



is The Blue Mountains.

Resident Welcome Guide

Town of The Blue Mountains



Welcome

Located along the ridged landscape of the Niagara Escarpment and on the sparkling shores of Georgian Bay, the Town of The Blue Mountains is composed of communities built on a foundation of agriculture, processing, manufacturing and recreation. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee and Wendat-Wyandot-Wyandotte peoples.

Internationally recognized as a four-season tourism destination, The Blue Mountains offers a high-quality lifestyle that caters to families looking to build a solid foundation, adventurers looking to go off the beaten path and relaxation seekers taking in and experiencing the very best the area has to offer.

Established in 1998 with the amalgamation of the Township of Collingwood and the Town of Thornbury, the Town is now home to over 9,300 full time residents. The Town is also home to an extensive part-time and seasonal population and welcomes over 2.5 million visitors annually. The Town remains steadfast in its mission to deliver core municipal services to residents and businesses while also implementing initiatives to drive economic prosperity and promote community well-being.

TAKE A LOOK AT WHAT'S INSIDE:

- 01.** Engaging with Your Local Government
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- 06.** Building or Renovating Your Home
- 07.** Living in an Unassumed Subdivision
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Engaging with Your Local Government



01

Mayor & Council

The Town of The Blue Mountains is a lower-tier municipality located in Grey County. Town Council is elected at large and is comprised of one Mayor, one Deputy Mayor, and five Councillors. Elections are held every four years, on the fourth Monday of October, and are facilitated by the Town Clerk. Members of Council meet bi-weekly through a series of Committee of the Whole and Council Meetings. All meetings are live streamed on the Town website and residents are encouraged to participate.

Connect with Town Staff

Whether you are a resident or are interested in moving to the community, Town staff are here to help with any questions or concerns that you may have.



(519) 599-3131



info@thebluemountains.ca



**Town Hall, 32 Mill St.
Thornbury ON, N0H 2P0**



**Monday to Friday
8:30 a.m. to 4:30 p.m.**



LEARN MORE:

For more information about Council, Committees, how to get involved and share feedback, visit:
www.thebluemountains.ca/council or scan the QR code.

Share Your Feedback with Council & Committees

There are many ways that you can get involved and share feedback with Town Council and Committees of Council:



AGENDAS, MINUTES & REPORTS

Meeting agendas and staff reports are posted to the Town website one week before each meeting. Residents are encouraged to view meeting agendas to keep engaged with Town business and operations.



SHARE FEEDBACK WITH COUNCIL & COMMITTEES

Residents are encouraged to share feedback with Council and Committees of Council. Make your voice heard by submitting correspondence, appearing as a deputation, or speaking during public comment period.



WATCH OR ATTEND A MEETING

Council and Committee of the Whole meetings are open to the public, with meetings also available to watch through livestream on the Town's website. If you miss a meeting, video recordings are archived to the Town website after the meeting.

Connect Online

Whether you're looking to pay your property taxes, submit a service request or engage through social media, there are many ways to connect with the Town online. Make sure to follow the Town's social media channels and visit the Town website for updates to keep a pulse on the community!



www.thebluemountains.ca



[@townofbluemtns](https://twitter.com/townofbluemtns)



[@townofbluemtns](https://www.facebook.com/townofbluemtns)



[TownofTheBlueMountains](https://www.youtube.com/TownofTheBlueMountains)

SHARE YOUR VOICE & STAY ENGAGED

Feedback from the community plays an important role in the planning and management of Town operations. The Town encourages all members of the community to engage with Town projects and initiatives, and to share feedback throughout the planning and decision making processes. From public surveys, open houses, public information centres, public meetings, workshops and more – there are many ways to add your voice and help build a better community, together.



STAY ENGAGED!

To stay up-to-date on current and future projects and to share your feedback visit: www.thebluemountains.ca/current-projects or scan the QR code.



Stay Up to Date!

SUBSCRIBE FOR UPDATES

Sign up today to receive Town updates right to your inbox! Visit the Town website and subscribe to a variety of categories, including press releases, town news, maintenance and service disruptions, and more!

TOWN NEWSLETTERS

The Town publishes a variety of newsletters, including a quarterly mailed newsletter and a monthly e-newsletter, to help keep residents informed and engaged with Town news and operations.

BUSINESS E-NEWSLETTER

To stay connected to the business community, the Blue Means Business e-newsletter features important Town news, business resources, government support information and upcoming business training, workshops and events.



▶ To receive Town news & updates, please visit: www.thebluemountains.ca/subscribe

Navigating Your Services



02

Online Services

The Town uses two separate systems to process online requests 24/7. These are the Online Services Portal, and the Virtual Town Hall. Each system requires users to login/ create a separate account.

ONLINE SERVICE PORTAL

The Town's Online Service Portal allows residents to submit ticketed service requests and report issues for a variety of Town services. In addition, users can submit by-law enforcement complaints, apply for a permit/licence, request a building permit inspection, and search for a property. To access the Online Service Portal, new users must register to create an account.

VIRTUAL TOWN HALL

Residents can manage their property tax and utility accounts, as well as sign up for e-billing, using the Virtual Town Hall system. To access the Virtual Town Hall system, new users must provide their customer ID from a tax or utility bill and their name exactly as it appears on the bill.

Property Taxes

Residents in all municipalities are required to pay municipal property taxes. These funds are used to ensure the Town can provide a variety of local services including road maintenance and repairs, parks and trails, fire services and more. Property Tax Bills are mailed twice a year in March and August, with four billing due dates throughout the year. You can view your property tax bill online using Virtual Town Hall and arrange to have your tax bill emailed directly to you.

