



Public Meeting

April 21, 2026

# COMMUNITY DESIGN GUIDELINES

# Presentation Outline

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- Why Update the Guidelines?
- What is the Purpose of the Guidelines?
- Where do the Guidelines Apply?
- What is the Structure of the Guidelines?
- Community Design Principles
- What has Changed from the Previous Guidelines?
- Design Guidelines Overview



# Why Update the Community Design Guidelines?

- Current Guidelines from **2012**.
- Update to the Guidelines is intended to:
  - Align with and implement the new **Official Plan**;
  - Reflect the Town's **vision** and evolution;
  - Promote urban design **best practices**;
  - Integrate **sustainability** and **accessibility**;  
and
  - Update outdated or obsolete sections.



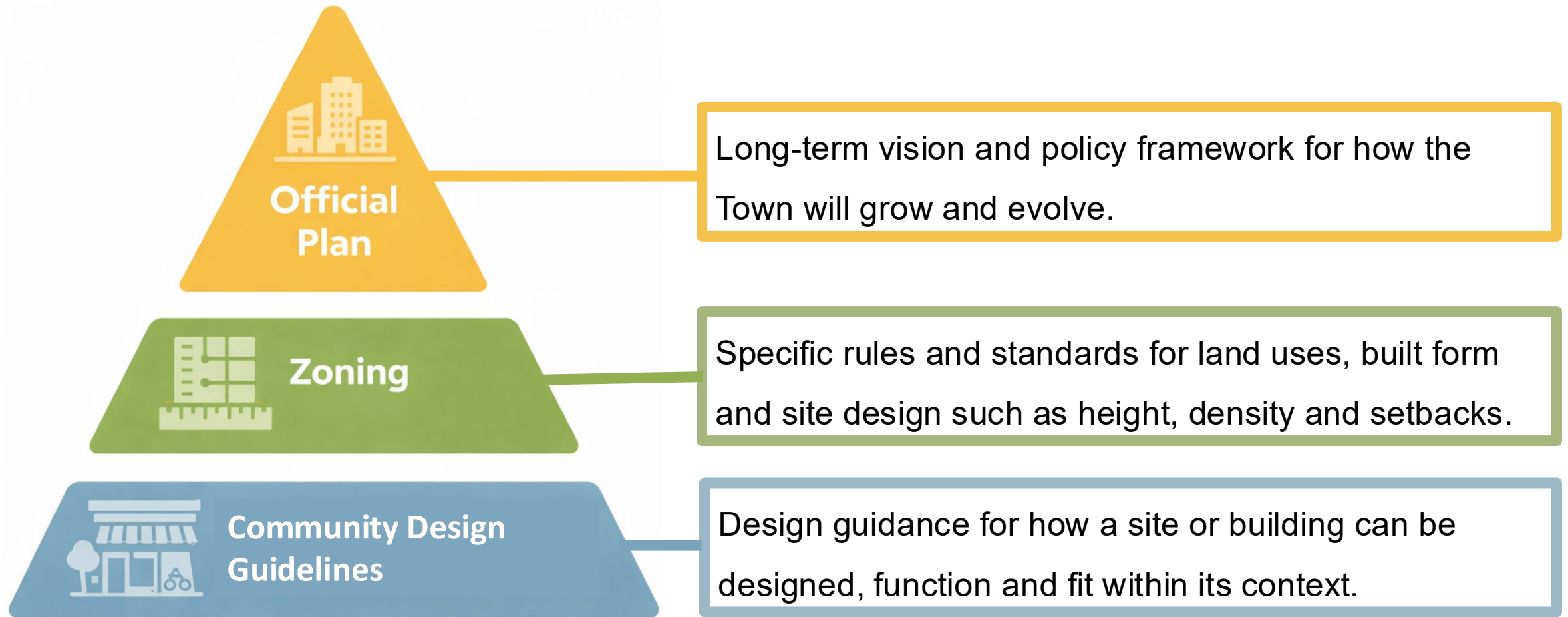
## Town of The Blue Mountains Community Design Guidelines



GSP Group Inc.  
June 2012

# Where Do Guidelines Fit in the Planning Framework?

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# Who Are the Design Guidelines For?

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## Council

To confirm whether an application meets the Town's vision for its unique communities.



## Town Staff and Agencies

As a reference for review and approval alongside the Official Plan and Zoning By-law



## Developers, Consultants, Landowners and Businesses

To ensure their proposal aligns with the Town's vision and design expectations.

