



Public Meeting

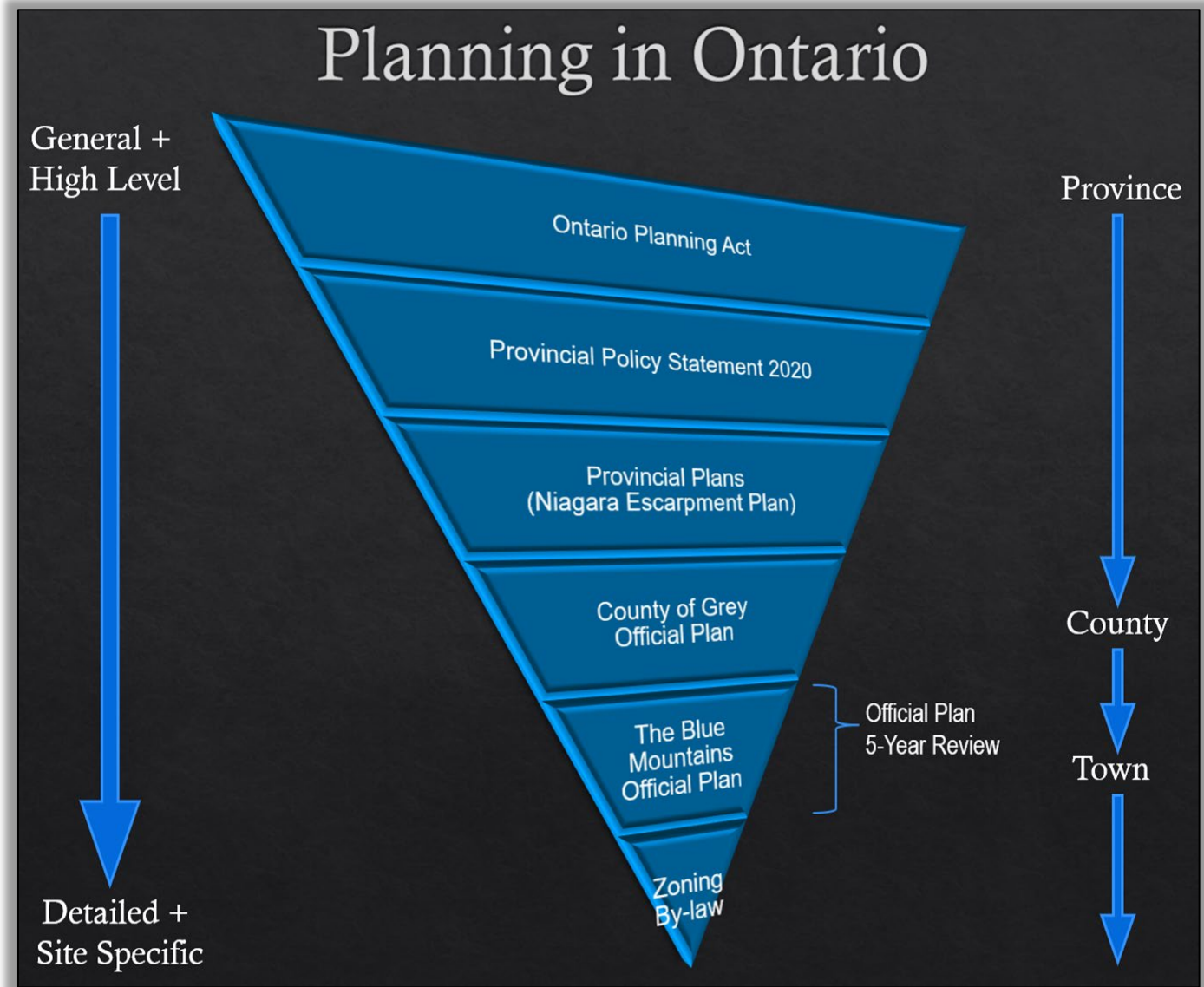
August 8, 2022

**THE BLUE PRINT**  
OFFICIAL PLAN REVIEW

**PHASE 1**

# Our Official Plan

- Sets Vision, Goals and Objectives of Community
- Includes policies on how land can be used/developed
- Created in 2007
- Updated in 2016



# Official Plan Review

- **Keep Plan Current with other Planning Documents**

- Planning Act Changes
- Provincial Policy Statement
- Niagara Escarpment Plan
- Recolour Grey

- **Update with other Municipal Plans**

- Strategic Plan
- Community Improvement Plans
- Integrated Community Sustainability Plan
- Economic Development Strategy
- Leisure Activities Plan
- Transportation Plans
- Source Water Protection Plans

- **Update on other Municipal Projects**

- Tree Preservation
- Community Design Guidelines
- Engineering Standards
- Residential Intensification

- Others...



