land use conflicts between *sensitive land uses*, and noise, vibration and emission sources in accordance with all applicable Provincial, County and Town regulations and guidelines.
12. Reduce the occurrence of excessive light emissions while still ensuring that adequate levels are maintained for public safety.
13. Preserve and promote local agricultural production.

## A3.2 NATURAL ENVIRONMENT

### A3.2.1 Goal

To protect and *enhance significant* natural heritage features, areas and functions in the Town and to work towards the establishment of a Natural Heritage System.

### A3.2.2 Strategic Objectives

It is a strategic objective of this Plan to:

1. Protect *significant* natural heritage and hydrologic features and their associated habitats and *ecological functions*.
2. Ensure that an understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Town.
3. Make planning decisions that contribute to the protection, conservation and enhancement of water and related resources on a watershed and sub watershed basis.
4. Maintain and *enhance* surface and *groundwater resources* in sufficient quality and quantity to meet existing and future needs on

a sustainable basis.

5. Discourage the loss or fragmentation of *significant* woodlands and the habitats and *ecological functions* they provide.
6. Recognize that an interconnected system of open spaces and natural heritage features contributes to the health and *character* of a community.
7. Prohibit the loss or fragmentation of *Provincially Significant Wetlands* and *significant* habitat of endangered and *threatened species*.
8. Maintain and *enhance significant* areas of natural and scientific interest, *significant valleylands*, escarpment slopes and related landforms, and *significant wildlife habitat* areas.
9. Promote and establish programs to increase the forest cover of the Town.

### A3.3 GROWTH AND SETTLEMENT

#### **A3.3.1 Goal**

To direct most forms of *development* to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas.

#### **A3.3.2 Strategic Objectives**

It is a strategic objective of this Plan to:

1. Direct the majority of new residential and employment growth to areas where full municipal services exist.
2. Reinforce the function of the downtown areas as the primary cultural, business, entertainment and commercial focal points of the community.
3. Encourage infilling, *intensification* and *redevelopment* in appropriate locations and with appropriate built form and design.
4. To permit *development* within the Hamlets that maintains and *enhances* hamlet *character* and scale in accordance with the policies contained within this Plan.
5. Ensure that there is an appropriate balance between residential and non-residential assessment in the Town.

6. Ensure that all *development* is appropriately phased and in conjunction with required *infrastructure* improvements where appropriate.

## A3.4 URBAN COMMUNITY CHARACTER

### A3.4.1 Goal

To protect and *enhance* the *character* of existing urban areas.

### A3.4.2 Strategic Objectives

It is a strategic objective of this Plan to:

1. Maintain and *enhance* urban areas as diverse, livable, safe, thriving and attractive communities.
2. Encourage appropriate *intensification* and use of lands within the downtown areas and to make every effort to improve the economic health of these areas by encouraging *redevelopment* and the broadest mix of *compatible* uses.
3. Maintain and *enhance* the *character* and stability of existing and well-established residential neighbourhoods by ensuring that *development* and *redevelopment* is *compatible* with the scale and density of existing *development*.
4. Encourage the *development* of neighbourhoods which are: compact; provide for an integrated network of pedestrian-oriented streets, pathways and cycling facilities; and provide an appropriate mix of housing types, community facilities, commercial and service uses, and open spaces.
5. Provide community facilities that are safe, visible and accessible to residents in each neighbourhood.
6. Foster a sense of civic identity through a high standard of community design in all future *development* that considers:
  - the appropriate integration of the design of public and private spaces;
  - the design guidelines outlined in the Blue Mountains Community Design Guidelines documented in By-law 2012-47, or any successor thereto
  - a well-defined public realm, including an interconnected open space network;
  - sustainable and energy efficient building and site design;

- the sensitive integration of new *development* with existing *development*; and,
  - a pedestrian oriented *development* pattern.
7. Work towards increased opportunities and participation in arts and cultural activities.
  8. Encourage and support public art and cultural facilities and opportunities for place-making, events and experiences throughout the Town as a means to foster community and neighbourhood identity and contribute to a vibrant and creative Town.

### A3.5 RURAL AND OPEN SPACE CHARACTER

#### A3.5.1 Goal

To preserve and *enhance* landscape amenities wherever possible to maintain the visual quality and open space *character* of the Town.

