

From: planninganddevelopment <planninganddevelopment@bell.ca>
Sent: Thursday, June 10, 2021 2:21 PM
To: Karen Long <[REDACTED]>
Subject: RE: Notice - Public Meeting - Official Plan 5 Year Review

Good afternoon Karen,

Thanks you for circulating Bell on this notice.

I'd like to provide comments on behalf of Bell Canada. Our comments are in regard to B.3.3.4.1 (P) under new development. While Bell Canada will attempt to mitigate the visual impact of our infrastructure, it is not always possible to locate them away or screened from public view. Hence the suggestion to preclude this with "where feasible".

Alternatively, we'd request similar language as found under B3.10.9 (i):

- i) All services or utilities shall be placed underground wherever practical.

Thanks again,

Ryan Courville

Access Network Provisioning Manager | Planning and Development

C: 416-570-6726

100 Borough Dr. Fl. 5 Toronto, Ontario



June 18, 2021

Town of the Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0

Attention: Planning Services

Re: Updates to Official Plan
Our File: P/N 21-3419

We understand that the municipality must review and/or update its Official Plan on a regular basis in order to conform to new provincial plans/policies and upper-tier municipal plans.

On behalf of our client, The Miller Group, we kindly request that notification be provided for any current or future planning reviews or updates to the municipality's Official Plan.

Notification can be sent to the following:

Sam Anderson
Email: sanderson@skeltonbrumwell.ca

Yours truly,

Skelton, Brumwell & Associates Inc.

Per:

Sam Anderson



Samantha Anderson, B.Sc.
Assistant Planner

SLA/slg
C-21-205

June 24, 2021

Mr. Shawn Postma
Senior Policy Planner
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON
N0H 2P0

Dear Mr. Postma:

**Re: Town of The Blue Mountains Official Plan 5 Year Review
MacPherson Builders (Blue Mountains) Limited
Home Farm Development
Part Lot 20, Concession 2
Our File: 2012/27
Related Town/County File Nos.: #P2067, #P2636, and 42T-2015-03**

We are Planning Consultants for MacPherson Builders (Blue Mountains) Limited ("MacPherson"). MacPherson received a Notice of Public Meeting for the Official Plan 5 Year Review to be held on July 12, 2021. The purpose of this letter is to provide our initial comments with respect to the Official Plan Review.

As you are aware, MacPherson received approval from the Local Planning Appeal Tribunal ("LPAT") for their "Home Farm" development located east of Grey Road 19, south of Highway 26 and north of Tyrolean Lane. In a decision issued on October 13, 2020, LPAT approved a Zoning By-law and granted draft approval of the related draft plan of subdivision proposing 215 residential units consisting of 44 single-detached and 171 townhouse units. Both the County of Grey and the Town of The Blue Mountains supported the Zoning By-law Amendment and Draft Plan of Subdivision that was approved by the LPAT.

The Home Farm development approvals were based on conformity to the existing Town Official Plan. Our concern going forward is that these approvals be appropriately recognized through policies in the future Official Plan. To our knowledge, a draft of the amendments proposed through the Official Plan Review has not yet been released to the public for review and comment. We look forward to reviewing same once they become available and may provide additional comments at that time.

Please accept this letter as a formal request for notice on behalf of MacPherson so we are kept apprised of any developments throughout the Official Plan Review process, including but not limited to any decision that is made with respect to same. Also, please

add MacPherson and their Solicitors Loopstra Nixon LLP to your notification list. Their respective contact information is as follows:

Mr. Russell Higgins/Mr. Joseph Mirabella
MacPherson Builders Limited
5525 Eglinton Avenue West, Suite 128
Toronto, ON
M9C 5K5

Email: russell@macphersonbuilders.com
Email: joseph@macphersonbuilders.com

Mr. Quinto Annibale/Mr. Brendan Ruddick
Loopstra Nixon LLP
135 Queens Plate Drive, Suite 600
Toronto, ON
M9W 6V7

Email: qannibale@loonix.com
Email: bruddick@loonix.com

If you have any questions or wish to discuss, please do not hesitate to call.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn Wellings, MCIP, RPP

Copy: Russell Higgins/Joseph Mirabella, MacPherson Builders
Quinto Annibale/Brendan Ruddick, Loopstra Nixon LLP

Submission re: Official Plan Update

From: Sally Leppard

Thornbury, Ontario. N0H 2P0

Thank you for the opportunity to present some thoughts on the Town's approach to the Official Plan update. Council will already have received CANN's submission containing our review of the May 4, 2021 Staff Report PDS.21.054.

In light of Council providing the rationale for, and declaring a, Climate Emergency on October 19, 2019, Council is now in a position to incorporate climate focused guiding principles, goals, policies, and specific objectives into its Official Plan Update with a view to maximizing resiliency of ecosystems and communities, managing the risks associated with climate change and providing sustainable natural environmental services for future generations of residents and visitors.

The process of integrating Climate Change prevention, mitigation and adaptation measures into lower tier municipal official plans is generally in its infancy in Ontario. As such, the Town has a significant opportunity to provide leadership in this area to other municipalities.

Climate focused measures need to be both policy specific, cross-cutting throughout the official plan and measurable. In addition, Town planners need to review and consider how to incorporate external jurisdictional climate requirements, such as Niagara Escarpment Protection, Conservation Authorities' watershed and source water protection – and in the case of the Provincial Planning Statement - will need to go beyond those basic requirements.

After this public meeting, the Town will initiate a Request for Proposals process to engage a consultant to assist it in developing its Official Plan Update, including an approach to community engagement.

CANN requests that the Official Plan Update RFP include preparation of Discussion Papers on the following topics :

- a. A Discussion Paper on Best Practice analysis of plans that have successfully incorporated a climate lens - both policy specific and cross cutting approaches. This review should not be limited to Ontario or Canada, but potentially look for examples from Australia, the UK and the US.
- b. Discussion Papers on specific climate focused approaches to the following:
 - i. Compact Built form and design - to ensure the efficient use of infrastructure including:
 1. the promotion of active transportation and transit,
 2. energy and water efficiency and Conservation;
 3. Renewable/alternative energy systems
 - ii. Retention and promotion of agricultural resources, with a specific focus on the economic and environmental benefit of climate focused practices

- iii. Protection of natural heritage systems with particular focus on provision of ecosystem services such as carbon sinks, growth planning and flood attenuation;
- iv. Urban tree canopy protection and targets
- v. Water resource protection, with focus on the protection of our shoreline, watersheds, and Georgian Bay

In addition, we anticipate that Town planners will incorporate relevant policies contained in the upcoming updated Sustainability Plan.

We appreciate the opportunity to provide input at this early stage of the Official Plan Update process and look forward to continuing our participation.

Respectfully submitted,

Sally M. Leppard

From: Catherine Lafond [REDACTED]
Sent: July 9, 2021 8:45 AM
To: Corrina Giles <[REDACTED]>; Travis Sandberg <[REDACTED]>
Subject: Public Meeting July 12th

Good morning,

When I was doing research on Land use, I noticed that there seems to be a discrepancy between the land designation from the Grey County Geo Map designation Official Plan (2018) Schedule A (see attached picture A) and The Blue Mountain Official Plan Schedule 'A' (see attached picture C), including The Blue Mountain Official Plan Schedule 'A-4' (see attached picture D)

The Grey County shows a large section called Escarpment Recreation Area from 12th Sideroad to Dorothy Drive, and from 7th Line to the bottom of the Blue Mountain Ski Resort. (see attached picture B)

Referencing, Recolour Grey County of Grey
Official Plan Adopted by Grey County Council October 25, 2018
Approved by the Province June 6, 2019 (Effective Date June 7, 2019)

Section 6 NIAGARA ESCARPMENT PLAN p.112

6.1 Escarpment Recreation Area

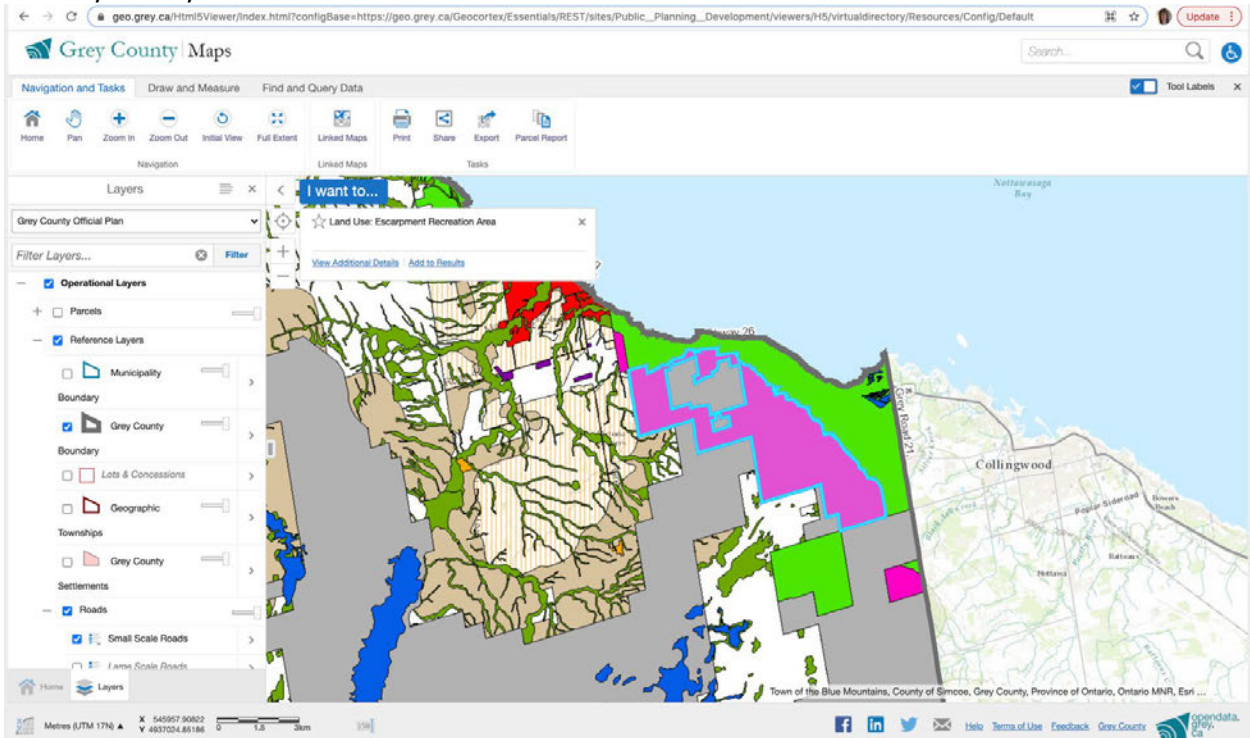
(6) The Escarpment Recreation Area land type, in addition to the designated settlement areas, will generally **be the focus of growth within the County.**

Therefore following the county's development plan it would be useful to amend the Schedule A and A-4 of The Blue Mountain Official Plan from Rural to Escarpment Recreation Residential Area, to facilitate growth in that region. It is also prudent that the two "Plans" reflect the same designation when referring to the same area.

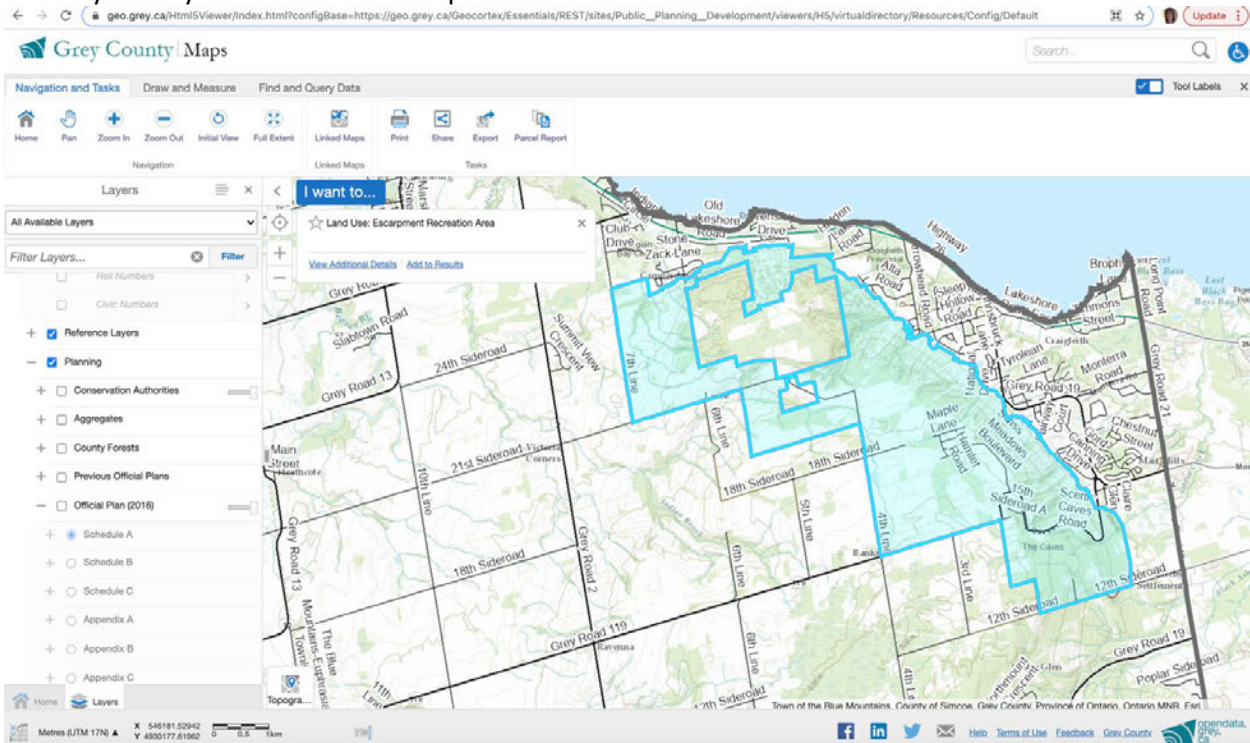
Thank you for your time and consideration,

Catherine Lafond
[REDACTED]

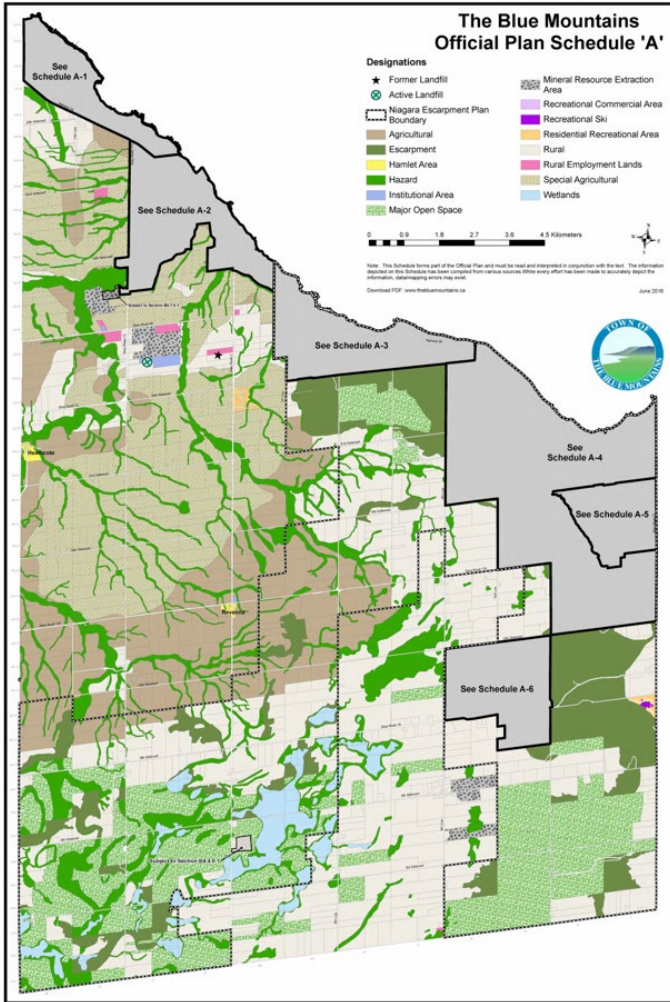
A – Grey County Schedule A



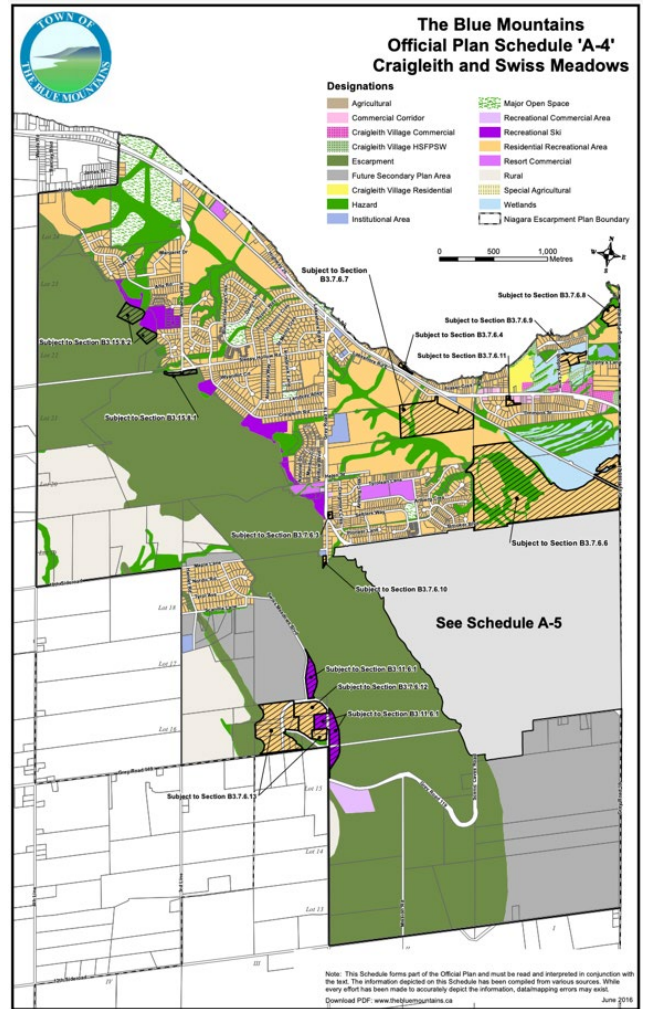
B – Grey County Schedule A Road Map



C- Blue Mountains Schedule A



D- Blue Mountains Schedule D-4



Blue Mountains Ratepayers' Association
Submission for the TBM Official Plan 5 Year Review Project
July 12, 2021

BMRA recognizes the importance of the Official Plan 5-Year Review and appreciates the opportunity to provide comments. Throughout the process, we will be informing our members and the community at large, and encouraging the broadest possible community engagement.

