

Planning & Development Services Department

Official Plan 5 Year Review

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Council Meeting – July 12, 2021





What is an Official Plan ?

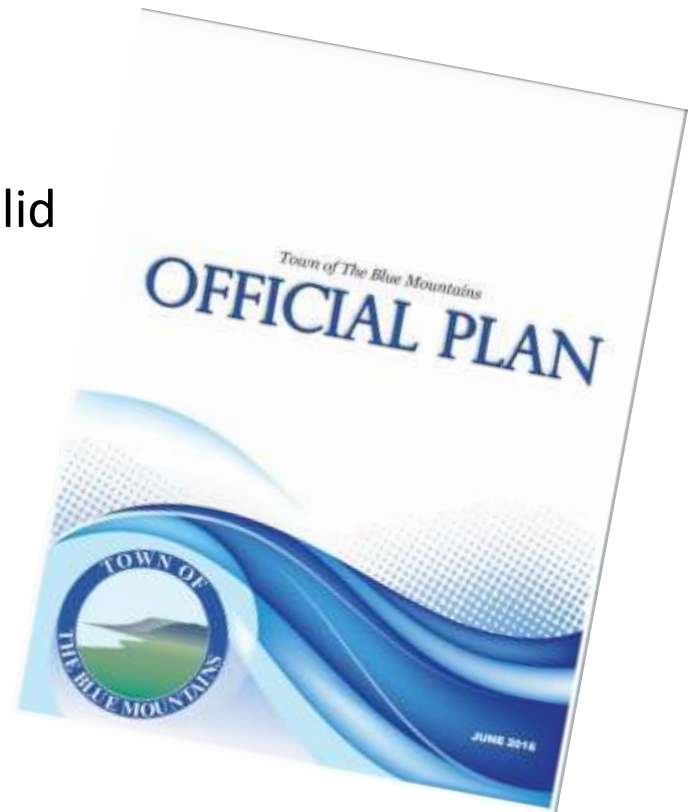
- Outlines Policies on how land is to be used and developed.
- Sets the Vision and Goals and Objectives of the Community
- Created in 2007
- Updated in 2016





What is an Official Plan ?

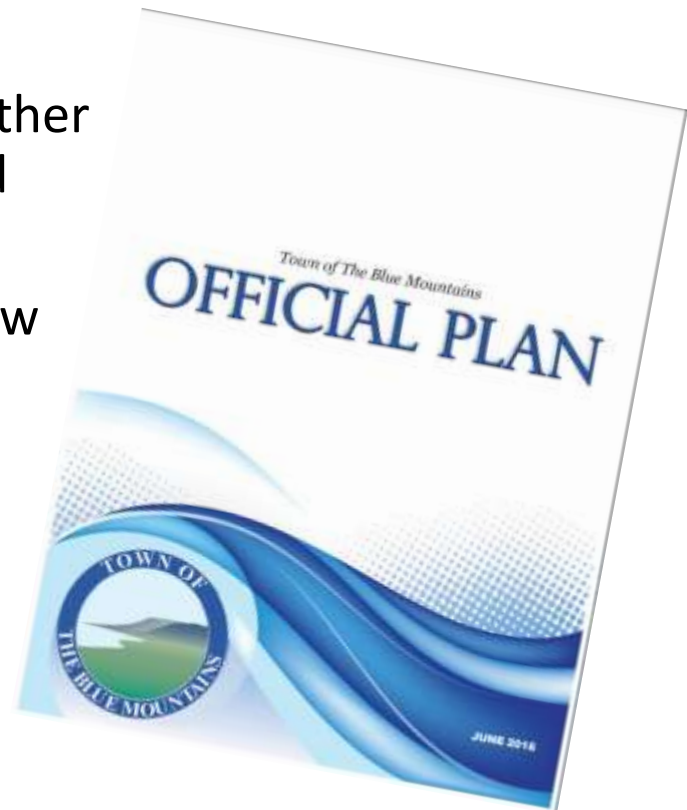
- An Official Plan is comprised of Schedules (maps) and Policies.
- General Policies
- Urban and Rural Land Use Policies
- Environmental, Parks, Servicing and Solid Waste, Transportation, Housing, Community Design, Sustainable Development and others





What is an Official Plan 5 Year Review?