#### A3.5.2 Strategic Objectives

It is a strategic objective of this Plan to:

1. Protect and *enhance* the natural *character* of the Georgian Bay shoreline.
2. Preserve and *enhance* the Niagara Escarpment as a unique and important feature of the Town.
3. Preserve and improve access to open space and shoreline areas, including the Niagara Escarpment, Nipissing Ridge and the Georgian Bay shoreline.
4. Encourage the *development* of passive low-intensity recreational and eco-tourism uses in the Town, provided such uses maintain the *character* of surrounding areas.
5. Protect the natural and cultural heritage features, which comprise the open landscape *character*.
6. Integrate new buildings and structures into the topography, avoiding steep slopes, the crests of hills and the brow of the Niagara Escarpment, in order to absorb *development* into the visual landscape.

### A3.6 AGRICULTURE

#### A3.6.1 Goal

To preserve areas demonstrating high capability for agricultural production, and to ensure that agriculture remains an integral part of the economy of the Town and the *County*.

### **A3.6.2 Strategic Objectives**

It is a strategic objective of this Plan to:

1. Ensure that the scale of new non-farm uses and development is compatible with the role and function of agriculture.
2. Prohibit the further fragmentation of good agricultural lands and encourage consolidation of farming parcels to improve efficiencies and productivity where possible.
3. Encourage the maintenance of the *character* of agricultural areas by maintaining farm buildings and other elements of the built and natural landscapes that contribute to that *character*.
4. Encourage the establishment of *small-scale on-farm diversified uses* on farm properties to improve the livelihood of area farmers.
5. Maintain and protect specialty agricultural lands given the importance of these lands to the region and contribution to the economy of the Town.
6. Appropriately control land division and land use on specialty crop lands.
7. Provide opportunities for appropriately scaled *agriculture-related uses* in the agricultural area.
8. Work with all levels of government and the agricultural community to promote and *enhance* the agricultural industry through marketing.
9. Encourage the participation of the agricultural industry and community in dealing with concerns of an agricultural nature.
10. Foster innovation in a range of agricultural production opportunities, focusing on resource stewardship, sustainability and building rural communities.
11. Promote best management practices, including reducing fertilizer and pesticide usage, so as to conserve a farm's soil and water resources without sacrificing productivity.

### **A3.7 ECONOMIC DEVELOPMENT**

#### **A3.7.1 Goal**

To provide opportunities for economic *development* and the creation of jobs.

### **A3.7.2 Strategic Objectives**

It is a strategic objective of this Plan to:

1. Foster a competitive and positive business climate in the Town.
2. Provide for the broadest range of employment and commercial uses and flexible development standards, where appropriate.
3. Pre-zone lands for employment and commercial uses wherever possible and appropriate.
4. Facilitate the provision of a range of goods and services to the public within the Town by ensuring that the land use planning framework is supportive of *development*, as appropriate.
5. Encourage opportunities for a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents and visitors to the Town.
6. Ensure that a sufficient supply of *employment lands* are available for *development* at all times and in appropriate locations.
7. Encourage wherever possible through the land use planning process the retention of existing businesses in the Town.
8. Protect lands that have the potential of being used for agricultural purposes from incompatible *development* and ensure that farming operations can operate with the maximum degree of flexibility and efficiency.
9. Encourage the *development* of home-based businesses and home industries provided the proposed use is *compatible* with adjacent uses.
10. Encourage the protection of the Town's *cultural heritage resources* in order to maintain and *enhance* economic *development* and tourism opportunities.
11. Ensure a balance between the demand for *development* and associated capital facilities and other municipally funded activities.

### **A3.8 TOURISM AND RECREATION**

#### **A3.8.1 Goal**

To *enhance* opportunities for tourism and recreational uses and related *development*.