The Official Plan (OP) is the primary legal document that governs how our Town grows and develops. It also defines where the growth *doesn't* go. This 5-year Official Plan Review is more important than ever, as TBM is currently facing unprecedented development pressures, and there are serious questions about how and whether this growth can be managed sustainably.

The OP Review must consider growth projections that are being prepared by Grey County. The BMRA asks the Town to look very carefully at how these projections are derived, how they will be handed down to us and what these allocations might look like in the real world, at the local level. This is particularly important for our community, which will likely be expected to continue to manage a large share of regional growth. Growth projections are one component of the OP Review, and we would like to know what other studies Planning staff feel will need to be done to inform this process.

BMRA is pleased to be able to contribute a few suggestions as input into the OP Review process at this initial stage. Several of these suggestions reflect a general need to examine best practices in other municipalities. We are not alone as a municipality that is attracting growing numbers of permanent and seasonal residents, vacationers and tourists. The Town should identify and learn what it can from peers across Ontario and Canada who have succeeded in managing growth while preserving the very qualities that make their areas attractive.

Intensification: We're going to hear a lot about intensification during the OP Review, given the inevitable growth that the County will be asking us to absorb. The general idea, in theory, is that it's more efficient to accommodate growth by increasing densities in areas that are already well-serviced than by allowing more low-density sprawl, which would require the installation of new infrastructure services. The concept of increasing intensification will inevitably lead to discussion of maximum allowable building height, which will be one of the key issues that must be addressed in the review

- BMRA would like the Town to inform its review of intensification by examining density and height limits in municipalities that share similar characteristics and growth pressures. Niagara-on-the-Lake stands out as an example of a town with a strong tourist economy that is working to maintain its small-town character and agricultural heritage, while under considerable development pressure.
- It is anticipated that proponents of growth and intensification will advocate for increased allowable densities and heights in established settlement areas. This is just one part of the intensification process – the other part involves effective policies that prevent sprawl

and protect agricultural lands, open spaces, and other valuable natural assets from development. Both sides of the intensification question must be considered carefully in the OP Review.

Environment: This brings us to the all-important issue of preserving – and enhancing – our natural environment. We're fortunate to have a rare combination of escarpment lands, wetlands, woodlands, rivers and shorelines, and it's our responsibility to make sure these vital ecosystems are protected. They play a central role in everything from climate change mitigation and species preservation to defining the unique natural beauty of our area. For years, and through numerous venues and documents, TBM residents have demanded effective environmental stewardship. A strong OP is needed to translate goals and aspirations into real, measurable environmental improvements.

- The OP Review should include an evaluation of several Ontario municipalities that have experience with the Community Planning Permit System. This system, combining zoning and site plan approvals, can be used to protect the environment, as well as protect the character of a community.
- BMRA asks Planning staff to explain how it envisions environmental stewardship being put into practice in the Town. Will we have a tree canopy strategy, a green infrastructure plan and/or natural heritage system plan done in time to incorporate into this OP?

Infrastructure: TBM is a small, predominantly rural municipality formed little more than two decades ago. Our infrastructure – including everything from roads, sewers and bike lanes to parks, schools and recreational amenities – is evolving at a much slower pace than residential development. We know that several studies and plans, addressing topics such as drainage, recreation and transportation, are currently under development, but we are concerned that the OP review is occurring before these critically important documents are completed.

- We expect the OP Review to address the fundamental issue of ensuring that growth and development proceeds only when and where members of our community can be assured that essential infrastructure and services will be in place.

Design: One of the ways municipalities can ensure a high quality of development is to establish comprehensive architectural and design standards and guidelines. The Town's existing Design Guidelines are due for an update, and there's a need to address requirements such as green building techniques as well as compatibility with the small-town character of our established communities. These standards and guidelines are implemented through the Official Plan.

- BMRA requests that the OP Review include an evaluation of the architectural guidelines of several Ontario towns and recommendations for how they can be successfully implemented.
- The OP Review should include an evaluation of the best practices of other Ontario municipalities such as Clean Air Partnership, Collingwood, Whitby, Waterloo, Halton Hills

(just to name a few) that have implemented green building standards and incorporate their lessons learned and toolkit of techniques.

Attainable Housing: The proposed Gateway project in Thornbury is just one of many options available to address our chronic need for a broader range of affordable housing options.

- TBM requires a comprehensive, fully integrated housing strategy to support diversity in our building stock, backed by effective OP policies.

Official Plan Language: OP policies need to be enforceable, defensible, and applied fairly and consistently, so that our community's vision for growth and development can be implemented in practice.

- As the OP Review process moves toward draft policy changes and additions, we will be looking for language that is very clear in articulating precisely what is required to comply with OP policies. This includes, where possible, mapping that is unambiguous and metrics that are clearly defined and measurable.

SUMMARY

In summary, BMRA is requesting that The Blue Mountains incorporate the following studies and plans into the Official Plan Review:

- Review and evaluate the Grey County growth projections for TBM.
- Examine density and height limits in similar small towns.
- Evaluate the experience of other similar municipalities with the Community Planning Permit System.
- Prepare studies and incorporate plans into the Official Plan that address environmental stewardship.
- Complete infrastructure-related plans addressing transportation, recreation and drainage.
- Evaluate and incorporate the experience of other similar municipalities with architectural guidelines.
- Evaluate and incorporate the experience of other similar municipalities with green building standards.
- Develop a comprehensive, fully integrated housing strategy.
- Recommend changes to the language of the Official Plan that articulate what is required to comply with O.P. policies and recommend metrics that are clear and measurable.



July 12, 2021

BMRA Planning Subcommittee

Input for the Official Plan Review

- The Official Plan Review comes at a critical juncture for TBM
 - Mandated growth levels will have to be accommodated
 - Ensuring the growth is sustainable requires an integrated approach that considers a variety of Town plans and strategies, many of which are not yet complete
 - The Review must move beyond statements of higher level intent and objectives, and provide specifics to help guide future planning decisions
- The BMRA will represent the interests of our members throughout the OP Review process

Critical Considerations

Intensification

- Review and evaluate the Grey County growth projections for TBM
- Examine policies that prevent urban sprawl, as well as policies affecting density and height
- Examine how density, height, character, etc. is addressed in other small towns such as Niagara on the Lake

Environment

- TBM is known for its escarpment, greenery, and open spaces on which its economy and residents are dependent
- Evaluate the experience of other similar municipalities with the Community Planning Permit System.
- Prepare studies and incorporate plans into the Official Plan that address environmental stewardship – ie., tree canopy, green infrastructure, natural and cultural heritage areas, etc.

Critical Considerations

Infrastructure

- Allow sufficient time to complete and incorporate infrastructure-related plans addressing transportation, recreation, drainage, and sustainability

Design Guidelines

- Examine the architectural/design guidelines of Collingwood and other Ontario towns and evaluate their implementation
- Evaluate leading green building standards and best practices of other Ontario municipalities such as Clean Air Partnership, Collingwood, Whitby, Waterloo, Halton Hills (just to name a few)
- Incorporate lessons learned and develop toolkits for both

Critical Considerations

Attainable Housing

- Develop a comprehensive, fully integrated housing strategy
- Provide measurable and achievable objectives which have been vetted with the local development industry

Official Plan Language

- Change language of the Official Plan to articulate more clearly what is required to comply with O.P. policies
- Incorporate numerous metrics that are clear and measurable

Thank You



Hello Members of Council,

Thank you for the opportunity to address you today.

My name is Alexandra Graham and my husband and I reside on the 6th line in the Town of Blue Mountains with our two young children. We worked hard to save up to purchase this home in 2017. We are now looking for ways to diversify our income and recently looked into the Short Term Accommodation policy to start the application process to rent our home for the occasionally week or weekend. However, after reading online and speaking with the Planning Department it has come to my attention that only certain high density residential areas are eligible for short term accommodation. After a very helpful call with Councillor Peter Bordignon, he suggested I write a letter to go alongside the Planning Department's council report presented today.

I've heard that Shawn Postma has worked hard the last year preparing and seeking feedback on the Short Term Accommodation policy, and I apologize that I was unaware and unable to provide feedback earlier. I am grateful for the opportunity to add to the discussion today.

I completely support the need for a regulated STA licensing system to ensure occupants have safe accommodations and occupants respect Town by-laws and other regulations. However, I would like to seek justification for why only specific areas of the Town are zoned to allow licensed short term use, and why all rural areas are do not qualify, especially when we are on over 20 wooded acres, do not have any close neighbours, have access to ample parking, and would be happy to comply with all additional requirements such as over \$2 million in liability insurance, certificate from the Electrical Safety Authority, Renter's Code, etc.

One of STA objectives the Town states is to "create a level playing field for all STA Operators and providing enhanced consumer protection." However, looking at the current policy, it appears that the Town is not creating a level playing field. The designated areas are mostly in town with neighbours in close proximity, with limited parking, and most appear to be owned by corporations not local residents hoping to diversify their income.

I understand the complexities of zoning and public policy planning as I have a Master of Planning from the University of Waterloo and have over ten years experience in social planning, community development, and affordable housing. I

appreciate the hard work that staff have undertaken to balance the needs of local residents, corporations, and tourists. Hopefully, approval for rural areas to operate licensed STA is something that is already in the works and under consideration from Council. If not, I would strongly encourage Council to recommend this be added to the planning policy being presented today as it aligns with the objectives of the Town of Blue Mountains' Community Vision and Guiding Principles including:

- provide opportunities for the agricultural industry and the rural community to prosper well into future;
- provide opportunities for economic diversification and support small business;

I would appreciate being a part of the process to create policy that ensures STAs are safe, occupants respect neighbours and bylaws, and a level playing field is created for rural residents.

Thank you for your time,

Alexandra Graham

RECEIVED VIA EMAIL

From: Ernie McCay [REDACTED]

Sent: September 27, 2021 4:39 PM

To: Corrina Giles [REDACTED]

Subject: The plan for a sub municipal building on Grey Road 19

Good afternoon,

I am sending this email after a conversation with Paula Hope. I would ask you to bring the contents of this to the attention of council at their next meeting.

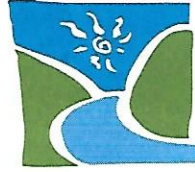
To all of the councillors, I am not sure how many of you have ever travelled to the Hilton Head Island community in South Carolina but I am hoping a few of you have so my recommendation does not require a detailed explanation. In my travels there I was always struck by the community's attempt to maintain the forested image by setting back many of even the largest municipal and commercial buildings behind a thick forest break that faced onto the adjacent roadway and did much to hide the buildings behind from view. They further enhance this subtle treatment with low unobtrusive signage for the entrances to the shopping or municipal areas.

I am recommending a similar treatment be included in any planning for the sub municipal building being discussed for Grey Road 19. While I am sure the buildings and facilities are needed I think you could limit the visual impact with a further setback from the road for such a campus and camouflage it with a good healthy tree break facing onto Grey Road 19.

While I certainly appreciate that new plantings might be required there is the makings of such a break on the property now and further augmentation would be limited. The low signage should also not be a challenge as we are a small community and soon everyone would know what was there and how to access it.

Thank you for your consideration in this matter.

Regards, Ernie McCay



Land Use Planning, Development Approvals & Project Management Services

October 4th, 2021

Mr. Shawn Postma, *MCIP, RPP*
Senior Policy Planner – Planning Services
Town of the Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, Ontario
NOH 2P0

Dear Mr. Postma,

***Re: Town of the Blue Mountains Official Plan Update
Request for Site Specific Additional Permitted Uses-Commercial Corridor Designation
Town Plot Lot 13 to 15 Alice, E/S Lot 13 & 14 Louisa W/S, Pt. Lots 46 to 49 Louisa E/S
ARN# 424200001700300***

Purpose

Plan Wells Associates is the planning consultant for the above noted lands. Under the current Town of the Blue Mountains Official Plan, the subject property is designated Commercial Corridor. Institutional uses are permitted under this designation.

The purpose of this letter is to request that the ongoing Official Plan Update consider adding a retirement home/long-term care facility, with an affordable accessory rental residential component for staff housing, as site specific additional Institutional uses on the subject lands. Interest has been shown for these lands by several retirement home/long term care providers and our request responds to this confirmed need and interest.

Subject Lands

The approximate 6.5 ha (16 ac) property is located just east of the western gateway into the Town of Thornbury and is bounded by Arthur Street (Highway 26) to the north and Alice Street West to the south. Alice Street West is a local public road, maintained year-round. The property is within walking distance to the Thornbury Foodland and LCBO and is in close proximity to the downtown core and waterfront.

Provincial Policy Statement 202 (PPS)

The PPS states that Settlement Areas shall be the focus of growth and development.

Healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of municipalities over the long-term. In part, this can be achieved by:

- Accommodating an appropriate affordable and market-based range and mix of residential types, affordable housing for older persons, employment (including long-term care homes), recreation, park and open space, and other uses to meet the long-term needs.
- Improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society.
- Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Planning authorities shall provide for an appropriate range and mix of housing options by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities.

Comment

- The subject lands are within a Primary Settlement Area.
- The additional uses will permit the development of a retirement home/long term facility for seniors arising from on-going demographic changes
- The proposed additional uses will create employment opportunities and provide affordable rental opportunities for facility staff
- The development will be on full municipal services
- Community service facilities and recreation amenities are readily available and accessible
- The request for the proposed additional uses is consistent with the PPS

County of Grey Official Plan

The County of Grey Official Plan designates the subject property Primary Settlement Area and Hazard Lands.



The County Plan promotes the development of Primary Settlement Areas for a full range of residential, commercial, industrial, recreational, and institutional uses. These areas are to be the focus of growth.

Section 2.4(2) – Updating the Local Official Plan to the County Plan, local municipalities will:

- Develop policies and/or guidelines to ensure that new development does not conflict with the surrounding development
- Ensure a variety of housing and development opportunities within Settlement Area land use types
- Ensure convenient access to retail facilities, recreational facilities and services via motor vehicle, bicycle, and pedestrian travel
- Ensure development will provide a wide range of housing types, including special needs housing

The County Plan considers Social and Special Needs Housing ‘non-market’ housing and refers to housing that is provided or owned only by public or private non-profit organizations, targeted towards a specific at-risk population. Long-term Care facilities are considered Social & Special Needs housing. The County recognizes the need to direct new social housing units toward Primary Settlement Areas to ensure residents live close to essential services and supports and by promoting ease in carrying out a healthy lifestyle.

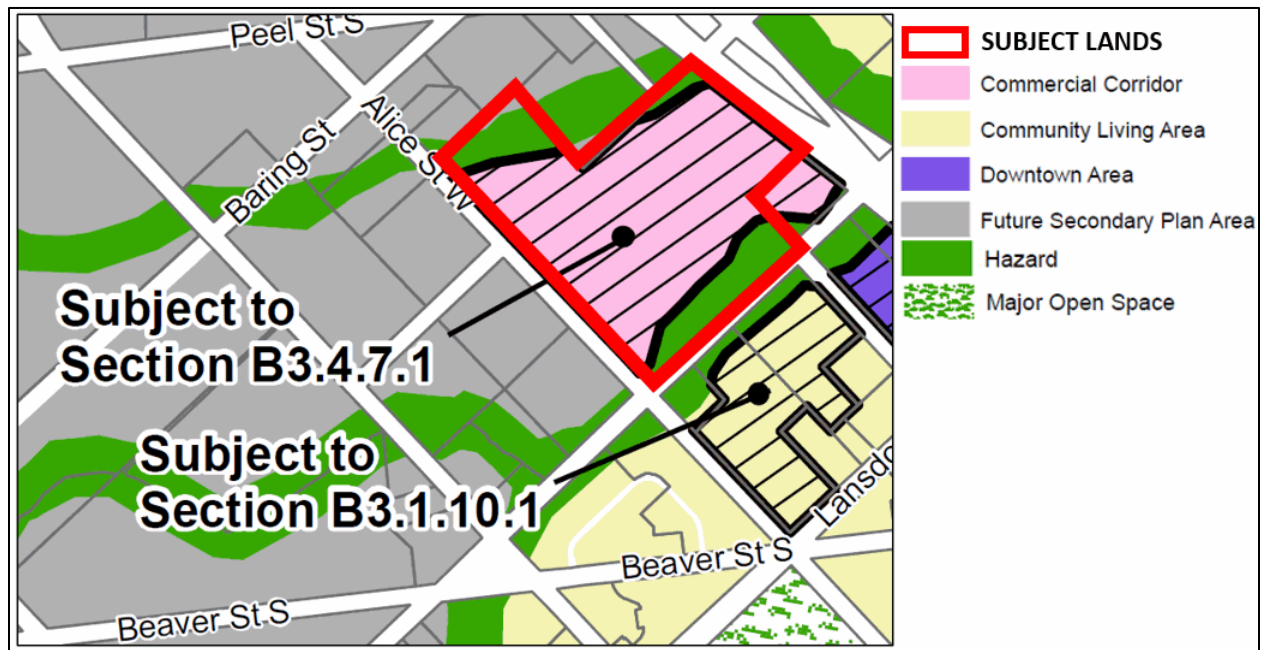
The County Plan promotes opportunities for flexible, experimental seniors housing to assist in accommodating an aging population. As populations age, their housing needs change. The County is focused on providing for a variety of options that would account for psychological, physical, and social needs. The County Plan supports safe and accessible community design for all ages, including facilities such as senior citizen homes, nursing homes and rest homes in urban areas where other supportive services exist.