# Official Plan Review

## Project To Date:

- **Fall 2021**
  - Public Meeting
  - Council Interviews
  - Project Framework
- **Winter 2021-22**
  - Council Endorsement of Project
  - Request For Proposal
  - Secure Consulting Services
- **Spring 2022**
  - Project Kick Off
  - Official Plan Survey
  - Background Papers
- **Summer 2022**
  - Public Information Centers
  - Technical Amendments
  - Public Open House / Public Meeting
- **Fall 2022**
  - Directions / Recommendation Report





# Project Phasing

## Official Plan 5–Year Review

Phase 1 & 2  
completes  
5-Year  
Review

### Phase 1:

Act Requirements  
and Priority Items

Conformity to Upper Tier Planning Documents  
Vision, Guiding Principles, Goals & Objectives  
Growth Management  
Housing, Density, Height and Character  
Housekeeping, Plain Language

General +  
High Level

### Phase 2:

Other Priority Items

- Environment / Climate Change
- Transit and Transportation
- Indigenous Engagement
- Parks and Open Space
- Commercial/Employment Lands
- Source Water Protection
- Community Design Guidelines
- Servicing
- Agricultural/Rural Lands
- General Development Policies

Phase 3  
prepares for  
New Official  
Plan (2026)

### Phase 3:

Creation of  
Community  
District Plans

Lora Bay

Thornbury

Clarksburg

Camperdown

Craigeith

Blue Mountain  
Village Core

Castle Glen

Rural Areas

Detailed +  
Community  
Specific

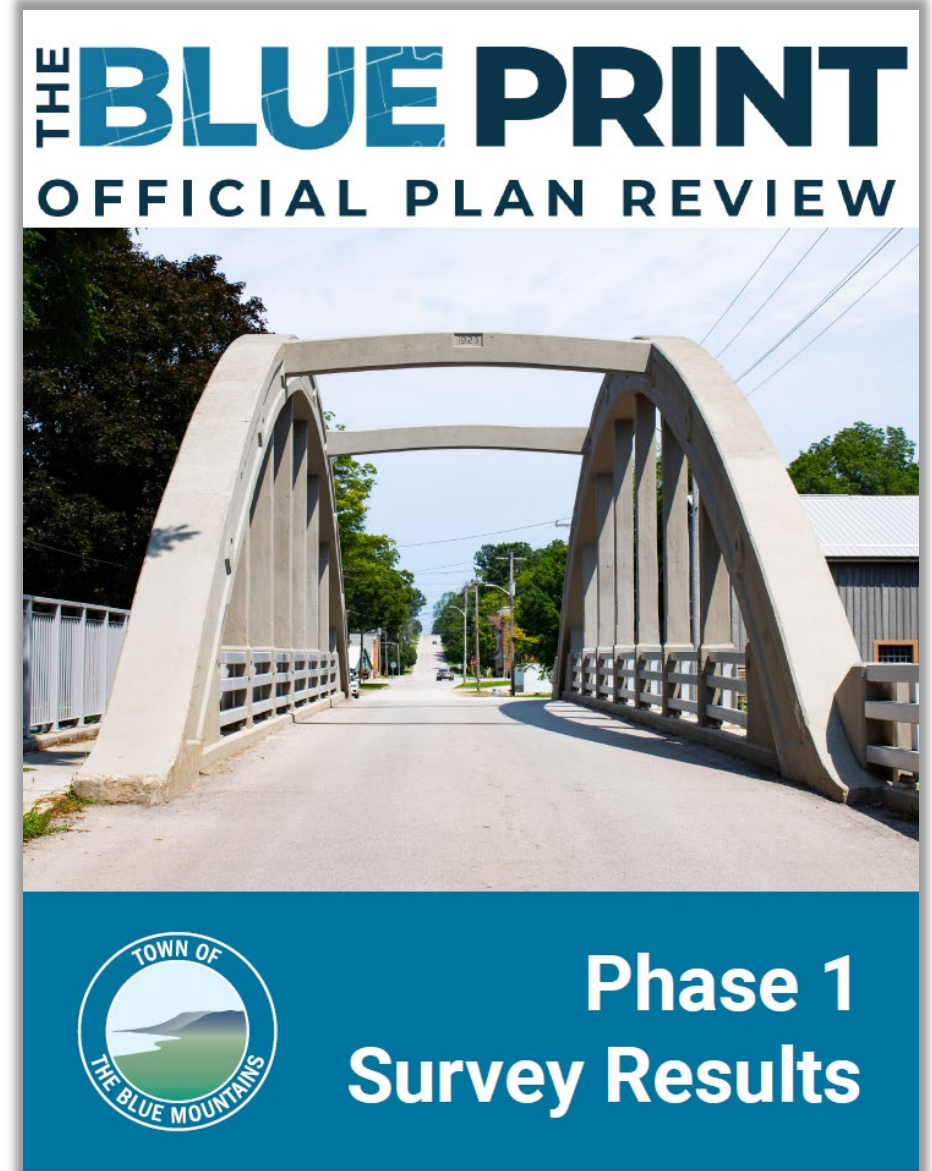
# Community Survey



[www.tbmbblueprint.ca](http://www.tbmbblueprint.ca)