### A3.8.2 Strategic Objectives

It is a strategic objective of this Plan to:

1. Facilitate the *development* of recreational/resort *development* within the context of a four seasons recreational resort community.
2. Recognize the importance of the tourism industry in providing economic and employment opportunities, and to encourage expansion of this vital industry.
3. Promote the maintenance, expansion and upgrade of existing tourism and tourist destination-oriented uses in the Town and encourage the establishment of additional high-quality attractions, facilities, accommodations, services, and events.
4. Discourage any re-designation and/or rezoning to remove permissions for tourism-related uses.
5. Encourage the maintenance of existing recreational uses and the establishment of new recreational facilities which diversify recreational opportunities within the context of a year-round recreational community, particularly skiing, fishing, golfing, walking, hiking, biking, low-impact camping and nature trail uses, marina or water access and equestrian activities, in a manner consistent with the preservation of the natural environment.
6. Recognize and maintain the Georgian Trail as a regionally *significant* trail link, and to encourage appropriate access points in the long-term *development* of a Town-wide trail system.
7. To encourage the *development* of a system of open spaces and recreational areas which incorporate provisions for expanding both the number and areal extent of public access points to the shoreline of Nottawasaga Bay and to the Niagara Escarpment.
8. To create a high quality, all season trail system, contributing to the *development* of the Town as a world-class tourism destination.
9. To provide for a broad range of open space settings, activities and programs in order to expand *recreation* and leisure opportunities in the area for residents and visitors.
10. Recognize and protect the economic importance of the Town's natural attributes, such as its rural countryside *character* and *natural heritage features and areas*, and to ensure that the recreational and tourism uses that rely upon these attributes continue to thrive.

## A3.9 INFRASTRUCTURE

### A3.9.1 Goal

To ensure that all *infrastructure*, including sanitary sewers, water distribution and stormwater management facilities, roads and municipal facilities meet the needs of present and future residents and businesses.

### A3.9.2 Strategic Objectives

It is a strategic objective of this Plan to:

1. Consider the economics of providing services to the residents and businesses of the Town through the review of any *development* proposal to ensure that the *development* pattern is efficient and does not lead to inefficiencies or a decline in the level of municipal service.
2. Ensure that all *infrastructure* required to serve urban areas is built prior to, or coincident with, *development*.
3. Encourage the establishment of an integrated transportation system that safely and efficiently accommodates various modes of transportation including cycling, walking, automobiles and trucks, and public transit where feasible.
4. Ensure that the construction of all *infrastructure*, or expansions to existing *infrastructure*, occurs in a manner that is *compatible* with adjacent land uses, is cost effective and with a minimum of social and environmental impact.
5. Encourage the provision of *infrastructure* that is energy efficient, promotes water conservation and water efficiencies, and supports improvements to air quality.
6. Consider innovative *infrastructure* financing tools, including public/private partnerships and developer front-end financing to provide community facilities and infrastructure.

## A3.10 HOUSING

### A3.10.1 Goal

To provide an appropriate housing supply and range of housing choices to meet the needs of present and future residents.

### A3.10.2 Strategic Objectives

It is a strategic objective of this Plan to:

1. Ensure that there is an appropriate supply of land for residential *development* subject to the availability of water and wastewater capacity.
2. Assist in the achievement of *residential intensification* and *affordable housing* by encouraging opportunities for mixed-use *development* in appropriate locations.
3. Ensure that a full range of housing opportunities is available for residents in the Town.
4. Encourage the *development* of *seniors housing* in the Town.
5. Ensure that a viable amount of rental housing continues to be available.
6. Participate in *County*, Provincial and/or Federal housing programs that support appropriate housing *development* in the Town.
7. Support universal physical access and encourage the building industry to incorporate such features in new residential structures.

#### A3.11 MINERAL AGGREGATE RESOURCES

##### **A3.11.1 Goal**

To protect mineral aggregate resource areas for long-term use while ensuring that extraction occurs in a manner that minimizes environmental and social impacts.

##### **A3.11.2 Strategic Objectives**

It is a strategic objective of this Plan to:

1. Protect areas exhibiting high potential for aggregate extraction from encroachment and their use by potentially incompatible land uses to ensure the potential future extraction of such deposits.
2. Ensure the proper management of *mineral aggregate operations* to minimize environmental and social impacts.
3. Ensure that all operations are progressively rehabilitated in an environmentally responsible fashion, including exploring opportunities for enhancement.
4. Encourage *comprehensive rehabilitation* planning where there is a concentration of mineral aggregate operations.

5. Ensure that roads are appropriate and built to a standard that can accommodate truck traffic associated with mineral aggregate extraction operations.
6. Recognize existing *mineral aggregate operations* and protect them from activities that would preclude or hinder their continued use.