- Requirement under the Ontario Planning Act.
- Plan to remain current and up to date with on-going changes to Provincial and County documents.
- Opportunity to update the Plan with other recently approved Municipal Plans and Strategies
- A 5 year review is an update. Not a new Official Plan.
- New Official Plan targeted for 2026.





Ontario Planning Framework

Planning
Act

Legislative Framework

Provincial
Policy
Statement

Policy Direction on Matters of Provincial Interest

Official
Plan

Local policies and objectives relating to physical, social, economic and environmental growth and development of the Community

Zoning
By-Law

An Implementation Tool for the Official Plan which allows for regulation of land use

Other Tools

Such as Site Plan Control; License By-laws; Property Standards By-laws; Sign By-laws; Fencing By-laws; Engineering Standards...



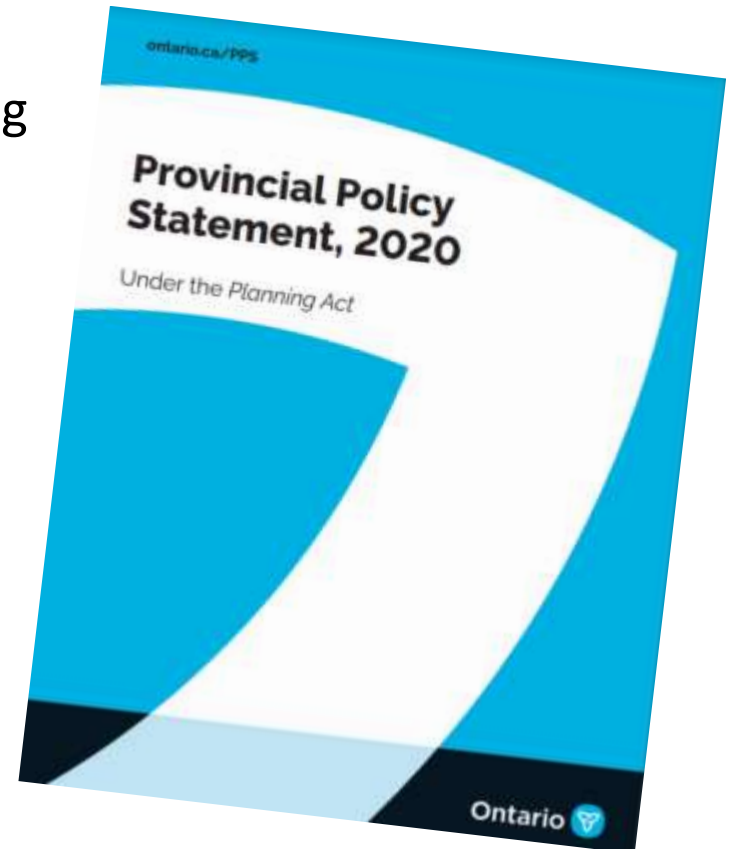
The Planning Act

- Provides the legislative framework for land use planning in Ontario
- It sets out how:
 - The land use planning system works
 - Who the decision makers are
 - How to resolve disputes
 - How the Public can provide input
- Allows the Minister of Municipal Affairs to issue Policy Statements
- The Planning Act has numerous approved and pending amendments:
 - Bill 245 – Ontario Land Tribunal Act (2021)
 - Bill 197 – Economic Recovery Act (2020)
 - Bill 108 – More Homes, More Choice Act (2019)
 - Bill 88 – Planning Act Amendment (2019)
 - Repeal of the Green Energy Act
 - Bill 138 – Building Better Communities and Conserving Watersheds Act (2017)



Provincial Policy Statement (PPS 2020)

- Issued under the authority of Section 3 of the Planning Act
- Provides direction on matters of provincial interest related to land-use planning and development
- Promotes the provincial “policy-led” planning system.
- Updated most recently in 2020 (PPS 2020)
- All decisions affecting planning matters “shall be consistent with” policy statements issued under the Planning Act.





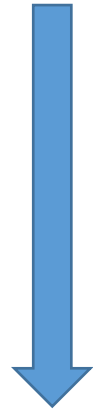
County of Grey Official Plan

Town of The Blue Mountains Official Plan

- Provides a description of how Provincial Policies apply at a County and local Municipal Scale
- Provides objectives and policies to guide the short and long-term physical development of all lands within the County and Town; includes objectives related to **social, economic and environmental** matters too.
- Is a policy document with some flexibility in the application of its policies. This flexibility requires planning staff and Council to interpret Plan policies when making decisions on land use matters.
- Is put into action by the Zoning By-Law, Subdivision and Site Plan Control, through the current and future budgets, and by other by-laws, programs and activities of the Town.
- Public works and by-laws must conform to the applicable Official Plans.