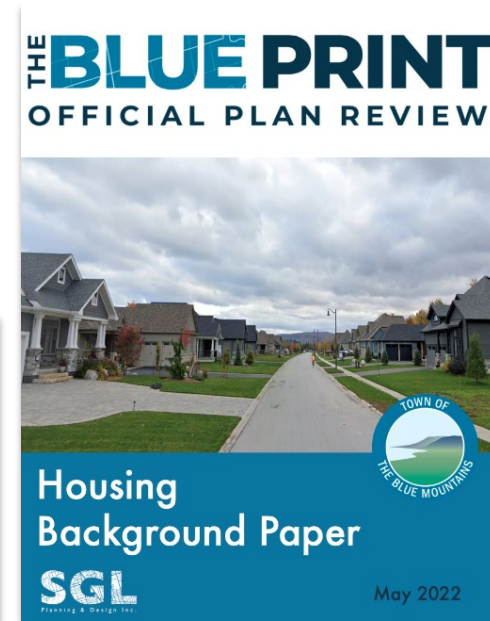
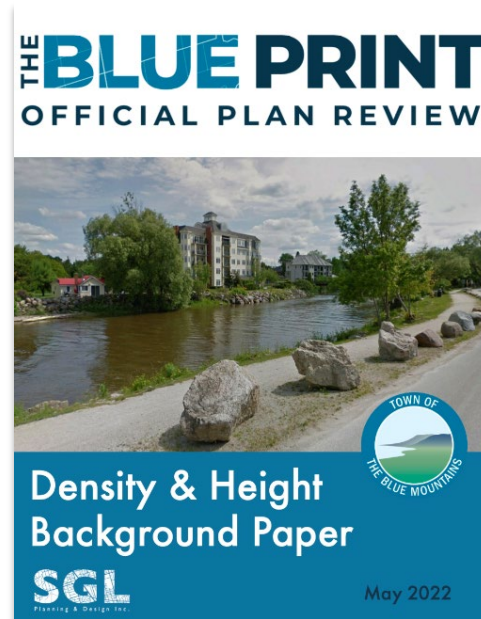
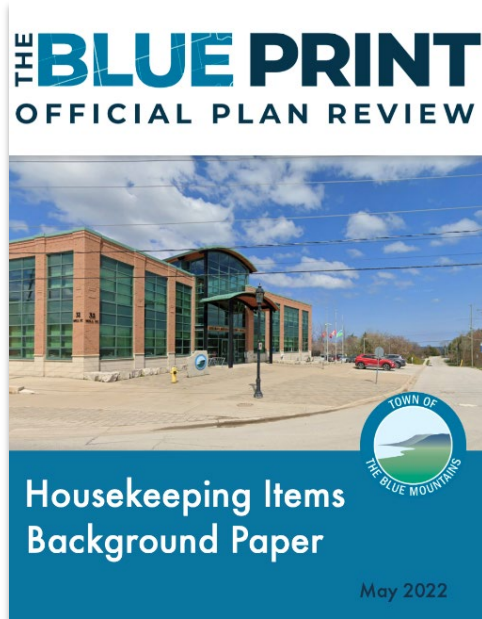
## What We Heard:

- Preserve Community Character
- Enhance Environmental Protection
- Improve Housing Affordability / Housing Mix
- Efficiently use Infrastructure
- Prioritize Public Spaces and Neighbourhood Connections
- Reduce Land Consumption
- Limit and Better Manage Growth
- Find an appropriate Balance on Height and Density
- Support Tourism
- Improve Economic Development Opportunities





# Phase 1 Background Papers



# Proposed Official Plan Amendments

- Notice of Public Open House / Public Meeting
- Recommended Changes Phase 1
- Official Plan:
  - 1 - Track Changes
  - 2 - Clean Version

## Part A – Community Vision, Strategic Objectives and Land Use Concept

Existing Policy Reference	Recommended Policy Amendment	Rationale	OPR Phase																														
<b>A1 The Community Vision and Guiding Principles</b>																																	
<b>Introduction</b>	<p>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 <u>last updated in June 2016</u>. Originally 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 <del>2026</del> <u>2046</u>.</p> <p>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:</p> <table border="1"> <thead> <tr> <th></th> <th>1996</th> <th>2006</th> <th>2011</th> <th>2026</th> </tr> </thead> <tbody> <tr> <td>Grey County</td> <td>87,600</td> <td>92,400</td> <td>92,600</td> <td>116,900</td> </tr> <tr> <td>The Blue Mountains</td> <td>5,670</td> <td>6,825</td> <td>6,450</td> <td>9,300</td> </tr> </tbody> </table> <p>The County of Grey and The Blue Mountains completed Growth Management Strategies in 2021 and 2022. Based on the Town and County growth management work and the 2021 Census Canada data, actual and anticipated population growth in the County and Town are summarized in the following chart:</p> <table border="1"> <thead> <tr> <th></th> <th>2016</th> <th>2021</th> <th>2031</th> <th>2046</th> </tr> </thead> <tbody> <tr> <td>Grey County</td> <td>93,830</td> <td>100,905</td> <td>113,440</td> <td>127,130</td> </tr> <tr> <td>The Blue Mountains</td> <td>7,025</td> <td>9,390</td> <td>12,090</td> <td>16,140</td> </tr> </tbody> </table>		1996	2006	2011	2026	Grey County	87,600	92,400	92,600	116,900	The Blue Mountains	5,670	6,825	6,450	9,300		2016	2021	2031	2046	Grey County	93,830	100,905	113,440	127,130	The Blue Mountains	7,025	9,390	12,090	16,140	<ul style="list-style-type: none"> <li>• Technical changes to update:                             <ul style="list-style-type: none"> <li>o Document references;</li> <li>o Town and County growth management work; and</li> <li>o Identify phases of Official Plan Review.</li> </ul> </li> </ul>	
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**B2.13**

### HEIGHT

It is the intent of the Plan ~~that high rise buildings shall not be considered conducive to the general amenity and character of development within the Town, to maintain the community's unique small-town character through development and redevelopment. However, it is intended that~~ a variety of building heights shall be encouraged in appropriate locations to provide for a range of housing types in order to improve the visual effect, variety and community identity within various parts of the Town. The height limitations specified under the Plan ~~shall be considered maximum provisions, however,~~ The implementing Zoning Bylaw may shall provide for a range of minimum or maximum lower height provisions restrictions to establish the desired diversity ~~for various zoning categories~~ based on the intended principle of development for neighbourhoods, downtown areas, commercial districts and industrial areas.

