

**Municipal Master Plan for  
Town-Wide Water Distribution System**

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**Appendix 'E'  
Planning Context Report**

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JLR No.: 27550-000  
Issued: August 27, 2018

Technical Memorandum No. 1 –  
Land Use Planning Context Report

**Town of The Blue Mountains**  
**Water Distribution System Master Plan**



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## **1.0 INTRODUCTION**

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The Town of the Blue Mountains (Town) is undertaking a Municipal Class Environmental Assessment (Class EA) in accordance with the Ontario Municipal Class EA (MCEA) framework to develop a Water Distribution System Master Plan for the Town. The intent of the Class EA is to evaluate opportunities to address the Town's long-term water distribution needs. It is being carried out in accordance with the requirements for a Schedule 'B' project under the MCEA framework.

The purpose of this report is to outline the land use planning context, which will be used to support: the identification and assessment of the alternative solutions for the Class EA; and the implementation of its recommendations within applicable planning instruments.

## **2.0 LAND USE REGULATORY CONTEXT**

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### **2.1 2014 Provincial Policy Statement**

The 2014 Provincial Policy Statement (PPS) provides general policy guidance on matters of provincial interest related to land use planning and development. The 2014 PPS provides policy direction for appropriate development while protecting resources of provincial interest, public health and safety as well as the quality of the natural environment. The 2014 PPS is issued under Section 3 of the Planning Act. All local planning matters shall be consistent with the 2014 PPS.

Section 1.6 of the 2014 PPS deals with infrastructure and public service facilities. Noteworthy policy excerpts include:

"1.6.1 Planning for infrastructure ... shall be coordinated and integrated with land use planning so that they are:

- a) financially viable over their life cycle ...; and
- b) available to meet current and projected needs ...

1.6.6.1 Planning for sewage and water services shall:

- b) ensure that these systems are provided in a manner that:
  - 1. can be sustained by the water resources upon which such services rely;
  - 2. is feasible, financially viable and complies with all regulatory requirements; and
  - 3. protects human health and the natural environment;
- d) integrate servicing and land use considerations at all stages of the planning process; and
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4, and 1.6.6.5.



- 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas ...
- 1.6.6.3 Where municipal sewage services and municipal water services are not provided, municipalities may allow the use of private communal sewage services and private communal water services.
- 1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.
- 1.6.6.5 Partial services shall only be permitted in the following circumstances:
  - a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
  - b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.”

Section 2.2 of the 2014 PPS deals with the management of water resource systems. Noteworthy policy excerpts include:

- “2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:
- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering impacts of development;
  - b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts; ...
  - d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;
  - e) implementing necessary restrictions on development and site alteration to:
    - 1. protect all municipal drinking water supplies and designated vulnerable areas; and
    - 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions ...”

## **2.2 Grey County Official Plan**

The Grey County (County) Official Plan was adopted by County Council in 1997 and approved by the Ontario Ministry of Municipal Affairs & Housing in 1998 and by the Ontario Municipal Board in 1999 and 2000. A statutory review of the County Official Plan is currently underway, and a draft of the proposed update is under review by the public and provincial government agencies.

With the above context in mind, the following policy highlights and cross-references to the schedules (Appendix A) focus on those portions of the County Official Plan that are currently in full force and effect:

1. Section 2.5:
  - a) As shown on Figure 1, the Service Areas of Camperdown, Craigleith-Swiss Meadows, Blue Mountain Village, and Castle Glen are within the boundary of the Niagara Escarpment Plan (NEP). The NEP derives its authority from the Niagara Escarpment Planning and Development Act. The NEP seeks to protect the geologic feature of the Niagara Escarpment and adjacent lands primarily as a continuous natural environment while only allowing for limited compatible developments. As such, it complements the other natural systems as identified within the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan.
  - b) As shown on Figure 1, the 'Escarpment Recreation Area' designation abuts portions of the Service Areas of Camperdown (south), and Craigleith-Swiss Meadows (south-southwest). This designation applies to the 'Escarpment Recreation Areas' in the NEP. Its intent is to encourage the maintenance and expansion of recreational developments associated with the Escarpment, and may include both existing and new seasonal and permanent residences.
  - c) Local Official Plans and/or Secondary Plans shall provide detailed land use and development policies in areas affected by the NEP, which are not in conflict with the NEP.
2. Section 2.6:
  - a) The 'Settlement Area' designation applies to the County's existing urban centres, towns, villages and most hamlets. It is further divided into three sub-types to distinguish between these centres. As shown on Figure 1, the Thornbury-Clarksburg Service Area is part of the 'Primary Settlement Area' designation. The 'Primary Settlement Area' comprises the larger, fully serviced communities in the County. As such, it is intended to be the main target for residential and non-residential growth. More specific policy highlights are as follows:
    - i. 10 percent (%) of new residential dwelling units in the Town shall be accommodated through intensification in the 'Primary

- Settlement Area', which shall be compatible with the surrounding built environment, and accommodated through: brownfield redevelopment; enabling as-of-right permissions for apartments in dwellings in both residential areas and residential nodes located above retail uses; the development of vacant or underutilized lots within developed areas; and the expansion or conversion of existing buildings; and
- ii. the overall average development density in the 'Primary Settlement Area' is 20 units per net hectare (ha).
- b) As shown on Figure 1, the Service Areas of Lora, Camperdown, Craigleith-Swiss Meadows, Blue Mountain Village and Castle Glen are designated 'Recreational Resort Area'. This designation does not contain the same range of uses as the 'Primary Settlement Area', as it is focused on encouraging the maintenance and expansion of existing seasonal and permanent residential and recreational developments on full municipal services.
3. Section 2.8:
- a) As shown on Figure 1, portions of the Lora Bay and Thornbury-Clarksburg Service Areas are designated 'Hazard Lands', which identifies lands having inherent environmental hazards, such as flood and erosion susceptibility. Buildings and structures are generally not permitted, apart from those non-habitable buildings connected with the following permitted uses:
    - i. forestry and uses connected with conservation of water, soil, wildlife, and other natural resources; and
    - ii. agriculture, passive recreation, public utilities, and resource-based recreational uses, provided that site conditions are suitable and the hazard impacts are mitigated to acceptable levels.
  - b) As shown on Figure 1, there is a 'Provincially Significant Wetlands' designation in the Craigleith-Swiss Meadows Service Area. As such, no development may occur within a 'Provincially Significant Wetlands' (except for forestry and uses connected with natural resource conservation); and proposed developments adjacent thereto shall be subject to an Environmental Impact Study (EIS).
  - c) As shown on Figure 2, each of the Service Areas contains 'Significant Woodlands'. As such, no development may occur on lands within or adjacent to 'Significant Woodlands' unless an EIS demonstrates that there will be no negative impacts on the natural features or their ecological functions.
  - d) As shown on Figure 3, a 'Special Policy Area (Karst)' abuts portions of the Service Areas of Camperdown (south), Craigleith-Swiss

Meadows (south-southwest) and Castle Glen (east). As such, proposed developments on private services shall be subject to studies in order to determine if the karst topography exists on-site; the impacts and mitigation measures on surface water and groundwater resources; and the potential hazard from unstable bedrock conditions on the proposed development. Note this policy does not apply in areas where full municipal water and sewer services are already installed.

4. Section 5.3:

- a) The development of sewage and water service systems is the preferred method of servicing 'Settlement Area' designations (i.e. the 'Primary Settlement Area' and 'Recreational Resort Area' noted herein) provided it is financially sustainable; accommodates planned urban growth; facilitates the conservation and protection of ground and surface water quality and quantity; and protects human health and the natural environment.
- b) Surface water management systems shall be incorporated into proposed developments as required in order to prevent on-or-off-site flooding or erosion, and to prevent deterioration of environmentally sensitive watercourses.

5. Section 5.4:

As shown on Figure 3, there are two abandoned municipal landfill sites within the Thornbury-Clarksburg Service Area. As such, no development or site alteration is permitted within 500 metres (m) of the sites, unless a D-4 Study has been reviewed and approved by the Ontario Ministry of Environment and Climate Change.

## **2.3 Town Official Plan**

The Town Official Plan was adopted by Town Council in 2014 and approved with modifications by the County in 2016. In accordance with the County Official Plan and the Community Structure Plan in the Town Official Plan regarding the Service Areas as part of the Class EA:

1. Part B1: Water supply and distribution infrastructure is a 'Public or Quasi-public use', which:
  - a) Is permitted in all land use designations except in:
    - i. The 'Hazards Lands' designation, which identifies lands having inherent environmental hazards, such as flood and erosion susceptibility; and
    - ii. The 'Wetlands' designation, which recognizes and protects Provincially Significant Wetlands.

- b) May be permitted in the 'Escarpment' designation, which identifies certain lands comprising unique natural features, Escarpment slopes and environmentally sensitive lands referenced in the NEP; and upon which permitted uses are limited to recreational uses that require the Escarpment slopes to function as well as special site-specific policies.
2. Parts A2 and B3:
- a) As shown on Figure 4, the Thornbury-Clarksburg Service Area is the focal point for planned residential, employment, and recreational growth in the Town. A range of greenfield, infill, intensification, and redevelopment opportunities is supported on fully municipal services, provided such developments are compatible with adjacent areas and the broader character of Thornbury-Clarksburg, and infrastructure is used or expanded in an efficient manner. As per the County Official Plan, the overall average development density in the Thornbury-Clarksburg Service Area is 20 units per net ha.  
  
Figure 4 also shows the locations of the two abandoned municipal landfill sites, as also referenced earlier in the County Official Plan.
  - b) As shown on Figure 5, the Craigleith-Swiss Meadows Service Area is a settlement area that is similar to but smaller than the Thornbury-Clarksburg Service Area. It also accommodates residential, employment and recreational uses on full municipal services. The maximum development density for lands designated 'Residential Recreational Area' in the Craigleith-Swiss Meadows Service Area is 10 units per net ha.
  - c) As shown on Figures 6, 7, 8, 9 and 10, the Service Areas of Lora Bay, Camperdown, Blue Mountain Village, Castle Glen, and Osler Bluff, respectively, are focused on encouraging the maintenance and expansion of existing seasonal and permanent residential and recreational developments on full municipal services, pursuant to the 'Recreational Resort Area' designation in the County Official Plan. The maximum development density for lands designated 'Residential Recreational Area' in: the Blue Mountain Village Service Area is 15 units per net ha; and the Service Areas of Lora Bay, Camperdown, Castle Glen and Osler Bluff is 10 units per net ha.
3. Part B5: In further conformity with the County Official Plan Referenced earlier, Figure 11 shows:
- a) The 'Provincially Significant Wetlands' designation in the Craigleith-Swiss Meadows Service Area.
  - b) The 'Significant Woodlands' policy overlay in each of the Service Areas.

- c) The 'Karst' policy overlay abutting portions of the Service Areas of Camperdown (south), Craigleith-Swiss Meadows (south-southwest) and Castle Glen (east).
4. Part D1: In regards to municipal services:
- a) The development of municipal water and sewage systems is the preferred method of servicing development in the Service Areas of Thornbury-Clarksburg, Lora Bay, Camperdown, Craigleith-Swiss Meadows, Blue Mountain Village and Castle Glen.
  - b) Limited development shall be permitted within the partially serviced area of the Clarksburg area (within the Thorbury-Clarksburg Service Area) until such time as municipal sanitary services are provided in order to advance considerations regarding concentrated growth opportunities.
  - c) The Town will endeavor to obtain all necessary approvals for the required future expansion of existing municipal water and sewage service facilities in order to keep pace with development demands within the financial capabilities of the Town. As such, the following staging categories are in place to provide an order ranking for the commitment of available plant capacity:
    - i. Stage 1: designated and zoned to permit development, further to development agreement provisions;
    - ii. Stage 2: designated and zoned under the Holding ('H') Zone category in the Town Zoning By-law, with the future reservation of design capacity committed;
    - iii. Stage 3: designated with only partial development approvals in place, and the future design capacity is not committed;
    - iv. Stage 4: designated lands with no development approvals in place, but the required design capacity is recognized based on potential development approvals; and
    - v. Stage 5: lands designated 'Future Secondary Plan Area' in the Town Official Plan with no development approvals, and the required design capacity is similarly not reserved.

## **2.4 Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan**

Ontario's Clean Water Act provides the mandate for a provincial drinking water source protection program in Ontario. Its focus is on the protection of sources of water for municipal drinking water systems, with additional attention on surface water and groundwater sources on the broader landscape.

One of the Town's intakes is located in the Thornbury-Clarksburg Service Area. Pursuant to the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection (SP) Plan, Intake Protection Zones (IPZ's) are identified around this intake. An IPZ serves to protect the source water for a municipal residential drinking water system. It is the vulnerable area where potential contaminants could pose a significant risk or threat to the source water.

The IPZ's typically include the water and the land that surrounds the intake, and accounts for land use and water activities. The IPZ's also consider how long it could take any contaminant spilled in or near the waterbody to reach the intake. The IPZ's reflect these different travel times. Restrictions on land uses that may pose a risk or threat to the source water shall be reviewed prior to Zoning By-Law approval.

As shown on Figure 3, there are two IPZ's in the Thornbury-Clarksburg Service Area:

1. The IPZ-1 is a 1 km radius centered on the crib of the intake. This IPZ has the highest concern for vulnerability to the source water, as there would be little or no dilution before the potential contaminant reached the intake. A 120 m inland setback from the shoreline is also considered in the IPZ-1 to account for the influence of land use activities.
2. The IPZ-2 (the next zone of protection), which comprises three parts: in-water and along shore; upland; and up-tributary. It is based on a two-hour time travel scenario for the contaminant to reach the intake. The intent of this scenario is to allow time for the plant operator to shut down the intake to deal with a potential threat to the source water.

### **3.0 GROWTH FORECASTS**

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In support of the Class EA, JLR worked with the Town on growth forecasts for a 20-year planning period (2018-2038) and a longer-term planning period (2018-build out). This work included a review of growth projections in other related Town and County documents, including:

1. Town Development Charges Background (DC) Study – 2014.
2. County Growth Management Strategy (GMS) – 2015.
3. Town Official Plan – 2016.
4. County GMS Update – 2018.
5. Town Master Plan (MP) Projections – 2018.

This review was undertaken within the following statutory framework:

1. The 2014 PPS, as highlighted above.
2. Section 17 of the Planning Act, which establishes the hierarchy of upper-tier and lower-tier municipalities, as follows:
  - a) The County is the upper-tier and the Town is the lower-tier.
  - b) The County Official Plan, which includes the Town, allocates future growth to the Town with associated land use and development policies.
  - c) The Town Official Plan must conform to the County Official Plan.
  - d) The County is the approval authority of the Town Official Plan.
3. Section 24 of the Planning Act, which states that all public works must conform to the Official Plan (both the County Official Plan and Town Official Plan).

#### **3.1 2018-2038 Growth Projections**

Table 1 summarizes the 2018-2038 growth projection data in the Town and County documents cited above. Table 1 also includes JLR data interpolations (as highlighted in grey with accompanying explanatory footnotes). The intent of the interpolations is to provide a degree of consistency across the data for comparative purposes. Observations from Table 1 include:

1. The permanent and seasonal residential growth projections cited in the 'Town Official Plan' are higher than those in the recent 'Town MP Projections' and 'County GMS / GMS Update' (i.e. by as much as 320% +/-)
2. The employment growth projections cited in the 'Town DC Study' are higher than those cited in the more recent 'County GMS / GMS Update' (i.e. by as much as 320% +/-).



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3. The projected Town population cited in the recent 'Town MP Projections' is higher than the population projection cited in the recent 'County GMS Update' (i.e. by 10% +/-).
4. The projected Town permanent and seasonal residential growth projections in the recent 'Town MP Projections' are higher than those cited in the recent 'County GMS Update' (i.e. by 57% +/-).