Utilities

The Town provides municipal water and wastewater services to connected properties. Water and wastewater fees are billed bi-monthly, with a minimum bi-monthly charge which includes 10 cubic meters of water using the standard residential 5/8" meter. You can sign up for e-billing on the Town website to have your water and/or wastewater bill emailed directly to you. You can also sign up for a pre-authorized payment plan to make automated payments.

► For information regarding private well testing, please visit:
www.publichealthgreybruce.on.ca.



ONLINE SERVICE PORTAL:

To submit a service request, by-law enforcement complaint or to apply for various permits and licences, visit:
www.thebluemountains.ca/online-services or scan the QR code.



VIRTUAL TOWN HALL:

Manage your property taxes and utility bills online using the Virtual Town Hall system. To create an account, visit:
www.thebluemountains.ca/online-services or scan the QR code.

Garbage & Recycling

Waste collection in The Blue Mountains is provided by a contracted service provider. Make sure to have your garbage, recycling and organics curbside and ready for pick up by 7:00 a.m. on your pick-up day.

One bag will be collected free of charge per week for garbage collection. One additional bag of garbage can be put out for collection by purchasing bag tags which are available at Town Hall, the Landfill & Recycling Depot, The Blue Mountains Public Library and a variety of other locations throughout the Town.

Recycling boxes and green bins can be purchased at Town Hall or the Landfill & Recycling Depot during business hours.

LANDFILL & RECYCLING DEPOT

The Landfill & Recycling Depot accepts household waste, recycling, yard waste, bulky items and hazardous waste items. There is a minimum charge for most waste items.



788090 Grey Road 13
Clarksburg, ON



Tuesday, Thursday & Saturday
8:00 a.m. to 4:00 p.m.

TBM WASTE RESOURCE APP:

Download the TBM Waste Resource App to receive collection day reminders, search waste items and more!



Marriage Licences

To acquire a marriage licence, residents can book an appointment with the Clerks Division to complete the application process. Please note that there is a marriage licence fee.



For more information on marriage licences, visit:
www.thebluemountains.ca/marriages

Fire Services

The Blue Mountains Fire Department operates out of two fire stations (Thornbury and Craigleith) and is responsible for providing fire and rescue services, emergency preparedness, and fire prevention services for community. Additional services include fire safety inspections, fire prevention and public safety, emergency planning and preparedness, enforcement of the Ontario Fire Code, and more.



For more information on fire services and safety tips, visit:
www.thebluemountains.ca/fire-services

SMOKE & CARBON MONOXIDE ALARM SAFETY:

The Town's Fire Department is available to assist residents with smoke alarms and detectors. It's important to test your smoke alarms monthly and change the batteries every year!

Parking & Transportation Services

RESIDENT PARKING PASSES

All residents of The Blue Mountains are permitted to park for free at all paid parking locations throughout the Town by either registering their license plate or by displaying the printed resident pass in their rear-view mirror. The resident pass does not allow for vehicles to be parked in no parking zones, tow away zones or in front of fire hydrants, and does not replace the need to display a valid Accessible Parking Permit for accessible parking spaces.

To register a licence plate(s), please visit Town Hall with photo identification, proof of residency and vehicle registration.



PAID PARKING & ENFORCEMENT

To better manage public parking throughout the community, the Town has implemented a paid parking program. All paid parking locations are clearly identified by signage. There are also free public parking lots throughout the community.

▶ Pay for parking using the **Honk Mobile App**. Scan the QR code located at each parking lot or download the app. For more information, visit: www.thebluemountains.ca/parking

PUBLIC TRANSIT

The Town is served by both the Collingwood/Blue Mountains Transit system and the Grey County Transit system. The Grey Transit Route currently connects Grey County through a series of four transit routes across the region while the Collingwood/Blue Mountains Transit provide services to the Craigleith area, including Blue Mountain Resort.

▶ For more information on public transit routes and operations, visit: www.grey.ca/grey-transit-route or www.collingwood.ca/public-transit

SEASONAL ROAD MAINTENANCE

The Roads and Drainage Division completes a variety of preventative measures to ensure that all Town-owned roads and infrastructure are maintained and safe for public use throughout all seasons. Residents are asked to be mindful of potential parking restrictions and traffic delays during scheduled road maintenance. For more information or to submit a service request, visit: www.thebluemountains.ca/road-maintenance

WINTER PARKING RESTRICTIONS:

Winter parking restrictions are necessary to ensure snow removal operations can be completed safely and effectively. Overnight parking on Town roads is prohibited annually between November 1st and April 1st from 2:00 a.m. to 7:00 a.m.

Town By-Laws

The Town enforces a variety of regulatory By-laws and provincial legislation to serve, protect and provide a desired quality of life for both residents and visitors.



SHORT TERM ACCOMMODATIONS

All properties rented on a short-term basis of less than 30 days require a short term accommodation licence. Only specific areas of the Town are zoned to allow short term accommodations. For details, visit:

www.thebluemountains.ca/sta



PROPERTY STANDARDS

This By-law sets standards for maintenance and occupancy for properties within the Town. All property owners are required to repair and maintain their property in accordance with this By-law.



SIGN BY-LAW

This By-law ensures all signs erected in the Town are compatible to the heritage and unique scenic characteristics of the community.



NOISE BY-LAW

This By-law ensures noise is kept at acceptable levels across the Town. Business owners and operators should review the By-law to be aware of what is acceptable and what is unacceptable.



DOG AND ANIMAL CARE BY-LAW

All dogs must be licensed within the Town. The licensing requirement applies to all residents including those that stay in the community full-time or seasonally.