Comment

- The proposed additional permitted uses (retirement/long term care facility and staff residential component) will not conflict with the surrounding development
- The subject lands are close to essential community services and supports
- The proposed additional uses will provide housing for the aging population and their changing needs
- The proposed additional uses will create employment opportunities and provide affordable rental opportunities for facility staff
- The proposed request to permit the additional uses maintains the intent and direction of the County of Grey Official Plan

Town of the Blue Mountains Official Plan

The subject lands are currently designated 'Commercial Corridor' and 'Hazard.'



To the west and south are lands in the future Secondary Plan Area. To the east are lands designated Community Living, some of which have been developed (Meadowbrook Lane, Far Hills) and the future Blue Meadows residential and commercial development.

Proposed Additional Uses within the Commercial Corridor Designation

The subject property has an area of approximately 6.5 ha (16 ac). This area is quite large given the compact size of the Town of Thornbury for the uses permitted under the Commercial Corridor designation (supermarkets, restaurants, department stores, retail uses, automotive commercial, service uses, wholesale establishments, institutional uses, and business offices). Collingwood and Owen Sound are designated primary centres where larger box stores serving a regional market are to be located. The subject property has not been developed over the life of the current Official Plan due to lack of interest by the type of uses permitted, whereas there is a pressing need for suitable sites (size/location) to accommodate a retirement/long term facility with accessory affordable housing for staff.

The Commercial Corridor designation permits Institutional uses. The Official Plan defines Institutional uses - *"Means a use that caters to the social, educational and/or religious needs of humans."*

This definition is somewhat subjective. In our opinion, a retirement home/long term care facility and associated affordable rental housing for staff qualifies as social needs of humans. Therefore, we request that a retirement home/long term care facility and associated affordable rental housing for staff be added as site specific additional Institutional uses under the Commercial Corridor designation.

As noted above, lands to the west and south of the subject property are within the Future Secondary Plan Area. It is likely that these lands will be designated Community Living Area under the Secondary Plan for future residential uses.

The optimal orientation for a retirement home/long term care facility and staff housing would be along Alice Street West, which would provide a transitional buffer between the future Secondary Plan Area uses and the remaining Commercial Corridor lands fronting onto Arthur Street.

Section B3.1.6.1 provides the criteria for the establishment of Long-term Care Facilities and Retirement Homes:

- The site has adequate access to a County or Collector Road
- The site has adequate land area to accommodate the building, an outdoor amenity area, on-site parking and appropriate buffering to ensure compatibility of the use with adjacent land uses
- The use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads
- The use can be serviced by municipal water and sewer

Comment

- The site has adequate land area to accommodate the proposed development
- The proposed use is compatible with adjacent land uses
- The use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads
- The use can be serviced by municipal water and sewer
- The subject property does not directly access a county or collector road. The site has frontage on Highway 26 and Alice Street West, which is a local road. The site is in close proximity to Alfred Street West, which is a county road. Bruce Street South is the only other county road in the Town and is developed on both sides. There is no opportunity to develop a retirement/long term care facility along Bruce Street South. The only collector road in the Town is Clark Street (Grey Road 2), which is identified as a Major Collector Road on Schedule 'B2' to the Official Plan. Clark Street is not an optimum location for a retirement/long term care facility, as it is on the eastern outskirts of the Town.

Community Benefit

The demographics of the Georgian Triangle has matured through the years as permanent residents are aging and more retirees are moving from larger urban centres to the area. The majority of the Town of the Blue Mountains is rural by nature, with interspersed hamlets and villages, with Thornbury being the only 'town.' Thornbury is the primary population centre, offering a full range of community services and recreational amenities.

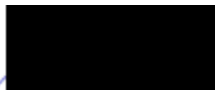
Currently, Errinrung Long Term Care & Retirement Community is the only facility of its kind in the Town of Thornbury, providing care for approximately sixty individuals. Errinrung is located on Bruce Street South, within the Bruce Street/Marsh Street Corridor of the Town and occupies an approximate .5 ha (1.3 ac) parcel of land. All abutting parcels are developed and at this time there is no possibility for Errinrung to expand.

Statistics provided by the County indicate that in 2019 there were approximately 2,542 seniors over the age of seventy-five within a 15-minute drive from the Town of Thornbury. It is expected that by the year 2029, this number will climb to approximately 3,086.

Adding a retirement home/long-term care facility and an affordable rental residential component for facility staff will fulfill an important need in the Town of the Blue Mountains. It will provide existing and future senior residents the option of staying in the community where they have lived for many years.

The proposed additional permitted uses represent good planning, and we respectfully ask that our request be granted.

Yours truly,
Plan Wells Associates



Miriam Vasni, *MCIP, RPP*

c.c.: Alar Soever, Mayor
Rob Potter, Deputy Mayor
Peter Bordignon, Councillor
Paula Hope, Councillor
Andrea Matrosovs, Councillor
Rob Sampson, Councillor
Jim Uram, Councillor
Corrina Giles, Clerk, Town of the Blue Mountains
Trevor Houghton, Manager of Community Planning, Town of the Blue Mountains
Randy Scherzer, Director of Planning & Development, County of Grey
Daniel Pasta, 2275568 ONTARIO LTD.
Shelley Wells, Plan Wells Associates

5 October 2021

To: The Town of The Blue Mountains Council
32 Mill St Box 310, Thornbury N0H 2P0

From: The Blue Mountains Historical Society
Box 722 Thornbury N0H 2P0

The mission of “The Blue Mountains Historical Society” (TBHS): is to identify, promote, and assist in the preservation of unique cultural, historical, natural and manmade features within and related to the Town of the Blue Mountains. An objective that we all can agree is an ongoing important contribution to the continued growth and appeal of our four seasons community. The health and density of the tree canopy within the town is an important natural feature in keeping with our overall appeal.

Wikipedia describes The Town of Thornbury as having been incorporated in 1831 and having tree lined streets, a harbour, an active fishery and facilities for processing of agricultural products. This conception of the Town has continued for over a century except; the loss of the fishery. The trees are an important part of the Town’s unique fabric: its trademarks are the sugar maples lining the significant streets and the Niagara Escarpment within the Town having been former lake edge millennia ago.

The Official Plan underscores the cultural values within the Town at page 15 item numbers 1 & 5 and page 16 item 6 & 12. Further O.P. support policies are found at page 21 items 7, 9, & 10 and page 24 item number 3. In summary the O.P. supports a significant standard of care in considering redevelopment of infrastructure: from active transportation, historical significance, compatibility of neighbourhoods, etc. The Society supports the current Official Plan and underscores the importance of incorporating vigorous provisions to enhance significant historical features of the Town in the update of the Plan.

Concerning infrastructure projects please keep in mind that there are new construction methods for enhancing and preserving “Green” values. The Town may maintain its history but move forward as one of Ontario’s unique communities that embraces new ways of doing things while preserving important assets of the community at large. We cannot have the older parts of town looking like all of our new housing development communities that look like an extension of a Toronto suburb.

Although we are aware of the draft Tree By-law and the work of Tree Trust with the Town of The Blue Mountains, much more needs to be done. We need an overall urban forest policy to protect and enlarge our tree canopy. It is one of the most cost-effective steps that our municipality can take to contribute to its stated “sustainable green objectives”

Yours truly,

On behalf of The Blue Mountains Historical Society
Michael Martin: President

Observations and Concerns re the TBM OPU Staff Report Nov. 30, 2021- Terms of Reference for the Official Plan Update Project

November 26, 2021

We have read the Nov. 30, 2021 Staff Report on the Official Plan 5- year Review Project Update (OPU) Terms of Reference, PDS. 21.152 and request additional components be considered and included.

Climate Crisis must be in the forefront of the additions and amendments to the update of the TBM Official Plan.

The science is settled. We know climate change is happening, and we know why: carbon pollution from fossil fuels is warming our planet. Hotter temperatures, stronger storms, rising seas, fires, and floods, are threatening the health of our citizens and the future of generations to come.

We ask that Climate Change be first and foremost in Phase 1 of the Review Process, and part of the Vision and Guiding Principles. Climate Change is not of the same magnitude as transit or general development policies. Also, December 2022 is not an acceptable time frame, given it is unlikely that the Sustainability Plan will be completed and passed by this council prior to the November 2022 municipal election dates.

The principles that need to be part of the OPU and stated by the elected leadership and implemented by senior staff should include:

- Climate Change and its impacts should be the new reality for the TBM
- Utilize the concept of the Triple Bottom Line-environmental, social and economic costs, as factors in any assessment and decision re: land use.
- Participate in the FCM PCP program and incorporating their approaches and actions into the OPU.
- Promote lifestyles and choices that require less consumption, less energy and less demand for non-renewable resources.
- Use a Climate Change Lens for all TBM planning processes and as the overarching lens for the TBM Official Plan Update in 2021
- Reference language on why climate action is important to the municipality and why Climate Change needs to be incorporated into the OPU.
- Include references to areas of agreement or disagreement in the Grey County Climate Action Plan.
- Seriously commit to the enforcement of the updates Official Plan
- Place a moratorium on exemptions to existing polices and by-laws (hazard lands, size of homes, huge additions)
- Introduce an incentive plan for builders and home-owners to go Net Zero

Concern - Given members of the public were participants in the Working Group, proposed in the August 24, 2021 Staff Report, it is a concern that this has been dropped from the Terms of Reference

- The explanation of why the participation of the public in a Working Group (which has been deleted) is not transparent.
- Who is the source of the “external feedback” mentioned on page 8?
- A Working Group would provide *informed* input, whereas random Public Information sessions are primarily *superficial* in nature.

Please accept our observations and requests.

Respectfully,
Climate Action Now Network (CANN) Town of the Blue Mountain

From: Nathan Westendorp <nwestendorp@thebluemountains.ca>

Sent: Tuesday, November 30, 2021 12:04 PM

To: Riverside Press, Linda <linda@riversidegraphics.net>

Subject: RE: tiny houses

Hi Linda,

Thanks for your email. I recall writing a response, but my most sincere apologies if it didn't get through to you.

Tiny homes could certainly be a part of the suite of solutions to helping with the housing crunch we have here in the Town, and the Province.

There are basically two different types of "tiny" homes. Where and when they are permitted depends on how they are built.

When most people think of "tiny homes", they imagine those they see on cable TV. Those structures are typically built on frames with wheels and are moveable. These tiny homes are built to RV design/construction standards. People are typically only allowed to live in RV's on a permanent or semi-permanent basis on land zoned as a trailer park. Trailer parks are set-up to deal with the unique water/sewer servicing set-up required by RVs. Winter weather presents unique challenges for those exposed water lines, etc. that RV's have.

The other type of tiny home is a small dwelling that is built according to the Ontario Building Code. To help differentiate this type of small home, I've begun referring to these as "micro homes". These can be built in the Town in accordance with the current OP, but the economics of existing lot sizes, etc. don't really set the stage for them to be built economically right now as the main dwelling on a lot.

However, this is something we need to explore better through the Official Plan Review projects Housing component to remove the challenges standing in the way of micro-homes. A couple things our community needs to consider alongside the Planning Team as the Official Plan Review moves ahead:

- How can we make it easier/more convenient to allow micro-homes as "additional dwelling

units" in rear yards, etc. while complimenting the neighbourhoods around them (access, privacy, parking, etc.)?

- Should we consider what needs to be done to allow for multiple micro homes on a lot? Or, is it a good idea to allow micro-lots for micro homes? Example: Instead of one house on one 60x120 lot, is it possible to consider three micro-homes on three micro-lots (20x40)?
- Are there areas in the Town where we could consider for micro-home communities?

Hope that helps for now. Happy to discuss further if you like.

Cheers,

Nathan Westendorp, RPP MCIP
Director of Planning & Development Services
Town of The Blue Mountains

IMPORTANT INFORMATION

The Town of The Blue Mountains has reopened Town Hall to the public from 8:30 a.m. to 4:30 p.m. Monday to Friday. Customers are reminded that for in-depth service needs, such as planning services, building services, applying for a marriage license and the commissioning of documents, appointments are required. Appointments will need to be scheduled in advance by contacting the appropriate department. To contact a staff member, please call 519-599-3131 or email the appropriate department as listed on the staff directory of the Town website: www.thebluemountains.ca/staff-directory.cfm. Online services can also be accessed 24/7 by visiting: www.thebluemountains.ca/online-services.cfm. Council and Committee meetings will continue to take place virtually until further notice.

From: Riverside Press, Linda <[REDACTED]>
Sent: November 30, 2021 3:33 AM
To: Nathan Westendorp <nwestendorp@thebluemountains.ca>
Subject: Fwd: tiny houses

Hi Nathan

Are tiny homes in our official plan? and if not, will it be updated to the Ontario Building Code

Thanks, Linda

----- Forwarded message -----

From: **Riverside Press, Linda** <[REDACTED]>
Date: Wed, Nov 10, 2021 at 9:20 PM
Subject: tiny houses
To: Nathan Westendorp <nwestendorp@thebluemountains.ca>

Hi Nathan

There has been chatter about the legalities of tiny homes added to a property I found this on the Ontario Building Code site and wondered where we are at:

The Planning Act was changed to make building additional residential units on your property easier. Subsection 16(3) of the Planning Act requires municipalities to adopt official plan policies that authorize the use of additional residential units (ARUs) in both the primary residential unit and in another building on the same property (for example, above garages or in coach houses).

Municipalities may also permit the use of tiny homes on the same property as other residential units. **Your municipality's official plan and zoning by-laws may not have been updated yet to reflect these recent Planning Act changes.** Talk to your local planning department to find out the status of additional residential unit updates and the potential for adding a tiny home.

Province transfers land and provides funding to help create Veterans' Village

November 10, 2021

[Ministry of Municipal Affairs and Housing](#)

KINGSTON — The Ontario government is providing nearly \$2 million to help build up to 25 tiny homes, as part of a Veterans' Village, for military Veterans experiencing homelessness. This investment includes the transfer of provincially-owned land and funding for planning and off-site servicing.

The province is working in partnership with the Homes For Heroes Foundation and the City of Kingston to convert one-and-a-half acres of land into a Veterans' Village. Located on the south-east corner of King Street West and Portsmouth Avenue, the Veterans' Village will be constructed from prefabricated modular housing. Each tiny home will provide transitional housing for one Veteran and be a private self-contained unit that includes a kitchen, living room, bathroom and sleeping area.

To speed up the zoning process so that Veterans can be housed as quickly as possible, the Minister issued a Minister's Zoning Order (MZO) on November 10, 2021, allowing for residential and complementary uses of the site, such as a community hall which will serve as a resource centre that will be available to the Veteran tenants for social gatherings and peer-to-peer support. Without the MZO, it could take years for the site to be rezoned through a zoning by-law amendment and for construction of the Veterans' Village to begin.

This Veterans' Village is an example of how Ontario is helping to turn underutilized provincially-owned properties into affordable housing through [More Homes, More Choice](#): Ontario's Housing Supply Action Plan. It is also a testament to the provincial government's leadership in bringing public and non-profit sectors together to deliver much needed housing for Ontario's heroes.

As announced in Ontario's [Fall Economic Statement](#), the government is getting shovels in the ground for housing, including the Veterans' village as well as other key community infrastructure, to build a better and brighter future for the people of Ontario.

Quick Facts

- Homes For Heroes estimates there are as many as 5,000 military Veterans in Canada experiencing homelessness.
- The [Veterans' Village](#) will be constructed from prefabricated modular housing. Building modular housing is an innovative and effective way to quickly provide homes for those who are experiencing homelessness.
- An independent, third-party heritage consultant assessed the property to inform the location of the Veterans' Village. This included consulting with local stakeholders. The vast majority of the greenspace around the property, including mature trees, will remain untouched.
- Tiny homes are small, private, self-contained residential units built for year-round use. Read [Ontario's guide](#) on what to look for when building or buying a tiny home.

--

Linda Wykes, 519-599-3344
Riverside Press - Graphics, Printing, Signs
22 Louisa Street East, Box 387 Thornbury N0H 2P0

--

Linda Wykes, 519-599-3344
Riverside Press - Graphics, Printing, Signs
22 Louisa Street East, Box 387 Thornbury N0H 2P0

From: [Shawn Postma](#)
To: [Karen Long](#)
Subject: FW: Draft Introduction & Vision
Date: Tuesday, March 29, 2022 2:19:56 PM
Attachments: [Revised Draft Introduction and Vision - February 24.docx](#)

From: Kay Schaltz <[REDACTED]>
Sent: Tuesday, March 1, 2022 7:27 AM
To: Paula Hope <phope@thebluemountains.ca>; Shawn Postma <spostma@thebluemountains.ca>
Cc: Sally Leppard <[REDACTED]>
Subject: Draft Introduction & Vision

Dear Councillor Hope and Shawn,

We are attaching the draft Climate Change paragraphs for the Town's Official Plan relating to Climate Action as discussed on February 17th.

It is simple and is intended to be used at the very front end of the Official Plan in the Introduction. It starts to put the community on a path toward integrating Climate Action into planning policy vs. as an add-on. As such, it doesn't contain any details at this level. It tells us generally Why and What, but not How, When or Where. We would like the Town to agree on this broad introduction. Then we can concentrate on the "meat" in the goals and policies.

We believe, after much research and discussion with other municipalities, that this would be one of the first municipalities in Canada that build Climate Action into the very front end of the Official Plan which is extremely forward thinking and exciting for our community.

Please let us know if there are any changes to the approach or draft we have taken to date. We would appreciate a discussion and are hoping you both have time next week any day (except March 8th) preferably after 11:00 am. We are very much looking forward to hearing from you.

Sally and Kay

VISION

(This is a general vision, from which we can develop principles, goals and objectives)

As the Town of The Blue Mountains grows, we will continue to ensure the community's quality of life, by implementing land use and development policies that protect and conserve our valued natural resources.