Based on the above, Table 2 summarizes the 2018-2038 growth projection data for the service areas in the Town. Regarding the growth projection data relative to the Class EA, it is acknowledged that the Town has directed JLR to use:

1. The permanent / seasonal residential growth projections in the recent 'Town MP Projections', relative to those in the recent 'County GMS Update'. This direction is based on the Town's need for the life cycle of its infrastructure services to meet projected needs well beyond a 20-year planning period in an efficient and financially feasible manner.
2. The employment projections in the 'County GMS Update', particularly in light of trends showing more marginal employment growth outside major urban centres in Ontario. Furthermore, the proportional shares of future employment growth allocated to the service areas in the 'Town DC Study' are to be used to allocate future employment growth in support of the Class EA.

Study	Horizon Year	Projected Population	Persons / Household	New Residential		New Employment	
				Permanent Units	Seasonal Units	Employees	Gross Floor Area Requirement (m <sup>2</sup> )
Town DC Study (2014)	2014-2023	N/A	N/A	1,688 <sup>1</sup>		420 <sup>12</sup>	16,800 <sup>2</sup>
	Build Out	N/A	N/A	9,272 <sup>1</sup>		2,280	96,700 <sup>2</sup>
County GMS (2015)	2011-2036	20,820 <sup>3</sup>	2.19	1,000	1,050	330	13,200 <sup>2</sup>
	2011-2041	21,310 <sup>4</sup>	2.19	1,110	1,166 <sup>5</sup>	500	20,000 <sup>2</sup>
Town Official Plan (2016)	2006-2026	29,220 <sup>6</sup>	2.08	1,370	4,740	N/A <sup>7</sup>	N/A
	Build Out	N/A	N/A	8,172		N/A	N/A
County GMS Update (2018)	2016-2038	21,940 <sup>8</sup>	2.13	930	977 <sup>9</sup>	460	18,400 <sup>2</sup>
Town MP Projections (2018)	2016-2038	24,200 <sup>10</sup>	2.13 <sup>11</sup>	2,989 <sup>12</sup>		1,050 <sup>13</sup>	42,000 <sup>2</sup>

<sup>1</sup> Includes residential, commercial resort and hotel/motel units (or 'equivalent residential dwelling units').

<sup>2</sup> Based on the MOECC guideline of 40 square metres per employee, which is used in projecting future employment gross floor area requirements.

<sup>3</sup> Based on projected total Town permanent population (8,460) + 2012 estimated total Town seasonal population (10,060 in Town Official Plan) + projected Town seasonal population growth [1,050 x 2.19 persons per household (pph) = 2,300].

<sup>4</sup> Based on projected total Town permanent population (8,700) + 2012 estimated total Town seasonal population (10,060 in Town Official Plan) + projected Town seasonal population growth (1,166 x 2.19 pph = 2,550).

<sup>5</sup> Presumes the 11% increase in projected permanent residential units in the Town to 2041 can also apply to the projected increase to Town seasonal residential units to 2041.

<sup>6</sup> Based on projected total Town permanent population (9,300) + 2012 estimated total Town seasonal population (10,060 in Town Official Plan) + projected Town seasonal population growth (4,740 x 2.08 pph = 9,860).

<sup>7</sup> Employment growth projections are not cited in the Town Official Plan.

<sup>8</sup> Based on projected total Town permanent population (9,060) + 2016 estimated total Town seasonal population (10,800 based on 1.8% annual growth rate since 2012 which is the same as 2011-2016 census permanent population growth rate) + projected Town seasonal population growth (977 x 2.13 pph = 2,080).

<sup>9</sup> Presumes the 7% reduction in projected permanent residential units in the Town from 2036-2038 in the County GMS work can also apply to the projected reduction to Town seasonal residential units from 2036-2038 (as noted).

<sup>10</sup> Based on 2016 census permanent population (7,030) + 2016 estimated total Town seasonal population (10,800 based on 1.8% annual growth rate since 2012 which is the same as 2011-2016 census permanent population growth rate) + projected permanent / seasonal population growth (2,989 x 2.13 pph = 6,370).

<sup>11</sup> Taken from the County GMS Update.

<sup>12</sup> Based on annual average residential building starts from 2008 – 2017, with a 2.1% growth increase of building starts, compounded annually.

<sup>13</sup> Presumes the annual average employment growth rate of 42 employees per year to 2023 in the DC Study extends to 2038.

**TABLE 2: RECOMMENDED 20-YEAR GROWTH PROJECTIONS FOR THE TOWN BY SERVICE AREA**

Service Area	Planning Period	New Population	Persons / Household	New Residential		New Employment		
				Permanent Units	Seasonal Units	DC Study Ratios	Employees	Gross Floor Area Requirement (m <sup>2</sup> )
Thornbury-Clarksburg (see Figure 12)	2018-2038	795	2.13	373		14%	65	2,600
Swiss Meadows (see Figure 13)		45		21		NIL	NIL	NIL
Craigleith / Blue Mountain Village (see Figure 13)		3,250		1,524		42%	193	7,720
Lora Bay (see Figure 14)		1,255		589		15%	69	2,760
Camperdown (see Figure 15)		530		250		7%	32	1,280
Castle Glen (see Figure 16)		5		3		22%	101	4,040
Osler Bluff (see Figure 17)		NIL		NIL		NIL	NIL	NIL
<b>Totals</b>		<b>5,880</b>		<b>2,760<sup>14</sup></b>		<b>100%</b>	<b>460</b>	<b>18,400</b>

<sup>14</sup> Excludes permanent and seasonal residential units in the Town's rural area.

### **3.2 2018 Build-Out Growth Projections**

Table 3 summarizes the 2018-build out growth projection data for the Service Areas within the Town. Regarding the growth projection data relative to the Class EA, it is acknowledged that the Town has directed JLR to apply:

1. The overall average residential development density requirement of 20 units per net ha in the County Official Plan and Town Official Plan for the Thornbury-Clarksburg Service Area to the undeveloped land that is designated to accommodate future residential development in the other Service Areas. This direction is based on:
  - a) Similar to the 2018-2038 growth projections, the Town's need for the life cycle of its infrastructure services to meet projected needs well beyond a 20-year planning period, and in an efficient and financially feasible manner.
  - b) The effects of future changes in provincial policy direction on development densities (e.g. infill, intensification, second units, affordable housing, etc.).
  - c) The difficulty in determining the maximum number of units a greenfield or infill residential lot in each of the Town's service areas may yield (its actual density) due to the number of variables involved, including:
    - i. changing market demand patterns impacting housing stock and building types;
    - ii. further to the above, specific lot, building and servicing design considerations in response to on-site and surrounding development conditions and constraints; and
    - iii. the evolution of the above within a build out scenario having an unknown end date.
  - d) The degree of consistency that an overall average net residential development density provides for master infrastructure planning and design purposes.
2. The proportional shares of future employment growth allocated to the service areas in the 'Town DC Study', which are to be extrapolated to 2018 and then used to allocate future employment growth to build out in support of the Class EA.

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**TABLE 3: RECOMMENDED 2018-BUILD OUT GROWTH PROJECTIONS FOR THE TOWN BY SERVICE AREA**

Service Area	Planning Period	New Population	Persons / Household	New Residential		New Employment			
				Permanent Units	Seasonal Units	DC Study Ratios	Employees	Gross Floor Area Requirement (m <sup>2</sup> )	
Thornbury-Clarksburg (see Figure 18)	Build Out	6,980	2.13 <sup>15</sup>	3,277		14%	303	12,120	
Swiss Meadows (see Figure 19)		34		16	NIL	NIL	NIL		
Craigleith / Blue Mountain Village (see Figure 19)		15,340		7,202	42%	909	36,370		
Lora Bay (see Figure 20)		3,484		1,636	15%	325	12,990		
Camperdown (see Figure 21)		3,623		1,701	7%	151	6,060		
Castle Glen (see Figure 22)		Refer to Castle Glen Development Corporation Phase 1 Water Supply Class EA (CC Tatham)							
Osler Bluff (see Figure 23)		179		84	NIL	NIL	NIL		
<b>Totals</b>		<b>29,650</b>		<b>13,916<sup>16</sup></b>	<b>100%</b>	<b>2,165</b>	<b>86,600</b>		

<sup>15</sup> Presumes the number of persons per household will remain relatively constant beyond 2038.

<sup>16</sup> Excludes permanent and seasonal residential units in the Town's rural area.

#### **4.0 CONCLUSION**

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This report has been prepared to outline the land use planning context in support of the identification and assessment of the alternative solutions for the Class EA. As the identification, assessment and refinement of the alternative solutions for the Class EA continues to advance, JLR recommends the following:

1. That the Town continue to engage the County in confirming its permanent / seasonal residential and employment growth projections used for the Class EA, particularly as the current update to the County Official Plan progresses, and in advance of the Town's DC Study Update (to be engaged later this year). This engagement, with associated updates to the projections as needed, will ensure that the preferred design solutions in the Class EA: are consistent with the 2014 PPS; conform to the updated County Official Plan; and are consistent with the pending DC Study Update, which can enable the Town to ensure proper cost recovery for future infrastructure works.
2. That the Town Official Plan continue to be reviewed to assess whether the need for any amendments thereto should be considered during the finalization of the required updates to the County Official Plan, thus ensuring consistency with the implementation phase of the Class EA process. This could include assessing the need for enabling more detailed, secondary planning with affected residents, particularly if the expansion of municipal water servicing is recommended in areas for which future land use considerations could benefit from further review.

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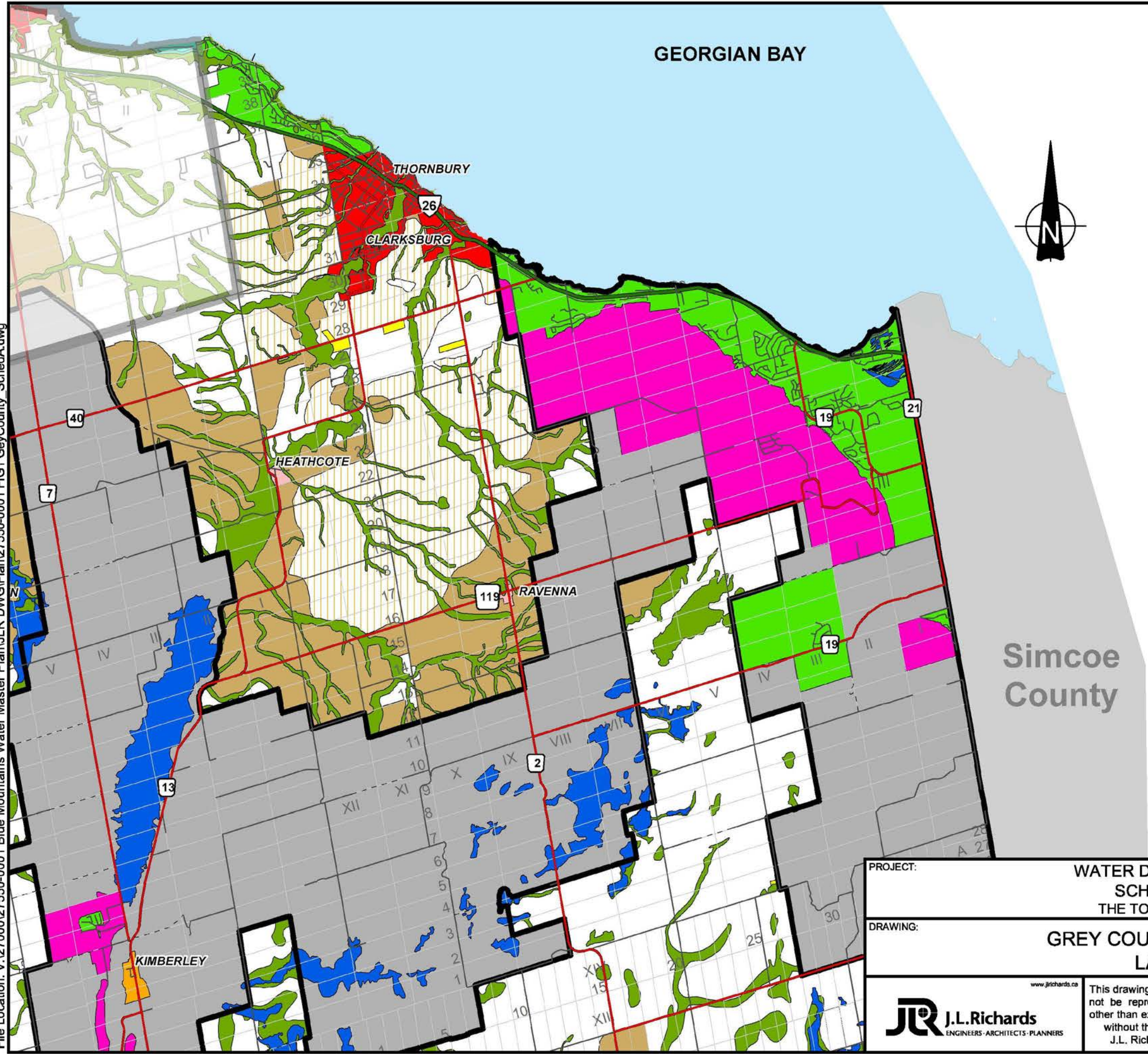
**Appendix A**

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**Figures**



File Location: V:\27000\27550-0001 Blue Mountains Water Master Plan\JLR DWG\Plan\27550-0001 FIG1 GreyCounty\_SchedA.dwg



GEORGIAN BAY



Simcoe  
County

**LEGEND**

- Provincial Highway
- County Road
- Local Road
- Seasonal Road
- Agricultural
- Special Agriculture
- Rural
- Primary Settlement Area \*
- Recreational Resort Area
- Space Extensive Commercial
- Space Extensive Industrial
- Hazard Lands
- Provincially Significant Wetlands
- Niagara Escarpment Plan Boundary \*\*
- Niagara Escarpment Development Control Area
- Escarpment Recreation Area

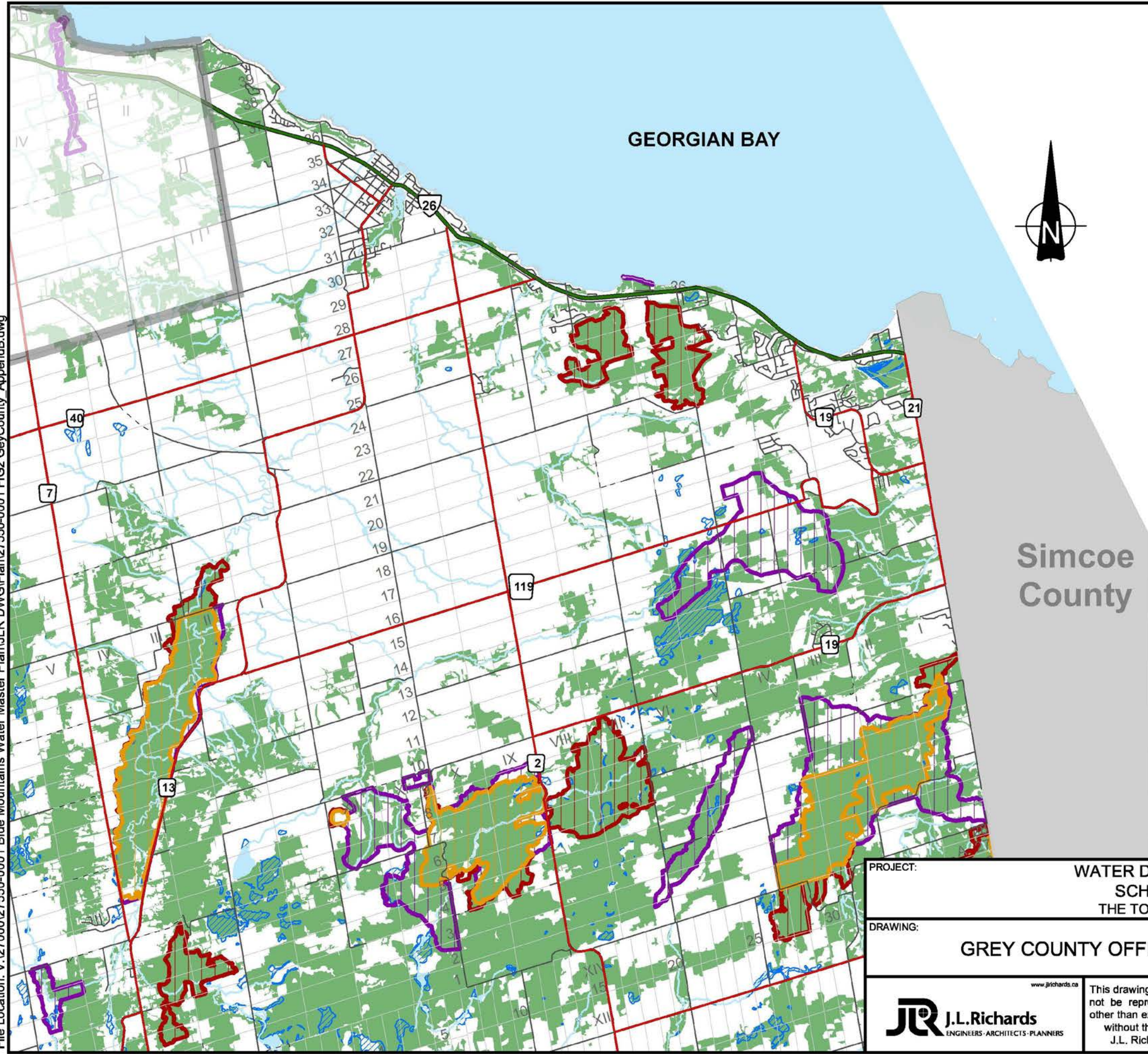
\* refer to Secondary Schedules for further detail.  
 \*\* certain settlement areas within the Niagara Escarpment Plan Boundary may be subject to Development Control.