PARKING BY-LAWS

The Town enforces parking By-laws by issuing tickets to illegally parked vehicles on both public and private property. This type of enforcement is required to maintain legal parking, regulate traffic movement, and ensure public safety.



OPEN AIR BURN PERMIT

Residents are not required to obtain a burn permit for the use of backyard fire pits. However, it is the property owners' responsibility to ensure the minimum safety requirements are in place prior to burning.



FIND A BY-LAW:

For a comprehensive list of all Town By-Laws, visit:
www.thebluemountains.ca/by-laws or scan the QR code.



The Blue Mountains Public Library

L.E. SHORE LIBRARY

The Blue Mountains Public Library is a dynamic centre of community engagement where everyone can connect, explore and create. Comprised of a Gallery, Library, Archives and Museum (GLAM), L.E. Shore Library offers a variety of services and programs for people of all ages and monthly art exhibits in The Gallery.



CRAIGLEITH HERITAGE DEPOT

The Craigleith Heritage Depot is a museum, archives and tourism centre with a small library that highlights the community's unique cultural, natural and industrial history. Sitting within the Wyndot/Wyandotte original territory, the Depot shares a strong relationship with both our ancient and contemporary past, and features a variety of exhibits and experiences both virtual and in-person.

▶ For more information, visit:
www.thebluemountainslibrary.ca

Hospitals & Health Care

The Town is conveniently located within 30-minutes of both the Collingwood General and Marine Hospital and Meaford General Hospital. A variety of medical services are also available in Thornbury and Clarksburg.

COLLINGWOOD GENERAL AND MARINE HOSPITAL

📍 459 Hume Street
Collingwood, ON

THE BLUE MOUNTAINS COMMUNITY HEALTH CENTRE

📍 78 King Street East (Highway 26)
Thornbury, ON

MARKDALE HOSPITAL

📍 55 Isla Street
Markdale, ON

CLARKSBURG MEDICAL GROUP

📍 186 Marsh Street, PO Box 179
Clarksburg, ON

MEAFORD GENERAL HOSPITAL

📍 229 Nelson Street West
Meaford, ON

COLLINGWOOD HEALTH CENTRE

📍 186 Erie Street
Collingwood, ON

OWEN SOUND HOSPITAL

📍 1800 8th Street East
Owen Sound, ON

▶ For additional public health resources and information, please visit:
www.publichealthgreybruce.on.ca



Schools, Child Care & Educational Programs

SCHOOLS

The Blue Mountains is located within the Bluewater District School Board and the Bruce-Grey Catholic District School Board. The Beaver Valley Community School (JK - 8) is conveniently located in the heart of Thornbury, and the Georgian Bay Community School (JK - 12) is located in Meaford.

French-language Catholic education is offered nearby at Ecole Catholique Saint Dominique-Savio in Owen Sound and Notre Dame-de-la-Huronie in Collingwood.

CHILD CARE

Child Care Programs are managed by Grey County Children's Service and licensed by the Ministry of Education to ensure programs continue to meet provincial standards. Grey County Children's Service offers various programs, subsidies and information for parents and a range of support for agencies and childcare providers.



Georgian College

Georgian College works with industry and community partners to offer relevant, cutting-edge curriculum, quality work placements and co-op experiences with top employers.

LOCAL CAMPUSES

There are two campuses located conveniently close to the Town of The Blue Mountains. The Owen Sound Campus offers a wide variety of programs, in great facilities, including Canada's most advanced marine simulation and research centre. The John Di Poce South Georgian Bay Campus, located in Collingwood, offers state-of-the-art facilities and a close-knit culture that allows students to receive one-on-one time with faculty and staff.

Postal Services

If you require a Post Office Box, General Mail Delivery, or a Rural Delivery (and already have a mailbox at the end of your driveway), you must register with Canada Post. If you have any questions regarding receiving mail, please contact the Thornbury Canada Post Office by calling (519) 599-2212.

If you live in a rural location and do not have a mailbox at the end of your driveway, please contact the Operations Department to secure a mailbox permit.



For more information, please visit: www.canadapost-postescanada.ca

Community Groups & Organizations

BEAVER VALLEY OUTREACH

Beaver Valley Outreach is a community-based charitable organization enhancing the lives of people in The Blue Mountains for over 35 years with programs and services for children, families/individuals, seniors and youth.

Visit: www.bvo.ca

BLUE MOUNTAINS SENIORS NETWORK

The Seniors Network was formed to advocate for seniors and maximize access to resources and services for seniors in the Town of The Blue Mountains by working and planning together to identify needs and coordinate programming.

Visit: www.thebluemountains.ca/seniors

EVENTS FOR LIFE

Events for Life is a day program located in Thornbury that provides social, recreational and lifelong learning for special needs adults in the Town of The Blue Mountains and surrounding areas. The organization works to support special needs individuals so they can live, learn and work in an integrated, inclusive community. Visit: www.eventsfor.life

GREY BRUCE LOCAL IMMIGRATION PARTNERSHIP

The Grey Bruce Local Immigration Partnership works at the local level to foster a community that is welcoming and inclusive and to support newcomers in becoming fully engaged in the social, economic, political, and cultural life of Grey and Bruce Counties.

Visit: www.greybrucelip.ca

MY FRIEND'S HOUSE

My Friend's House is a non-profit agency offering support for abused women and children living in the Georgian Triangle of Ontario. Since opening in 1991, My Friend's House has helped thousands of women get the safety and support they need to rebuild their lives.