The maximum height of all buildings and structures in the municipality shall generally be eleven (11) metres and three (3) storeys, except for these structures which by their nature, such as barns, silos, antennae, water towers, wind generators, drive-in theatre screens and bridges, require a greater height. However, compatible intensification up to 6 storeys may be permitted within the Downtown Area designation in Thornbury, generally along King/Bridge/Arthur Street, but outside of the

~~Wadows~~  
~~nt~~  
~~esidents~~  
~~t of these~~

## Town of The Blue Mountains Official Plan 5 Year Review



# Notice of Public Open House and Public Meeting

## Official Plan 5 Year Review (Phase 1)

**Public Open House:** July 27, 2022 3:00pm to 5:00pm  
Town Hall, Council Chambers  
32 Mill Street, Thornbury, ON

**Public Meeting:** August 8, 2022 at 1:00pm  
Hybrid Meeting In Person at:  
Town Hall, Council Chambers  
32 Mill Street, Thornbury, ON  
Virtual Meeting Microsoft Teams



# Community Consultation

**Two Public Information Sessions – June 2022**

**Farmers Market Pop-up – June 2022**

**Public Open House – July 2022**



## What We Heard:

- Project Timing and sequencing of other studies (building height, transportation, servicing, environmental, design guidelines, etc.)
- Increased height and density implications
- Town and neighbourhood character
- Protection of the Environment



# Proposed Modifications

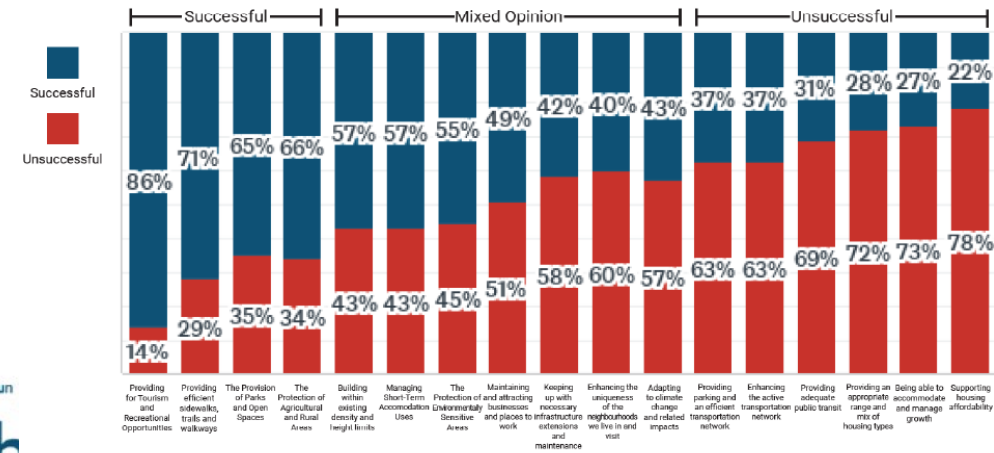
## Vision, Guiding Principles:

- Reviewed for their continued relevance
- 88% survey responses support existing vision
- Minor edits to also introduce:
  - Housing affordability
  - Efficient use of land and infrastructure
  - Environmental focus and climate change actions
  - Improved neighbourhood connections

## Goals and Objectives:

- Review of each Goal and Objective
- Edits based on Survey, Background Papers and Community Consultation
- New Climate Change Action Goal and Objectives
- Updates to Economic Development and Housing

(OP Sections A1 and A3)



The primary purpose of the Official Plan is to provide the basis for guiding growth, protecting the environment and enhancing managing growth that will support and emphasize the Town's unique *character*, diversity, civic identity, recreational and tourism resources, rural lifestyle and heritage features. The Blue Mountains communities will be connected, efficient, improve affordability and to do so in a way that has the greatest positive impact on the quality of life in The Blue Mountains.



# Proposed Modifications

## Settlement Areas:

- Same Classifications
- Enhanced Community Plan
- Simplified Language

(OP Section A2.1)





# Proposed Modifications

## Growth Management

- Planning to 2046
- **Add:**     **6,750** new population  
              **3,590** new households  
              **1,610** new jobs
- Minimum 10% of Growth within built up areas
- Remaining Growth on vacant lands

### Primary Settlement Area Targets:

- County Density Target @ 20 Units Per Hectare
- County Proposed Density Target @ 25 Units Per Hectare (OPA 11)

**(OP Introduction Section)**



Current Population: 9,390  
Current Households: 4,350  
Population Growth: +34% (since 2016)  
  