PROJECT:	WATER DISTRIBUTION SYSTEM MASTER PLAN SCHEDULE 'B' MUNICIPAL CLASS EA THE TOWN OF THE BLUE MOUNTAINS, ONTARIO		
DRAWING:	GREY COUNTY OFFICIAL PLAN SCHEDULE A: LAND USE DESIGNATIONS		
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Simcoe  
County

- LEGEND**
- Provincial Highway
  - County Road
  - Local Road
  - Seasonal Road
  - Stream / River
  - Other Identified Wetlands
  - Lakes
  - Earth & Life ANSI
  - Earth ANSI
  - Life ANSI
  - Significant Woodlands

PROJECT: WATER DISTRIBUTION SYSTEM MASTER PLAN  
 SCHEDULE 'B' MUNICIPAL CLASS EA  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING: GREY COUNTY OFFICIAL PLAN CONSTRAINT MAPPING (PART I)



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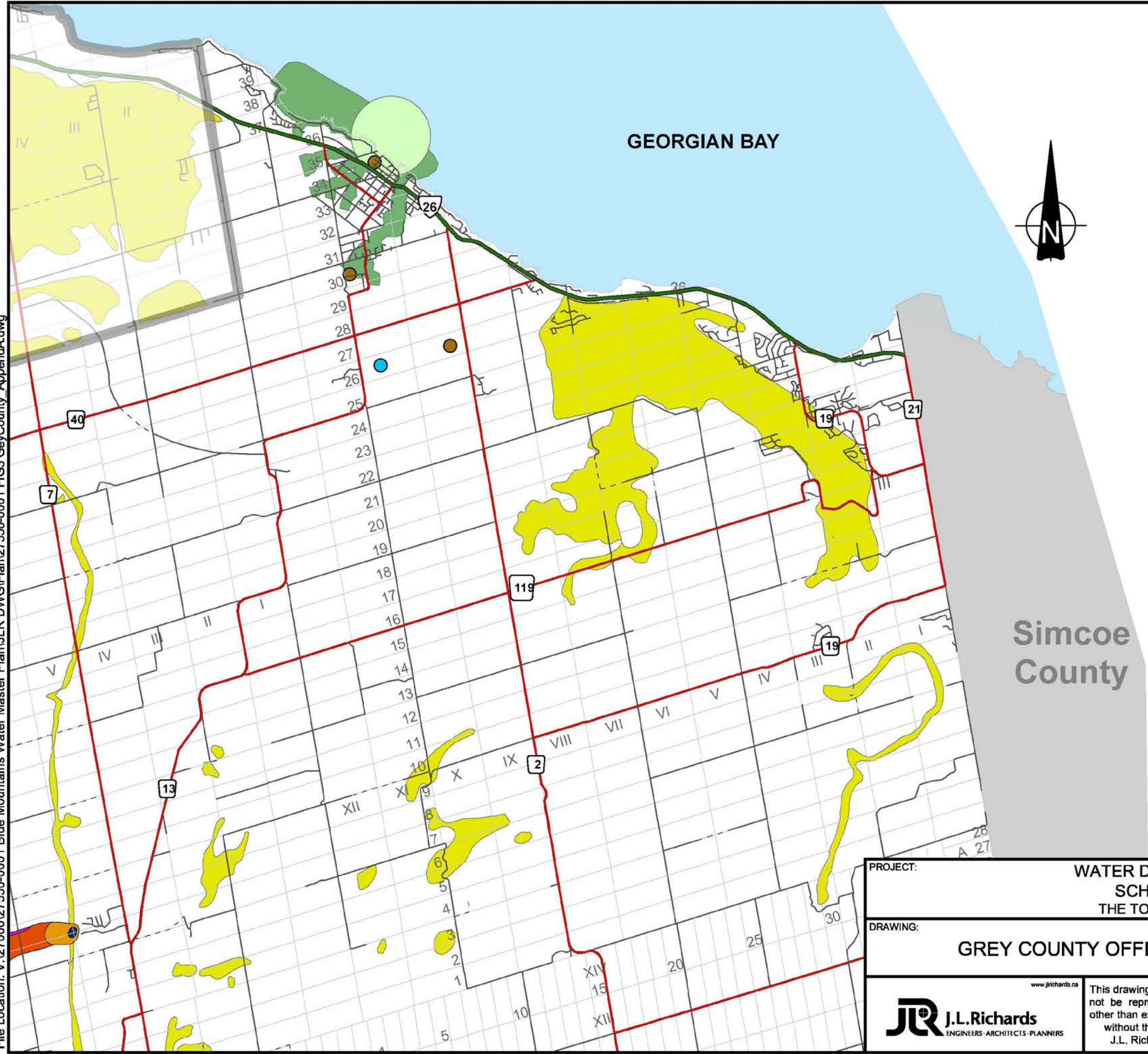
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 JLR #: 27550-0001

DRAWING #:  
**FIGURE 2**

PLOT DATE: July 25, 2018 8:24:33 AM



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**LEGEND**

- Provincial Highway
- County Road
- Local Road
- - - - Seasonal Road
- Abandoned Landfills
- Existing Landfills
- Special Policy Area (Karst)
- Intake Protection Zone 1
- Intake Protection Zone 2
- Wellhead Protection Areas**
- Zone A
- Zone B
- Zone C
- Zone D

<b>PROJECT:</b>	<b>WATER DISTRIBUTION SYSTEM MASTER PLAN SCHEDULE 'B' MUNICIPAL CLASS EA THE TOWN OF THE BLUE MOUNTAINS, ONTARIO</b>		
<b>DRAWING:</b>	<b>GREY COUNTY OFFICIAL PLAN CONSTRAINT MAPPING (PART II)</b>		
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	www.jrichards.ca	27550-0001	July 25, 2018 8:25:49 AM



# The Blue Mountains Official Plan Schedule 'A-2' Thornbury and Clarksburg



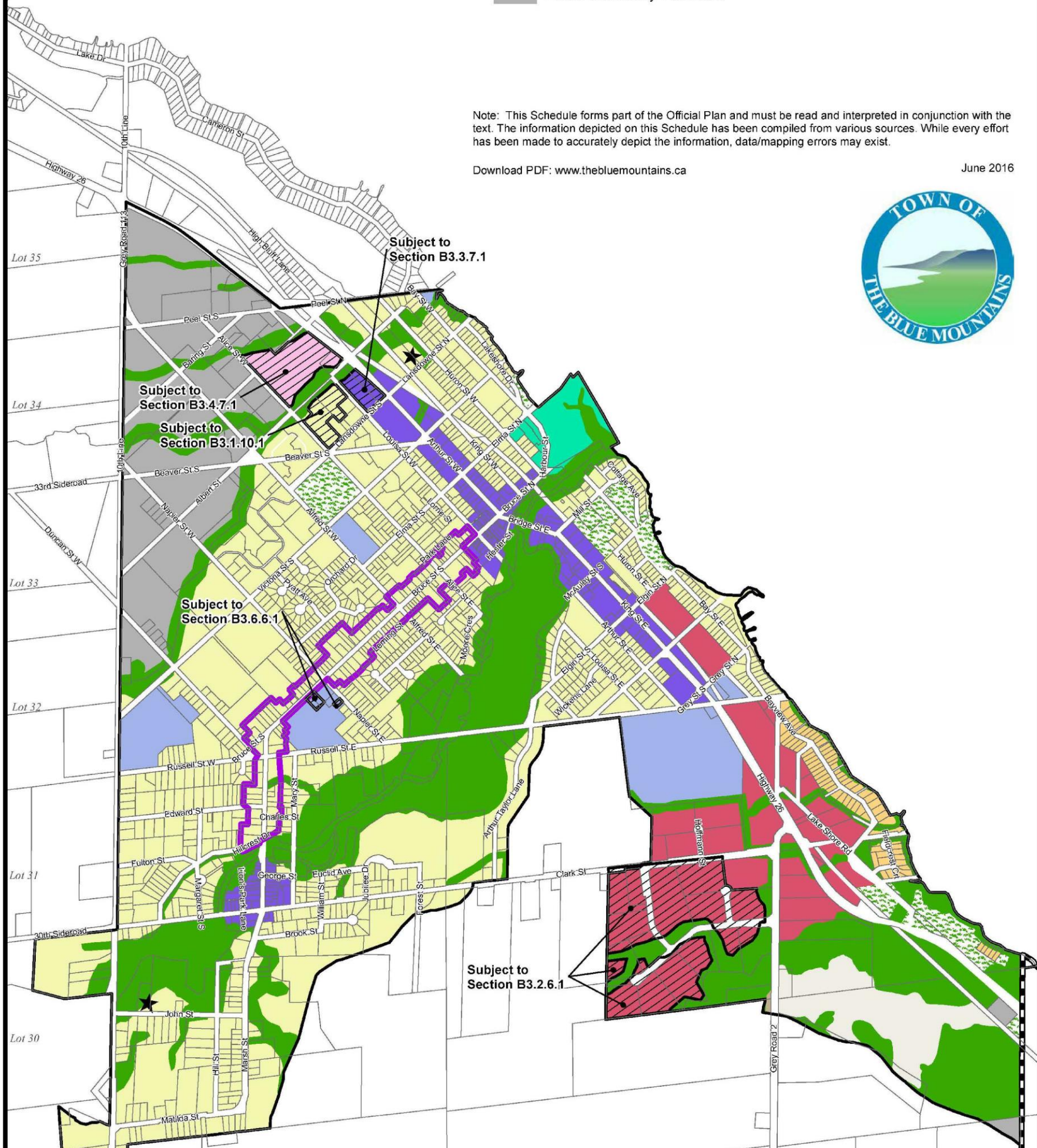
## Designations

- ★ Former Landfill
- Bruce St./Marsh St. Corridor
- ▭ Niagara Escarpment Plan Boundary
- Agricultural
- Commercial Corridor
- Community Living Area
- Downtown Area
- Future Secondary Plan Area
- Harbour Area
- Hazard
- Institutional Area
- Major Open Space
- Residential Recreational Area
- Rural
- Urban Employment Area


Note: This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text. The information depicted on this Schedule has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist.

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<b>PROJECT:</b>	<b>WATER DISTRIBUTION SYSTEM MASTER PLAN SCHEDULE 'B' MUNICIPAL CLASS EA THE TOWN OF THE BLUE MOUNTAINS, ONTARIO</b>		
<b>DRAWING:</b>	<b>TOWN OFFICIAL PLAN SCHEDULE A: THORNBURY AND CLARKSBURG SERVICE AREA</b>		
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	www.jrichards.ca	PLOT DATE: July 27, 2018 8:52:35 AM	

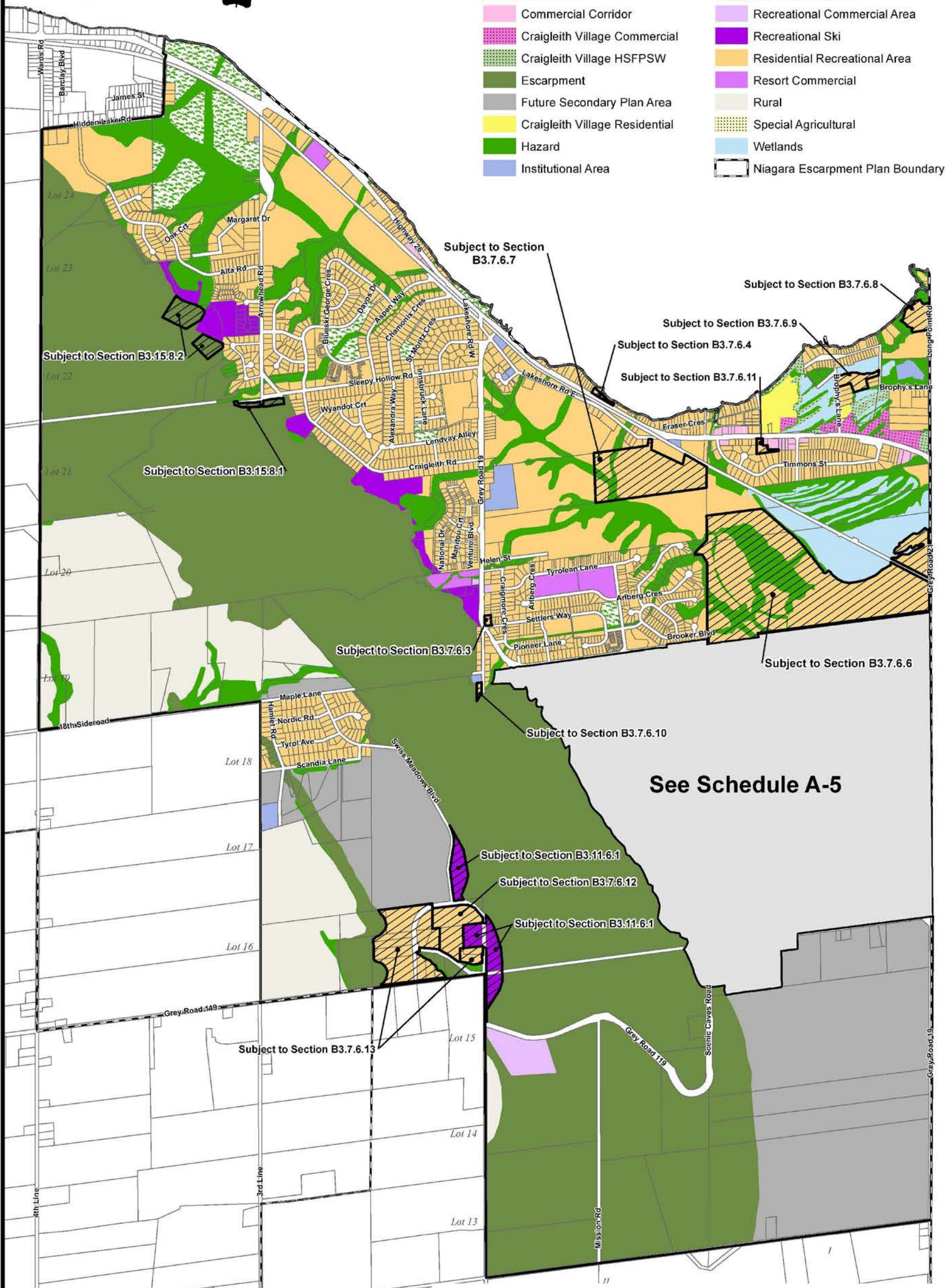




# The Blue Mountains Official Plan Schedule 'A-4' Craigleith and Swiss Meadows

## Designations

- Agricultural
- Major Open Space
- Commercial Corridor
- Recreational Commercial Area
- Craigleith Village Commercial
- Recreational Ski
- Craigleith Village HSFPSW
- Residential Recreational Area
- Escarpment
- Resort Commercial
- Future Secondary Plan Area
- Rural
- Craigleith Village Residential
- Special Agricultural
- Hazard
- Wetlands
- Institutional Area
- Niagara Escarpment Plan Boundary