Visit: www.myfriendshouse.ca

THORNBURY-CLARKSBURG ROTARY

Chartered in 1938, the Rotary Club of Thornbury-Clarksburg is a well-respected part of the Thornbury/Clarksburg/Beaver Valley community. A vibrant, active service club dedicated to serving the needs of our local community as well as the worldwide community. Visit:

www.tcrotaary.ca

YMCA OF OWEN SOUND GREY BRUCE

The YMCA of Owen Sound Grey Bruce enriches the lives of people of all ages and works to build strong and healthy kids, families and communities throughout the Grey and Bruce counties. The organization offers many programs including: Aquatics, Health, Fitness and Recreation, Child Care, Community and Justice Programs, Housing Support and Employment Services. Visit: www.ymcaowensound.on.ca



Getting to Know Your Community



03

A Community of Communities

The Blue Mountains is composed of many unique communities and offers a high quality lifestyle that caters to families looking to build a solid foundation, adventurers looking to go off the beaten path and relaxation seekers taking in and experiencing the very best that The Blue Mountains has to offer.

► For key insights into the communities of The Blue Mountains, browse the Community Profile: www.thebluemountains.ca/community-profile



DOWNTOWN THORNBURY



DOWNTOWN CLARKSBURG



CRAIGLEITH & BLUE MOUNTAIN VILLAGE



VILLAGES & HAMLETS

Tourism in The Blue Mountains

The Blue Mountains and Grey County serve home to one of Ontario's largest four-season tourism destinations, with the area welcoming 2.5 million visitors annually. The tourism and recreation sector is the primary economic driver, with over 1,300 tourism related businesses in the area, accounting for nearly 8,900 jobs across Grey County.



2.5 MILLION
VISITORS



\$333.7 MILLION
IN ANNUAL
VISITOR SPENDING



1,337 TOURISM
RELATED
BUSINESSES



8,868 JOBS IN
TOURISM RELATED
BUSINESSES

► For more information on tourism and local experiences, visit: www.visitgrey.ca

DID YOU KNOW?

When living in The Blue Mountains, you can anticipate higher traffic volumes and a busier recreation and shopping experience during the summer and winter months, as the Town welcomes more seasonal residents and visitors. Make sure to plan ahead before travelling and always prepare for parking!

Our Local Business Community

Entrepreneurship and small business success are at the economic core of The Blue Mountains. With a respected and highly sought-after quality of life, the success of the local economy has been driven by strong year-over-year industry growth led by agriculture, tourism, construction, small business, and hospitality/service. Together, these sectors account for over \$584 million in annual economic exports and employ over 4,500 individuals within the Town of The Blue Mountains.

ENTREPRENEURS & STARTUPS

The Town of The Blue Mountains recognizes that small businesses are at the heart of the local economy. There are several resources and business support services available to help entrepreneurs succeed in starting, growing, and developing a business in Town.

► For a complete overview of business resources and support, browse the Town's Business Tool Kit: www.thebluemountains.ca/business

LOCAL BUSINESS DIRECTORY:

For a comprehensive listing of local businesses and top experiences, visit: www.exploreblue.ca



Experience The Blue Mountains

The Blue Mountains is known for its various culinary experiences served up by award-winning chefs, made with locally grown produce. From local artisan shops, bakeries and restaurants to large scale farming, apple orchards, cideries and wineries your inner foodie will always be satisfied with a culinary tour through The Blue Mountains.

Make sure to explore stops along the Apple Pie Trail, experience the cozy dining opportunities offered in the Blue Mountain Village, stroll Thornbury's many shops, bakeries and restaurants, and delve into the arts scene of Clarksburg, affectionately dubbed "Artsburg." For a scenic adventure, stop into the many villages and hamlets including Clarksburg, Ravenna, Heathcote, and Craigleith, to name a few, who offer markets, outfitters for adventure, restaurants and of course, apple orchards.





BEAVER VALLEY

INDICATES ORCHARDS
NOTTAWASGA BAY
(PART OF)
GEORGIAN BAY

JOHN HAINES
COPYRIGHT 1998

Exploring Your Natural Playground



04

Outdoor Activities & Recreation

The Blue Mountains is home to many natural wonders, including the Niagara Escarpment, the Beaver River, and Georgian Bay, providing a plethora of recreational opportunities for every season. With over 285 km of public trails that weave their way throughout the community, there's no shortage of ways, by wheel or foot, to head outdoors and take in the expansive views of Georgian Bay and the countryside.



**8 PUBLIC
BEACHES**



**285 KM OF
TRAILS**



**24 LOCAL
PARKS**



**3 PROVINCIAL
PARKS**



2 DOG PARKS



For a full list of beaches, parks and trails, visit:
www.thebluemountains.ca/beaches-parks-trails

TRAIL ETIQUETTE:

Expect and respect other trail users. Stay to the right and pass on the left. Please stay on the trail, and do not make new trails or use unmarked trails. Leave the trail as you found it (whatever you pack in, pack out) and please pick up after your pets.



THORNBURY HARBOUR

A full-service marina, situated in downtown Thornbury on the beautiful shores of South Georgian Bay. The Harbour is a popular destination for residents and visitors wishing to explore the local waters.