INTRODUCTORY PARAGRAPHS

(These are not stand-alone. They are to be inserted into the main Introduction to the Official Plan)

The crisis caused by the rapidly changing climate, affects many aspects of land use. The way we develop and use our land is, and will continue to be, affected by dramatic fluctuations in temperature and extreme weather events. These changes have significant impacts on our economy, the health and wellbeing of our residents, and our environment.

The Town plays a significant local role in managing these effects. Ontario's Planning Policy (2021) requires the Official Plan identifies goals, objectives and actions to mitigate greenhouse gas emissions and provides for a changing climate through measures that increase resiliency to dramatic climate events.

In 2019, the Town's Energy Conservation and Demand Management Plan set a municipal CO2 reduction target at 40% by 2030, and net zero carbon emissions by 2050. The Integrated Community Sustainability Plan includes (measures to be inserted).....

Grey County's Climate Action Plan contains measures that(insert appropriate measures)

To achieve our vision, the Town has set a Green House Gas emissions target to achieve net zero by 2050. This plan integrates climate action to ensure that lower emissions are achieved at all scales of development and land use activities.

Land use decisions and actions contained in this Official Plan will promote the health, safety and well-being of our community **and** protect and nurture the significant role nature plays in mitigating the impacts of climate change.

It is incumbent upon our community to ensure that growth occurs in a manner that integrates sustainability for both the residents and the environment. As such, each applicable land use policy section of this official plan embeds climate change connections which are aimed at reducing GHG emissions and increasing nature's capacity to sequester carbon.

Guiding Principles

(These are only three of many more that will be added by the Town. Including growth targets)

1. Implement Mitigation Policies and Actions that will **reduce** Greenhouse gas emissions:

- from land uses such as housing, institutional, commercial and industrial development at all scales; transportation; construction; waste management and agriculture;
 - and,
 - By protecting and increasing the role that nature-based solutions play in carbon sequestration through increasing woodlands, wetlands and other natural areas;
2. Implement Adaptation Policies and Actions that will **increase** our Town's resilience to the effects of climate change.
- By designing our Town's growth with resilient infrastructure, increasing the use of renewable resources, and establishing development standards that achieve net zero carbon.
3. Embed Climate Change mitigation and/or adaptation Policies and Actions into all relevant planning and development policies.

From: [REDACTED]
To: [Official Plan Review](#)
Subject: Information on sidewalks & street lights
Date: Sunday, March 6, 2022 1:33:29 PM

Good day

Reading the Town News letter, we would like to know if sidewalks and Street lights are part of this review. Our family has 2 properties within walking distance of the Village.

On one property (off of Kandahair Lane, across from fire station) there is no side Walks in the subdivision or along main road. the shoulder is very narrow and angles towards the ditch. If a car is approaching, sharing the road becomes difficult especially at the main corner. There are no streetlights in the area, not even at the major intersection at Grey Rd #19. Walking, especially in winter where there is no shoulder and slippery roads, it is very dangerous and there have been a few near misses. A pedestrian cross walk light would be even safer at this location for the community to get to the path along side the fire station. This corner should be looked at and improved to help the community cross the main road safely.

Our other property which is close to the golf course club house (Jozo Weider Blvd & Fairway CRT) has similar concerns. That area requires some street lights or a pedestrian cross walk. The sidewalk is on one side of the street but stops short of the corner of the street. Extending the sidewalk and adding a pedestrian crosswalk would allow people to safely cross and also stay out of the way of the golf carts.

This is only 2 areas of concern, however there are a few older areas that have the same issues and concerns throughout the town that should be reviewed.

Please call or email if there are any comments and/or questions.

Thank you and stay safe.

Anthony Marano
[REDACTED]



To: The Town of The Blue Mountains

Attention: Corrina Giles, Clerk (townclerk@thebluemountains.ca)

Please circulate to The Town of The Blue Mountains Official Plan Review Project Advisors:
Senior Policy Planner, Shawn Postma, Councilor Paula Hope, Councilor Jim Uram, Director of
Planning and Development Nathan Westendorp, Director of Operations S. Carey.

cc: Mayor Alar Soever, CAO Shawn Everitt.

Re: Town of the Blue Mountains Official Plan Review

The Blue Mountains Watershed Trust Foundation's mission is to protect and enhance the Blue Mountains Watershed ecosystems through direct action, advocacy, and education.

We were extremely pleased with the content and policies on watershed planning included in the 2016 Official Plan, namely, Section C8 Watershed Planning, pages 161-164. This section is consistent with provincial direction and legislation. However, we feel there is an opportunity for better achieving these policies and objectives. Therefore, we respectfully request that the review committee kindly consider the following requests and suggestions.

Request #1: Increase the town's focus on Watershed-based Planning.

In the 2016 Official Plan, the first objective of Watershed Planning is stated in Section C8.1(a) . . . to "support the preparation and implementation of Watershed and Sub-watershed Plans within the Town and the surrounding areas". It further states that water supply management, including management of fertilizer and pesticide run-offs that affect groundwater, streams, wetlands, and their habitats, are to be balanced to provide protection from flooding and to enhance water quality. Section C8.5 on page 164 also states, ". . . all applications for development shall conform with the recommendations made in an approved Watershed or Sub-watershed Plan". However, we cannot find any Watershed or Sub-watershed plans that have been prepared, approved, and/or implemented by the Town.

Suggestion #1: Strengthen and affirm the wording of the Official Plan by making Watershed Planning a PRIORITY in the Town's development approval process.

Request #2: Please expeditiously conclude the Studies of the Town's Natural Heritage features, including studies of the Town's current surface and municipal drainage patterns.

In Section C8.3(a) the 2016 Official Plan states that Watershed Plans should contain "a detailed analysis of the natural heritage features and functions and linkages on a watershed basis for incorporation into the natural heritage system."

Section C8.3 b-f specifies what work is to be done to assess the capacity for and impact from development on watersheds. Strategies to mitigate the impact of developments while protecting the intricate interdependencies of the Town's significant watersheds will need to be developed.

Suggestion #2: Make the identification of watershed impacts a PRECONDITION of development approvals so that strategies or solutions can be created at the outset to mitigate any impact these developments will have on nearby properties and watersheds.

Request #3: Make Watershed-based Planning a routine practice in the Town.

As section C8.2 of the 2016 TBM Official Plan states, Watershed Planning is to "serve as a guide for improving water quality, reducing flood damage, and protecting natural resources in (the) watershed". The TBM and its citizens have experienced flooding problems and destruction that could have been reasonably anticipated and minimized had the directives of our current Official Plan been observed in a timely manner and had watershed planning been done before development approvals were granted.

Suggestion #3: Recommend that the Town COMMENCE Watershed-based Planning, immediately, by:

- I. Documenting the requirements for "watershed-based planning" in the Official Plan Revisions and incorporating them into the development application and approval process.
- II. Evaluating the potential impact of new development on existing developments in the watershed before any approvals are granted for new developments.
- III. Setting appropriate setbacks from flood-prone areas in the Town, as required in legislation or recommended by Conservation Authorities, and by respecting these setbacks throughout the planning process.

We ask the Official Plan Review Project Advisors to consider the 3 requests described, above, when developing revisions to the Official Plan of the Town of the Blue Mountains and that the Advisors also codify revisions to the Town's planning processes that may be required to ensure that the Town's Watershed protection objectives will be fulfilled, in practice.

Thank you for considering our concerns and suggestions.

Sincerely,

Carl Michener, President

Blue Mountain Watershed Trust Foundation

P.O. Box 605

Collingwood ON L9Y 4E8

Registered Charity No. 89079-8259 RR0001


Watershedtrust.ca

C: Warden Paul McQueen, County of Grey

Kim Wingrove CAO County of Grey

Penny Colton, Executive Assistant to the CAO and Warden penny.colton@grey.ca

FINAL DRAFT re TOBM OP - Watersheds, May 2:22

From: Jeff Barrett [REDACTED] >
Sent: Monday, May 16, 2022 8:21 PM
To: Trevor Houghton <thoughton@thebluemountains.ca>
Cc: Shawn Postma <spostma@thebluemountains.ca>; council <council@thebluemountains.ca>
Subject: For The Responsible Development Of Castle Glen

Dear Mr. Westendorp (or Acting Head of Planning),

I represent a group of individuals concerned with the nature of development occurring in the Town of the Blue Mountains and in particular with the Secondary Plan for Castle Glen. As you are currently in the process of reviewing the Official Plan of the Town of the Blue Mountains, we feel strongly that this letter, and its volume of signatures supporting it, should be heavily considered in your review. I have also brought this petition to clerk to pass onto Council.

The below letter has been signed by 1,383 signatures through a petition posted through [Change.org](https://chnge.org) It can be found here - <https://chnge.org/petitions/6f7pzFJV>

It reads:

“We, the undersigned, petition the Director of Planning & Development Services for the town of Blue Mountains, Mr. Nathan Westendorp, to make sure that any planned development of the 1536-acre Castle Glen land assembly that sits on Grey Road 19 in the town of Blue Mountains is approved only if the development plans are sensitive to the natural beauty and intrinsic value of the wooded site.

We understand that the property has been approved for development for some time, but we strongly insist that its development is done in a much less dense disposition than currently exists in the town’s Official Plan. We also insist that a substantial portion of lands are preserved for public enjoyment of the natural spaces, and that any residential development that occurs there substantially saves the site’s forested composition. CASTLE GLEN SENSITIVE DEVELOPMENT PETITION – TOWN OF BLUE MOUNTAINS”

Signed:

Name
Jeff Barrett

Andrea Dort
Jay Riopelle
Lisa Pottier
Ania Kemp
Michelle Lakoseljac
Katherine Seeley
Sophie Grogan
Mark Franks
Emilia McCormack
Matt Barrett
Jarvis Strong
Caddy Ledbetter
Sarah Merry
Meg Flynn
David White
Austin Cudmore
Mary Warrick
Elizabeth Adamson
Charlie Fahlenbock
Hil Coburn
curt mcgill
Sandy Macdonald
Susan Scott
Marian Robertson
Ryan Abreo
Matthew Cole
Enrico Saunders
Suzanne Hoskins
Kim Kane
gina schofield
Jasmyn Yateman
Brew Pack
Colby Gliwitzki
zach Neurauter
Elyse Yaremco
Benedicte Dee
Hanna Reid
Bradley Stricker
Sonya Smith
Kristine Nicolle
Halina Zycki
Evan Giesbrecht
Joanne Vivona
Jacob Wilkie
Suriya Elam
gwen meyers
Ally Cooke

Maryam Alidamavandi
Rick Crouch
Lindsay Harrop
Trace Allison
Elena Matveeva
Rochelle O'Connor
Dave Rogers
Lovepreet Singh
Renee Dontoh
Hanan Idd
Peter Scott
Leonie de Young
Anna Muma
Noah Allen
Ian Sinclair
Jonah Creed
Rain Stone
Katie Johnstone
David Huggins
Rodger Todhunter
Chris Ferron
Laura Ferron
Ashlyn Karosas
Andrew Bradbury
Melissa Hutton
Ali Bush
Jeff Hodge
Chris Mackay
Lindsay Plouffe
Sachi Nagasawa
Kathi White-Rasanen
Barbara Campbell
scott morrow
Ian Locke
Julie Russell
Hatty Reisman
Alexandra Allen
Joanne Fraser
Amelia Wenderoth
Karen Read
Jennifer Olson
Caroline Porter
Bonnie Rolleston
Sue Rooney
Jenna Miles
Donna McNicol
Sabrina Carr

Becky Miller
Trevor Burgis
Graeme Mcintosh
Katharine Stockton
Gina Johnston
Rachael Havens
Terry Hanna
Laura Woodhouse
Kate Knox
Suzanne Jarvis
Jana Meszarosova Ridout
mitchell Barron
lauren Parr
Thomas Copeland
Susan Gosney
Jeff Kopas
Eryn Buzza
Amanda Ayers- Clements
Mark Vandersluys
Cheryl Drynan
Jennifer Owen- Hammond
Jess Heywood
Melissa Batchelor
Paige Campbell
Grant Thomsen
Donna Reimer
Jo-Anne Shaw
Katie Locke
Tomasz Saplys Krakowski
Heather Sharpe
Dana McKellar
Michelle Hillman
Louise Buccella
Katarina Bostrom
Stephanie McDonald
Don & Cerrisse Brundage
Shaw David
Marion heintzman
Dee-Dee Inns- Dowling
Sheila Sullivan
Karen Henderson
Keri Green
Jenni Cowdy
Melanie Meadus

larry m
David Downer
David Schleifer
Lynn Hubbs
Adele La Fond
Kevin Bambrough
Kristie Moffatt
Judy Moore
Jackie Robin
Emily Goad
Heather Wright
Diana Reed
Shelley Johnston
Alex McCullough
Nicole Labelle
Colleen Curran
Kathy Boose
Martha Fell
Rob Holroyd
Max Wharin
Brendan Thomson
Sharon Goodland
Ryan Lockhart
Vanessa Reekie
Jonathan Matchett
Peter Firstbrook
Katy Bell
Lecia Forte
Monica Costa
Joanne Landry
Rebecca Schleifer
Shannon Dowling
Erin Wright
Ann Binsted
Jenny Gilbert
David Donaldson
Rowland Gateman
Karen Chorny
Rene Ariens
Tanja Grasshoff
Kirsten Box
Stephanie Swan
Mark McCain
Kate Jamieson
Paul Gilbert
Cynthia Brown
Naomi Assenheim
George Knowles

Jennifer Hansen
Destiny Romo
Cathy Clark
laura asher
Aidan Gavril
Jason Oshman
Kelly Nestelroad
George Swagg
nobs ravi
Madison Wright
Chris Strejc
eve ortiz
William barnard
Sugma Balls
Vicki Kellar
crisrina ross
emma costa
Kate Daniel
Lexandra Vasquez
Jami Shaver
Summer Myers
Campbell Shockey
Dillan Wilson
A L
angel Morales
Sienna Lopez
Carly Crockett
Deborah Griffin
Andrew Larkin
Johnny Mullarkey
Charlee McLaughlin
Daniela Salgado
Pp Long
Raquel Rayon
Maggie deR
Kendra Smith
Charles Chritton
Katie Lane
deb romero
hannah Frusher
Jenneliz Galvan
Angel Holloway
Jayson Paiva
Sheelagh Strang
Christine MacKenzie
Susan Rodriguez
BELINDA LOMBARDO

Valerie Ford
Clara Phillips
Cathy Barber
vera wagner
peter sullivan
Catherine Bennington
Dana Sommers
Debbie Crosse
Riley Riley Green Long
Rick Bino
Sue Bennett
Kaitlin Purdy
Joni Dick
Catherine Martin
Virginia Kostiuik
Tanya Zaryski
Janice Hicks
Louise Bottenfield
Gary Thaler
Susan Guchardi
Susan Taylor
Isabel Ruby-Hill
Gary Wilson
Judith MacKenzie
Robert Milthorpe
Christine Piotrowski
Susan Watson
Elizabeth Dodd
Lorraine Doherty
Caroline Parsons
Kerri Novitsky
Nicole Michalenko
Samantha Mckinven
Steven Butler
Brian Donnelly
Stephanie Warner
Sue Allison
Ginette Gallant
Sandra Hager
Janet Plaskett
Stuart Marley
Julia Peart
Elizabeth MacKinnon
Donna Beatty
Gwen Cole
Ann Cooper
Jonathan Flwgg

Alicia Kokot
Alexis Williams
Paula Huisman
Michelle Alley
Anita Heidema
Lisa Deutsch
Erin Smith
Deborah Nanton
Kim Collins
Karen Taylor
Michael Osmann
Hilary Blackett
Linda Milthorpe
Breann Newell
Jeremy Butteriss
Allison Sinclair
Barb Swanson
Jennifer Stewart
Drew Harris
David Inns
derek nischan
Jessica White
Catherine Huycke
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Dylan Garcia
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Troy Hobbs
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Lori Adler-Quint
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Kaizad Joshi
Isabella Correll

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Alex Eckenrode
Heather Warner
Gabriel Tufte
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Donna Smith
Chiara Licandro
Jeaneen Shaw
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Nadine Gilchrist
Anthea Charles
Fatima ulanowski
Kaiden Smitheren
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sarah Macrae Blakeley

Doyle Prier
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Hazel Milne
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Mandy Macrae
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Kathy Forster

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MaKenzie Baker
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DIRECTOR / FOUNDER

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**Blue Mountain
Wild School**

From: [REDACTED]
To: [REDACTED]
Subject: 2022 TBM The Blue Print Official Plan Review comments - Tourism & Recreation
Date: Wednesday, May 25, 2022 8:33:22 PM





Hello

In further response to the above noted Official Plan Review, it would be prudent to further understand TBM directive on point # 5 the establishment of new recreational facilities regarding marina or water access in particular as it relates to Lora Bay. Here are some photos to assist in the process.

The Lora Bay pier is an eyesore but an awesome opportunity for TBM to pursue as a prime public canoe/kayak access point. Such a lovely area that looks awful and does not enhance the neighborhood.

Furthermore, the public boat launch at the base of 39 side road is in need of dire repair and is a public safety issue with extruding rebar.

Kindly review and advise? Thanks

With the ongoing extensive area residential development in this community now is the time to get either get rid of these shoreline access points or just fix them. I favour the latter.
Thanks for your time in this matter.

Grant Russell





May 25, 2022
Mr. Shawn Postma, MCIP RPP
Manager of Planning Services
Town of The Blue Mountains
32 Mill Street, Box 310
Thornbury Ontario N0H 2P0

VIA EMAIL ONLY

Dear Mr. Postma,

**RE: Official Plan Update
Employee Housing Land Use Policy**

Blue Mountain Resort has several active employee housing programs designed to assist seasonal employees find accommodation in proximity to the resort. These programs tend to rely on market rental opportunities in a variety of individual properties. In recent discussions with municipal and county planning staff, it is apparent that there is little planning policy that addresses employee housing as a necessary and distinct land use.