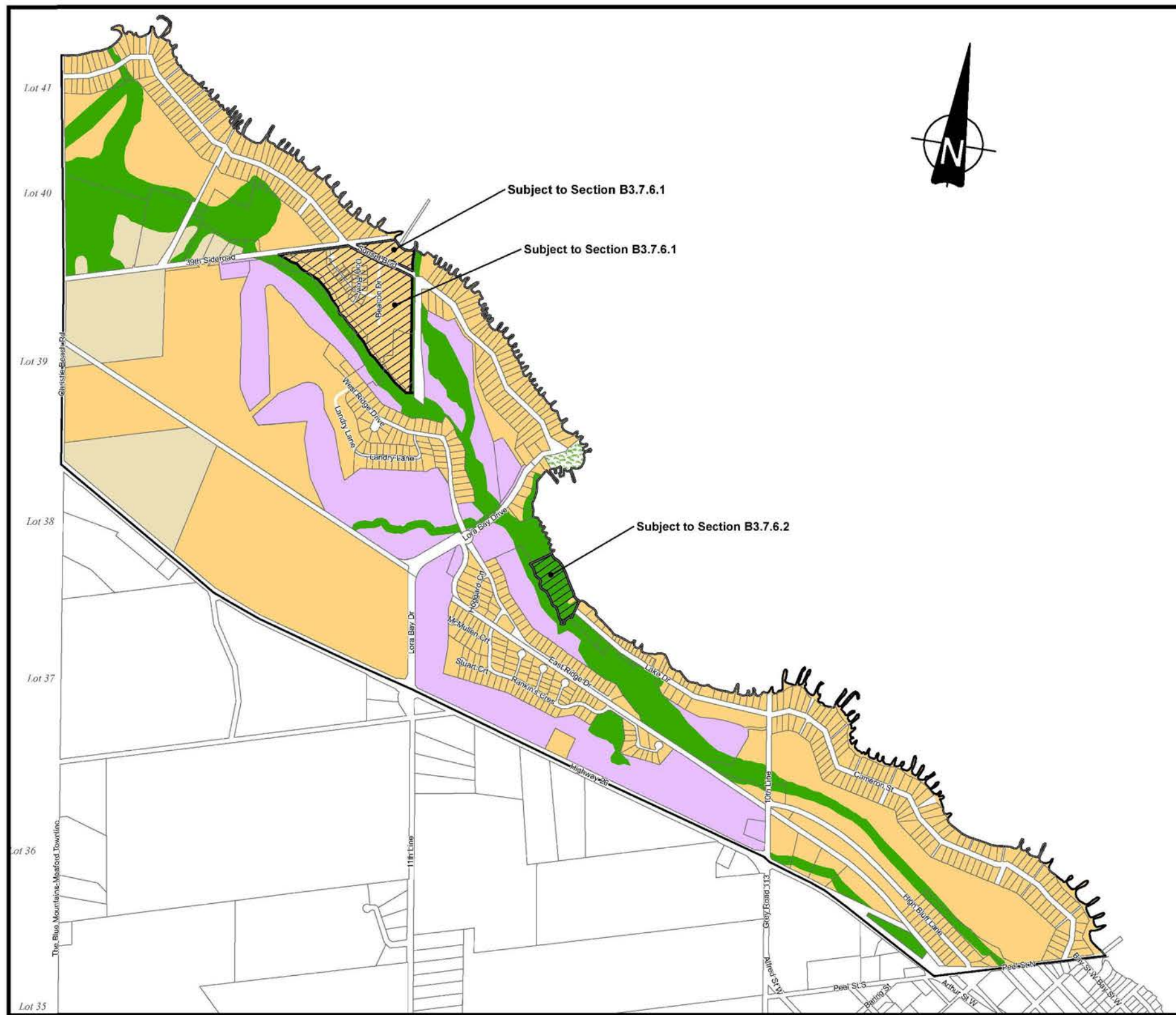
File Location: \\projects-cl\Projects\27000\27550-0001 Blue Mountains Water Master Plan\JLR DWG\Plan\27550-0001 FIG5 BlueMountain\_SchedA-4.dwg

PROJECT:	WATER DISTRIBUTION SYSTEM MASTER PLAN SCHEDULE 'B' MUNICIPAL CLASS EA THE TOWN OF THE BLUE MOUNTAINS, ONTARIO		
DRAWING:	TOWN OFFICIAL PLAN SCHEDULE A: CRAIGLEITH AND SWISS MEADOWS SERVICE AREA		
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## The Blue Mountains Official Plan Schedule 'A-1' Lora Bay

### Designations

- Hazard
- Major Open Space
- Recreational Commercial Area
- Residential Recreational Area
- Rural



Note: This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text. The information depicted on this Schedule has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist.

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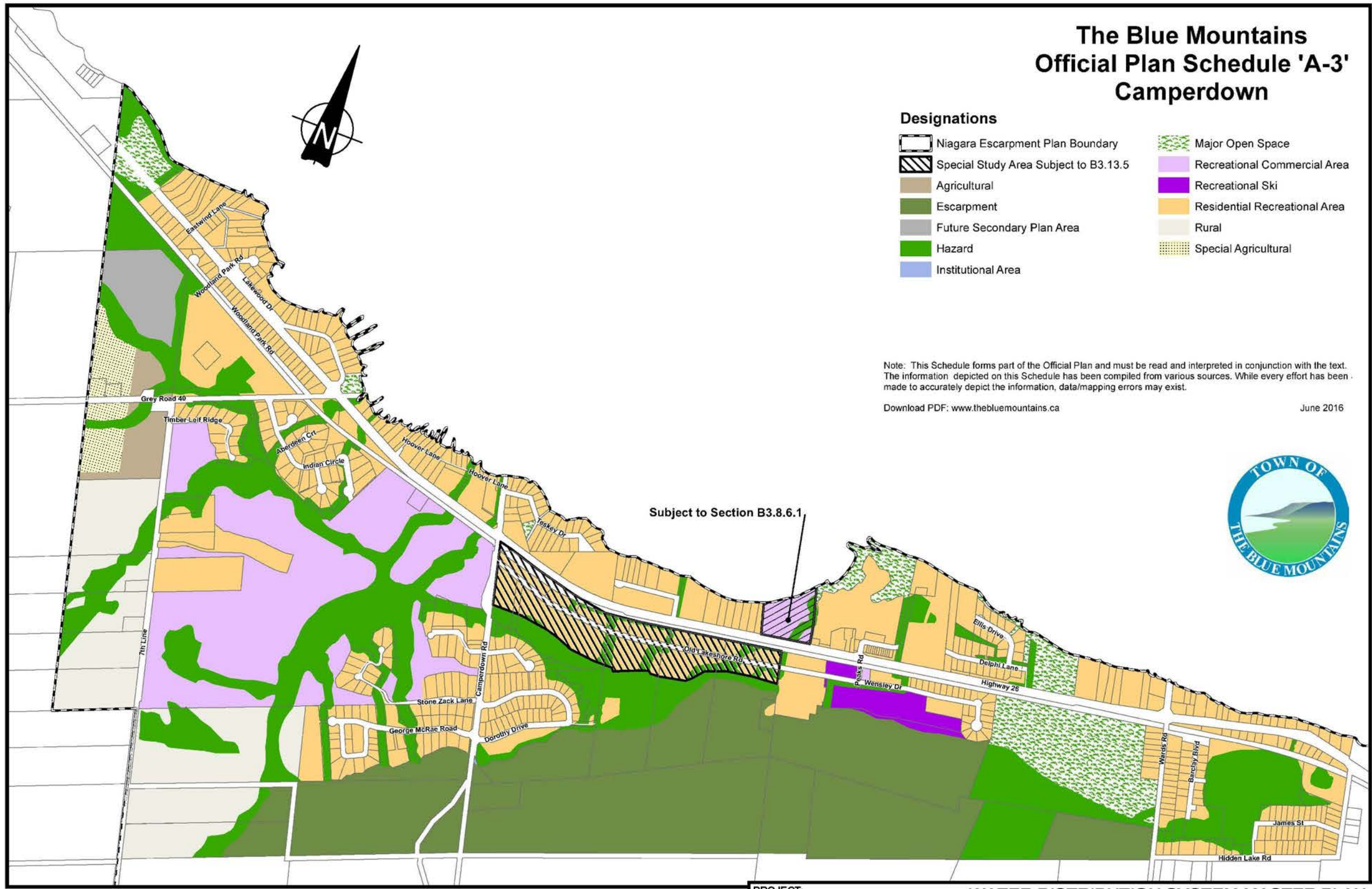
June 2016

<b>PROJECT:</b>	<b>WATER DISTRIBUTION SYSTEM MASTER PLAN SCHEDULE 'B' MUNICIPAL CLASS EA THE TOWN OF THE BLUE MOUNTAINS, ONTARIO</b>		
<b>DRAWING:</b>	<b>TOWN OFFICIAL PLAN SCHEDULE A: LORA BAY SERVICE AREA</b>		
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		CHECKED:	
		JLR #: 27550-0001	

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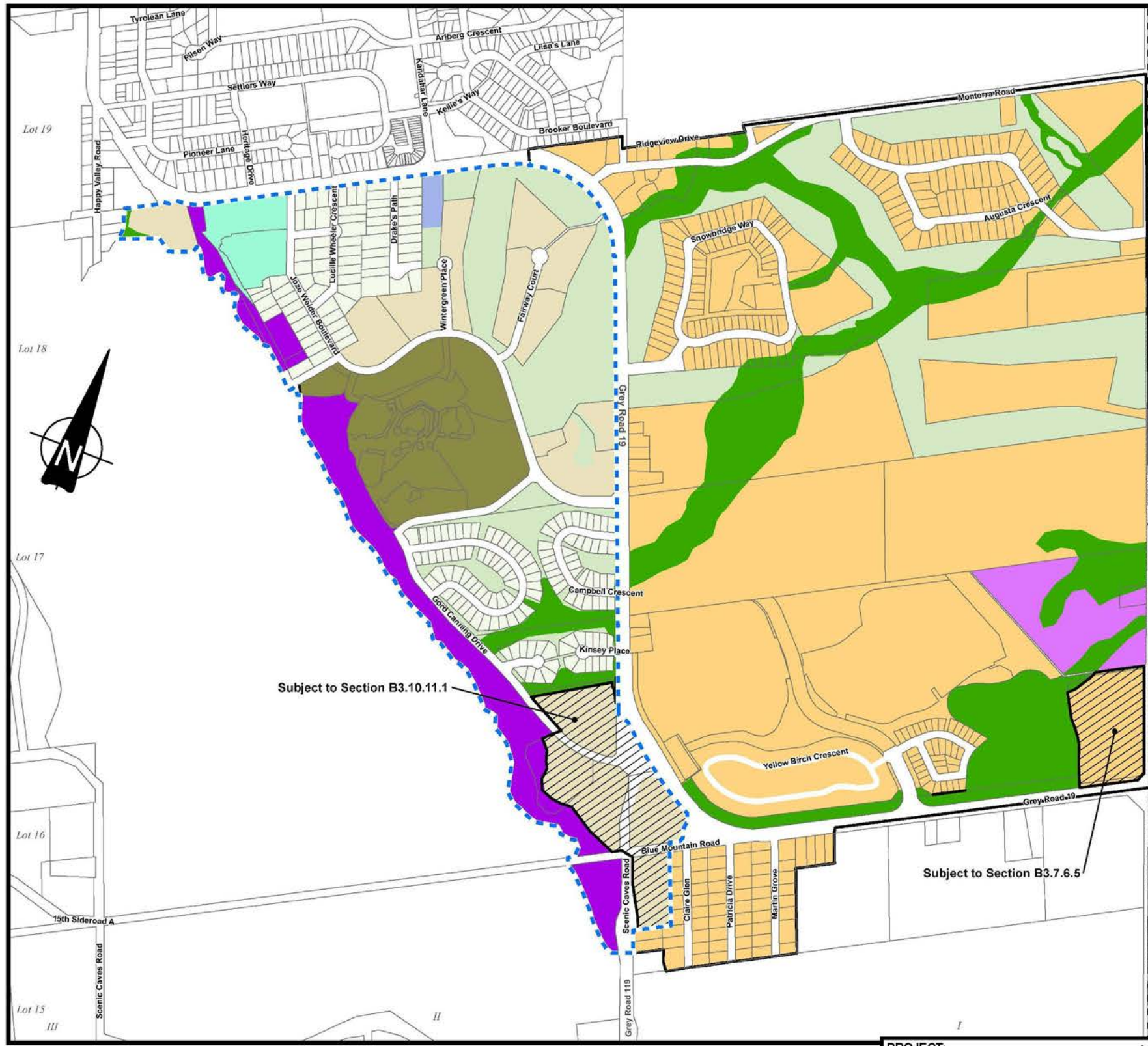


PROJECT:	WATER DISTRIBUTION SYSTEM MASTER PLAN SCHEDULE 'B' MUNICIPAL CLASS EA THE TOWN OF THE BLUE MOUNTAINS, ONTARIO		
DRAWING:	TOWN OFFICIAL PLAN SCHEDULE A: CAMPERDOWN SERVICE AREA		
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		DRAWN: OTHER/KTK	
		CHECKED:	
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# The Blue Mountains Official Plan Schedule 'A-5' Blue Mountain Village Area

## Designations

- Niagara Escarpment Plan Boundary
- Blue Mountain Village Resort Area Boundary
- Blue Mountain Village Resort Area Core
- Blue Mountain Village Resort Area Low Density Residential
- Blue Mountain Village Resort Area Medium Density Residential
- Blue Mountain Village Resort Area Open Space
- Blue Mountain Village Resort Area Resort Commercial
- Hazard
- Institutional Area
- Recreational Ski
- Residential Recreational Area
- Resort Commercial



Note: This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text. The information depicted on this Schedule has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist.