2<sup>nd</sup> Fastest Growing Municipality in Canada

# Proposed Modifications

## Housing

- Promote more compact communities
- Maximize opportunities to provide apartments above commercial uses
- Increased permissions for 2<sup>nd</sup> and 3<sup>rd</sup> dwelling units
- Options for large home conversions
- Increased density targets
- New minimum density targets
- Introduction of employee housing
- Further study of housing policies in accordance with County Plan
- Implement existing Housing Monitoring Program policies

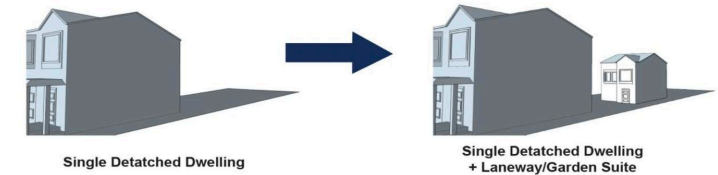
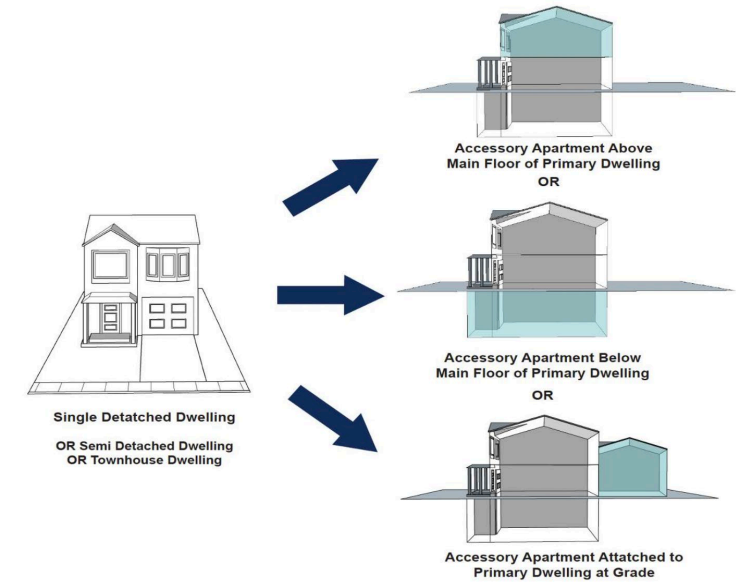
**(Various OP Sections)**



# Proposed Modifications

## Housing – General Policies

- **Secondary Dwelling Units**
  - One Unit within Main Dwelling, and/or
  - One Unit within a Detached Structure
- **Converted Dwellings**
  - Within Thornbury/Clarksburg convert large dwellings into maximum of four units within the existing footprint
- **Existing Residential Neighbourhoods**
  - Previous infill and character policies to now apply Town-wide
  - New intensification and Greenfields criteria applies Town-wide
  - Additional Policy Review under Phase 2
- **Employee Housing**
  - New policy section to recognize housing type
  - Generally permitted in any Residential designation, subject to Zoning By-law Amendment



(OP Section B2)



# Proposed Modifications

## Housing – Intensification Criteria

- Context appropriate and appropriately located
- Retain and enhance existing vegetation
- Will not cause traffic hazards or congestion
- Minimal impacts regarding shadow, overlook, massing, grading, drainage, access, circulation and privacy
- Built form reflects variety of surrounding façade details
- Allows for pre-zoning through future study and Zoning By-law update



### **Townhouse development:**

- Building heights reflect existing neighbourhood
- Provides a seamless transition from existing neighbourhoods in terms of built form, lot dimensions and block patterns

### **Apartment development:**

- Located on the edge of neighbourhoods or along major roads
- Appropriate transition to low-rise through stepbacks, setbacks and variation in built form
- Higher density buildings are buffered through intervening mid-rise buildings

**(OP Section B2)**

# Proposed Modifications

## New Density Targets

- **Community Living Area**

- From 20 to 25 Units Per Hectare
- Increased density range for townhouses and apartments

- **Residential/Recreational Areas**

- From max. 10 or 15 units per hectare to min. 10 or 15 and max. 15 or 20
- Maintain 40% open space requirement (to be reviewed under Phase 2)
- Increased density range for townhouses and apartments

Dwelling Type	Density Range (units / gross hectare)	Maximum Height (storeys)
Single detached	10 – 25	2.5
Semi-detached & duplex	15 – 35	2.5
Townhouse	<del>25 – 40</del> <u>25 – 50</u>	3
Multiple & apartment	<del>40 – 60</del> <u>40 – 100</u>	<u>3*</u>

	Maximum Density (Units / Gross Hectare)	Minimum Open Space Component
Blue Mountain Village Area	15	40%
All other areas	10	40%

	<u>Minimum Density (Units / Gross Hectare)</u>	<u>Maximum Density (Units / Gross Hectare)</u>	<u>Minimum Open Space Component</u>
<u>Blue Mountain Village Area</u>	<u>15</u>	<u>20</u>	<u>40%</u>
<u>All areas</u>	<u>10</u>	<u>15</u>	<u>40%</u>