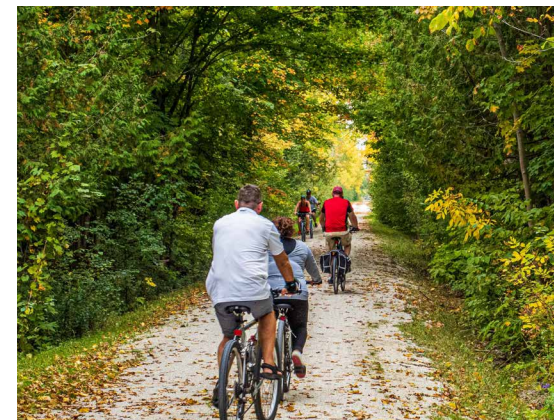
Visit: **www.thebluemountains.ca/harbour**



MUNICIPAL GOLF COURSE & RECREATIONAL COMPLEX

Features an 18-hole, par 3 golf course, three regulation-size soccer fields and four pickleball courts available for all community members and visitors to book.

Visit: **www.thebluemountains.ca/tomahawk**



BEAVER VALLEY ARENA & COMMUNITY CENTRE

The Beaver Valley Arena features a 17,500 square foot ice pad for public skating, hockey and curling. The Community Centre features a large and small hall, and offers pickleball, Taositi Tai Chi, senior card games and more!

Visit: **www.thebluemountains.ca/bvcc-arena**

SKIING & SNOWBOARDING

The Blue Mountains is home to various downhill ski slopes and private clubs including Blue Mountain Resort, Alpine Ski Club, Collingwood Ski Club, Craigleith Ski Club, Georgian Peaks Ski Club, Osler Bluff Ski Club, and Toronto Ski Club. Cross country skiing is also available at a variety of locations throughout the Town. Whether you're a seasoned veteran, or heading down the slopes for the first time, there's opportunity abound for skiers and snowboarders alike.

THORNBURY FISHWAY

The Thornbury Fishway, located in downtown Thornbury near the mouth of the Beaver River is operated by the Ontario Ministry of Natural Resources. This is a natural passageway for migrating Rainbow Trout and Chinook Salmon looking to spawn in spring and fall attracts visitors and anglers to The Blue Mountains.



GEORGIAN BAY

Georgian Bay is one of the largest bodies of freshwater in the world and serves as the northern border for the Town of The Blue Mountains. Located on the northeastern portion of Lake Huron, Georgian Bay is known for its beautiful scenery, endless beaches and crystal blue water. It's a natural and vast playground enjoyed by all ages.

NIAGARA ESCARPMENT

The Niagara Escarpment is a UNESCO World Biosphere Reserve, spanning more than 725 km across the province of Ontario and throughout The Blue Mountains. Dozens of scenic outlooks over the Beaver Valley and Georgian Bay are dotted along the Escarpment, along with the Bruce Trail, biking trails and a variety of flora and fauna. Grab a camera and prepare for breathtaking views.

BEAVER RIVER

Part of the Great Lakes Basin, the Beaver River flows from Clearview Township through the Grey Highlands and over Eugenia Lake before it reaches the mouth of Georgian Bay and Lake Huron via the community of Thornbury. The river serves as a popular route for explorers and is a habitat for a diverse ecosystem of wildlife, including various species of fish, from Rainbow Trout to Chinook Salmon and Brown Trout.

► For local insights visit: www.southgeorgianbay.ca and www.visitgrey.ca



Living in an Agricultural Community



05

Respecting Our Agricultural Lands

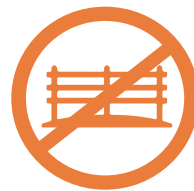
The Town is home to over 17,000 acres of agricultural lands and 119 farms. Agriculture and farming contributes significantly to the local economy and the social fabric of the community. As a resident, or visitor, it is important to understand what to expect when living in or visiting an agricultural community. This includes respecting private and agricultural land by not trespassing or using the land as a personal rest stop, as it poses a risk to everyone and everything that's involved – from the public and the grower to crops and livestock.

Growers are not required to post 'no trespassing' signs, so it's best to use common sense and good judgement. If you are not sure, it's best to assume the land is private.

Here's how you can help our farmers:



**STICK TO MARKED
TRAILS**



**DON'T CROSS OVER FENCES
OR DITCHES ONTO PRIVATE
PROPERTY**



**NEVER INTERFERE / INTERACT
WITH LIVESTOCK**

DID YOU KNOW?

Agricultural lands are protected by the Trespass to Property Act, R.S.O 1990 and the Security from Trespass and Protecting Food Safety Act, 2020, which protects Ontario's farms and farm animals from trespassers, other forms of interference & food contamination.



IMPACTS OF TRESPASSING ON AGRICULTURAL LANDS

The impact of trespassing can contaminate or disrupt production.

Here's how:

- ▶ Livestock such as cows are not accustomed to people they don't know and can behave in a manner that endangers trespassers.
- ▶ Bacterial and viral diseases can be introduced to livestock unknowingly by trespassers, with far-reaching implications.
- ▶ Humans are a great transmitter for disease and invasive species to become introduced to agricultural lands as contaminants can often travel on the sole of your shoe or hiking boots.
- ▶ Snow provides important ground cover for winter crops that are harvested in early spring. The impact of vehicles travelling across the land (e.g., snowmobiles) can disrupt the growth of valuable crops such as winter wheat.

Normal Agriculture Practices

It's important to know what to expect when living in an agricultural community and to understand that farms and agricultural operations can be noisy, dusty and can have odours. Just like other businesses within the community, farms have a production schedule, however theirs is largely dependent on weather conditions. This means that during planting and harvesting seasons, you may notice extra lights on in a field late at night, or you may hear equipment working on the farm such as frost fans that are used to push the warm air down to protect crops and apples. These are normal farming practices and activities that are allowed to happen on a farm as part of their day-to-day business.

As a resident, it is important to understand that although these activities can create disturbances at times, it is a part of the fabric that brings us the food that we love and enjoy so much and is integral to our local economy in The Blue Mountains.