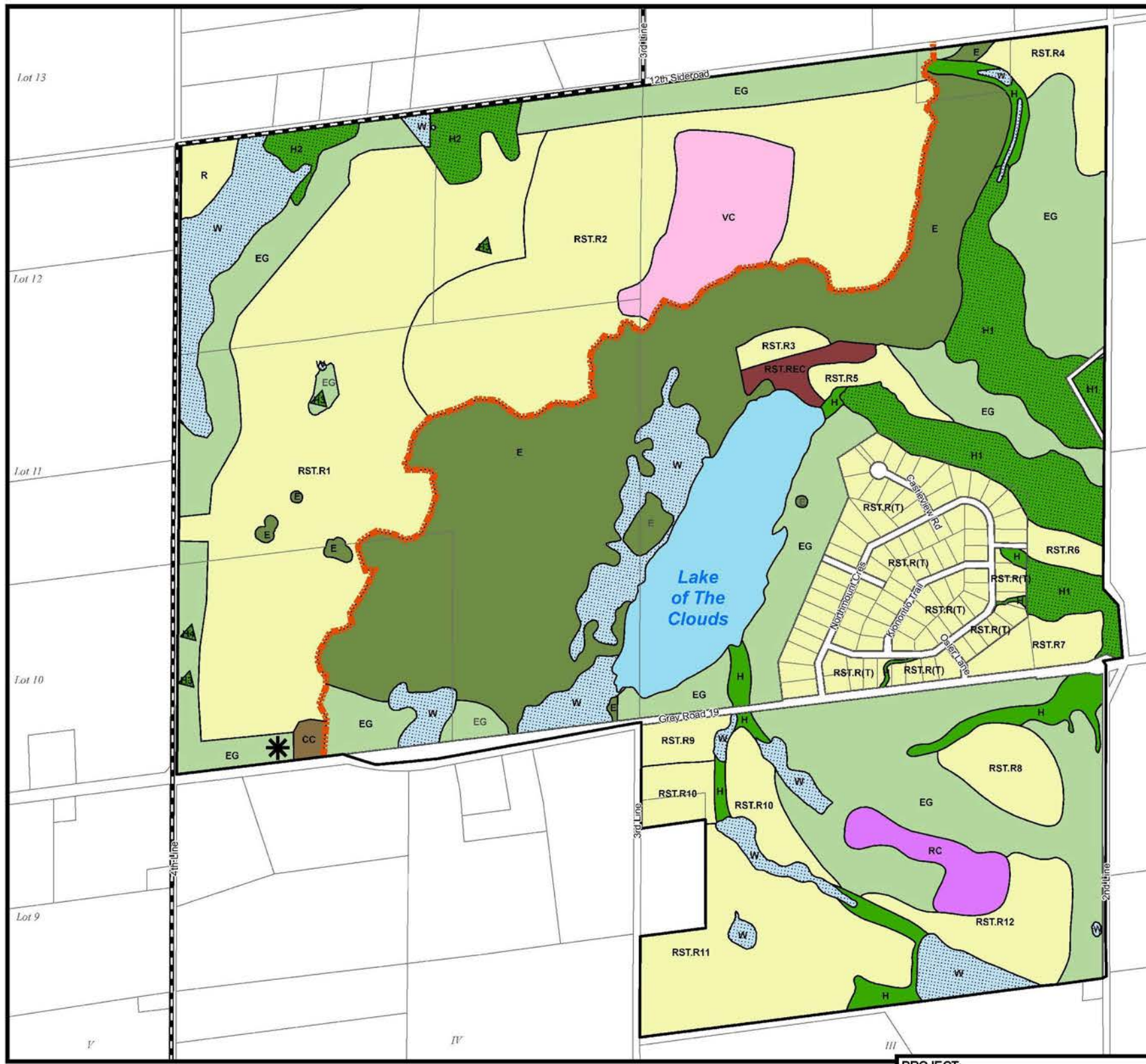
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PROJECT:	WATER DISTRIBUTION SYSTEM MASTER PLAN SCHEDULE 'B' MUNICIPAL CLASS EA THE TOWN OF THE BLUE MOUNTAINS, ONTARIO		
DRAWING:	TOWN OFFICIAL PLAN SCHEDULE A: BLUE MOUNTAIN VILLAGE SERVICE AREA		
 J.L. Richards ENGINEERS · ARCHITECTS · PLANNERS	DESIGN:	WP	DRAWING #: <b>FIGURE 8</b>
	DRAWN:	OTHER/KTK	
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## The Blue Mountains Official Plan Schedule 'A-6' Castle Glen

### Designations

- Escarpment Brow
- Niagara Escarpment Plan Boundary
- Castle Glen - Convenience Commercial
- Castle Glen - Escarpment Golf
- Castle Glen - Hazard
- Castle Glen - Lake
- Castle Glen - Resort Recreational
- Castle Glen - Resort Residential
- Castle Glen - Wetland
- Escarpment
- Hazard
- Resort Commercial
- Rural
- Village Commercial
- See Section F1.4.19.10(b)



Note: This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text. The information depicted on this Schedule has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist.

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PROJECT:	WATER DISTRIBUTION SYSTEM MASTER PLAN SCHEDULE 'B' MUNICIPAL CLASS EA THE TOWN OF THE BLUE MOUNTAINS, ONTARIO		
DRAWING:	TOWN OFFICIAL PLAN SCHEDULE A: CASTLE GLEN SERVICE AREA		
<p>J.L. Richards ENGINEERS · ARCHITECTS · PLANNERS</p>	DESIGN:	WP	DRAWING #: <b>FIGURE 9</b>
	DRAWN:	OTHER/KTK	
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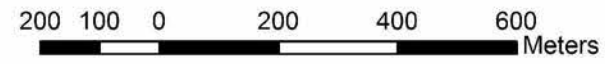
File Location: \\projects-cl\Projects\27000\27550-0001 Blue Mountains Water Master Plan\JLR DWG\Plan\27550-0001 FIG10 BlueMountain\_OslerBluffA-7.dwg



# The Blue Mountains Official Plan Schedule Osler Bluff

## Designations

- Escarpment
- Major Open Space
- Recreational Ski
- Residential Recreational Area
- Rural

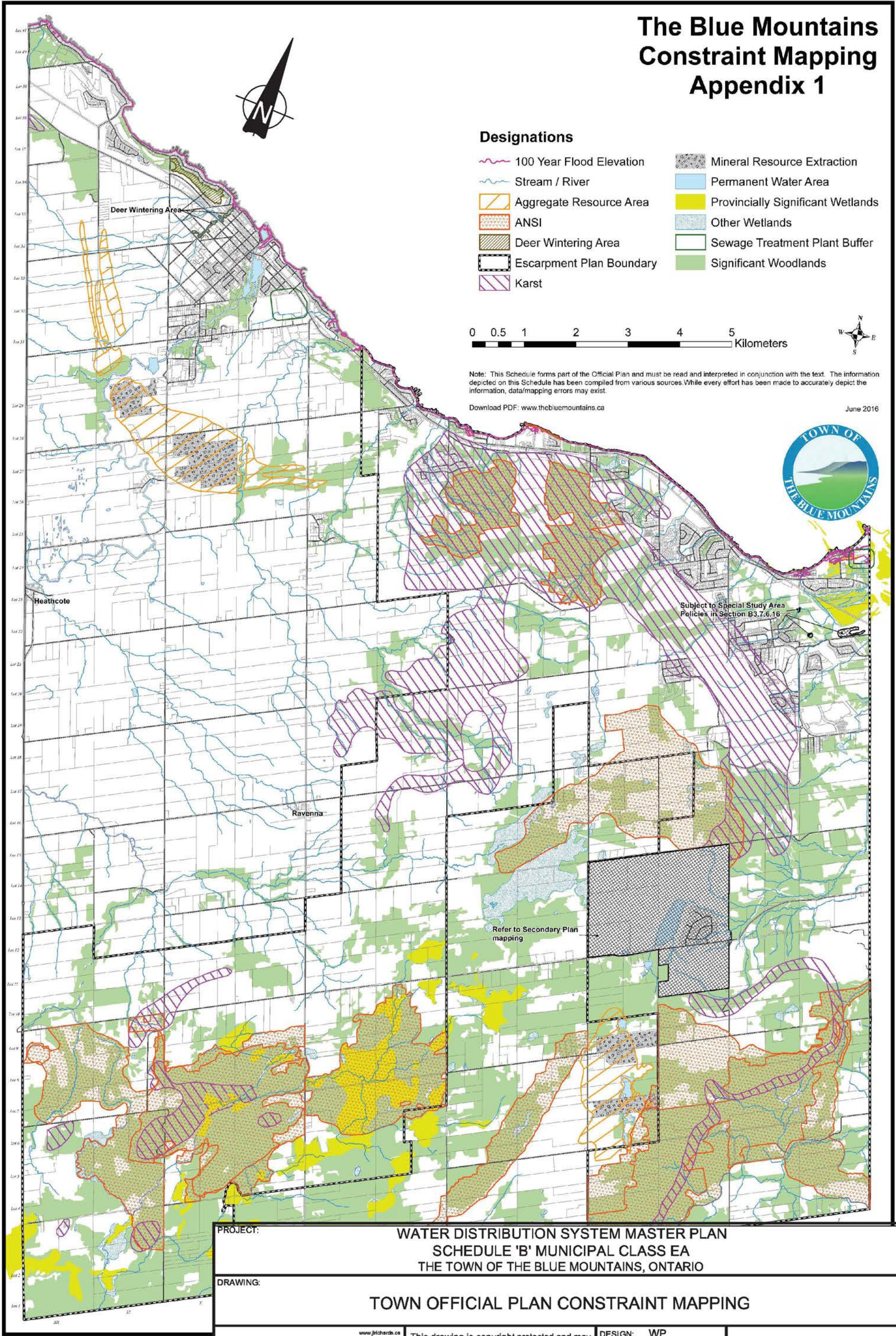


<b>PROJECT:</b>	WATER DISTRIBUTION SYSTEM MASTER PLAN SCHEDULE 'B' MUNICIPAL CLASS EA THE TOWN OF THE BLUE MOUNTAINS, ONTARIO		
<b>DRAWING:</b>	TOWN OFFICIAL PLAN SCHEDULE A: OSLER BLUFF SERVICE AREA		
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# The Blue Mountains Constraint Mapping Appendix 1



- Designations**
- 100 Year Flood Elevation
  - Stream / River
  - Aggregate Resource Area
  - ANSI
  - Deer Wintering Area
  - Escarpment Plan Boundary
  - Karst
  - Mineral Resource Extraction
  - Permanent Water Area
  - Provincially Significant Wetlands
  - Other Wetlands
  - Sewage Treatment Plant Buffer
  - Significant Woodlands

0 0.5 1 2 3 4 5 Kilometers

Note: This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text. The information depicted on this Schedule has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist.

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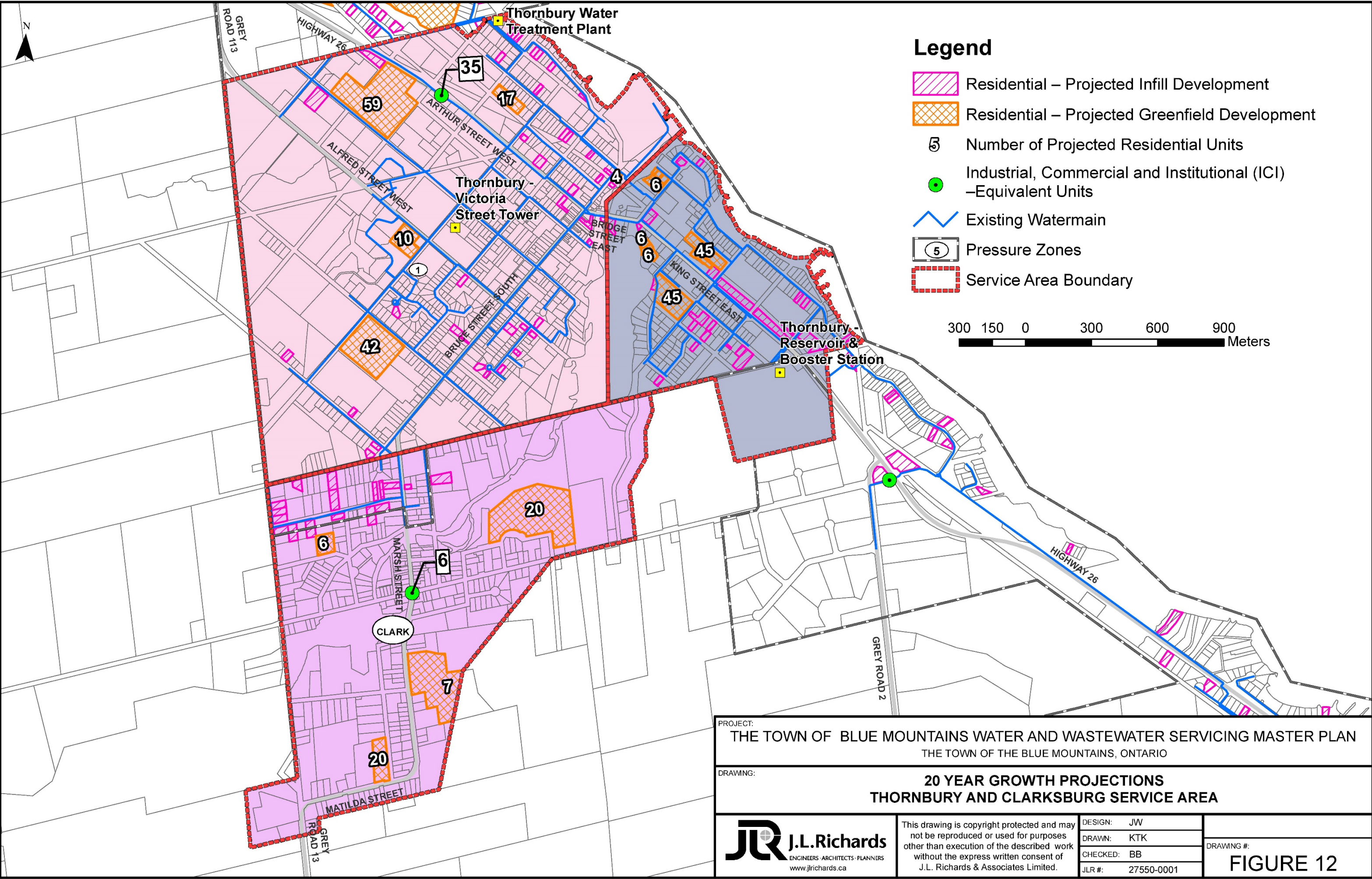
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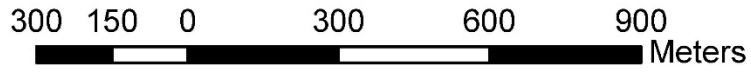


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### Legend

-  Residential – Projected Infill Development
-  Residential – Projected Greenfield Development
-  Number of Projected Residential Units
-  Industrial, Commercial and Institutional (ICI) –Equivalent Units
-  Existing Watermain
-  Pressure Zones
-  Service Area Boundary



PROJECT:  
**THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN**  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING:  
**20 YEAR GROWTH PROJECTIONS**  
**THORNBURY AND CLARKSBURG SERVICE AREA**



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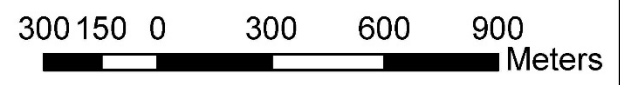
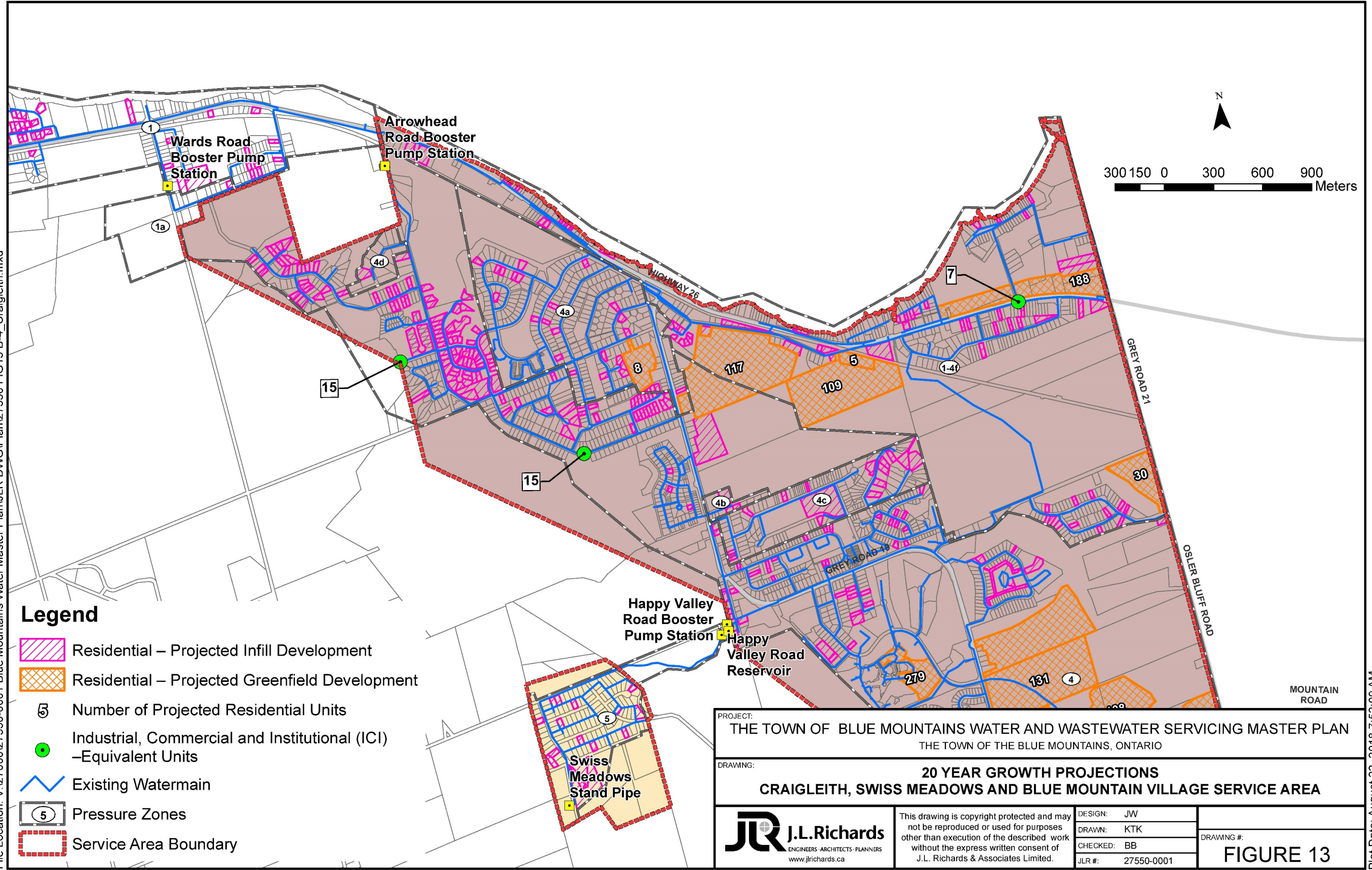
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DRAWN:	KTK
CHECKED:	BB
JLR #:	27550-0001