At present, the Official Plans for the County of Grey and Town of The Blue Mountains do not specifically address housing various work force groups, whether such groups include commercial, industrial, tourist or agricultural uses. There is little policy guidance that acknowledges a need for employee housing, what employee housing is, or how it can be provided.

Rather than tackling this matter as one-off situations or as proposals arise, we believe it is appropriate that the Official Plans of both the County and Town acknowledge the need for employee housing and provide land use policy support for such uses.

The following policy statements are provided for consideration.

General Policy Direction/Goal:

Housing those who work in the Town of The Blue Mountains is a priority Goal.

Employees, whether part time or full time, shall have the opportunity to access affordable and livable employee housing. The Official Plan will promote a diversity of housing types, densities, and tenures to support the needs of the Town's range of workforce groups. This diverse range includes purpose-built employee housing that is occupancy restricted to at least one of its occupants being employed by the business. Full and part time employees are included in these provisions.

Objectives:

1. Employee housing will be a permitted use in land use designations that are in proximity to major employment uses and centers.

2. By-laws and development agreements will be used to ensure occupancy and use is for employee housing.

Definition:

Employee Housing means housing intended for employees that is affordable and attainable relative to their household size and income and, restricted to employee occupancy. Employee housing may be subject to eligibility, occupancy, rent, term or other restrictions.

Additional Implementation Comments:

1. Amend Development Charges By-law provisions to include purpose-built employee housing as a development type eligible for rebate or forgiveness, similar to current provisions provided for purposed built rental housing.
2. Amend Zoning By-law to include a definition for employee housing.
3. Employee housing shall be an additional defined and permitted use, distinct from residential dwelling types.

We look forward to reviewing this subject with the Town as part of it's ongoing Official Plan update program.

Yours Truly,



Dan Skelton
President & COO - Blue Mountain Resort

Cc: Grey County – Randy Scherzer, Deputy CAO
The Blue Mountains – Trevor Houghton, Planning Manager
The Blue Mountains - Mayor and Members of Council
Blue Mountain Resort - Sarah Butler, Supervisor, Projects & Planning
Travis & Assoc – Colin Travis

From: [Corrina Giles](#)
To: [REDACTED]
Cc: [council](#); [SMT](#); [Shawn Postma](#); [Karen Long](#); [Krista Royal](#); [Kyra Dunlop](#)
Subject: RE: OP Comments
Date: Friday, July 22, 2022 1:43:11 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Mr. and Mrs. Tipping,

I acknowledge receipt of your comments in response to the August 8 Public Meeting regarding the Official Plan, and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the August 8 Public Meeting, and attached to a followup staff report regarding this matter.

Kind regards,



Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Rick Tipping [REDACTED] >
Sent: July 22, 2022 11:42 AM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: OP Comments

Given the estimated population growth over the next 30 years, it is apparent the TBM will remain a relatively small community and preserving the character and the uniqueness of the urban and rural areas is vital and growth must adhere to preserving these qualities. The primary directive of any plan should be the protection of the environment and the quality of life of the residents. Change is inevitable but the how and why must be strictly controlled and limited and this is certainly not reflected in today's decision making..

Item 1 - Densities

Given the estimated growth projections, there seems no justification for exceeding the County's 20 units per hectare. This density I suggest is excessive for our area and will definitely negatively impact our neighbourhoods and the overall character of the Town. It effectively reduces green space, tree canopy, street character and increases pollution and congestion. It benefits the developer's profitability at the expense of the residents.

A perfect example is the new home at 59 Alfred where Planning staff assure Council the drainage concerns raised by residents could be effectively resolved with the lot grading plan. As a result, the approved grading plan does not meet the Town's Engineering Standards but was approved by Building staff. Through correspondence the CBO admitted, staff were not qualified or capable of effectively reviewing this type of plan. Residents have also informed me that staff have been

unresponsive and ineffective in addressing these issues.

I also suggest the current drainage study has revealed numerous issues arising from inadequate planning, standards enforcement and quality control of relatively new developments and the remedial costs will fall on the tax-payer.

These issues certainly bring into question the qualifications and capabilities of staff to effectively evaluate, monitor and control development even with a one of.

Item - Building Height.

There is no data to justify 6 stories. There are no benefits or justification to exceed current height limits. This is simply a ploy to facilitate the Campus of Care and the profitability of private sector operators. Quality of life for the future residents and their families must be the primary focus, not profits. All design and operational criteria must be directed towards achieving these goals. There must be a demonstration of respect for these seniors who have contributed to the community. Their lives cannot be reduced to an sterile accounting tabulation. We owe them and they deserve dignity. After the past 2 years, there is ample evidence to demonstrate this type of LTC facility does not serve the best interests of the residents. Interestingly the County can successfully operate low rise facilities with the focus on the well-being of the residents and their families. I for one would certainly support such facilities through my taxes.

Item 3 - Housing Initiatives

Projections indicate an increase of 1600+ jobs over the next 25 years. Again this is marginal growth. Planning staff have indicated the majority will be in the tourism/service industry. Historically, home affordability is out of reach and housing types to meet these workers needs must be built in proximity to the workplace. This financial burden cannot fall solely on the residents and the industry must dedicate significant financial resources to support these initiatives. Operators must acknowledge housing must be incorporated into the business plan and profit taking can no longer be the sole focus to ensure sustainability of their product. Also, applicants regardless of employer must qualify on their own merit. Corporate leasing must not be permit as it does not serve the best interests of the worker and in some cases increase financial stress for the worker by providing an additional revenue stream for the lease holder. Housing for seasonal/partition workers should be the sole responsibility of the employer as indicated in the 2018 SGB study. It is irresponsible to expect the tax-payer to carry this financial burden when the sole beneficiary is the employer. If we are to follow the Whistler Model as professed by Council, then the industry is heavily taxed to fund housing as in other mountain resort communities.

In summary, successful communities must have a strong industrial/commercial base to fund community services. Unfortunately, there is no indication of any significant diversification away from the Town's dependence on Tourism. It must be heavily taxed to support Town initiatives that benefit the entire community especially if the industry continues to grow and demand more Town resources.

Also, housing demand is driven by investors looking for rental properties. This segment may be deterred by implementing hefty business taxes by reducing profitability.

Finally, development is not sustainable. Land is finite and must be protected against these pressures. Our lives and those of future generations depend on it. This document and future Council's must focus solely on the well-being of the environment and the residents. The private sector but in particular large corporate entities and their political puppets have proven time and time again profit before the environment and the people. A blatant example is the developers plans to exploit the Castle Glen property. At present there seems no will to mount a campaign to prevent the desecration of this world heritage area. Corporate greed cannot be permitted to determine our future.

Respectfully
Julie and Rick Tipping

Sent from my Bell Sony device over Canada's largest network.

BMRA Submission on the Official Plan Review Phase 1 June 29, 2022

Official Plan Review Process

The decisions made during this OPR will set the parameters for how the TBM will evolve over the next twenty-five years. We are at a critical point in the development of our Town, confronting several key questions and challenges, so it is critically important that we get this right.

The data and analyses required for this exercise are substantial, and while we need to show positive progress, we must also be sure that the policies developed are sound and have the support of the community.

Blue Mountain Ratepayers Association Position Paper 1

The Phase 1 deliverables are the most significant factors to be defined through the OPR, as they encompass Vision, Guiding Principles, Goals & Objectives, Growth Management, Housing, Density, Height and Character. Council has also directed staff to include housing affordability requirements in Phase 1, and has planned an aggressive adoption schedule leading to the approval of Phase I in August.

The possibility of an Official Plan Amendment (OPA) being initiated at the completion of Phase 1 was raised at the public information sessions in Thornbury and Craigeleith in May. There is no mention of OPAs in report PDS.21.152. Our support of the OPR process outlined in this report was based on the importance of allowing full consideration of key items in Phase 2 (Environment/climate change, Transit and Transportation, First Nations Engagement, Parks and Open Space, Commercial/employment lands, Storm Water Protection, Community Design Guidelines, Servicing, Agricultural/Rural Lands, General Development Policies) prior to finalizing Phase 1. BMRA is opposed to any OPA that would formalize any of the key policy items addressed in Phase 1 prior to full consideration of key items in Phase 2.

BMRA is opposed to any OPA that would formalize any of the key policy items addressed in Phase 1 prior to full consideration of key items in Phase 2.

Several recommendations have been put forward for discussion in the Official Plan Review Phase I background papers which deserve fuller community engagement as well as the benefit of additional study planned for Phase II. For example:

- One recommendation is that Thornbury's downtown area, situated mainly along Highway 26 between Grey Street on the east and Lansdowne Street on the west, permit residential buildings up to 5 or 6 storeys in height. The historic core of the downtown would remain at the current height limit of 3 storeys. Another recommendation is that the O.P. permit 5 or 6 storey dwellings on lands designated Residential/Recreational. This designation includes the majority of undeveloped residential land in the Town consisting of Camperdown, Lora Bay, and most of Craigeleith.
- Also up for consideration are density limits, which in the case of apartments are to be increased from 60 units per gross hectare to 100 units per gross hectare. Another idea being proposed is the increase in the current minimum density from 20 units per net hectare (about 15 units per gross hectare) to 25 units in Thornbury/Clarksburg and possibly the Lora Bay/Camperdown/Craigeleith neighbourhoods as well.

These are important issues which deserve further discussion and should not be approved without the benefit of stronger requirements for high quality site design and built form, to be developed in the

Community Design Guidelines planned for Phase II. It is well understood that controlling design details is essential to maintaining the established character of the Town and to the acceptance of higher density.

Given those considerations, the BMRA believes that the TBM OPR should be defining the intent and parameters of the deliverables in Phase 1, but that they should only be finalized as part of Phase 2. This will ensure that the public has the opportunity to fully grasp and debate the direction being proposed, and the work of Phase 2 will be available to help inform the Phase 1 deliverables.

The BMRA supports defining the intent and parameters of the deliverables in Phase 1, but they should only be implemented as part of the Official Plan Amendments to be made during Phase 2.

The sole exception would be Attainable Housing. Given the urgent need to address our Attainable Housing gap, creating policies that would help to promote Attainable Housing development in Phase 1 of the Official Plan Review seem justified. In this regard, the Town should provide a housing needs analysis, so that it is clear the Attainable Housing policies proposed fit into a broader plan that will support our shared vision for a diverse TBM community.

The BMRA supports the Town commissioning a housing needs assessment to analyze family and employee growth and define needs targets to address what mix of housing is required. The BMRA also supports commissioning a study of opportunities in the Planning Act to address zoning or permitting options that provide land uses for attainable housing.

Re: Official Plan Review
Town of the Blue Mountains
Via website submission

July 5, 2022

To Whom It May Concern:

Thank you for your work in updating the Official Plan for the Town of Blue Mountains. This document is an important component of our collective vision of a livable region for all.

The meeting held at the Craigeith School House was informative and gave us a great opportunity to ask questions. I am grateful we are now on your mailing list so we might hear more about future meetings as well.

The official plan has many strong points – obviously you have worked hard to get input from stakeholders. I appreciate the wide variety of experts you have brought to the table to advise on the plan and future growth. And I believe that the plans to increase density is important. I do believe more needs to be done to address affordability.

We found it interesting that nowhere in the objectives did it -in a straightforward way highlight the fiscal goals of the town, and at the same time, this is clearly of importance if we consider that the fiscal impact report was commissioned and the planning team verbally talked about making efficient use of infrastructure. We would be more comfortable if we were to identify a goal so that we are all on the same page and we knew more specifically how this goal fit with the others.

It was brought up at the town hall that several recently approved and long-ago approved permits do not live up to the intent of the plan. In fact, it appears that none of the larger developments meet the plan objectives. If this is the case then one must ask – what is the purpose of the plan? To set out an ideal which we will never expect any developer to meet? Furthermore, these developments set precedents making future developments less likely to be held to the higher standards as well.

In order to address the apparent lack of alignment with development proposals and the plan, we have two suggestions:

First of all, we suggest the town clarifies – what objectives are required and which are recommended.

Secondly, we would recommend that the county (or town) develop a best demonstrated practice guideline to identify what optimal steps can be taken at each step of the planning process to ensure as many of the planning guidelines are adhered to as possible. Since there are different stakeholders involved at each step of the planning process, each stakeholder has

an opportunity to take actions either to move towards a project closer to the plan or further away. A better understanding of what actions can be taken at each planning stage that each of these development proposals involve multiple steps and a number of stakeholders involvement it would be helpful to look at each step in the process and identify by step and by stakeholder what the best demonstrated practice is so that each stakeholder can improve their process to ensure we hold our developers to the higher standards. The consultants could also add their input into this process as they will be able to share input from other jurisdictions. One example might be that the developer has to pay for an independent peer review by a party identified by the town (chosen from a list of approved suppliers).

It may make the most sense to commission a consultant to do a report on the best demonstrated practices so that learnings from other regions may be integrated. In fact, this may be a useful contribution for Grey County to provide to all the areas under their purview. Then, it would be useful to have a summary document – perhaps using a chart format with the planning stages or steps across the top of the chart and the various stakeholders (planning team, consultants by type, the councillors etc.) down the y axis. In each box and at each stage, the best demonstrated practices could be articulated in a bullet form to be easily accessible to all. This seems to me to be one of the most important steps that needs to be undertaken as the planning document is of limited value if we don't follow it. A checklist could also be a useful tool for this purpose.

Given the challenges that our community faces with regards to grandfathering of large development proposals, we strongly suggest that the town put a time limit on the approval process. For example, if the plan has not been completed within 5 or 10 years (for example), then the plan must be resubmitted and approved in alignment with the most up to date plan. Having this in place will give the town more clout in future. This should also take place retroactively. We have grave concerns about large developments such as the Castle Glen proposal which if not updated, will have significant and longstanding detrimental impacts on the region.

It would be worthwhile to consider time lines to address significant issues (despite being grandfathered) on private property as well such as inadequate septic systems. In our view, these should not be grandfathered forever.

With the significant development occurring in the area, and the architectural trend of mirrored glass and large window panels, the TOBM should consider how this trend has been impacting Ontario's rich biodiversity. There is a wide body of research showing that glass windows are a leading cause of bird deaths in Ontario. FLAP Canada has collected data that 90,000 birds from 173 species have collided with buildings in the GTA alone. 24 of those birds were species at risk.

Cities like Toronto, Markham and Ottawa have already developed budling guidelines to protect migratory birds by significantly reducing the number of birds that die needlessly. Bird collision mitigation strategies can be implemented at the planning stages to preventing birds from

hitting the large glass panels, significantly reducing the large number of bird deaths while preserving Ontario's rich biodiversity.

Making mandatory, [The Canadian Standard Association's Bird-Friendly Building Design Standard A460:19](#) is one way to do this. The Ontario Ministry of the Environment, Conservation and Parks funded this standard a number of years ago and while it remains voluntary in Ontario, there is significant work being done by Fatal Light Awareness Program (FLAP) Canada (flap.org) and others to include it as a requirement in all new builds in Ontario. The TOBM can be a leader in this area, following Toronto, Markham and Ottawa as well as cities in the US (Chicago) and other parts of Canada (Vancouver, Calgary) who have already incorporated this standard into its building standards. Source: [FLAP Advocates for a Bird-friendly Ontario Building Code. Newsletter, Spring 2022 page 4](#). For more details on the building code refer to www.flap.org/ontario-building-code or www.birdsafe.com.

Thank you for your continued work and collaboration on the planning documents. We look forward to seeing these suggestions incorporated into the process.

Sincerely,

Laura Macdougall & Philip Watkins

[Redacted signature block]



To Mayor and Members of Council and Town Staff,

The BMSTA Board of Directors, and its full membership, wishes to clearly state its full support of Blue Mountain Resorts recommendations relating to employee housing policy development and implementation contained in its letter to Mr. Postma, dated May 25th, 2022.

We can all agree that Tourism is the primary economic driver in our region. To ensure service delivery levels are maintained, within the tourism sector, as well as being scalable over time both from a quantitative and qualitative perspective, the recommendations made are seen as sensible, required and appropriate.

The BMSTA and its stakeholders therefore fully support the BMR recommendations as itemized below;

- That the Official Plans of both the County and Town acknowledge the need for employee housing and provide land use policy support for such uses.
- Amend Development Charges By-law provisions to include purpose-built employee housing as a development type eligible for rebate or forgiveness, similar to current provisions provided for purpose built rental housing.
- Amend Zoning By-law to include a definition for employee housing.
- Employee housing shall be an additional defined and permitted use, distinct from residential dwelling types.

As a major stakeholder in the beneficial outcomes resulting from action on the BMR recommendations, we stand in full support and are prepared to engage where needed in solutions as such policies are developed, studied and implemented.

Sincerely,

BMSTA
Board of Directors

To: Council of the Town of The Blue Mountains and Staff
From: Pamela Spence, 209691 Highway 26, Town of the Blue Mountains
RE: Proposed Amendments to the 2016 Official Plan – Public Meeting July 27, 2022
Date: July 22, 2022

I am Pamela Spence a former member of the Sustainability Advisory Committee, The Economic Development Advisory Committee and an involved citizen of the Town of the Blue Mountains residing in the Craigeith area. I have participated in many planning discussions at the Town and do so with an education in planning and business and a 35-year career in the development world.

I am unable to attend the Public Open House on July 27 so am providing the following comments and questions in advance in order that they may be part of the proceedings on July 27 and that I may receive a written response shortly thereafter so that I may participate fully informed at the August 8 public meeting. I will have many specific changes to clauses proposed but at this stage I will submit my general concerns and questions as follows.

Firstly, I must protest this rapid scheduling of events. This is the summer, and many folks are away or otherwise distracted and unable to devote their attention to this matter. Also, there are only 6 business days and 24 minutes between the issuing of the notice and the Open House. This is insufficient time to voluntarily review over 400 pages of documents. Also, there is only one Open House unlike the June 1 and June 4 meetings held on two different days of the week, times of day and at two different locations. Then the Public Meeting at Council on August 8 allows only 6 business days to review and provide comments. That is a total of 12 business days. Is this even within the Planning Act requirements? This is rushing the matter too much.