▶ For more information on agriculture within The Blue Mountains visit:
www.thebluemountains.ca/agriculture

SEASONAL AGRICULTURAL WORKER PROGRAM

Each year, dozens of seasonal workers call The Blue Mountains home as they assist local orchards and farms with agricultural labour needs. Integral to the agricultural operations throughout Ontario, the seasonal workers are welcomed to the community through the **Seasonal Agricultural Worker Program**.

USING CROP PROTECTION PRODUCTS

Assuring consumers have high-quality and safe food is a top-priority, and the use of pesticides and crop protection products helps meet these demands. Producers, farmers, and growers will use these products to help protect their crops from diseases and weed infestations, insect damage and more that affect both the quality and yield.

The types of pesticides that can be used are regulated and legislated by Health Canada and the provincial government, with different pesticide use dependent on various factors including the crop's stage, type or the severity of an infestation.

All producers, farmers and growers consider a variety of factors including wind direction and speed as well as nearby residential areas to avoid product from accidentally drifting onto areas, plants, and wildlife outside of their designated crop areas.



Sharing the Road with Farm Equipment & Vehicles

Producers, growers and farmers rely on public roads to move farm equipment from field to fork. With their large size and slow-moving speeds, farm equipment can create traffic and safety concerns throughout the planting and harvest seasons. Trucks and equipment that work hard to move fuel, feed, livestock, and crops, can also create unsafe conditions for residents who are driving, cycling, or walking through densely populated rural areas of the community.

Sharing the road and practicing safe driving is therefore fundamental to keeping our entire community safe while also putting our farmers, producers and growers at ease and ensuring everyone arrives home at the end of the day.

▶ For more information on road safety and farm vehicles, visit:
www.ofa.on.ca/resources/smv-roadsafety

ROAD SAFETY:

To help everyone arrive home safely, please slow down when approaching farm equipment, do not expect the vehicle to pull over on the shoulder (this can be dangerous), make sure the driver can see you before you pass, and share the road!

Noise on Agricultural Lands, Farms & Rural Areas

With normal agricultural practices being largely dependent on weather conditions, noise from farms can be common during late hours into the night, or early hours into the morning through planting and harvesting season.

Sounds can most commonly be heard from various sound producing devices meant to assist with the health, maintenance, protection, and production of crops. Loud noises can be commonly produced through devices such as bird bangers, or cannons, irrigation pumps, frost fans, dryers, large vehicles, and other stationary farm equipment. All of which plays an important role within the success of the agricultural industry throughout Ontario.

CONNECT WITH YOUR FARMING NEIGHBOURS

If you live in a rural area or near any farms or agricultural operations, it's important to have open conversations with your farming neighbours and gain an increased understanding into normal farming practices and create a healthy dialogue into when you may anticipate loud noises.

Since our agricultural community relies on weather conditions to maintain operations, having this insight may help resolve concerns or issues beforehand during the planting and harvest season in The Blue Mountains.

Invasive Species

The Town is home to an abundance of natural wonders, including various species of plants and wildlife. To protect and sustain The Blue Mountains' natural features and landscape and ensure its health for all to enjoy, the Town conducts regular weed control to combat noxious weeds and invasive species, the most common of them being Wild Chervil, Giant Hogweed and Poison Ivy.

WILD CHERVIL

Wild Chervil is a herbaceous biennial or short-lived perennial from the carrot/parsley family, introduced to North America from Europe. It is commonly found along roadsides, cultivated field edges and pastures, and is abundant in various locations through The Blue Mountains and Grey County. Wild Chervil can quickly take over an area, displacing native species and forming dense stands that are difficult to control.

▶ For more information on Wild Chervil and invasive species, visit: www.thebluemountains.ca/invasivespecies

WHAT TO DO IF YOU'VE SEEN WILD CHERVIL:

If you suspect Wild Chervil is growing on your property or you see Wild Chervil in the Town, please contact By-Law Services at (519) 599-3131 ext. 249.



KEY CHARACTERISTICS OF WILD CHERVIL:

- ▶ Produces numerous compound Umbel Shaped clusters of white flowers.
- ▶ Flowers usually bloom from May to June. Seeds appear late June through July.
- ▶ Plant has alternately arranged, compound, fern-like leaves.
- ▶ Stems are entirely green, ridged, and hollow. Portions of the stem are smooth while lower portions are hairy.
- ▶ Chervil resembles other plants in the carrot/parsley family, such as Wild Carrot (Queen Anne's Lace). It is the first species in this family.

WILD CHERVIL SPRAYING

To control the re-growth and spread of Wild Chervil, the Town conducts spraying, typically over four consecutive days between the middle of May to early June on an annual basis. A roadside spraying map can be found on the Town website and is updated each year to reflect where spraying will be taking place. The Town also offers 'Do Not Spray' signs with information posted annually to the Town website.

Building or Renovating Your Home



06

Building or Renovating Your Home

If you're planning to build a new home or are interested in renovating your current home, it's important to understand when a building permit is required and how the Town can help you through the process.

Building permits allow the Town to protect the interests of individuals and the community by reviewing and approving building plans before work is done. This ensures that the work complies with design and construction standards of the Ontario Building Code, the Town's zoning by-law and other applicable legislation including conservation authorities.

A building permit is required for:



- Construction of any new building
- Creating an accessory apartment



- Making renovations or repairs
- New plumbing or alteration of a plumbing system
- Construction alteration or repair of onsite sewage system



- Placing a structure on your property

APPLYING FOR A BUILDING PERMIT

You can apply for a building permit by email or online through the Town website. All applications, forms, drawings and related documents must be submitted electronically.