DRAWING #:  
**FIGURE 12**

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### Legend

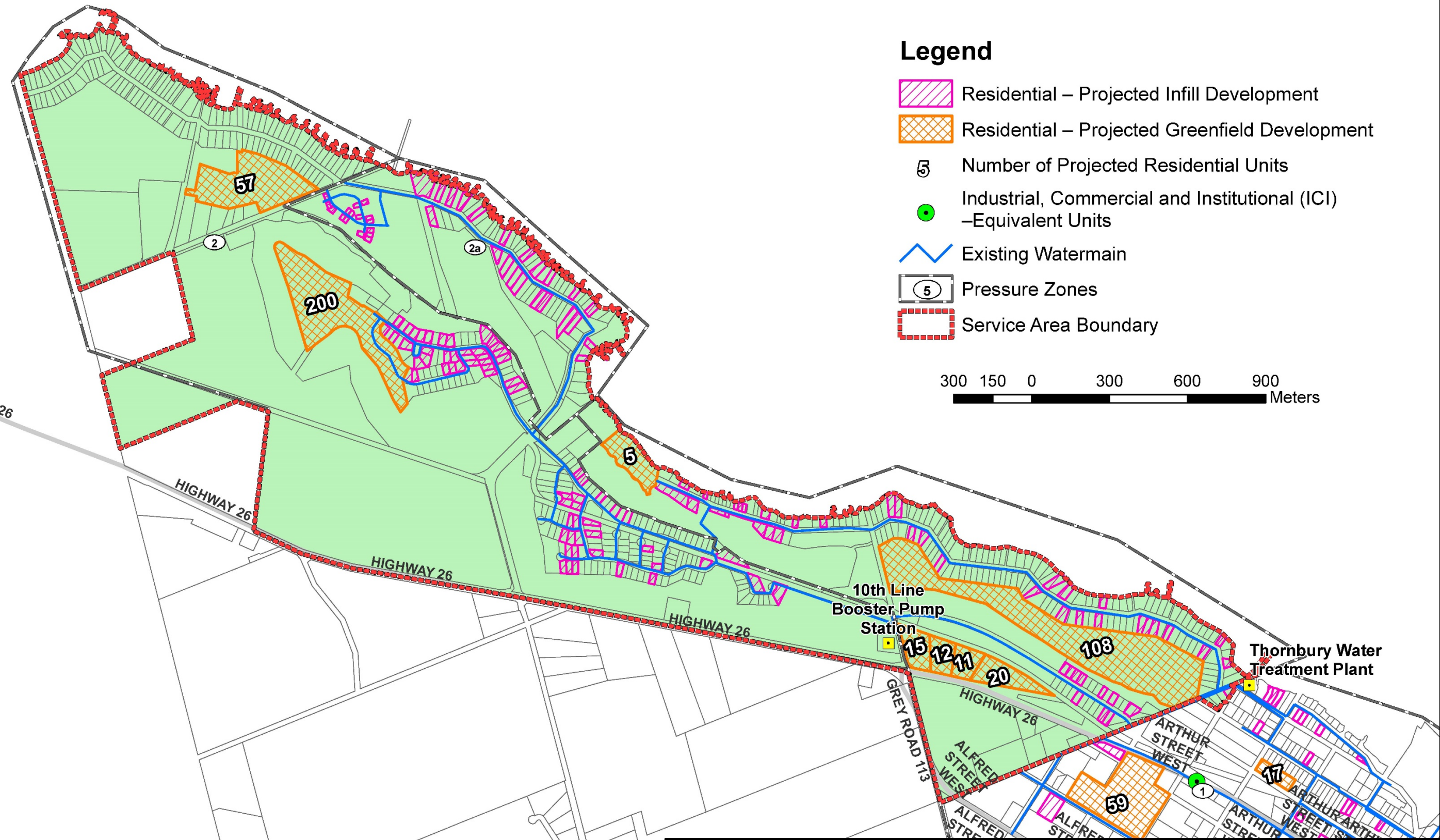
- Residential – Projected Infill Development
- Residential – Projected Greenfield Development
- Number of Projected Residential Units
- Industrial, Commercial and Institutional (ICI) –Equivalent Units
- Existing Watermain
- Pressure Zones
- Service Area Boundary

PROJECT:		THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN THE TOWN OF THE BLUE MOUNTAINS, ONTARIO	
DRAWING:		<b>20 YEAR GROWTH PROJECTIONS</b> <b>CRAIGLEITH, SWISS MEADOWS AND BLUE MOUNTAIN VILLAGE SERVICE AREA</b>	
 <b>J.L. Richards</b> <small>ENGINEERS · ARCHITECTS · PLANNERS</small> <small>www.jlrichards.ca</small>	This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited.		DESIGN: JW DRAWN: KTK CHECKED: BB JLR #: 27550-0001
	DRAWING #:		<b>FIGURE 13</b>








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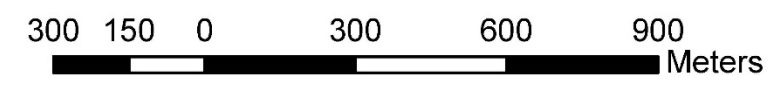


File Location: V:\27000\27550-0001 Blue Mountains Water Master Plan\JLR DWG\Plan\27550 FIG14 B-1\_LoraBay.mxd



### Legend

-  Residential – Projected Infill Development
-  Residential – Projected Greenfield Development
-  Number of Projected Residential Units
-  Industrial, Commercial and Institutional (ICI) –Equivalent Units
-  Existing Watermain
-  Pressure Zones
-  Service Area Boundary



PROJECT:  
**THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN**  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING:  
**20 YEAR GROWTH PROJECTIONS**  
**LORA BAY SERVICE AREA**



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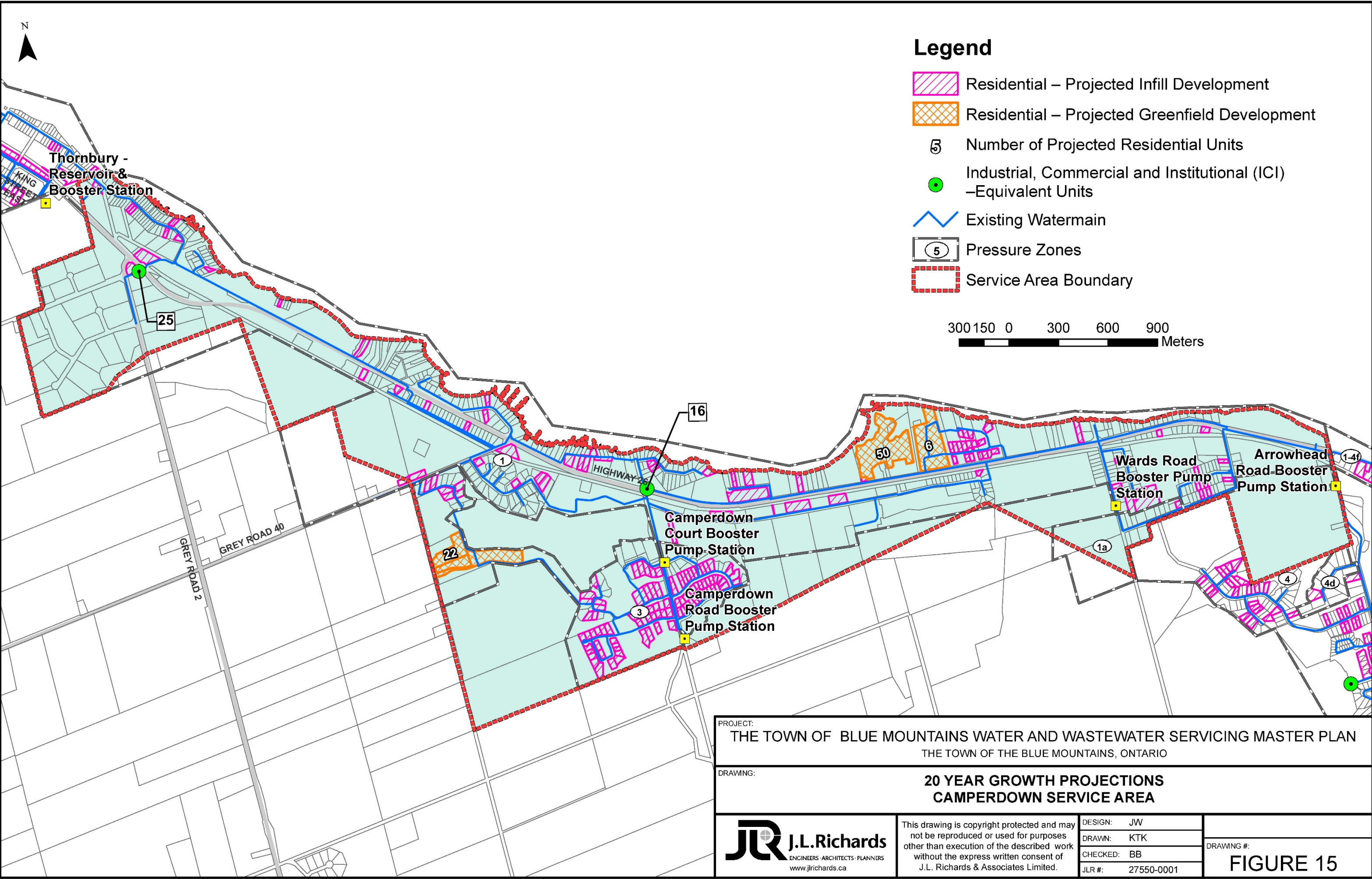
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 CHECKED: BB  
 JLR #: 27550-0001

DRAWING #:  
**FIGURE 14**








Plot Date: August 22, 2018 7:53:57 AM

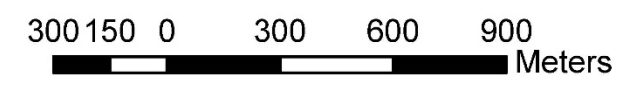


File Location: V:\27000\27550-0001 Blue Mountains Water Master Plan\JLR DWG\Plan\27550 FIG15 B-3\_Camperdown.mxd



### Legend

-  Residential – Projected Infill Development
-  Residential – Projected Greenfield Development
-  Number of Projected Residential Units
-  Industrial, Commercial and Institutional (ICI) –Equivalent Units
-  Existing Watermain
-  Pressure Zones
-  Service Area Boundary



PROJECT:  
**THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN**  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING:  
**20 YEAR GROWTH PROJECTIONS  
 CAMPERDOWN SERVICE AREA**



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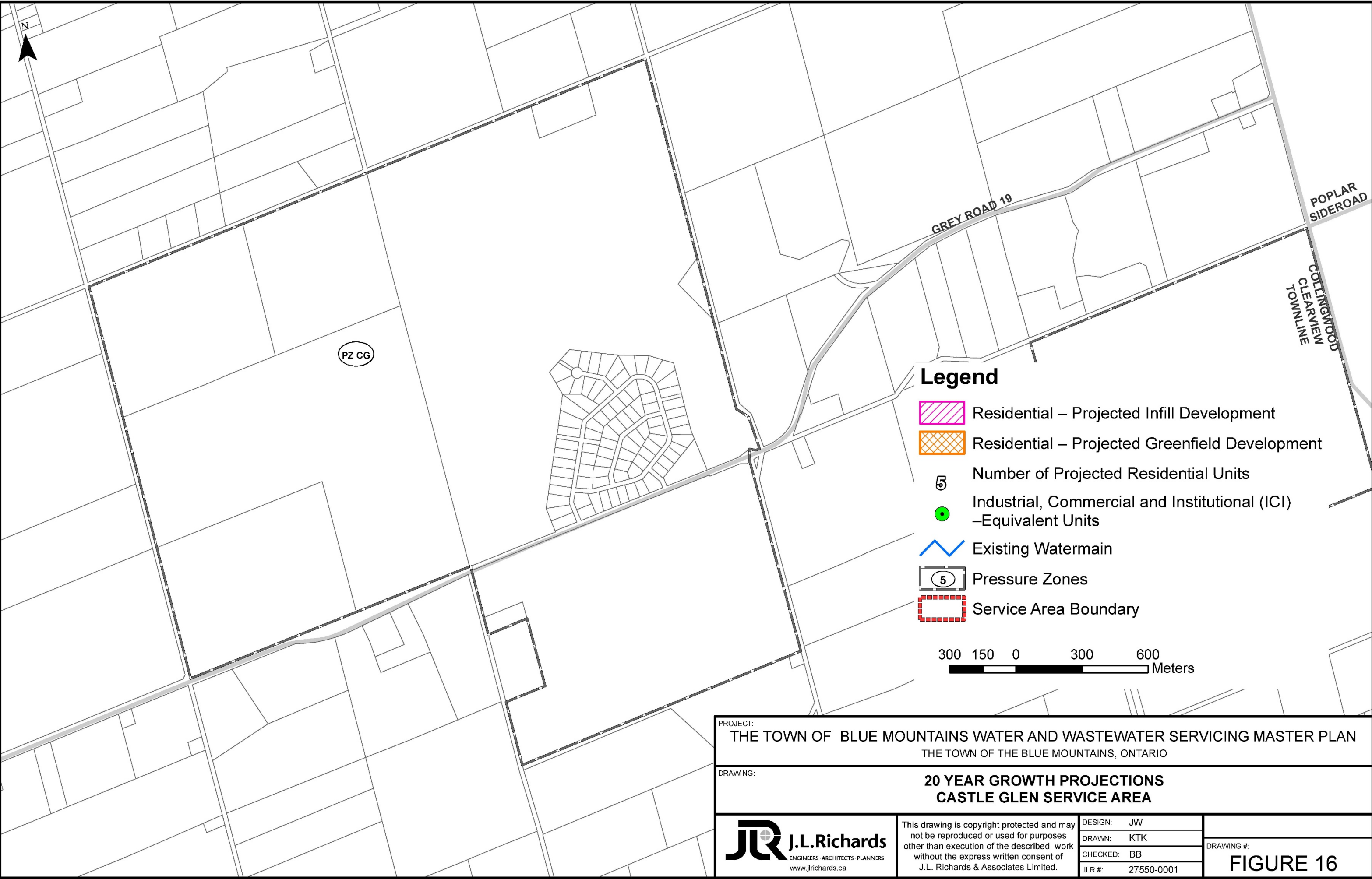
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DRAWING #:  
**FIGURE 15**

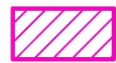





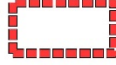
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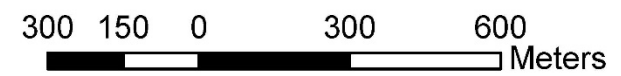


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### Legend

-  Residential – Projected Infill Development
-  Residential – Projected Greenfield Development
-  Number of Projected Residential Units
-  Industrial, Commercial and Institutional (ICI) –Equivalent Units
-  Existing Watermain
-  Pressure Zones
-  Service Area Boundary