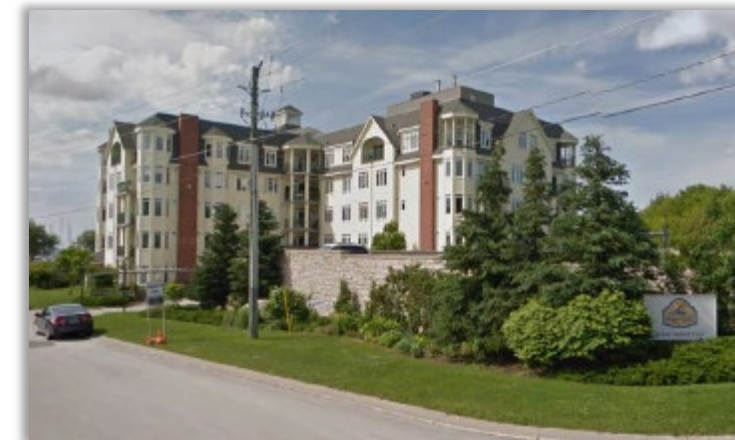
(OP Sections B3.1.4 and B3.7.4)

# Proposed Modifications

## Height

- **Existing Policies:**
  - Generally 3 Storey maximum across Town
  - Blue Mountain Village Core permits 5 Storeys
- **Proposed Policies:**
  - General 3 storey maximum across Town
  - Blue Mountain Village Core permits 5 storeys
  - Up to 6 storeys considered subject to strict criteria in along Highway 26 in Thornbury outside “Downtown Core”
  - Town to Prepare Building Height Study

**(OP Section B2.13)**



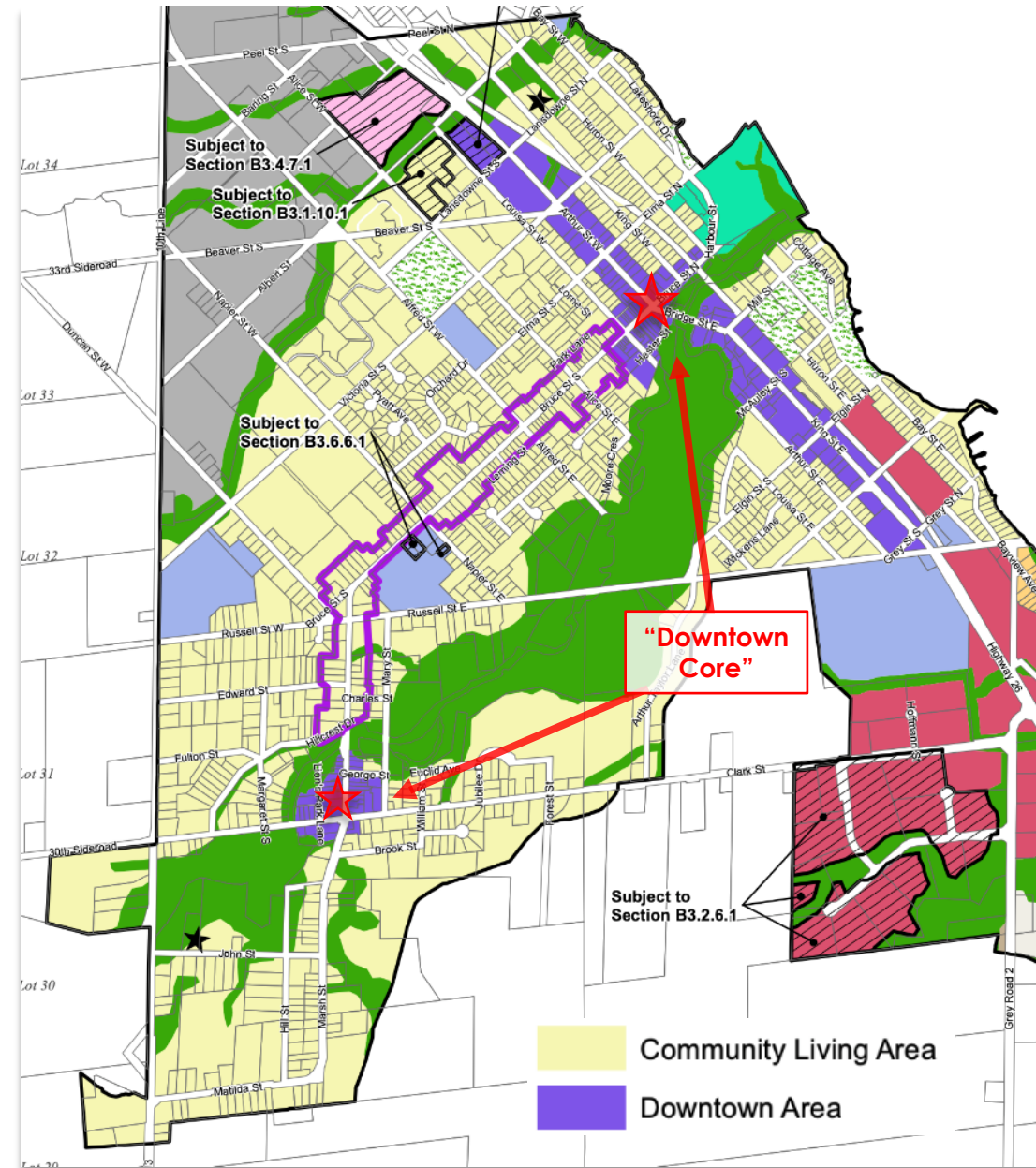


# Proposed Modifications

## Downtown Areas

- Encourage Maximum Development
  - Ground Floor Commercial
  - Upper Levels Residential
- Recognize “Downtown Core”
  - Bruce Street North / Bruce Street South
  - All of Clarksburg
  - Limit Building Height to 3 Storeys
- Intensification opportunities outside of “Core”
  - Along Arthur Street/King Street Corridor
  - Maintain streetscape, façade, enhancement policies of Plan
  - Mix and range of housing types to support downtown
  - Protection of Downtown areas for commercial uses

(OP Section B3.3)



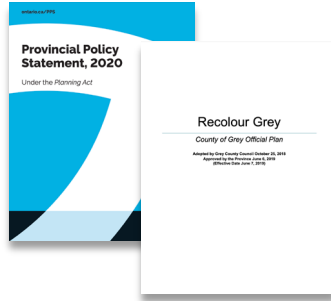
# Density and Height - Why?