For a list of submission requirements, visit:
www.thebluemountains.ca/building-permits.

Before submitting your application, please contact the Building Department to discuss your plans. This will help ensure that the appropriate process is being followed and that you are aware of the process, cost and timelines:

- Residential Building Permit Application - **10 business Days**
- Small Commercial Building Permit Application - **15 business Days**
- Large Commercial Building Permit Application - **30 business Days**

DID YOU KNOW?

The Town has created a variety of permit application documents and checklists for common construction projects such as building a deck, additions and renovations, accessory apartments, finished basements, private pools, and more. Visit: **www.thebluemountains.ca/building-permits**.

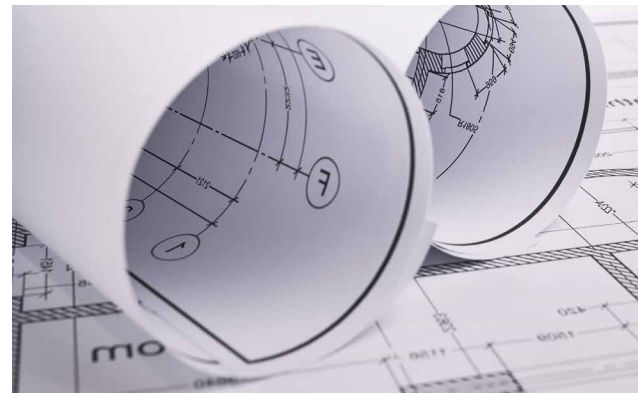
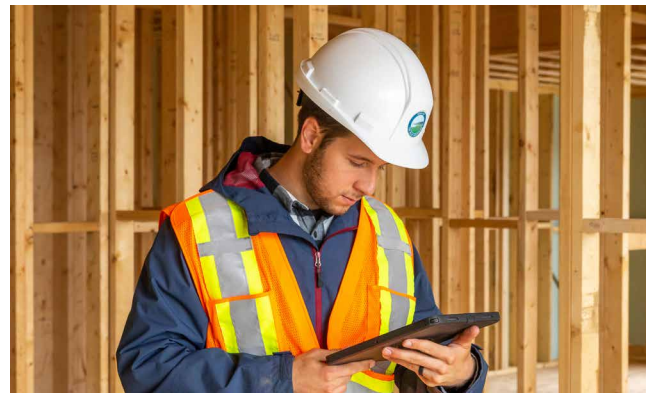
CONSTRUCTION AND INSPECTIONS

Throughout construction, Building Inspectors will conduct inspections at various stages as required under the Ontario Building Code. The permit holder must contact the municipality for an inspection when the project reaches the stages of construction set out in the Building Code.

It's important to remember that permit-holders are required to:

- Display the permit in a window or other place where it can be easily seen;
- Keep copies of the plans on the site; and
- Inform the municipality of any changes to the proposed construction, which will also require approval from the municipality.

The Building Inspector must always be able to see the work. If the work differs from the work that was approved and, unless you get permission for a revision to your plans, you will need to correct it.



WHEN IS A BUILDING PERMIT NOT REQUIRED?

A building permit is not required to:

- Replace existing, same-size doors and windows, subject to distance from property lines
- Install siding on small residential buildings, subject to distance from property lines
- Build a utility shed under 15 square metres (approximately 161 square feet)
- Reshingle a roof, provided there is no structural work
- Install eavestroughs, if drainage is contained on your property
- Replace dry-wall, or plaster
- Damp-proof basements
- Paint or decorate
- Install kitchen or bathroom cupboards
- Replace existing forced air furnace



Living in an Unassumed Subdivision



07

Welcome to Your New Home

Living in a new residential development? From construction to assumption, the Town is here to help in your homeowner journey. We've answered some of the most commonly asked questions regarding residential subdivision developments to ensure your experience is positive and informed.

WHAT DOES ASSUMPTION OF A NEW SUBDIVISION MEAN?

Assumption of a new subdivision means the Town has assumed responsibility for the maintenance of all municipal services for the subdivision from the developer. In condominium developments, assumption will not include maintenance of the roads as these remain under the jurisdiction of the condo association/board. In Common Element Condominiums, the water system will be assumed by the Town per By-law 2008-02.

WILL THE TOWN NOTIFY ME WHEN MY SUBDIVISION BECOMES ASSUMED?

The development agreements do not require a formal notification process, however, residents are encouraged to contact the the Town's Development Engineering Division if they would like to know the status of their development.



ACTIVE DEVELOPMENT MAP:

For a map of current developments, please refer to the Active Development Map by visiting: www.thebluemountains.ca/maps or scan the QR code.



Subdivision & Property Maintenance

CAN I LANDSCAPE OR PLANT TREES, SHRUBS, FLOWERS OR PLACE STRUCTURES ON THE TOWN BOULEVARD?

Structures, landscaping and/or plant features may not be placed on the Town boulevard. Removal will be at the owner's expense.



WHO IS RESPONSIBLE FOR ENSURING PROPER PROPERTY DRAINAGE?

Drainage plans for every development have been reviewed and approved by a professional engineer. Drainage concerns on private property are a civil matter and outside the Town's authority.

To report a drainage concern on municipally owned land, please contact the Town's Operations Department.



THERE IS A LANDSCAPED POND IN MY SUBDIVISION, WHAT IS ITS PURPOSE?

Many new subdivisions use a landscaped pond as a stormwater management facility. These are designed to collect, treat and control runoff after storms before being discharged into local waterways. These ponds are maintained by the developer until assumption, at which point the Town takes responsibility. In condominium developments, ponds will be transferred to the condo association/board.