PROJECT:  
**THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN**  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING:  
**20 YEAR GROWTH PROJECTIONS**  
**CASTLE GLEN SERVICE AREA**



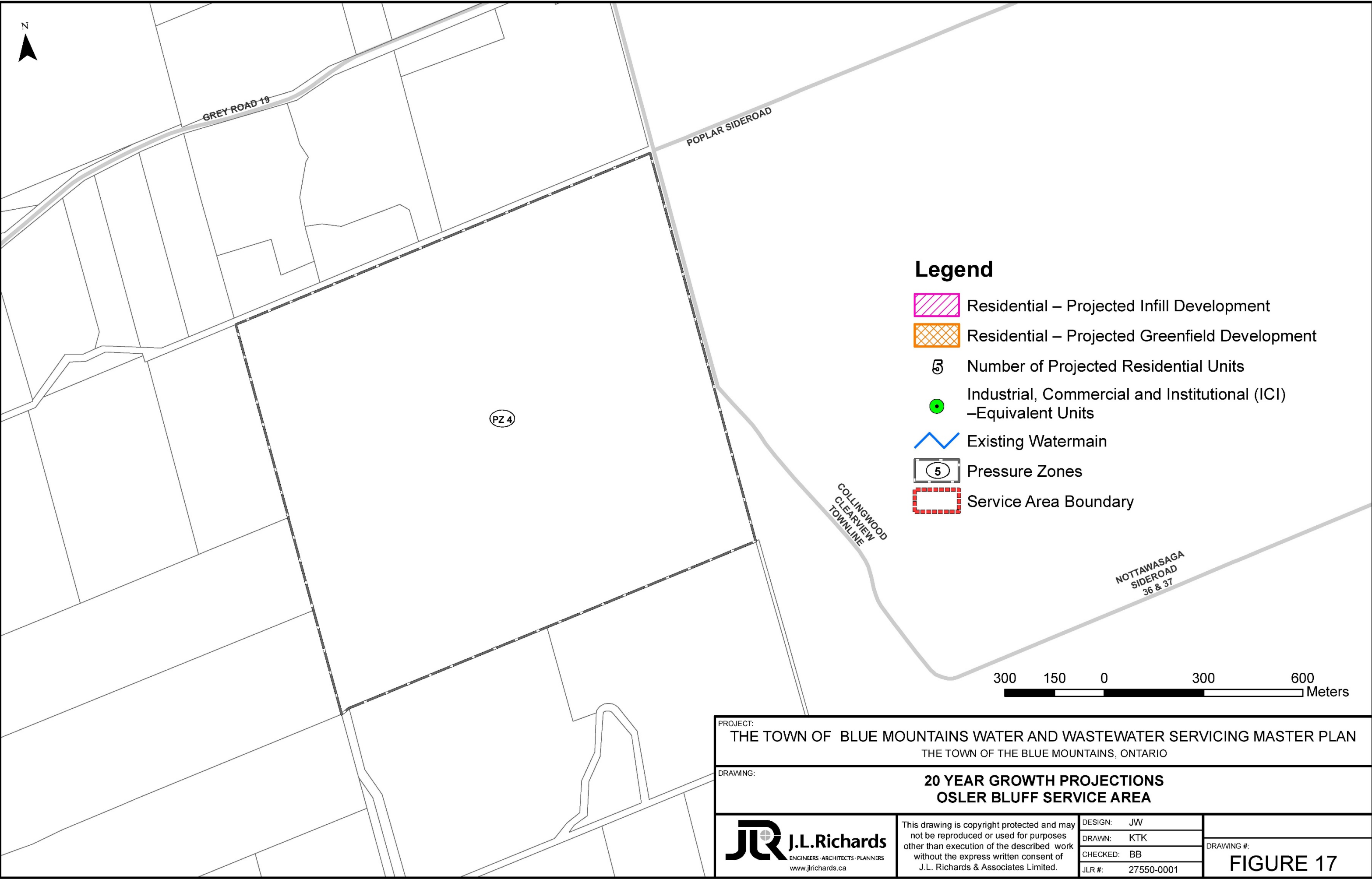
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DRAWING #:  
**FIGURE 16**

Plot Date: August 22, 2018 8:02:00 AM

File Location: V:\27000\27550-0001 Blue Mountains Water Master Plan\JLR DWG\Plan\27550 FIG17 B-7\_OslerBluff.mxd



**Legend**

-  Residential – Projected Infill Development
-  Residential – Projected Greenfield Development
-  Number of Projected Residential Units
-  Industrial, Commercial and Institutional (ICI) –Equivalent Units
-  Existing Watermain
-  Pressure Zones
-  Service Area Boundary

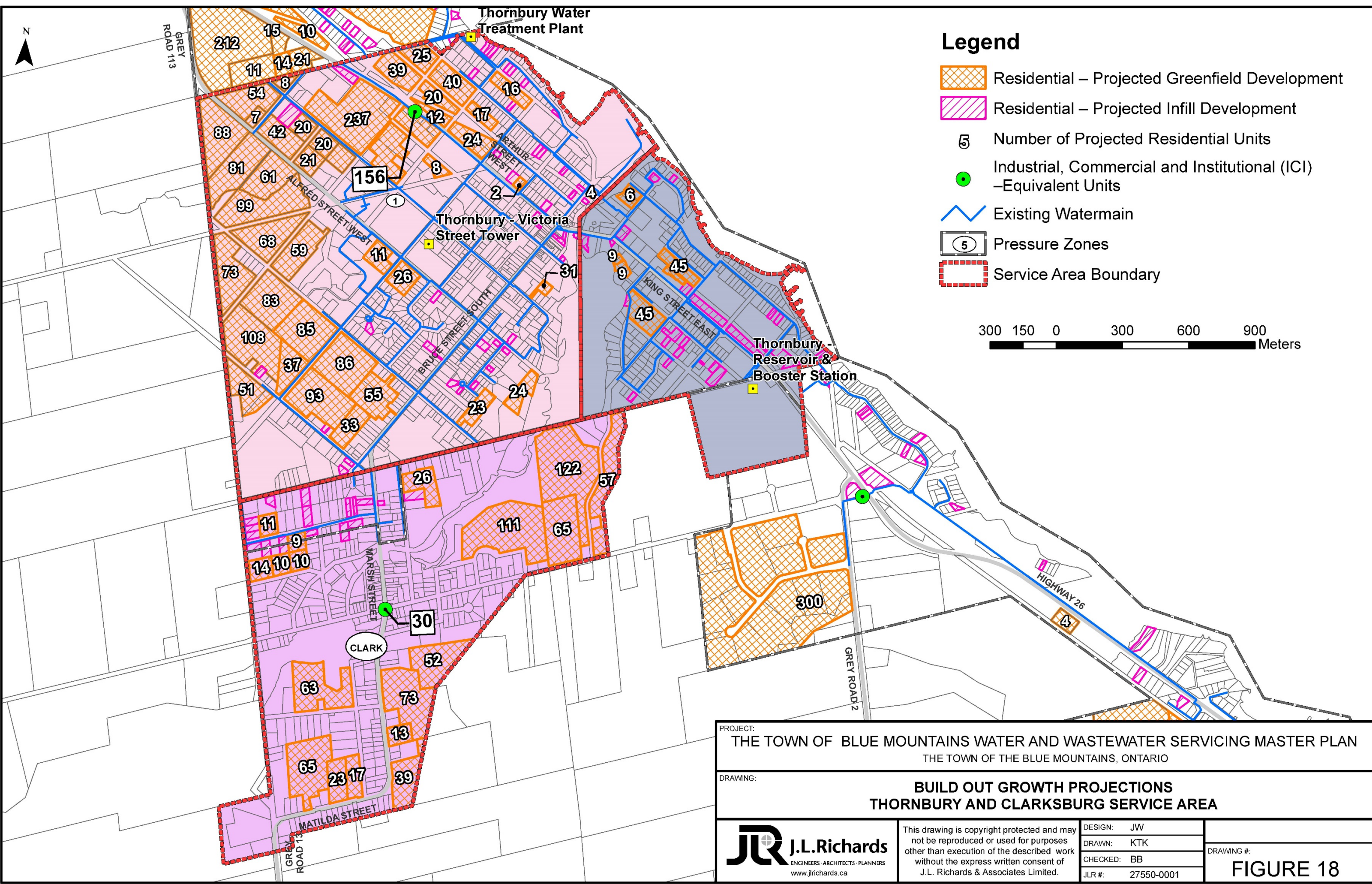


PROJECT: <b>THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN</b> THE TOWN OF THE BLUE MOUNTAINS, ONTARIO		
DRAWING: <b>20 YEAR GROWTH PROJECTIONS</b> <b>OSLER BLUFF SERVICE AREA</b>		
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	<b>FIGURE 17</b>	

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File Location: V:\27000\27550-0001 Blue Mountains Water Master Plan\JLR DWG\Plan\27550 FIG18 C-2\_Thornbury.mxd



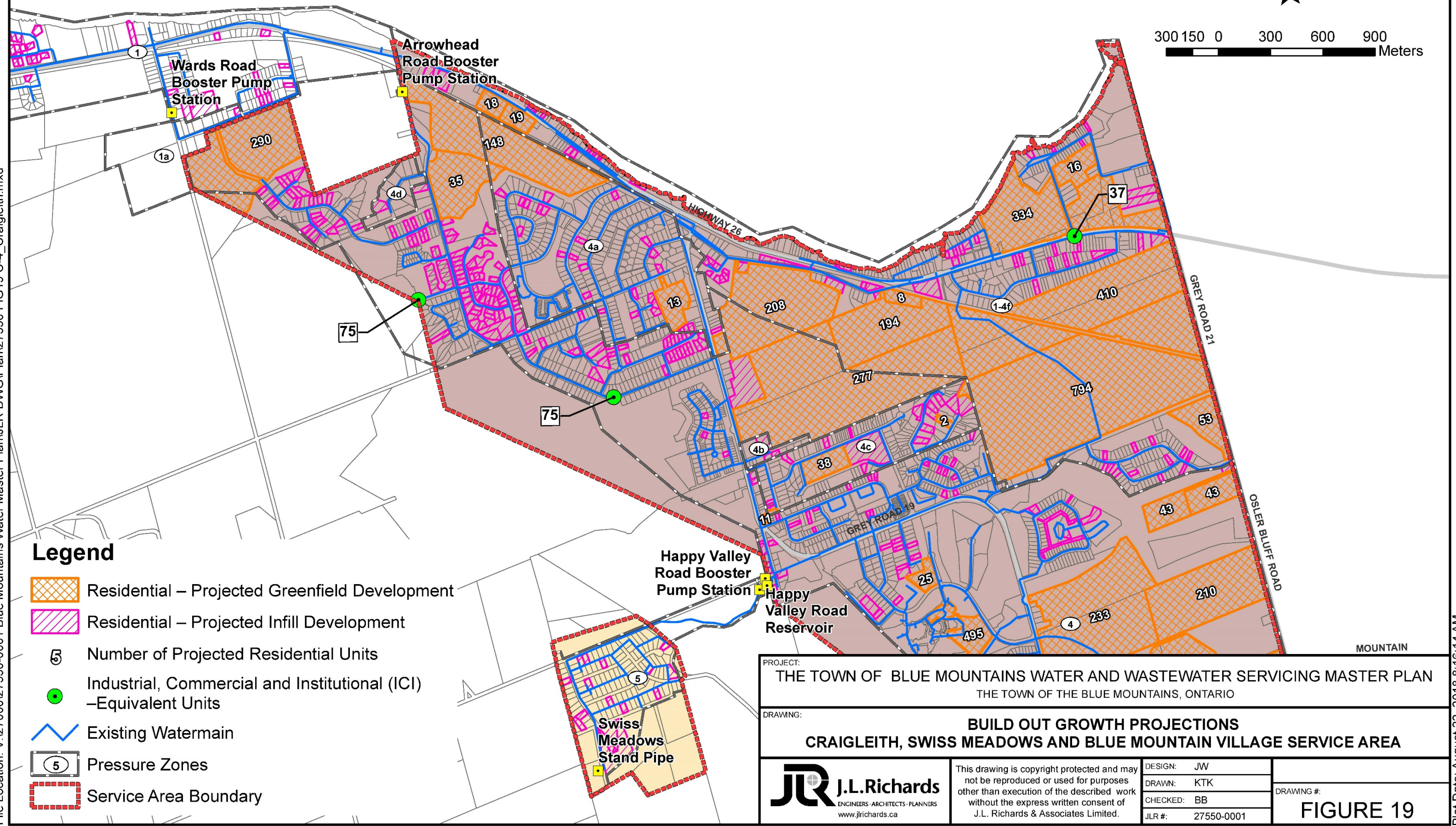
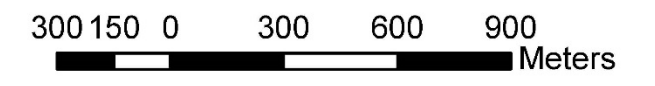
PROJECT:  
**THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN**  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING:  
**BUILD OUT GROWTH PROJECTIONS**  
**THORNBURY AND CLARKSBURG SERVICE AREA**








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	DRAWING #: <b>FIGURE 18</b>	

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**Legend**

-  Residential – Projected Greenfield Development
-  Residential – Projected Infill Development
-  Number of Projected Residential Units
-  Industrial, Commercial and Institutional (ICI) –Equivalent Units
-  Existing Watermain
-  Pressure Zones
-  Service Area Boundary

PROJECT:  
**THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN**  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING:  
**BUILD OUT GROWTH PROJECTIONS**  
**CRAIGLEITH, SWISS MEADOWS AND BLUE MOUNTAIN VILLAGE SERVICE AREA**



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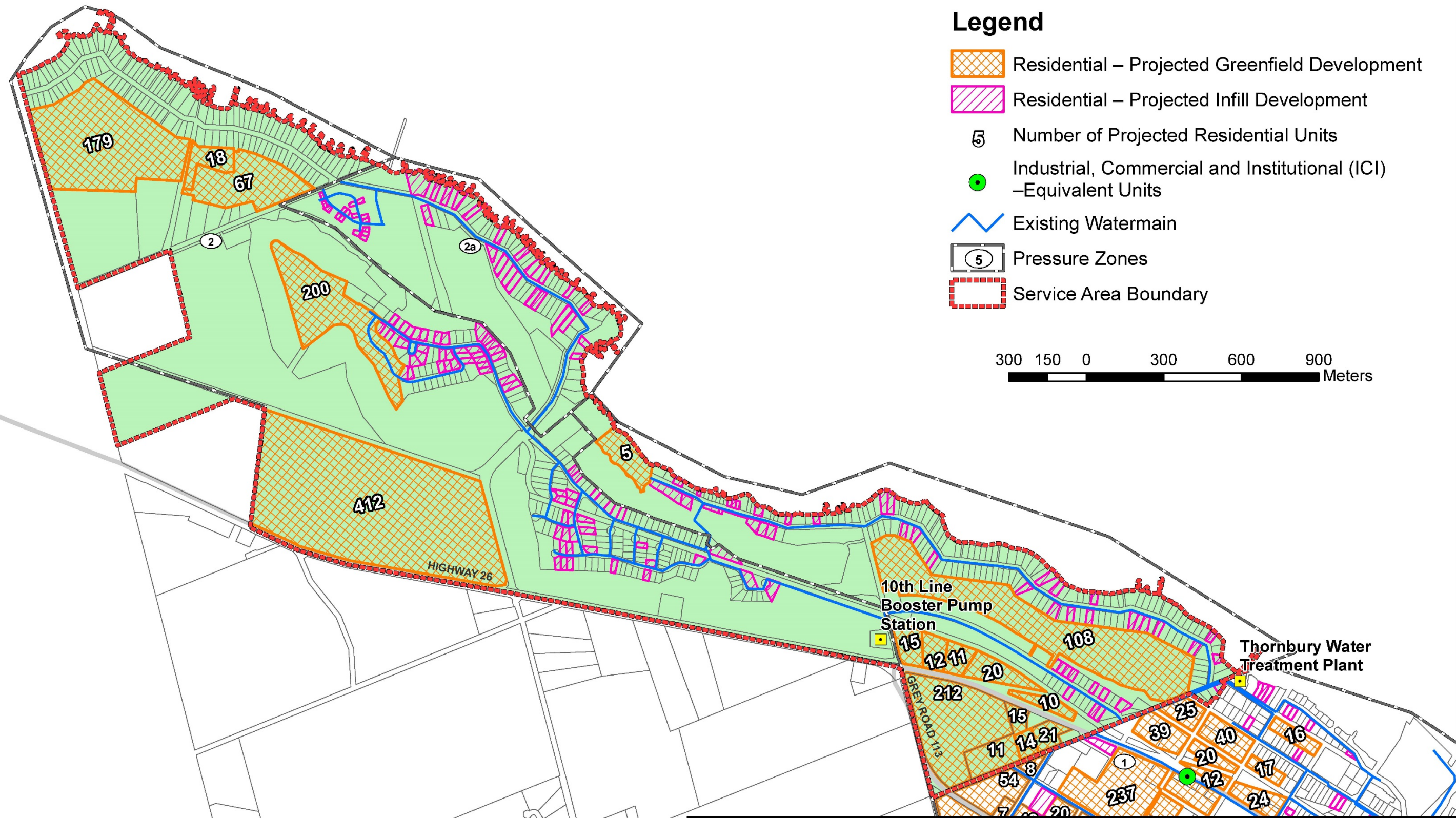
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**FIGURE 19**