Q1 – What are the Planning Act requirements (please provide relevant clauses) and does this timing meet them?

Secondly, at the June 1 and 4 meetings there was considerable concern, maybe rightly called backlash, from the audience at both meetings that these major topics of discussion would be amendments to the Official Plan in Phase 1 without the benefit of Phase 2 information and then perhaps approved during a lame duck period. Can a Lame Duck Council approve something that significantly increases property values and pressures, may strain infrastructure and increase municipal expenses?

Q2 – What are the legal references (specific legislation and clauses) that give Council the authority and mandate to approve major OP changes within days of an election?

Growth

As the background studies showed, The Town of the Blue Mountains (TBM) has sufficient development proposals in the pipeline to meet or exceed the current forecasted growth to be accommodated. These proposals are based on current development standards and policies. We need not be increasing our growth standards or densities broadly – maybe site specific. Increasing the density of areas does not manage the growth as the survey respondents requested.

Q3 - What is the logic and reasoning for densities to be increased if current standards provide the numbers we want?

Goal 13 (pg 19) – “Utilize available capacity of existing infrastructure”

We know from the past 4 years TBM has strains on its water and sewer facilities, roads are congested, engineering and building standards are behind the times, the Beaver Valley school currently has 5-6 portables and is over capacity and our community is underserved in by-law, policing, medical and fire services. In these proposed documents there is no mention of measures to improve the infrastructure or reduce the strains in the community let alone how increased growth and densities that will further negatively impact the community will be addressed.

Q4 – Infrastructure must be improved to meet the demands generated by the proposed changes in the OP – why is this not addressed along with growth and density changes?

Settlement Areas

Page 20 elaborates on settlement areas and where these areas are. These changes seem wrong. Previously, the Town’s 2 hamlets being Heathcote and Ravenna were tertiary settlements and are now secondary settlements with little to no change in the intervening 6 years. The Residential Recreational land use is labeled a settlement area yet there is controversy over the ability of County or Town to designate such. How does this affect Castle Glen?

Q5 – Where does the provincial definition of settlement area come from and is this the same as a settlement area in The Places to Grow policies? Is TBM a settlement area in Places to Grow? Does the County/Town have the authority to define settlement areas and if so where is that authority given?

Craigeith Village Commercial

This land use designation should apply to more than the “Aquavil” site. That site is subject to an OMB decision which should be referenced and conditions within that be incorporated into the OP. Secondly, the commercial nature of the “Village Core” should be designated on both the north and south sides of 26 between Grey Rd 21 and the north end of Timmons St.

Q6 – The commercial strip or core of Craigeith Village should be designated beyond just the developers’ property – how and when will this be incorporated into the OP?

Height

I have been supportive of quality changes beyond 3 storey heights with quality building mass in order to support lower priced and attainable housing. So, I understand the need to address this issue. The intended principle of “diversity” (pg. 56) in downtown cores, commercial and industrial areas is logical but within neighborhoods causes concern.

Furthermore, the proposed change in the OP says “limited maximums will be permitted” but that must be quantified or qualified. For example, is the maximum 5% or 45 % of the site area, or of the land use designation, or of the Town? Clarity is needed.

References to the Building Height Study and Pre-Zoning that will support the location and definition of maximum heights and density increases is critical work that must be done and in place before the policies permitting increased heights are approved. Based on the numerous references in the 2016 to doing tree canopy study, development standard guidelines and ancient engineering standards that have not yet even been budgeted, I do not trust that that a Building Height Study or Pre zoning work will be done in a timely manner to direct appropriate height decisions. Reordering of these policies is needed.

Q6 – The community needs assurance that Building Height Guidelines will be in place before applications seeking maximums come forward. The policy should be inverted to say that the Building Height Study will be completed and locations permitting variations beyond 3 stories will be identified before a variation to the 3-storey height is approved.

There are substantial policies in the NEC and in TBM OP that speak to preserving views and vistas to the Bay, the Escarpment, Nipissing Ridge etc. By not approving locations where heights between 4-6 can go at this time there is considerable chance that these magnificent views of which TBM is so proud could be very negatively impacted.

Q7 – The OP must protect our beautiful views and vistas. How do you reconcile the tradeoff between policies to preserve views and vistas and the impact of high buildings above the tree lines and our natural elements etc.?

It makes no sense to me that the Blue Mountain Village area, a recognized commercial centre with building heights currently of 5 stories would not have been considered as an area for height increase yet Craigeith is?

Q8 – How is do you justify 6 storey height maximums in Craigeith and only 5 storey in Blue Mountain Village? Have you spoken to the development community? Do they understand and agree to heights impacting their proposals so that they will supply housing to address attainability, rental, alternative tenure options etc. and not just increase their profitability?

Q9 – Will currently draft plan approved projects be able to change their proposals and take advantage of height and density changes? Will the community have to “relitigate” these all over again?

Pg 87 contains the chart with density and 40% open space requirements within the Residential Recreational land use designation. It makes no sense to have BMVA included on this chart as it is its own designation and not within Residential Recreational. The BMVA reference should be removed and relocated to its own section. Furthermore, this is the perfect opportunity to clarify some definitions such as “gross hectare” being net of wetlands and hazard lands. Also, the OP states that stormwater management ponds are hazard areas because they potentially flood and need maintenance to be safe and effective. The stormwater management pond designation should be changed to Hazard and not designated Open Space.

Q10 – Are you willing to make these changes and corrections for Phase 1?

Employee Housing

This is a good start.

Q11 – Can you further define the conditions and standards for this category before implementing?

Thank you

Pamela Spence



Date: July 23, 2022

To: Council of the Town of The Blue Mountains and Staff

From: Bruce Harbinson, 188 Northmount Crescent, Town of the Blue Mountains

RE: Proposed Amendments to the 2016 Official Plan – Public Meeting July 27, 2022

I am Bruce Harbinson, President and Founder of the Escarpment Corridor Alliance and an involved citizen of the Town of the Blue Mountains residing in the Castle Glen area.

Like many others, I am unable to attend the Public Open House on July 27 so am providing the following comments and questions in advance in order that they may be part of the proceedings on July 27 Open House.

Given that I leave on vacation tomorrow and only today had the opportunity to review the documents, my brief comments are as follows:

1. Lack of Notice & General Timing - I am very concerned and upset by the timing and lack of notice – 6 business days – for such an important meeting especially considering the 100's of pages of documents that need to be reviewed, studied and commented upon. And then only another 6 days for the town staff to collate the information and feedback before the Public Meeting on August 8'th. I cannot see how Council will have adequate time to review the feedback let alone disseminate it back to town residents for their review ahead of the public meeting. All of this happening at the time of peak vacations for residents wishing input into THEIR Official Plan.
2. Lack of Public Forums - I am concerned and upset that there is only one Public Open House session for this pivotal topic – OUR Official Plan for the next 20++ years.
3. Fast-tracking Phase One Before Completing the Necessary Phase Two Work - Based on what I heard and read following the July Open Houses and thereafter, the vast majority of comments voiced extremely strong opposition to Council working in a backwards manner – trying to pass Phase One of the OP Review without the benefit of Phase Two wherein lie the largest number of concerns and items of note to residents based on survey results conducted by the town and its consultants. It appears that none of those process and sequencing concerns were listened to or incorporated into the documents we are now reviewing.
4. Growth Density and Height - ToBM staff and consultants have already identified that there are sufficient development proposals and approvals as of 2022 to essentially meet the expected growth targets **for 2046**. Based on this why are we fast-tracking approvals around development density and building height when town residents want council and Staff to look at environment and community character first. Will existing approvals be brought back and reopened for additional density or height allowances? Blue Mountain Village remains capped at 5 stories but we want 6 stories in other Settlement Areas??? Who wants this? Is this what residents meant in the town survey regarding Community Character? Moreover, town resources seem entirely under-served to be able to address the infrastructure requirements arising from this development.
5. Climate Change – how has council addressed the impact of the proposed growth on Climate Change and what are the safeguards being considered if the town's growth projections are well

below the actual number over the coming 24 years. It seems like we are front-loading development in the absence of good science and well thought out planning. This will only further exacerbate our climate crisis and the local impacts thereof.

6. Castle Glen – by the Town’s own data the population between 2021 and 2046 will increase by 6,750 residents across 3,590 new households. At 1,600 homes, Castle Glen has the potential to represent over 60% of that population growth itself. Yet, apart from a decades old Secondary Plan appended to the Official Plan Review there is virtually nothing stated about this development including its irreparable impact on the environment. How can Council and Staff be so silent in OUR Official Plan on the biggest greenfield housing development in the history of the town? Especially given that this would be, by far, the largest non-urban development to be allowed on the Niagara Escarpment since the formation of the NEC.
7. Is Castle Glen a Settlement Area – There continues to be confusion and discrepancies between the County of Grey Official Plan where Castle Glen is not defined as a Settlement Area and what the ToBM has indicated as recently as July 11’t at the Tree Bylaw meeting where staff confirmed that it is.

Thank you for allowing me to put my initial comments on record. I look forward to hearing how this feedback and that of others is incorporated into the August 8’t meeting.

Yours sincerely,

Bruce Harbinson

A solid black rectangular redaction box covering the signature area.

From: [Website Committee](#)
To: [Planning General](#); [Shawn Postma](#)
Subject: Webform submission from: Contact the Official Plan Review
Date: Wednesday, July 27, 2022 5:48:57 PM

Submitted on Wed, 07/27/2022 - 17:48

Submitted by: Anonymous

Submitted values are:

Name:

Tom Eisenhauer

Email:

[REDACTED]

Phone:

[REDACTED]

Share your feedback regarding the Official Plan Review:

I am deeply concerned that Council did not listen to the feedback provided by the majority of those making public comments at it's recent public meeting regard the proposed Castle Glen Development, and that Council continues to want to pass Phase 1 of the OP Review BEFORE conducting Phase 2 which includes the critical environmental and town character components that the town's own survey identified as most important to residents.

I also wish to object to the rapid scheduling of events with respect to the OP Review. This is the summer, and many folks are away or otherwise distracted and unable to devote their attention to this matter. Also, there are only 6 business days between the issuing of the notice and the Open House. This is insufficient time to review property consider over 400 pages of documents. Also, there is only one Open House (unlike the June 1 and June 4 meetings held on two different days of the week, times of day and at two different locations). The Public Meeting at Council on August 8 allows only 6 business days to review and provide comments. That is a total of 12 business days. The timing of these meetings and rushed process demonstrates an insufficient duty of care by Council to properly and fully solicit and consider public feedback on the OP Review prior to making its decisions.

I urge Council to delay the public proceedings and consideration of the OP review until after the coming municipal elections and only after a full Phase 2 study has been completed and communicated to the public.

Respectfully,

Tom Eisenhauer
Township of the Blue Mountains

I would like a copy of my submission sent to my email address.

Yes

From: [REDACTED]
To: [Blueprint](#)
Subject: Official Plan Review Phase 1
Date: Thursday, July 28, 2022 12:28:47 PM

Greetings,

I appreciate being given the opportunity to provide a few brief comments on the Phase 1 documents and proposed changes to the Town's Official Plan (OP).

I have been a resident of the Town (Thornbury) since the Fall of 2018, but have had a long association with and affection for the community through extended family, vacations, etc.. I previously resided in Norfolk County, where I served as a county councillor for 12 years prior to relocating to TBM. Prior to that I was the General Manager of one of the conservation authorities on the north shore of Lake Erie for 26 years. While my background no doubt influences my views and opinions, I am speaking solely as a resident of the TBM who hopes to live out the balance of my life here.

Perhaps the two greatest over-riding influences that should be guiding the revisions to the OP are climate change (and the need to try and mitigate its effects and to adapt to its unavoidable effects) and managing the growth that appears inevitable for the TBM. I am very supportive of the new guiding principles (#7) addressing climate change proposed for the OP revision. The "climate change action" items (A.3.3) listed as strategic objectives are excellent. One important "deliverable" in achieving strategic objective #5 in this section would/could be to implement a reduction of allowable percentage lot coverage for new residential development from the current 30% to 25%, thus reducing the "carbon footprint" of the new residences and presumably saving some additional greenspace. I support the proposed "greenfield criteria" policies that would guide any new development on greenfield spaces.

With respect to intensification and density of development (residential), I am very supportive of the proposed increase in the targeted residential density goal of 25 units/ha for Thornbury-Clarksburg, and of the intention to monitor and report annually on achieving this target (and density changes across TBM). I would suggest an increase in the density range for single detached residential development to 15-25 units/ha from the present 10-25. I realize that building height limits for multi-residential development has been a hot topic for the TBM, and I support the proposed changes (increases) in these limits. I would suggest that the OP should recognize 4 stories for multi-residential buildings as the "general maximum", not requiring special exception, rather than the present 3 stories. I support the proposed "exceptions" policies that would allow for multi-unit residential buildings up to 6 stories under certain circumstances and in certain areas (downtown area corridor). It is my opinion, however, that the public would more readily support such policy changes if the maximum criterion was 5 stories, v/s 6 as proposed.

I appreciate the efforts of your consultants and staff to date in developing proposed OP policy changes to address the pressing issues facing the TBM (climate change, housing, protection of our natural capital, managing growth), as well as those of the steering committee. I will look forward to the next phase of the OP review and revision process.

Jim Oliver,
Thornbury

- >
- > Please forward to council members and mayor.
- >
- > Dear council and mayor,
- > I'm am deeply disturbed by the proposals for density in the Official Plan review suggested by staff.
- > Five years ago, our density in settlement areas was 5 units per hectare. The last OP changed the density to 10, for Camperdown, Craigleith, Lora Bay, etc. This was a 100 percent increase. We now have many many tall apartment complexes at Windfall. A 20 percent increase would have better: six units per hectare. Now staff is proposing 10-25 for single detached and up to 100 for apartments.
- > This is not at all in keeping with the rural residential.
- > I notice that most of the development in the last 10 years took place in Blue Mt area, Craigleith, Lora Bay and not in Thornbury and Clarksburg. In towns is where the development should be. Everyone is car dependent in the settlement areas. Shameful lack of development in the towns where people can walk to stores, schools, library, etc. Nor do people need to drive long distances when they need to use their cars if they live in town.
- > There is a severe and frightening climate crisis in the world and soon the Blue Mountains will be sweltering under 40 heat in the summer like the rest of the world. We need trees and we need nature. In the Blue Mountains millions upon millions of trees have been cut in the last few years. The recent developments in the Village used to be natural areas with native plants to support birds, animals, butterflies, pollinators. Now it's concrete and houses with very few native plants. There are no animal corridors. No thoughts of protection nature. Driveways are tarred and don't soak up rainwater. Despite the comment in the OP review about encouraging less night lighting, there are ten or twenty times the number of light standards as necessary. And it's not apparent that the 40 percent natural areas of each development has been adhered to. It sure doesn't look like there's the 40 percent open space that we have been promised.
- > The town should concentrate on saving nature, extending natural areas, planting native trees everywhere and ensuring every new house is built so well insulated that it requires no heating or very little in the winter.
- > The last few OPs had projected growth that we have already reached. It's time to realize that you have been elected by the people who live here, not the developers who talk to the staff planners all the time.
- > We have already had all the development we projected up to at least 2030 and there are three extensive developments in Craigleith and Blue Mountain Resort area that are on the books. Are these, Eden Mills, Parkbridge and Home Farm waiting the new OP to ask to increase their density?
- > This is a frightening concept. Parkbridge is already suspect for containing a Provincially Significant Forest that should be protected as per the Provincial Planning Act and is, in fact, designated as residential. Parkbridge could limit access through the property to the Georgian Trail because it's strata and privately owned. This is not in keeping with the Town of Blue Mountains OP to increase public parkland and areas for recreation. Nor does it protect the last undeveloped area of Nipissing Ridge as promised in past OPs.
- > The Sustainability Committee should be voicing concerns about this proposed intensification but this committee is immersed in studies about its future instead of acting.
- > None of the people who live here want this kind of intense development. Only the staff planners of the Town of the Blue Mountains and the developers want high density . DO not increase the density.
- > The density should be in Thornbury, Meaford, Collingwood, Stayner, Markdale and other towns.
- > Protect the escarpment by protecting Niagara Escarpment Plan areas.

Eleanor Ward

From: [Corrina Giles](#)
To: norman.lingard@bell.ca
Cc: [council](#); [SMT](#); [Kyra Dunlop](#); [Krista Royal](#); [Shawn Postma](#); [Karen Long](#)
Subject: FW: Town of Blue Mountain - Official Plan Review (Phase 1 Policies)
Date: Monday, August 1, 2022 8:38:30 PM
Attachments: [image002.png](#)
[image004.png](#)

Good morning,

I acknowledge receipt of your comments in response to the August 8 Public Meeting regarding the Official Plan Review. By way of copy I have forwarded the same to Council for information, and confirm the comments will be included in the record of the August 8 Public Meeting, and attached to the followup staff report regarding this matter.

Kind regards,



Corrina Giles, CMO

Town Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
N0H 2P0
Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723
Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Lingard, Norman <norman.lingard@bell.ca>
Sent: August 1, 2022 10:43 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: planninganddevelopment@bell.ca
Subject: Town of Blue Mountain - Official Plan Review (Phase 1 Policies)

Town Clerk
Town of Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0

RE: Town of Blue Mountains - Official Plan Review (Phase 1 Policies)

Bell Canada thanks you for the opportunity to participate in the Town of Blue Mountain - Official Plan Review process. It is our understanding that the revisions being considered by Council as part of this 5 year review will describe the Town Council's policies on how land in the community should be used and help to ensure that future planning and development will meet the needs of the community.