WHO DO I CONTACT REGARDING CONSTRUCTION NUISANCES?

Subdivisions undergoing construction may have nuisances regarding noise, truck traffic, dust, and construction vehicle parking. The Town requires the developer to make their best efforts to reduce these nuisances when possible.

▶ If construction nuisances persist, contact:
developmentengineering@thebluemountains.ca

WHO DO I CALL ABOUT SNOW CLEARING?

In unassumed subdivisions and condo developments the developer and/or condo association/board is responsible for snow removal. Snow clearing services are only provided by the Town's Roads department after the subdivision is assumed. Upon assumption, issues can be reported on the Town website. All provincial regulations and Town By-laws, including the parking By-law are in effect prior to assumption.

WHEN WILL GARBAGE COLLECTION BEGIN? WHERE CAN I GET A BLUE BOX?

Garbage collection will begin once collection vehicles can safely access homes in the new subdivision. Until then homeowners should contact the developer for collection details. Full diversion service may not be available until the Town garbage collection services begin. Residents can use waste disposal and diversion services at the Landfill & Recycling Depot during regular hours of operation, located at 788090 Grey Road 13. Recycling boxes and green bins can be purchased at Town Hall or the Landfill & Recycling Depot during business hours.

WHO DO I CALL IF STREETLIGHTS ARE NOT WORKING?

In unassumed subdivisions and or condo developments under construction please contact the developer or the Town's Development Engineering Division at **developmentengineering@thebluemountains.ca**. On assumed subdivisions or Town roads, please contact the Town's Road Division.

WHY ARE TREES BEING CUT DOWN IN MY SUBDIVISION OUTSIDE OF CONSTRUCTION AREAS?

Although vegetation in areas such as parks, trails, wooded areas, and storm management ponds may be identified for preservation, hazardous or potentially hazardous trees are an exception and must be removed for public safety. The Developer of your subdivision will coordinate with the Town and a certified arborist to safely remove hazardous trees. Based on the arborist's recommendations, the tree(s) will either be left in cut sections on the ground for habitat, chipped, or trucked away. If you have hazardous trees that you would like to report, please contact the Developer or the Town's Development Engineering Division at developmentengineering@thebluemountains.ca.

WHO IS RESPONSIBLE FOR CLEANING AND MAINTAINING ROADS DURING CONSTRUCTION?

The developer is responsible for maintaining clean and safe roads throughout construction until assumption.

RESTRICTIVE COVENANTS

Restrictive Covenants are contracts which place limitations on what you can do on your property. These can be common in new developments to ensure consistency in the neighbourhood. Contact your developer or real estate lawyer to inquire about possible covenants on your property.

Condo Associations

WHAT IS A CONDO ASSOCIATION?

A Condo Association oversees your building or community. They're responsible for collecting association fees, maintaining community standards and providing services as required by your condo bylaws.

WHAT SERVICES DOES THE TOWN AND THE CONDO ASSOCIATION PROVIDE?

Every condo association has its own set of policies and service levels. Consult your association's documents to understand what maintenance and service is provided by the association, the Town, and what's expected from an individual owner.

DO MY CONDO FEES COVER MY PROPERTY TAXES?

Condominium fees are separate from your property taxes. Your condo bylaws will detail what services your fees provide. Your property taxes contribute to a variety of local services including road maintenance, parks and trails, fire services and more.



STILL HAVE QUESTIONS?

For additional inquiries regarding living in a new build, please contact the Town's Building & Development Engineering Division by scanning the QR code.

Key Municipal Contacts





FINANCE DEPARTMENT

(519) 599-3131 ext. 221



COMMUNITY SERVICES

(519) 599-3131 ext. 254



BUILDING SERVICES

(519) 599-3131 ext. 239



OPERATIONS DEPARTMENT

(519) 599-3131 ext. 276



PLANNING SERVICES

(519) 599-3131 ext. 263



BY-LAW & LEGAL SERVICES

(519) 599-3131 ext. 249



FIRE SERVICES

(519) 599-3131 ext. 101



CLERKS DIVISION

(519) 599-3131 ext. 232



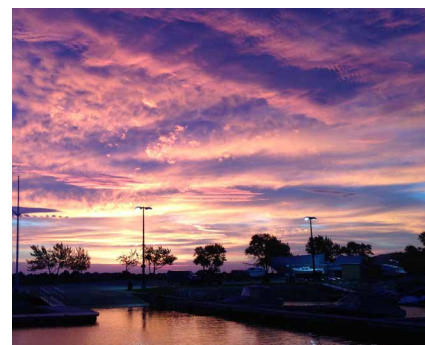
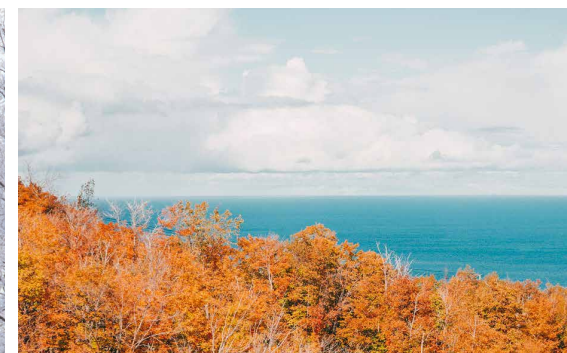
ADMINISTRATION

(519) 599-3131 ext. 233



STAFF DIRECTORY:

To view a full list of Town contacts by department or name, visit: www.thebluemountains.ca/staff-directory





**You're Going
to Love it Here.**

www.thebluemountains.ca