## The Blue Mountains Settlement Areas

### Why Intensify?

Direction to intensify settlement areas from Province and County



Provide for a range of housing choices and attainable options



Minimize land consumption and reduce urban sprawl

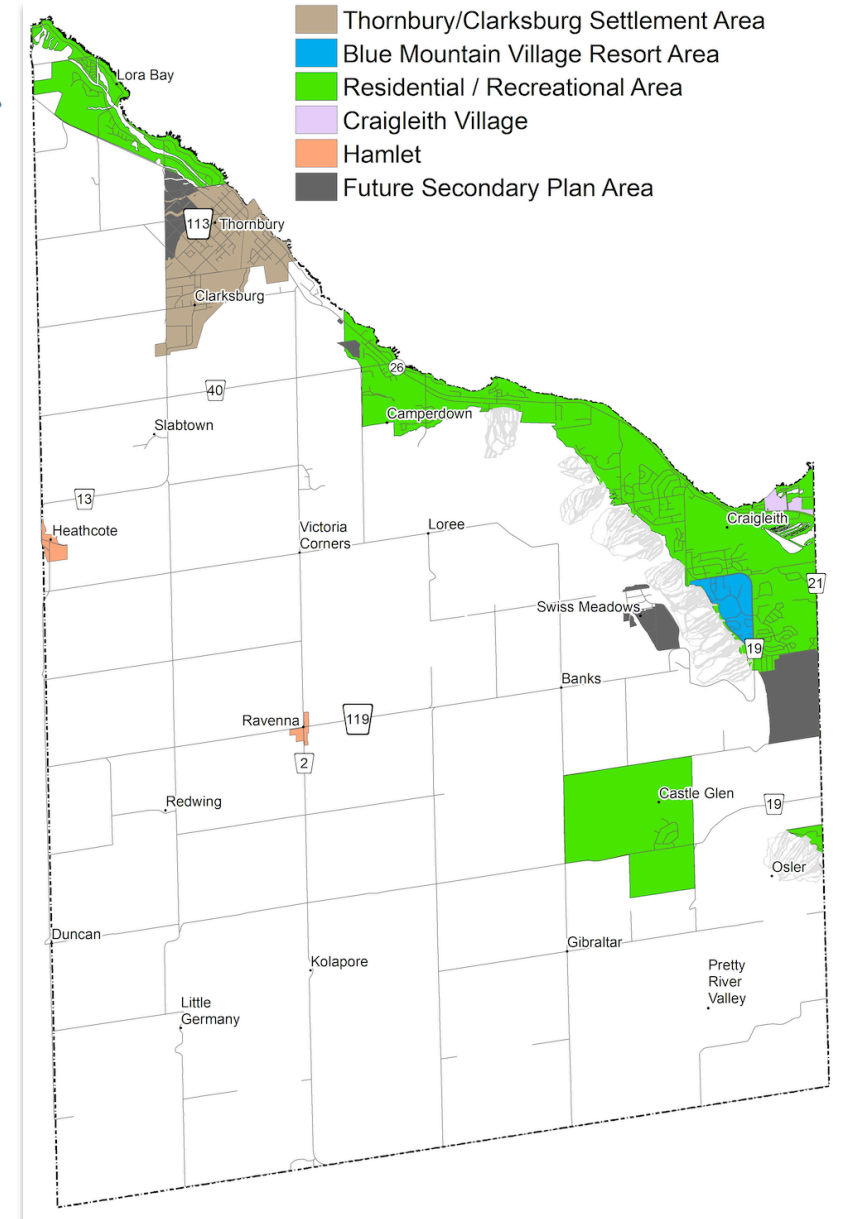


Make efficient use of existing infrastructure and services



### Hierarchy for Growth and Intensification

1. Thornbury/Clarksburg Primary Settlement Area
2. Residential/Recreational Areas + Blue Mountain Resort Area + Craigleith
3. Hamlets (Heathcote + Ravenna)



# Density and Height - Why?

## Fiscal Impact



Three development scenarios and associated land needs considered in completing fiscal impact analysis.