## A3.12 CULTURAL HERITAGE

### A3.12.1 Goal

To identify, conserve and *enhance* the Town's *cultural heritage resources*, whenever practical.

### A3.12.2 Strategic Objectives

It is a strategic objective of this Plan to:

1. *Enhance* the *character* of the Town by protecting and maintaining the Municipality's *cultural heritage resources* and rich heritage for future generations.
2. Foster civic pride by educating the public on the Town's history and achievements, and recognizing the contribution that *cultural heritage resources* make to the rural and urban fabric of the Town.
3. Use *cultural heritage resources* as a tool to attract additional economic *development*, increase tourism opportunities and *enhance* the *character* and vitality of neighbourhoods and districts.
4. Pursue the designation, or other means of protection, under the Ontario Heritage Act, of *significant cultural heritage resources*.
5. Prevent the demolition, destruction, inappropriate alteration or use of designated *cultural heritage resources*.
6. Promote the conservation of *significant cultural heritage resources* on lands that are adjacent to proposed *development* and to encourage the adjacent *development* to be of an appropriate scale and *character*.
7. Ensure that the nature and location of cultural heritage and *archaeological resources* are known and considered before land use decisions are made.
8. Encourage *development* that is adjacent to *significant cultural heritage resources* to be of an appropriate scale and *character*.
9. To protect the cultural heritage resources on the Nipissing Ridge,

including the Plater-Martin and Plater-Fleming archaeological sites, and to support the proposed park along the Ridge.

10. Consult with Aboriginal Communities with respect to the identification and protection of *archaeological resources*.

## A4 THE LAND USE CONCEPT

The land use designations in this Plan are divided into three broad categories.

1. The Urban land use designations apply to the Thornbury-Clarksburg urban area, the Residential/Recreational settlement area and a number of other recreational areas and neighbourhoods such as Craigleith, Castle Glen, Lora Bay and the Blue Mountain Village Area.
2. Rural Countryside land use designations apply to lands outside of the settlement areas identified in #1 above.
3. Environmental and Open Space designations within the Urban and Rural Countryside areas.

The land use designations in each category are intended to implement the Vision, Goals and Strategic Objectives of this Plan.

### A4.1 URBAN DESIGNATIONS

The land use designations within the urban category are described below:

#### **A4.1.1 Community Living Area**

Lands designated Community Living Area consist of existing and planned residential *development* and complementary uses on full municipal services within the Thornbury-Clarksburg settlement area.

#### **A4.1.2 Urban Employment Area**

Lands designated Urban Employment Area consist of existing or planned employment uses on full municipal services in the Thornbury-Clarksburg settlement area.

#### **A4.1.3 Downtown Area**

Lands designated Downtown Area consist of commercial, institutional and residential uses within the Thornbury and Clarksburg downtown cores.

#### **A4.1.4 Commercial Corridor**

Lands designated Commercial Corridor are located adjacent to the Downtown Area designation and recognize existing linear commercial *development* that has occurred along Highway 26. This designation also recognizes areas for potential future commercial development.

#### **A4.1.5 Harbour Area**

Lands designated Harbour Area apply to lands in the Harbour area of the Thornbury-Clarksburg settlement area, which will continue to be used for marina and open space purposes.

#### **A4.1.6 Institutional Area**

Lands designated Institutional Area are for larger *institutional uses*, which serve the needs of the community.

#### **A4.1.7 Residential/Recreational Area**

Lands designated Residential/Recreational Area reflect the settlement area designated as Recreational Resort Area in the *County Official Plan* that extends along the Georgian Bay shoreline providing a seasonal and permanent residential and recreational function.

#### **A4.1.8 Recreational Commercial Area**

Lands designated Recreational Commercial Area identify lands for commercial recreational uses.

#### **A4.1.9 Resort Commercial Area**

Lands designated Resort Commercial Area identify lands for commercial resort accommodation uses.

#### **A4.1.10 The Blue Mountain Village Resort Area**

Lands designated Blue Mountain Village Resort Area identify the Blue Mountain Village resort area wherein the prominent use of lands shall be for residential, recreational and commercial uses.

#### **A4.1.11 Recreational Ski**

Lands designated Recreational Ski identify lands intended to be used for year-round escarpment recreational activities, including, service and maintenance facilities.