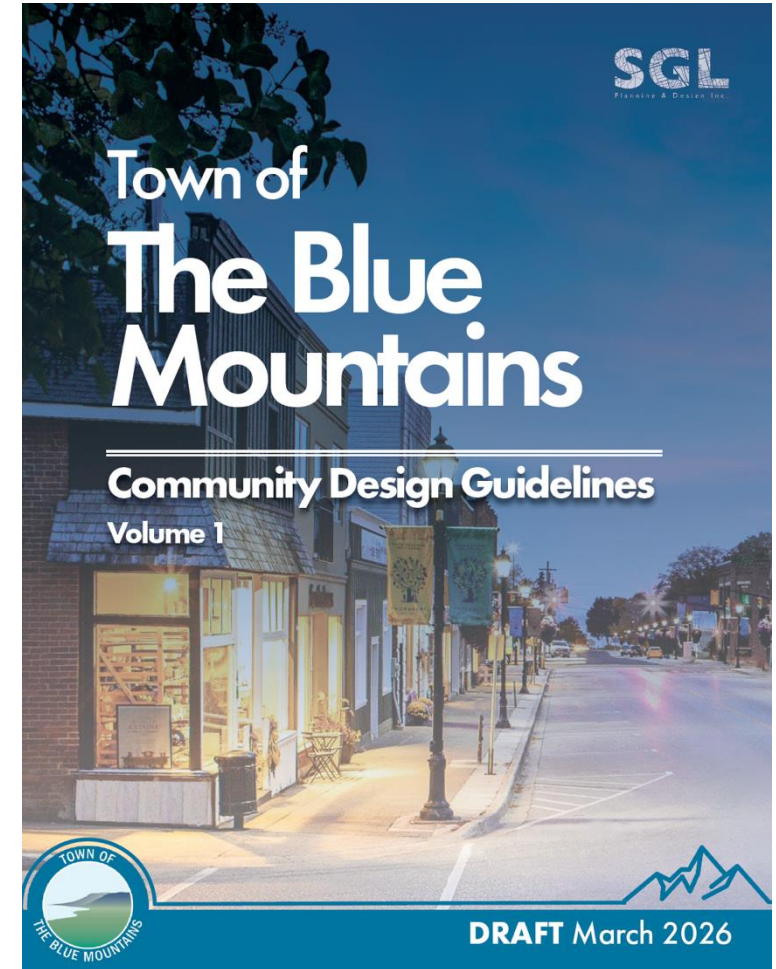


## The Public

To understand how the Town will evolve over time.

# What is the Purpose of the Design Guidelines?

- Detailed design direction to implement the Official Plan and Zoning By-law
- Express design expectations and promote **good design** of the **public and private realm**.
- Provide direction for the design of sites, streetscapes, open spaces and buildings.
- Intended to be used as a **guidance tool** and applied in a **flexible manner**.
- Not intended to be used as “policies” or “regulations”.



# Character, Compatibility and Sense of Place

## Key Message:

- The Design Guidelines support **high-quality, context sensitive design**.
- The Design Guidelines **do not** prescribe singular design style.
- Each application should respond to its site, surrounding context and area-specific objectives.
- This approach creates a cohesive sense of place while allowing for flexibility, innovation and diversity.

## Definitions:

**“Character”**: the collection of distinct built and natural features that define an area or neighbourhood.

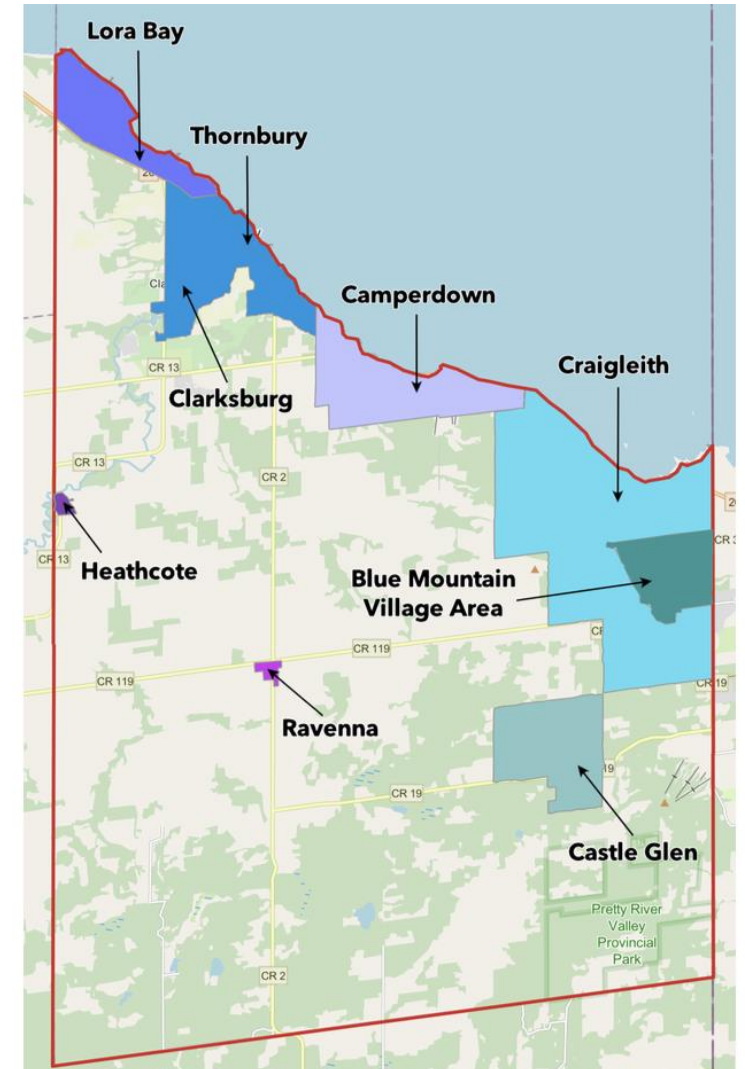
**“Compatible”**: development that fits within its context without negative impact, even if not identical.

