



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

What is being proposed?

The Council of the Town of The Blue Mountains will be considering revisions to the Town of The Blue Mountains Official Plan as part of a 5 year review. The Town of The Blue Mountains Official Plan describes Town Council's policies on how land in the community should be used and helps to ensure that future planning and development will meet the needs of the community. An Official Plan deals with issues such as where housing, employment, agricultural, industrial and commercial uses should be located; what services such as roads, sewers and parks will be needed to support growth; and the way in which parts of the community will grow or be protected.

The Official Plan 5 year review is being completed over two Phases. Phase 1 revisions will be considered at this Public Open House and Public Meeting. Phase 1 proposes updates to the Official Plan related to the Vision, Guiding Principles, Goals and Objectives, Community Structure, Growth Management, Density, Height, Housing and Minor Housekeeping items.

Phase 2 revisions are anticipated to be considered next year. Future public notice will be provided when the Phase 2 revisions are available.

The Town of The Blue Mountains is looking for public input on the proposed revisions and timing for inclusion into the Official Plan. The Public Open House is an opportunity to ask questions and have general discussions with the Town and its consultants on the proposed revisions. The Public Meeting is held in front of Council to receive your written and verbal comments on the planned changes.

Questions? Want more information? Ask the Planner!

Shawn Postma, Senior Policy Planner

Phone: (519) 599-3131 ext [248] or Toll Free (888) 258-6867 Email: OPReview@thebluemountains.ca

Virtual Public Meeting Information

This Public Meeting will be held in-person and virtual (online) format. You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Town Clerk in advance of the Public Meeting. All written comments are circulated to Council for their consideration. Comments received by August 5th will be read by the Town Clerk at the Public Meeting.

Anyone wishing to speak on this matter at the Virtual Public Meeting is encouraged to pre-register early, and no later than August 2nd at 10am. For those without a computer, a dial-in number is available.

Written comments can be received by the Town Clerk by email at: townclerk@thebluemountains.ca or by regular mail: Town Clerk, Town Hall, 32 Mill St. Box 310, Thornbury ON, N0H 2P0

Contact the Town Clerk to pre-register for the virtual meeting at: townclerk@thebluemountains.ca or by calling the Town at 519-599-3131 extension 232 or by Fax: (519) 599-7723

What happens at a Public Meeting?

The public meeting is your chance to hear more about the Official Plan 5 Year Review (Phase 1) and make your views about it known. You may speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

Any person or agency may attend the in-person or virtual Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendments.

Where do I find more information about the proposal?

Visit the Official Plan project page on the Town Website: www.tbmbblueprint.ca for additional information and regular updates. You may also visit us in Planning Services, at Town Hall during regular office hours Monday to Friday 8:30 am to 4:30 pm or contact the Planner at the contact information below.

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

In support of the proposed amendments, the following documents are available for viewing or download to help in your review of the Official Plan 5 Year Review. All supporting documents are available for download at www.tbmblueprint.ca

1. **Official Plan Phase 1 Summary Matrix**: Provides an overview of the proposed changes, rationale for changes, and the Phase 1 or Phase 2 timing for consideration
2. **Official Plan Amendment: 5-Year Review**: Provides the technical changes to the Official Plan. This is the legal document that provides all amendments to the current Official Plan.
3. **July 2022 Official Plan Track Changes**: Provides a track changes version of the Official Plan incorporating the proposed technical amendments
4. **July 2022 Official Plan Clean Version**: Provides a clean version of the Official Plan incorporating the proposed technical amendments.

Proposed Changes Summary:

The Official Plan 5-Year Review proposes updates and modifications generally including:

1. Updated growth forecasts based on Town and County Growth Management Studies to understand how much growth in population, households and employment the Town can anticipate.
2. Updated Vision Statement and set of Guiding Principles that recognize: enhanced environmental protections, need for climate change actions, housing and infrastructure needs, connectivity and enhancing small town character while considering a variety of intensification opportunities.
3. Clarification on the roles, classification and location of all Settlement Areas in the Town.
4. Updated Goals and Objectives and a new Climate Change Goal. Updates are based on public survey, public consultation, background reports, other Town/County initiatives/studies (such as: Sustainability Plan, Community Improvement Plans, Economic Development Strategy, Leisure Activities Plan, Grey County Climate Action Plan, South Georgian Bay Regional Housing Taskforce Report, Grey County Housing/Homelessness Plan, Grey County Green Development Standards, and others).
5. Provisions to increase permitted secondary dwelling units on most residential lands from 2 to 3. Secondary dwelling units may include a basement apartment, and a dwelling unit in a detached structure.
6. Provisions to allow the conversion of large dwellings on certain residential lands for up to four units.
7. Modifications to the Height provisions to maintain the 3 storey height limit for most areas, and to allow up to a maximum of 6 storeys in other identified areas and under strict control.
8. Modifications to the Density provisions to encourage more compact growth, and a broader range and mix of housing types by establishing higher density targets in the Community Living and Residential/Recreational Areas, new minimum and maximum density limits are also suggested while also maintaining the minimum 40% open space requirement.
9. New Infill, Intensification and Greenfield development policies to help guide new development and re-development.
10. New Existing Residential Neighbourhoods policy to recognize established character and limiting change. Phase 2 will further explore character and its role in new development and re-development.
11. Recognition of Employee Housing as an additional housing type to be permitted.
12. Encourage the maximum use of Downtown Area buildings with ground floor commercial and residential units above.
13. Other modifications include general housekeeping items including new definitions, incorporation of Official Plan Amendments, Ontario Land Tribunal decisions, and other general formatting changes that do not alter the overall intent and direction of the Official Plan.
14. The above is meant to be read as a simple summary of the proposed changes. Please refer to the documents listed above for more detailed descriptions, and for the full technical changes to the Plan.

The Official Plan 5 Year Review applies to the whole of the Town of The Blue Mountains and therefore a key map is not provided with this Notice.

A Note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.