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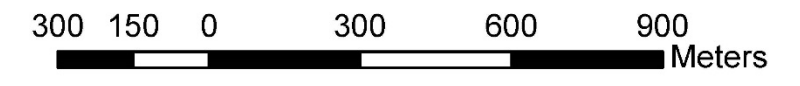


File Location: V:\27000\27550-0001 Blue Mountains Water Master Plan\JLR DWG\Plan\27550 FIG20 C-1\_LoraBay.mxd



### Legend

-  Residential – Projected Greenfield Development
-  Residential – Projected Infill Development
-  Number of Projected Residential Units
-  Industrial, Commercial and Institutional (ICI) –Equivalent Units
-  Existing Watermain
-  Pressure Zones
-  Service Area Boundary



PROJECT:  
**THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN**  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING:  
**BUILD OUT GROWTH PROJECTIONS**  
**LORA BAY SERVICE AREA**



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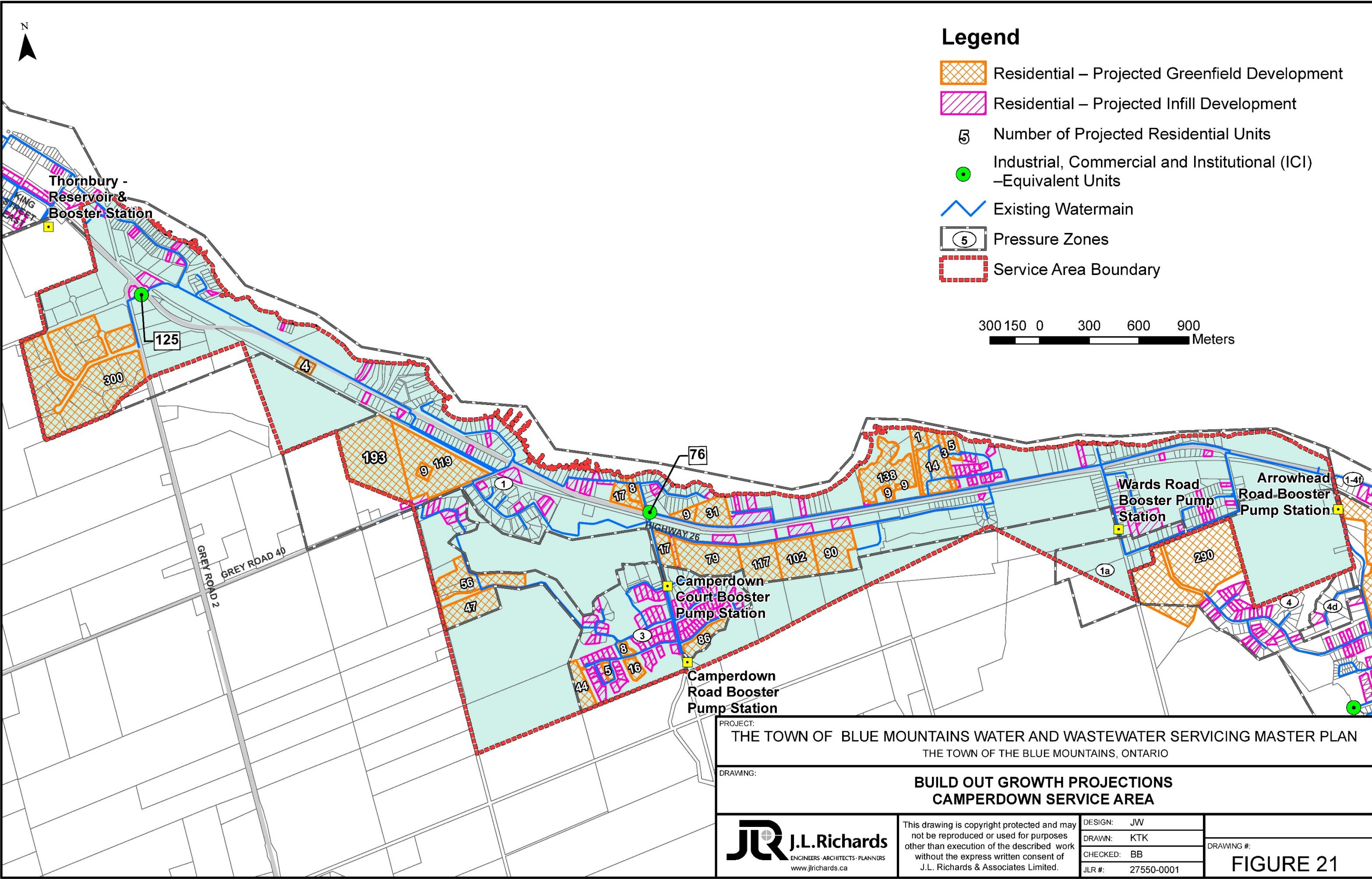
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**FIGURE 20**

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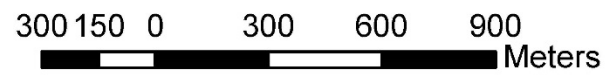


File Location: V:\27000\27550-0001 Blue Mountains Water Master Plan\JLR DWG\Plan\27550 FIG21 C-3\_Camperdown.mxd



**Legend**

- Residential – Projected Greenfield Development
- Residential – Projected Infill Development
- Number of Projected Residential Units
- Industrial, Commercial and Institutional (ICI) –Equivalent Units
- Existing Watermain
- Pressure Zones
- Service Area Boundary



PROJECT:  
**THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN**  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING:  
**BUILD OUT GROWTH PROJECTIONS  
 CAMPERDOWN SERVICE AREA**

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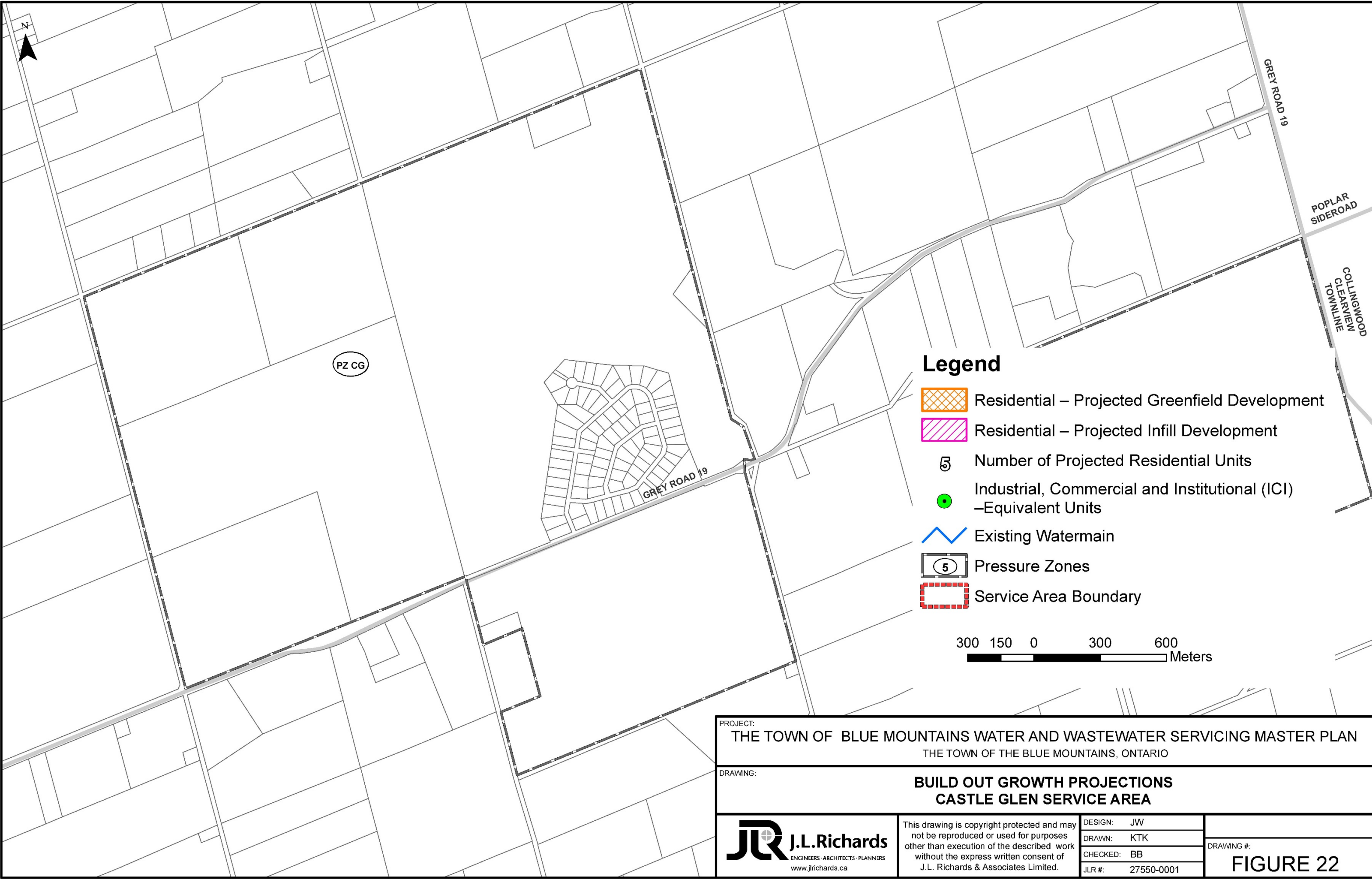
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**FIGURE 21**

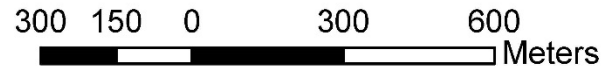
Plot Date: August 22, 2018 8:23:54 AM





### Legend

-  Residential – Projected Greenfield Development
-  Residential – Projected Infill Development
-  Number of Projected Residential Units
-  Industrial, Commercial and Institutional (ICI) –Equivalent Units
-  Existing Watermain
-  Pressure Zones
-  Service Area Boundary



PROJECT:  
**THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN**  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING:  
**BUILD OUT GROWTH PROJECTIONS**  
**CASTLE GLEN SERVICE AREA**

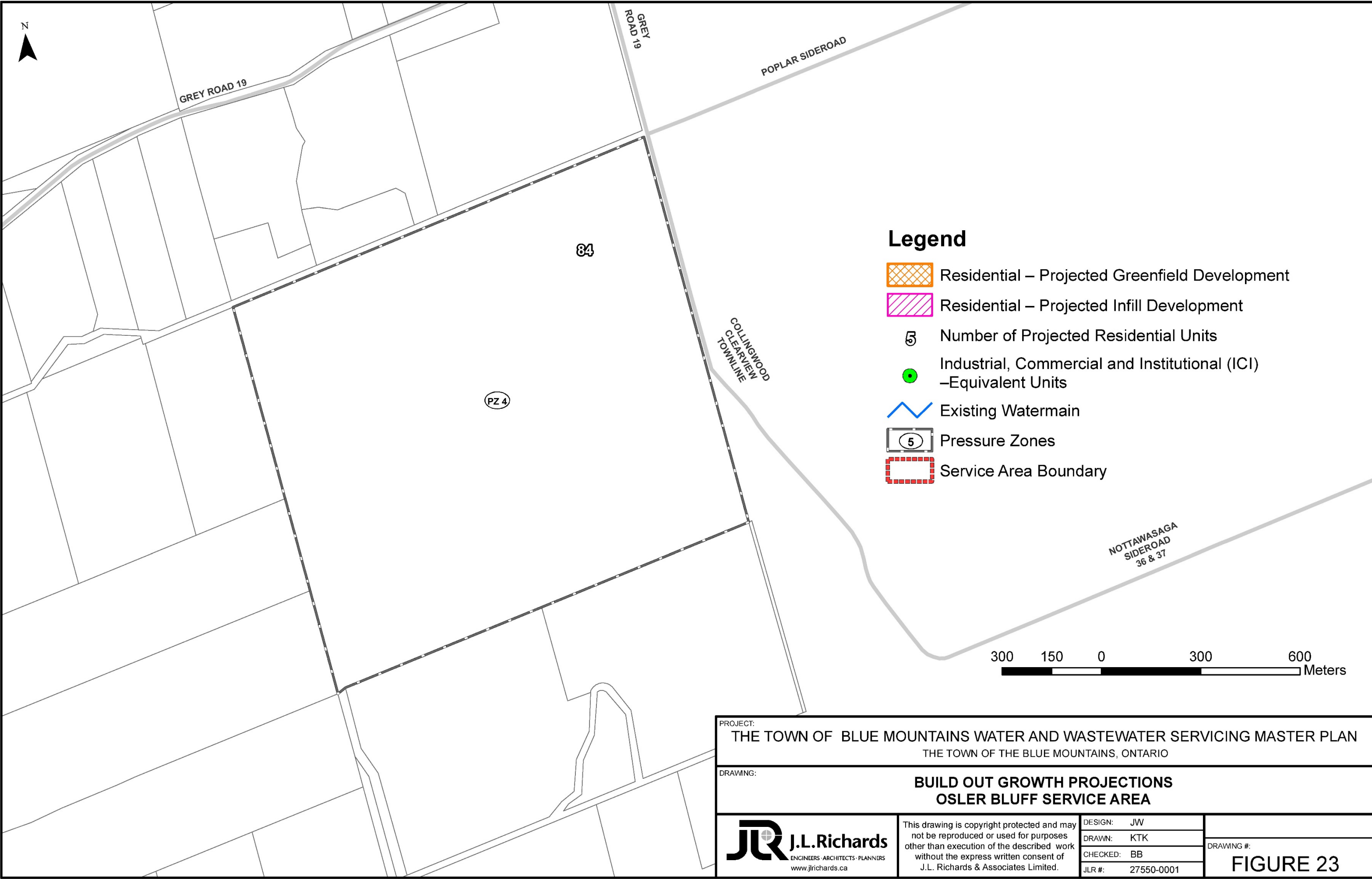


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**FIGURE 22**

File Location: V:\27000\27550-0001 Blue Mountains Water Master Plan\JLR DWG\Plan\27550 FIG23 C-7\_OslerBluff.mxd



### Legend

-  Residential – Projected Greenfield Development
-  Residential – Projected Infill Development
-  5 Number of Projected Residential Units
-  Industrial, Commercial and Institutional (ICI) –Equivalent Units
-  Existing Watermain
-  5 Pressure Zones
-  Service Area Boundary

300 150 0 300 600 Meters

PROJECT:  
**THE TOWN OF BLUE MOUNTAINS WATER AND WASTEWATER SERVICING MASTER PLAN**  
 THE TOWN OF THE BLUE MOUNTAINS, ONTARIO

DRAWING:  
**BUILD OUT GROWTH PROJECTIONS**  
**OSLER BLUFF SERVICE AREA**

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**FIGURE 23**

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