#### **A4.1.12 Craigleith Village Community**

The Craigleith Village Community recognizes this existing community that is to be redeveloped into a sustainable compact village with mixed uses and *intensification*, while protecting the *character* of the surrounding area. The following area-specific land use designations apply:

- Craigleith Village Commercial;
- Craigleith Village Residential; and
- Hazard Lands, Shoreline Floodplain and Provincially significant wetlands.

#### **A4.1.13 Lora Bay, Camperdown and Swiss Meadows**

Recognizes unique residential / resort / recreational areas in the Town.

#### **A4.1.14 Castle Glen**

The Castle Glen Resort Secondary Plan, in Part F of this Plan, provides a vision and policies for the Castle Glen Resort Community area to be developed as a four seasons, recreational resort community.

#### **A4.1.15 Future Secondary Plan Areas**

The Future Secondary Plan Area designation applies to the following three areas requiring more detailed planning prior to future *development* occurring:

- Area in west part of Thornbury
- Area east of Thornbury, south of Highway 26
- Area southeast of the Blue Mountain Village
- Area south of Swiss Meadows Subdivision

#### **A4.1.16 Special Study Area**

Special Study Areas are areas where further review and analysis is required prior to development proceeding and where the continued, interim use of these lands is permitted provided any use, buildings or structures are constructed and located in a manner, which would not adversely affect the long-term development of the lands. Special Study Areas include those lands bounded by Highway 26 to north, Old Lakeshore Road to the south and Camperdown Road to the west.

#### **A4.1.17 Escarpment**

The purpose of the Escarpment designation is to identify certain lands composing unique natural features, Escarpment slopes and environmentally sensitive lands associated with the Niagara Escarpment including, forested lands extending 300 m back from the Escarpment brow, Life Science ANSIs, significant wetlands and stream valleys.

#### **A4.2 RURAL COUNTRYSIDE DESIGNATIONS**

The land use designations within the Rural Countryside category are described below:

##### **A4.2.1 Agricultural**

Lands designated Agricultural are those that are identified as being within a *prime agricultural area* and consisting of larger blocks of good agricultural land under active production as identified by the *County of Grey Official Plan*.

##### **A4.2.2 Special Agricultural**

Lands designated Specialty Agricultural are those lands that are identified as being predominantly within the Special Agricultural designation in the *County of Grey Official Plan*.

##### **A4.2.3 Rural**

The Rural designation generally includes all of the rural areas in the Town that do not satisfy the criteria for lands in the Agricultural and Specialty Agricultural designations.

##### **A4.2.4 Hamlet Area**

The Hamlet Area designation applies to Tertiary Settlement Areas of Heathcote and Ravenna, as identified in the *County Official Plan*.

##### **A4.2.5 Rural Employment Lands**

Lands designated Rural *Employment Lands* apply to industrial and commercial areas in the rural areas of the Town.

##### **A4.2.6 Mineral Resource Extraction Area**

Lands designated *Mineral Resource Extraction Area* apply to existing licensed pit and quarry operations.

## A4.3 ENVIRONMENTAL AND OPEN SPACE DESIGNATIONS

The land use designations within the Environmental and Open Space category are described below:

### A4.3.1 Wetlands

The purpose of the *Wetlands* designation is to recognize and protect *Provincially Significant Wetlands*.

### A4.3.2 Hazard Lands

The purpose of the *Hazard Lands* designation is to identify those lands having inherent environmental hazards such as flood susceptibility, erosion susceptibility, and dynamic beach hazards, and *hazardous sites* that exhibit instability, or poor drainage, or any other physical condition which is severe enough to pose a risk for the occupant, property damage or social disruption if developed.

### A4.3.3 Major Open Space

Lands designated Major Open Space are owned by the Town, the *County of Grey*, the Niagara Escarpment Commission, Conservation Authorities or the Province of Ontario.

### A4.3.4 Special Constraint Area

The purpose of Special Constraint Areas is to identify:

- a) *Provincially Significant Areas of Natural and Scientific Interest*;
- b) Significant Woodlands as identified in the County Official Plan;
- c) karst topography;
- d) deer wintering areas; and,
- e) other wetlands as identified in the County Official Plan.

These areas are shown on Constraint Mapping Appendix 1 and are intended to provide information rather than designate lands.