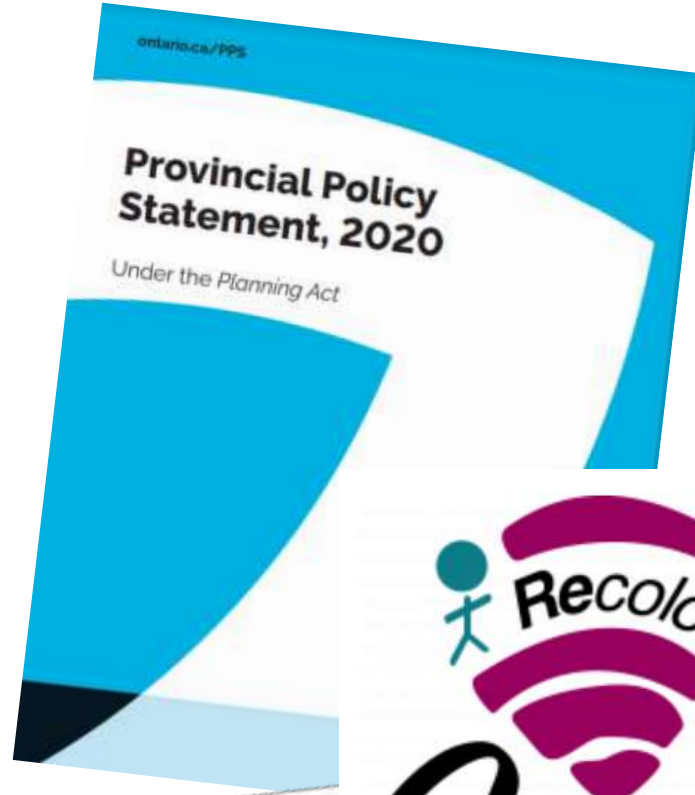
Province



County



Town





Project Schedule

- Project Start – Staff Report PDS.21.054 outline of 5 year review, project framework, Steering Committee and Working Group structure (May 2021)
- Public Meeting #1 (July 2021)
- Confirm Project Scope of Work and Steering Committee and Working Group Members (August 2021)
- Retain Professional Planning Consultant Services (Sept. 2021)
- Policy and Document Review and Discussion Papers (Fall/Winter 2021)
- Public Open House (Spring 2022)
- Preparation of Draft Policy Changes/Options and Mapping (Spring 2022)
- Public Meeting #2 (Spring 2022)
- Recommendation Report (Summer 2022)
- Council Decision (Summer 2022)



Workplan and Issues Review List

- Provincial Policy Statement
- County of Grey Official Plan
- County of Grey Growth Management Study
 - Update local growth projections for population and employment
- Niagara Escarpment Plan
- Town Municipal Plans/Projects/Strategies
 - Strategic Plan, Community Improvement Plan, Community Design Guidelines, Leisure Activities Plan, Transportation Plans, Source Water Protection Plans, Tree Preservation, Engineering Standards, Cannabis, Residential Density/Intensification, Parkland Policy, Community Planning Permit System, Employment Lands Review, Telecommunication Towers, Minimum Distance Separation, Renewable Energy, Draft Plan Conditions
- Adjacent Municipalities Review
- Housekeeping Items



Public Consultation

- Dedicated Project Website – www.thebluemountains.ca
- Online Registration for Project Updates
- Standard Newspaper, eblast, Notice Postings
- Public Meeting #1 – Project Start. Confirm Scope of Work
- Public Surveys, Community Events, Target Group Engagement (Schools and Students, Agricultural Community, Tourism Operators, Development Industry, Ratepayers Associations, Recreation Groups, Departments and Committees)
- Public Open House – Presentation of Document Reviews, Research, Options, Preliminary Recommendations
- Public Meeting #2 – Consideration of Draft Policy Changes, Amendments and Mapping



Questions and Comments:

Town of The Blue Mountains Official Plan

Visit: <https://www.thebluemountains.ca/official-plan.cfm>

- Current Official Plan
- Preliminary Work Plan and Project Components
- Project Updates / Reports
- Registration for Notices and Project Updates

Written Comments may be submitted anytime online or to
planning@thebluemountains.ca

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