About Bell Canada

Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. The *Bell Canada Act*, a federal statute, requires that Bell supply, manage and operate most of the trunk telecommunications system in Ontario. Bell is therefore also responsible for the infrastructure that supports most 911 emergency services in the Province. The critical nature of Bell's services is declared in the *Bell Canada Act* to be "for the general advantage of Canada" and the

Telecommunications Act affirms that the services of telecommunications providers are “essential in the maintenance of Canada’s identity and sovereignty.”

Provincial policy further indicates the economic and social functions of telecommunications systems and emphasizes the importance of delivering cost-effective and efficient services:

- The 2020 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).
- Section 1.7.1 I) of the 2020 PPS recognizes that “efficient and coordinated telecommunications infrastructure” is a component of supporting long-term economic prosperity.
- We note that the definition of infrastructure in the 2020 PPS is inclusive of communications / telecommunications, which is indicative of the importance in providing efficient telecommunications services to support current needs and future growth (Section 1.6.1).
- Furthermore, the 2020 PPS states that infrastructure should be “strategically located to support the effective and efficient delivery of emergency management services” (Section 1.6.4), which is relevant to telecommunications since it is an integral component of the 911 emergency service.

To support the intent of the *Bell Canada Act* and *Telecommunications Act* and ensure consistency with Provincial policy, Bell Canada has become increasingly involved in municipal policy and infrastructure initiatives. We strive to ensure that a partnership be established which allows for a solid understanding of the parameters of Bell’s infrastructure and provisioning needs and the goals and objectives of the municipality related to utilities. For example, balancing the technical demands of providing reliable service to the public with the desire to create an aesthetically pleasing environment.

Comments on the Town of Blue Mountain - Official Plan Review

Bell Canada is most interested in changes to the transportation network and/or policies and regulations relating to the direction of growth and public infrastructure investments, heritage character, urban design, broadband and SMART-related objectives and how Bell can assist the Town of Blue Mountains to be a connected community. We have reviewed the Draft Official Plan Review and have no specific comments or concerns at this time.

Future Involvement

We would like to thank you again for the opportunity to comment, and would request that Bell continue to be circulated on any future materials and/or decisions released by the municipality in relation this initiative.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison

Network Provisioning

planninganddevelopment@bell.ca | ☎ 365.440.7617



**We note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.*

Good Day Council and Staff

I'm Terry Kellar and live on Lucille Wheeler Crescent. I Chair the STA committee for the BMRA.

Recently an application for a zoning change to convert an existing Residential home to an STA was rejected by Council. Thank you to Council for that decision to support our community. The fact that the application was even considered shows that our Official Plan and Bylaws lack the language to properly protect our residential neighbourhoods.

I don't know of one person who wants to live next to a STA. I would guess that close to 100% of the residents of the Town of Blue Mountains don't want one as a neighbour. Isn't the OP to reflect the wishes of the residents?

The OP must be revised to reflect the wants of the residents of this Town and only the residents of the Town. The revision must contain language so no new STA's can be spot zoned in any area of the Town.

This is our opportunity to take away this threat to existing residential areas for now and forever.

The second comment I would like to make is simply as a resident of this beautiful Town. There are proposals to allow 6 storey buildings in various parts of the Town.

Where do these proposals come from?

Again I don't know anyone that wants to live beside one of these buildings. If you won't live beside one you can Not support 6 stories. This proposal doesn't represent the citizens of the town. It only helps outside developers.

Shouldn't the OP only reflect what the residents of the Town want, for the public good?

We have this beautiful vibrant quaint little town until we don't anymore, because it wasn't protected.

Thank you for your consideration. Regards, Terry Kellar



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

August 4th, 2022

Ms. Corrina Giles
Town Clerk
Town of The Blue Mountains
32 Mill St., P.O. Box 310
Thornbury, ON, N0H 2P0
*Sent via Email

Mr. Shawn Postma
Senior Policy Planner
Town of The Blue Mountains
32 Mill St., P.O. Box 310
Thornbury, ON, N0H 2P0
*Sent via Email

RE: Comments on The Blue Print, Town of The Blue Mountains Official Plan 5 Year Review Phase 1

Dear Ms. Giles and Mr. Postma,

County staff would like to commend the Town of The Blue Mountains for all the work that has gone into the proposed 5 Year Review Phase 1. A lot of thought, effort, and community consultation has gone into this project to date, and County staff appreciate the ability to provide comments. What follows are some comments related to the provisions of the *Planning Act*, the Provincial Policy Statement (PPS) 2020, and the County Official Plan. Additional general comments have also been included with respect to overall clarity and understanding of the Plan.

In making the below comments, County staff have focused on those areas where some clarification or change may be required or suggested. The below comments should not detract from the fact that there are countless policies that provide excellent direction for the Town moving forward. Although staff have not commented on all the 'well done' policy areas, we did wish to make it clear that the absence of these comments was only for brevity, and not because the policy efforts went unnoticed.

The below table references the Town's Phase 1 Official Plan Amendment Matrix as posted on the Town's website. County staff would welcome the opportunity to discuss any comments further, once the Town has had the time to review these comments.

ID	Section or Schedule	Comments
1	Introduction	The total population forecasts shown in this section are slightly less than what the County has forecast in its 2021 Growth Management Strategy (GMS). The Town's employment numbers are slightly higher than what is shown in the County's GMS. Although the differences are minimal, County staff would recommend rectifying these numbers such that there is no confusion between the two Plans.
2	Introduction	The Town's proposed minimum density target for Thornbury-Clarksburg will align nicely with the proposed update to the County Official Plan through Official Plan Amendment (OPA) 11, which also recommends a minimum density target of 25 units per net hectare.
3	A2.1	County staff appreciate this new section to clarify the Town's approach to designated settlement areas. In the list of the main elements of the Community Structure Plan it may also be worth listing the other Recreational Resort Settlement Areas (i.e. Lora Bay, Camperdown, Castle Glen, and Swiss Meadows) and the Hamlets (Ravenna and Heathcote) just to further avoid any confusion on what constitutes a designated settlement area and what does not. County staff would note that the unlisted communities referenced above are shown and labelled on the Community Structure Plan map.
4	A3.1	County staff are pleased to see the reflection of Green Development Standards in the Town's Plan. The County's Climate Change Action Plan (CCAP) recommends the creation of Green Development Standards, which are currently on the County's workplan. County staff would be happy to collaborate with Town staff on the creation of said standards.
5	A3.12(11)	In this newly added clause, the Town may wish to delete the words "on development applications" such that the enhanced consultation practices with Aboriginal communities would apply to all projects and not just to development applications.
6	B2.13 Height	<p>County staff appreciate the added height provisions that would allow for up to 6 storeys in some areas of the Town. County staff question whether the following clause could be amended as follows:</p> <p>Original Version <i>"Outside the Downtown Area designation, intensification up to 6 storeys may be considered within the Community Living Area designation or Residential Recreational Area designation through an amendment to this Plan based on criteria set out in Section B2.16."</i></p> <p>Amended Version <i>"Outside the Downtown Area designation, intensification up to 6 storeys may be considered within the Community Living Area designation or Residential Recreational Area designation through an amendment to the zoning by-law based on criteria set out in Section B2.16."</i></p>

		Based on the criteria set out in section B2.16, County staff question whether an official plan amendment would be needed here, or whether the same objectives could be met through the requirement for a zoning by-law amendment. Earlier in this same section it does note that the Zoning By-law will provide for a range of minimum or maximum heights, and therefore it may be appropriate to only require a zoning amendment versus an official plan amendment.
7	B2.16(i)(v) and (vi)	<p>County staff question whether subsection (v) could cause confusion with respect to side yard setbacks for townhouses. Is this only meant to apply to the end townhouse units, or is it also meant to apply to interior units where typically there would be no side yard setbacks?</p> <p>Similar interpretation issues could arise from subsection (vi) and requiring townhouse rear yards that are comparable in size to existing single detached residential lots. Perhaps this clause should instead be referring to rear yard setbacks versus the land area of rear yards?</p>
8	B2.17(d)	Similar to comment # 7 above, perhaps this clause could cause difficulties in meeting density targets if new greenfield development backing onto existing large lot single detached development is required to have similar rear yard sizes. Perhaps this clause should instead be referring to rear yard setbacks versus the land area of rear yards?
9	B2.18	<p>County staff question whether the following clause could be amended as follows:</p> <p>Original Version <i>“Employee housing shall be permitted in any residential designation in close proximity to major employment uses and centers subject to an implementing zoning by-law amendment that shall detail the conditions under which employee housing may be permitted.”</i></p> <p>Amended Version <i>“Employee housing shall be permitted in any residential, mixed use, or resort commercial designation in close proximity to major employment uses and centers subject to an implementing zoning by-law amendment that shall detail the conditions under which employee housing may be permitted.”</i></p> <p>County staff question whether the location of employee housing could be broadened slightly to allow for greater opportunities for such housing, provided it’s still in close proximity to major employment uses.</p>
10	B3.1.4	In the Introduction section to the Town’s Plan, it proposes a minimum density target of 25 units per net hectare. The table in section B3.1.4 provides density ranges using units per gross hectare. However, the notwithstanding clause below the table then refers to net hectare again. County staff recommend standardizing one form of measurement i.e. either units per net or gross hectare to avoid any confusion between the two forms of measurement.

11	B3.7.4	County staff question whether the minimum open space requirement of 40% open space is still valid in all instances? Although County staff support the protection of natural features and providing recreational opportunities; staff question whether 40% open space creates an efficient use of land and services (i.e. does this requirement sometimes contribute towards increased servicing and infrastructure costs, and greater amounts of overall land consumption). Perhaps there should be more flexibility inserted into these policies to look at a similar level open space only where appropriate, but not have it as a standard requirement for all new development? Similar to comment #10 above, County staff would note the use of gross hectares as a unit of measurement in this section.
12	D7.2	County staff would note that the reference to a '10 year supply' should likely be amended to a '15 year supply' as per section 1.4.1(a) of the 2020 Provincial Policy Statement (PPS).
13	Schedule A-2	The Town may wish to consider a slight tweak to the boundaries of Thornbury on the east side of Grey Road 2, south of Highway 26 to align with the County's Primary Settlement Area designation for these same lands.

Please do not hesitate to contact County staff should you have any questions or concerns with respect to the above.

Yours truly,



Scott Taylor, MCIP, RPP
Director of Planning
519-372-0219 ext. 1238
scott.taylor@grey.ca
www.grey.ca

Town of The Blue Mountains

32 Mill Street,

P.O. Box 310,

Thornbury, Ontario

N0H 2P0

To: Ms. Corrina Giles, Town Clerk, Town of The Blue Mountains

townclerk@thebluemountains.ca

Attention: Council for the Town of The Blue Mountains

Mr. Alar Soever, Mayor,

Mr. Peter Bordignon, Deputy Mayor,

Ms. Paula Hope, Councillor,

Ms. Andrea Matrosovs, Councillor,

Mr. Rob Sampson, Councillor,

Mr. Jim Uram, Councillor,

Mr. Bill Abbotts, Councillor,

From: Robert Mitchell, 44 Lansdowne Street South

Re: Official Plan 5 Year Review (Phase 1)

These amendments to the Town Plan cover a wide range of issues from the definition of settlement areas to intensification, density and height and housing all of which will have great impact on residents of the Town over the next 5 years.

The complexity of these amendments make it very difficult for the average resident to understand the intent and especially the potential consequences of these changes and how they affect our lives, including financial costs. Even the wording of some provisions make them difficult to interpret.

QUESTION: would it therefore not be sensible to slow this process down and convene a Committee of Residents to review the amendments under the guidance of the Town's Planning staff and report their findings to Council and fellow residents. These findings would not be binding in any way but would afford Council a "sober second thought", while assuring residents that the implications and application of these amendments have been examined from a resident's point of view.

Points of Concern

- Council is granted wide latitude in making decisions using criteria that sometimes appear to be in conflict. How will the application/interpretation of these criteria change from one Council to another? Challenging because few of these decisions can be reversed. Could the criteria be narrowed or clarified?
- Is it **necessary** that the Towns of Thornbury and Clarksburg, which everyone seems to agree have a “unique small town feel”, follow the same intensification patterns as the rest of TBM or other cities in Ontario for that matter? At what point do we lose the “small town feel” and is that OK?
- Density and height and range of housing types are controversial subjects – decisions on these matters will have a lasting affect on all development projects and therefore on the character of our community. Should minimums and maximums be more clearly defined? How do you draw the line between what the Province and County wants vs. what residents/taxpayers want?
- Is there a reason to rush these amendments through now?

August 4, 2022

To: Corrina Giles, CMO
Mail # 512-599-7723

From: Patricia Yeager
[REDACTED]

Pages: 5

Attached are my comments for Mayor Sawyer and Council regarding the Official Plan Amendment.

Would you please see that they get them before the Statutory Public Meeting on Monday, August 8, 2022, at 1 p.m.

Also, may I please have confirmation by Fax that you have received them today.

And, one more request. Would you please see to it that my address or phone number do not appear on the agenda when it goes out over the Internet.

Thank you! I really do appreciate your help.

Patricia Yeager

Ms. Patricia Yeager

August 4, 2022

Mayor Alan Hoover
& Council
Town of the Blue Mts.
32 Mill Street
Ferryburg, OH 44630

Subject: Official Plan Amendment

Dear Mayor and Council:

Following are my comments on the Official Plan Amendment Matrix (I was unable to obtain a copy of the Plan being amended).

My comments mostly apply to my own community, Registered Plan 915 developed by Mrs. Weider as one of the first communities at the bottom of Blue Mountain.

First of all, I'd like to say that I consider myself lucky to be living in such a beautiful and mostly peaceful place. And I'm happy to see that the town

Patricia Yeager

- 2 -

August 4, 2022

recognizes and respects the unique character of every community in the Town.

But I do worry that my community could be losing some of its character through the proposed new plan.

In particular, the permitting of secondary dwellings; a restriction of building heights up to five or six stories; infill and intensification; employed housing; the establishment of commercial businesses including Bed and Breakfasts... all of which would dramatically change the character of our community... and not for the better.

As far as my community is concerned, we have always been a single-detached, low-density residential area with a good number of full-time residents and at the outset, the residents were promised that a number of conditions would apply.

Not the least of these conditions were the guarantee of open space and the

Patricia Yeager - 3- August 4, 2022

prohibition of any type of commercial activity, especially of the short-term rental kind, including B&B's.

and I would certainly wish that these "covenants" be recognized, respected and honored as part of the unique character of our community.

Further, I do not believe that we should be labeled under Recreational Resort as "Blue Mountain Village Resort Area." If so, I dare say the entire area, far and wide, should be considered a resort.

Just because the Village was built beside us does not mean that we are any part of it.

We have been here for a very long time, a seed community, if you will, for all the development that has taken place in the Town of the Blue Mountains and Collingwood. I think it would be a shame for us to be ruined by it.

Patricia Yeager

- 4 -

August 4, 2020

I thank you for your attention, Mayor, Council and Council. I would appreciate a written notice (I'm a non-stick person) on the outcome of this public meeting, as well as any final outcomes that transpire.

I thank you, again.

Sincerely,

P.S. I was unable to get a copy or explanation of the Greenfield Development or criteria. I would appreciate a copy of this, as well.



Submission to The Town of The Blue Mountains
Public Meeting on the Town's Official Plan Review and Update
August 8, 2022

INTRODUCTION

Thank you for the opportunity to provide CANN's comments on the Phase 1 Official Plan Draft Amendment.

CANN's focus is on supporting the Town's Council to ensure that the Official Plan revisions boldly address the Climate Change Emergency, declared in 2019. That declaration includes specific and direct actions to mitigate and adapt to the ravages of our changing climate.

All levels of government in Canada are implementing Climate change action. It is now incumbent on our Town planners to take Climate Change adaptation and mitigation seriously and join with other municipal, provincial and federal leaders on this issue.

CANN has a history of participation in this project. Our team has reviewed Town reports and submissions, deputed to Council on numerous occasions over the past 18 months and attended public meetings. We have met with Town planners, Steering Committee members, and members of the community. We have provided examples from other municipalities in Ontario, and drafted specific wording and paragraphs for inclusion in the Official Plan's Update.

In April, 2022, Council directed the Official Plan Steering Committee to give "serious consideration" to the information and recommendations provided by CANN.

We have reviewed the latest documents provided by Town planning and reviewed at the Public Information Centre on June 27 2022. While a number of needed additions have been drafted that relate to climate change mitigation and adaptation policies, we note that, particularly in Section B – Land Use Designations, Climate Change has not been embedded in important sections relating to new or adapted buildings. We request Council to ensure that climate change is embedded in **all relevant sections** of the Amendment.

To assist the Town in meeting its goals and objectives within the Official Plan, a commitment should be made to develop Green Building Standards within one year. Once approved, planners and developers must follow these standards. We have included in our detailed comments, wording to be inserted, as well as referenced an example of one in use in Halton Hills, as requested by your Director of Planning.

For assistance in incorporating climate change policies within our Official Plan amendment, please request staff to review the tool kit “Towards Low Carbon Communities: Creating Municipal Green Development Standards. An Implement Toolkit for municipal Staff.”¹

CANN’s SPECIFIC COMMENTS ON THE OFFICIAL PLAN – PHASE I UPDATE

1.0 INTRODUCTION SECTION

1.1 In general, the purpose in the second paragraph (last sentence) is different from the first sentence in the first paragraph, and different again from the final paragraph. Additionally, these three purposes differ from the “Vision” in section A.1. Clarification and editing is needed.

1.2 The Introductory section does not contain any reference to the Climate Change Emergency declared by the Town in October 2019. It is important that the introduction section sets the stage for the Principles, Goals and Strategic Objectives.

Insert:

“The Town of The Blue Mountains declared a Climate Emergency in 2019. Additional senior level directives ensure that Climate mitigation and adaptation actions are embedded in this Official Plan. This Official Plan will ensure the community’s quality of life by directing land use, development and growth policies to conserve our valued natural resources, reduce greenhouse gas emissions and increase nature’s capacity to sequester carbon.”