**Scenario 1**  
**Low-Density**  
**(Single-Detached)**



**Scenario 2**  
**Medium-Density**  
**(Townhomes)**



**Scenario 3**  
**High-Density**  
**(Apartments)**



### Population and Housing

Number of Persons	500	501	500
Persons Per Unit (PPU)	2.63	1.89	1.51
No. of Units	190	265	331

### Land Needs

Density (uph)	15	40	100
Land Area (Ha)	12.7	6.6	3.3

### Municipal Infrastructure

Parkland (Ha)	1.9	1.9	1.9
Road Length (m)	1,650	860	430
Linear Wastewater and Wastewater (m)	1,650	860	430
Stormwater Management Pond (Ha)	0.5	0.3	0



# Density and Height - Why?

Fiscal Impact

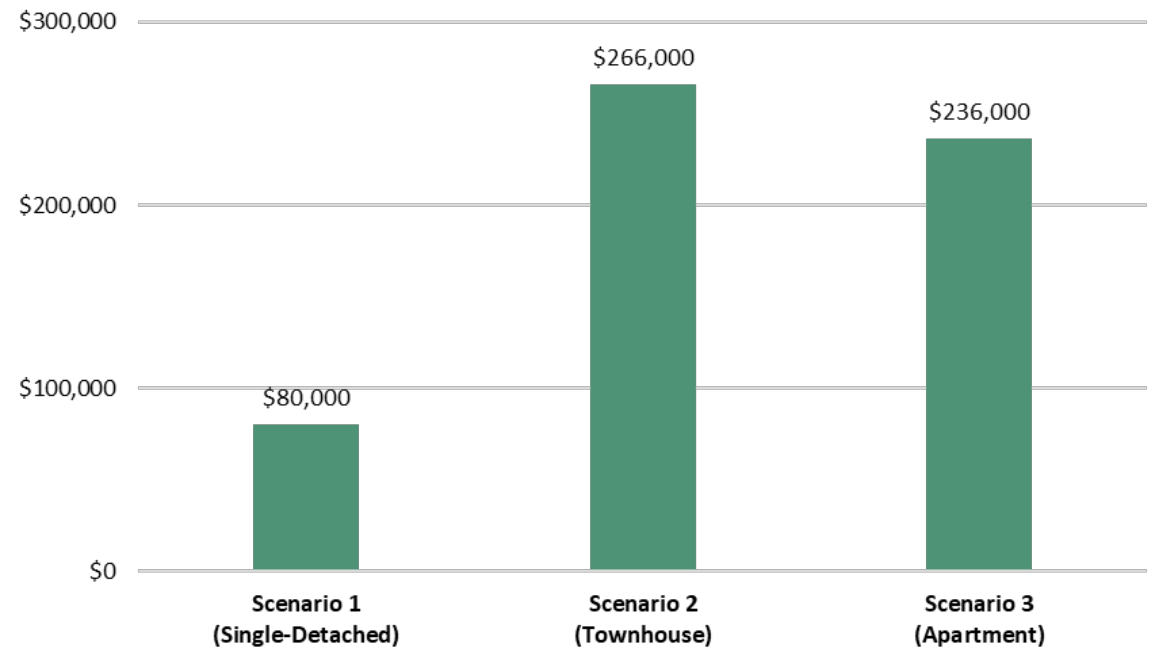


**Scenario 2** (townhomes) is anticipated to generate the most municipal revenue (\$862,000 per year).

**Scenario 3** (apartments) is anticipated to have the lowest operating and replacement costs for the Town (\$740,000 per year).

The net positive fiscal impact of **Scenario 2** is anticipated to be highest, followed by **Scenario 3** and **Scenario 1** (single-detached).

## Net Fiscal Impact (Annual)



# Proposed Modifications

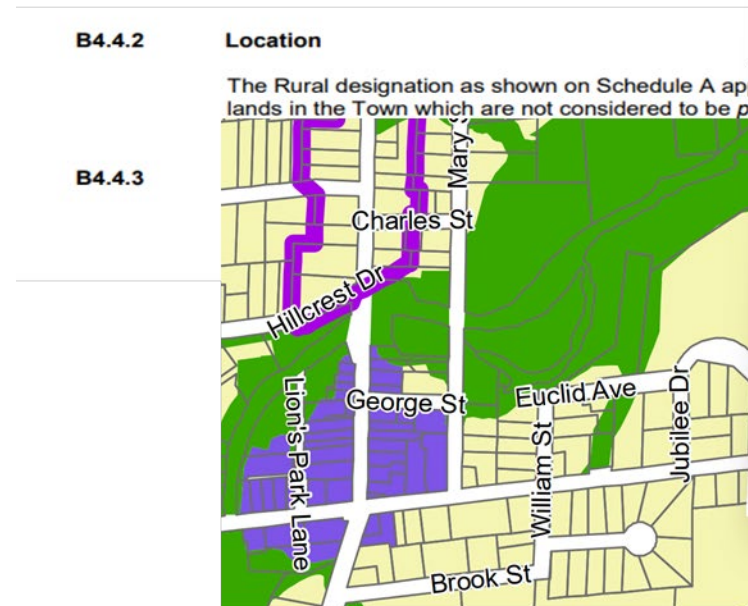
## Height and Density – What We've Heard

- Protect, preserve and enhance small town character
- How to balance growth and land consumption
- More efficiently use infrastructure (roads, services, etc.)
- Need to improve housing affordability and range of housing options
- Need to impose more strict design guidelines / arch. Controls
- What are appropriate Height and Density limits?

# Proposed Modifications

## Housekeeping

- Definitions
- Include Official Plan Amendments (OPA #1 and OPA #2)
- Include Ontario Land Tribunal Decisions / Orders
- General Mapping and Formatting Updates



(Various OP Sections)



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OFFICIAL PLAN REVIEW

**Thank You**