**“Enhance”**: to compliment or strengthen the character of a place.

**“Sense of Place”**: qualities that make a place recognizable, meaningful and memorable. A strong sense is created by buildings, streets and open spaces that reinforce community identity.

# Where Do the Design Guidelines Apply?

- Applicable across the Town's Settlement Areas.
- Town-wide and area-specific direction for residential, commercial, employment and open space areas in:
  - **Thornbury and Clarksburg** (Neighbourhoods, Downtown and Highway 26)
  - **Craigleith** (Neighbourhoods and Craigleith Village)
  - Lora Bay
  - Camperdown
- **Volume 2** describes the character of each Settlement Area and design objectives.



# What is the Structure of the Design Guidelines?

## Volume 1: Community Design Guidelines

**Purpose:** To be referenced as applicable for design guidelines and expectations.



### Section 1 - Introduction:

Introduces the purpose of the Design Guidelines, who they are for, where they apply and how to use the document.



### Section 2 - Environment, Parks, Public Spaces and Culture:

Provides guidelines for development around the natural environment, parks and open spaces, trails, community spaces and public buildings, public art, cultural heritage buildings and gateway features.



### Section 3 - Neighbourhood Design and Residential Built Form:

Provides guidelines for neighbourhood design, residential built form, infill and intensification.



### Section 4 - Downtown and Commercial Areas:

Provides guidelines for streetscapes, site design and built form in downtown and commercial areas.



### Section 5 - Urban Employment Areas:

Provides guidelines for site and building design in the Town's Urban Employment Areas.

## Volume 2: Community Design Vision and Structure

**Purpose:** To confirm development responds appropriately to its vision and context.



### Section 1 - Community Design Vision and Guiding Principles:

Presents a community design vision and guiding principles for the Town to ensure high-quality design of the public and private realm across.



### Section 2 - Community Structure:

Describes the character of the Town's different Settlement Areas, or communities, and sets out design objectives and direction for future development.

- Applicants are required to reference both **Volume 1** and **2**.
- Development should demonstrate how the Guidelines have been applied to the design of buildings, sites and the public realm.
- Proposals must identify how the design supports the vision for the community in which the site is located and contributes to a strong sense of place.

# Community Design Principles

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**Sustainable Design**



**Natural Character**



**Community Character**



**Tourism and Recreation**



**Cultural Heritage**

# What Has Changed from the Previous Guidelines?

## 1. Commercial Design

- Built form, streetscape and site design carried forward.
- New Guidelines for Downtown Thornbury, Clarksburg and Highway 26 (Thornbury).

## 2. Industrial Design

- Built form and site design carried forward in Section 5 - Employment Areas
- Updated to address compatibility and site design.

## 3. Greenfield Design

- Incorporated into Section 3 - Neighbourhood Design/Residential Built Form.



# What Has Changed from the Previous Guidelines?

## 4. Streetscape Design

- Incorporated into Section 3 – Neighbourhood Design and Section 4 – Downtown and Commercial Areas
- Specific standards removed and integrated into Town Engineering Standards instead.



## 5. Sustainable Design

- Sustainable design now integrated throughout the Guidelines
- Standards updated to address best practices in built form, energy efficient building design, low-impact development and landscaping, etc.



# Design Guidelines (Section 2): Environment, Parks, Public Spaces and Culture



# Design Guidelines (Section 3): Neighbourhood Design and Residential Built Form



# Design Guidelines (Section 4): Downtown and Commercial Areas



# Project Information

[www.thebluemountains.ca/CommunityDesign-Guidelines](http://www.thebluemountains.ca/CommunityDesign-Guidelines)

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Anticipated in Q2 2026.

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2026 Community Design Guidelines

## Community Engagement Session and Public Meeting Scheduled

Two engagement opportunities have been scheduled for members of the public to learn more about the project, review draft materials, ask questions, and share feedback with Town staff and project consultants.

[Learn More](#)



# Thank You

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