Substitute the Last Paragraph of Introduction with:

The overall intent of this Official Plan has at its core the desire to establish a clear and concise land use planning framework that will enhance the quality of life for Town of The Blue Mountains’ residents and business owners. This Plan supports the tourism and recreation sector in the Town, and recognizes the ***social and*** economic importance locally and regionally ***of the Town’s natural setting.***

2.0 The Community Vision and Guiding Principles

¹ “Towards Low Carbon Communities: Creating Municipal Green Development Standards” Clean Air Partnership

- 2.1 The Vision needs to clearly state that the Blue Mountains is and will be a sustainable community.
- 2.2 Guiding Principle #4. Delete “economically and socially viable”, and insert “sustainable neighbourhoods”.
- 2.3 Guiding Principle #6. Add to the last sentence: add italics after “associated ecological functions so that they are ***connected throughout the community, and*** can be enjoyed...”
- 2.4 Guiding Principle #7: Revise paragraph to read: ***Direct climate change policies and actions that result in reduction in greenhouse gases, ensure energy efficiency, and embed Climate Change mitigation and/or Adaptation Policies and Actions into all relevant planning and development policies***”.

3.0 PART A: Goals and Strategic Objectives

3.1 Sustainable Development Objectives

- 3.1.1 #1 “Ensure development is ***planned*** and built...”
- 3.1.2 #7 “Plan for reductions in the use of private automobiles by ***establishing a modal shift target which ensures*** transit, cycling, walking”
- 3.1.3 #14 “***Ensure*** the development of best practice Town-wide Green Development Standards² within one year. . .” Delete the rest.

3.2 Natural Environment Objectives:

3.2.1 Goal: Delete “work towards the” and replace with “***establish a connected natural heritage system***”

3.2.2.1 #1. “Protect ***and ensure*** net gain enhancements to significant natural heritage and hydrologic features and their associated habitats and ecological functions ***in all relevant planning and development decisions.***”

3.2.3 Change: “discourage the loss of” and replace with “***prohibit the loss or fragmentation of significant woodlands***”

3.3 Climate Change Action.

Delete “needs” in third sentence. Change to “***will***”. Change “communities” to “***community’s***”

And Add:

#6 Implement climate change mitigation policies and actions that will reduce greenhouse gas emissions from land uses such as housing, institutional, commercial, tourism, recreation and industrial development at all scales;

² Please see “Town of Halton Hills Green Development Standards v.3 as a model.

#7 Implement climate change adaptation policies and actions by designing our Town's growth with resilient infrastructure, increasing the use of renewable resources and establishing development standards that achieve net zero carbon.

3.4 Growth and Settlement Objectives

3.4.1 #3. Delete "Encourage" Add "***Lead net zero*** greenfield development that efficiently uses land and infrastructure"

3.5 Urban Community Character Objectives

- 3.5.1 #4: Add: after “open spaces **and retain and enhance natural areas**
 - 3.5.2 #6: Foster a sense of civic identity through a high standard of community design (insert “**in all planned and future development**”) that considers:
 - 3.5.2.1 (e) add: “including an interconnected, **nature-based** open space network”
- Insert new:**
- (i) **Implement Green Building standards, once developed, to achieve net zero carbon.**

3.6 Rural and Open Space

- 3.6.1 Goal: Remove “**where possible**”
- 3.6.2 #1 Add: **Rivers, watersheds, forests, woodlands and provincially significant wetlands**

3.7 Economic Development Objectives

- 3.7.1 #2 Remove “flexible development standards”. If development reviews are to be streamlined, there is a need to ensure all Town policies and regulations are met with a revised Planning Applications Check list.
- 3.7.2 #6 Add to end of sentence: “**within the settlement areas**”

”

3.8 Tourism and Recreation Objectives

- 3.8.1 #7 Delete “encourage” Add “**lead** the development of a system of **connected** open spaces

3.9 Infrastructure Strategic Objectives

- 3.9.1 #3. Delete “encourage the establishment of”. Insert “**Lead the provision of**”
- 3.9.2 Add a new #6: “**Recognize the role of non-engineered natural assets (such as wetlands, forests, woodlands etc.) and protect these natural assets from development**”.

3.10 Housing Strategic Objectives

- 3.10.1 Add a new #13. “**Ensure Green Development Standards are followed to achieve Net Zero carbon**”

3.11 Cultural Heritage Objectives

- 3.11.1 #11. Change to read: **Ensure timely and meaningful consultation and engagement with Indigenous Communities and Nations on development applications**
- 3.11.2 **New #12. Ensure timely and meaningful consultation and engagement with residents and businesses within The Town of The Blue Mountains on development applications.**

4.0 PART B: Land Use Designations

CANN wishes to see a firm commitment to net zero development embedded within this Official Plan. This should not only be contained in a specific section within Phase 2, but it is essential that the requirements are included within sections contained in B2, referred to below.

4.1 Secondary Dwelling Units

Add new (i)

(i) Utilize municipal Green Development Standards

4.2 Converted Dwellings

Add new (g)

(g) Utilize municipal Green Development Standards

4.3 Embed climate change requirements into the following sections:

B2.2; B2.3; B2.4; B2.7; B2.9; B2.13; B2.15; B2.16; B2.17; and B2.18.

The wording we propose to be inserted within the B2 sections of the Official Plan Amendment is:

“All building shall comply with the Town’s Green Development Standard, to be developed by the end of 2023”.

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [council](#); [SMT](#); [Town Clerk](#); [Shawn Postma](#); [Karen Long](#)
Subject: RE: Proposed changes to density to the official plan
Date: Friday, August 5, 2022 8:41:29 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning Paul,

I acknowledge receipt of your emailed correspondence as it relates to the August 8 Public Meeting: Official Plan Review and note that you have copied Council and staff to your email for information and consideration. Your comments will be included in the followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Paul Williams [REDACTED] >
Sent: Thursday, August 4, 2022 4:43 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Proposed changes to density to the official plan

I am writing to ask the council to defer the decision to allow six-story buildings throughout the Town of Blue Mountains as part of any amendments to the Official Plan.

While I understand the need for more density in the province's major cities I am unclear why this is needed in a recreational and retirement hamlet such as Blue Mountains.

I am unclear of the town's vision and why six stories? Blue Mountain Village is an effective example of a community of five-story buildings. And why not in the so called downtowns of Thornbury and Clarksburg? If the town wants increased density wouldn't it go into the downtown areas? Or will there be increased density willy-nilly throughout the community?

Is this amendment simply to allow the town's vaunted attainable housing and long-term care home projects to proceed? Or, are we simply catering to developers who will plunk apartment buildings along major roads.

I would rather the town focus on developing new trails, parks and public waterfronts, consistent with this being a unique hub for outdoor recreational activities.

Paul Williams



August 5, 2022

**To: The Mayor and Members of Council
Town of the Blue Mountains**

**From: Blue Mountain Ratepayers Association (BMRA)
Planning Subcommittee**

RE: Proposed Town of the Blue Mountains Official Plan Amendment 3

The proposed Official Plan Amendment (OPA) should not be approved at this time, prior to the completion of Phase 2 of the Official Plan Review (OPR) and prior to the Municipal Election on October 22, 2022.

The OPA addresses some, but not all, of the items included in Phase 1 of the OPR. However, the most significant changes, and the items most likely to generate diverse opinions, are policies that would double maximum allowable building heights from 3 to 6 storeys and increase maximum allowable densities from 60 to 100 units per hectare.

These policies would create significant challenges for the next Council, which would assume responsibility for a major shift in community planning, without the data, resources, tools, design guidelines and public support needed to enable successful implementation.

The OPA would also eliminate or restrict a major opportunity: Until this point the OPR has been positive and constructive, involving some of the broadest public engagement ever seen in our Town. Public comments, along with background studies and reports, have revealed multiple options for achieving all of our goals related to housing, infrastructure and services, natural systems, climate change, design and other key areas, while simultaneously preserving the unique character of our municipality. The full range of options has not yet been evaluated.

Outlined below are specific reasons why the proposed OPA is incomplete, premature and problematic. A much more thoughtful and rigorous approach to height, density and other fundamental planning issues is both possible and required.

1. Inadequate Public Engagement

The OPR process was introduced to the public in staff report PDS.21.152. For many residents, support of the process was based on the commitment that items addressed in Phase 1 (Vision, Guiding Principles, Goals & Objectives, Growth Management, Housing, Density, Height and Character) would not be finalized until items in Phase 2 (Environment/climate change, Transit and Transportation, First Nations Engagement, Parks and Open Space, Commercial/employment lands, Storm Water Protection, Community Design Guidelines, Servicing, Agricultural/Rural Lands, General Development Policies) were reviewed. Town officials assured the community that there would be ample opportunity for public engagement in both Phases. Many of the Phase 2 items are extremely important to residents and deserve broad and meaningful public consultation before finalizing height and density policies that will make major, permanent changes to our community.

The possibility of an OPA at the end of Phase 1 was discussed publicly for the first time at the Public Information Centres (PICs) held on June 1 and 4, 2022. Members of the public in attendance at both sessions reacted strongly in opposition to an OPA at this point in the OPR process. The OPA documents

were released on July 19, 2022 – just 20 days ago – and introduced by PDS staff for the first time at the Public Open House less than two weeks ago on July 27, 2022. Again, members of the public articulated their concerns clearly and raised many important questions.

To date, public comments and questions on the proposed OPA have not been addressed. Fast-tracking approval of the OPA with an absolute minimum of public engagement, in mid-summer, when very few residents are aware of the significant changes being considered or have the capacity to review the lengthy and complex documents posted only recently on the Town’s website, will do significant damage to public trust and confidence in the OPR process moving forward.

2. Approval by an Outgoing Council

It appears that staff and Council are attempting to rush the proposed OPA so that it is approved before the upcoming municipal election. This degree of fast-tracking is possible only with an absolute minimum of public consultation, as noted. Further, survey results compiled by PDS staff for the OPR process indicate mixed and diverse opinions concerning height and density. Approval of the OPA would result in a major change in planning policy, by an outgoing Council with no responsibility for implementation. This may be technically possible, but it is inappropriate and undemocratic.

The proposed OPA, if approved by the current Council, will create significant challenges for the next Council, which will be responsible for continuing an OPR process in which key decisions have already been made, and for implementing major policy changes that have not been adequately studied or fully considered by members of the public.

3. No Specific Policies to Mandate Affordable and Attainable Housing Options

The proposed OPA provides no specific language, mechanisms or assurances that 6-storey buildings will address the critical need for affordable and attainable housing options in TBM. The OPA includes important references to attainable housing and employee housing, but these are not linked directly to height and density policies in a manner that is measurable and enforceable. Without a clear connection to effective housing policies, the likelihood that the proposed height and density increases will produce attainable and affordable units is based on the hope that developers will be “encouraged” to provide these options, and that they will remain affordable and attainable over time as occupancies and ownerships change. *The reality, given market conditions in TBM, is that 6-storey buildings will more likely become luxury condos and unlicensed short-term accommodation, rather than attainable housing.*

Preparation of a housing strategy based on a community needs assessment has been authorized by Council. This is an important and long-overdue initiative that will define our housing needs and help to inform how these can best be met through OP policies, but no data are yet available.

Policies are required to ensure that the intensification of development results in measurable and sustainable additions to the Town’s affordable and attainable housing stock. More work is required to identify best practices from municipalities that have been leading in this area, and to review the potential application of tools under the Planning Act such as Community Planning Permit Systems. This work must be completed prior to simplistic changes to height or density policies.

4. No Data to Support Additional Growth Capacity

Section A1: Community Vision and Guiding Principles states that “Between the years of 2021 and 2046, it is anticipated that the permanent population in the Town of the Blue Mountains will increase by approximately 6,750 residents (3,590 households).” According to the *Growth Allocations & Fiscal Impact Report*: “There are currently over 4,500 units in the Town’s development pipeline, the majority of which are approved or approved with conditions.” This report also concludes that there is more than enough land available within settlement areas in TBM to accommodate all of the development anticipated for the next 25 years.

According to studies prepared by Grey County and TBM, the Town is well positioned to accommodate growth for the next 25 years within currently defined settlement areas. No data or studies of any kind are available to support major policy changes that would double maximum building heights from 3 to 6 storeys and permit densities of up to 100 units per hectare as requirements for growth management.

5. No Data on Whether 6-Storey Buildings are Required to Meet Housing and Intensification Goals

Intensification – increasing the density of development in existing, fully serviced areas – is a top planning priority with multiple benefits for service/infrastructure efficiency, housing diversity, environmental protection, climate change mitigation and the creation of compact communities.

TBM is making significant progress toward intensification. *The Growth Allocations & Fiscal Impact Report* notes that: “The shift to row and apartment units is already evident in the Town’s development pipeline where approximately 29% of units under application are row units and 17% are apartment units.” *The Density and Height Background Paper* concludes that there are ample opportunities to continue and accelerate this trend, within the current height and density policy framework:

- “The maximum 2.5 storey height for single detached, semidetached and duplex dwellings and 3 storeys for townhouses, multiple units and apartments should be maintained. The Official Plan Update should consider how to further encourage development up to three-storeys which is already permitted by the existing policy framework. This opportunity ties back to stronger encouragement within the official plan to accommodate a range of dwelling types as already permitted and the provision of a diverse community within Thornbury/Clarksburg in order to provide housing opportunities for all current and future residents while making use of existing infrastructure, service and developable land.”
- “Many large residential lots exist within the town offer opportunities for infill and intensification. The update of the official plan should consider how to encourage and possibly increase the number of consents while still providing for appropriate development that respects the existing surrounding character.”

Section A1 of the proposed OPA states that “359 new dwelling units must be accommodated as *intensification* in the Thornbury/Clarksburg Settlement Area to 2046. For the Town, this means an average of 14 to 15 units per year should be provided through *intensification*.”

Limiting sprawl by employing intensification strategies is clearly necessary. TBM is well positioned to meet intensification targets within the current height and density policy framework, using a combination of townhouses and multi-unit buildings that are scaled appropriately to a small, rural Ontario municipality, and familiar to Town staff and all local construction, service and maintenance

industries. Policies in the proposed OPA to allow 6-storey buildings and 100 units per hectare appear arbitrary, with no substantive justification. If there are other reasons why these height and density standards are required, they have not yet been made public.

6. Unanswered Questions About 6-Storey Buildings in the Downtown Area

Section B2.13 of the proposed OPA states that “The maximum height of all buildings and structures in the municipality shall generally be eleven (11) metres and three (3) storeys. 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 low-rise Thornbury Downtown Core, subject to criteria set out in *Section B2.16* of the Plan. For the purpose of this Plan, the Thornbury Downtown Core consists of properties within the Downtown Area designation fronting onto Bruce Street North and Bruce Street South.”

The long-term effect of this policy could be the development of two 6-storey corridors, one on each side of Thornbury, while leaving the basic form and structure of Bruce Street intact. This would be a major, unprecedented change to the built form, appearance, and character of Thornbury. No visual impact studies, design concepts or analyses of any kind have been completed to help Council, staff, property owners and members of the public understand how these 6-storey corridors would appear on the ground, and how they would impact open space, views, traffic and other key issues. A strong majority of respondents to the OPR Survey support maintaining the character of our Town, yet no work has been done to demonstrate how this can be achieved within the 6-storey corridors.

7. Unanswered Questions about the Scope and Enforceability of Planning and Design Criteria

The criteria referenced in *Section B2.16* are intended to define a list of conditions 6-storey buildings and other intensification developments must satisfy. These are generally important and desirable conditions that range from access to services and infrastructure to minimal impact on adjacent areas. However, the full range of design options has not been evaluated and many questions remain unanswered. There are no metrics to define what qualifies as an appropriate 4, 5 or 6-storey design.

Language used to articulate the criteria in *Section B2.16* includes words and phrases such as “encourage”, “where appropriate”, and “where possible” that are subject to interpretation. It is common practice to reference design guidelines in an OP, but the Town’s Design Guidelines are outdated, focused primarily on streetscapes, and have no relevance to 6-storey buildings. In this context, poorly designed development proposals are inevitable, excessive staff and Council time will be required for evaluation, and the Town’s ability to enforce design criteria or defend good planning and design principles at OLT hearings will be extremely limited.

8. Undefined Potential for 6-Storey Buildings in Community Living and Residential/Recreation Areas

Section B2.13 also includes the following statement: “Outside the Downtown Area designation, intensification up to 6 storeys may be considered within the Community Living Area designation or Residential Recreational Area designation through an amendment to this Plan based on criteria set out in *Section B2.16*.” This policy is referenced again in *Section B3.1.4*, where it is stated that buildings of up

to 6 storeys will be considered in Community Living Areas, and again in *Section B3.7.4*, where similar consideration is proposed in Residential/Recreation Areas.

The proposed OPA would create a very broad range of possible locations for 6-storey buildings across most of the Town’s settlement areas, from Lora Bay on the west to Craigleith on the east. More specific locations are not defined and mapped. The Town has no effective design tools, no specialized resources, and no precedents to guide site selections, and the criteria in *Section B2.16* are subject to interpretation, as noted. Likely outcomes of this approach include low-quality proposals in inappropriate locations, expensive OLT hearings and, ultimately, large buildings that damage our area’s character, natural assets, and capacity to provide efficient infrastructure and services.

9. Increasing Maximum Building Height Before the Required Building Height Study is Completed

Section B2.13 states that “The Town shall prepare a Building Height Study to provide a design-led approach to building heights in the Downtown Area and other areas where taller buildings may be permitted. It is recognized that taller buildings can provide benefits such as additional and affordable housing close to the core, however it is important that taller buildings are appropriately designed and are appropriate to the local context. The Building Height Study shall analyze existing character, prevailing heights and constraints. It shall identify areas that may be appropriate for taller buildings, advise on parameters for appropriate building heights and consider the pre-zoning of certain lands with minimum and maximum building heights.”

The authors of the proposed OPA recognize that a Building Height Study is required to support a the proposed building height increase. However, implementing Official Plan policies that would permit and encourage 6-storey buildings before a Building Height Study is completed is a backward and unnecessarily risky approach that will result in buildings that are neither “appropriately designed” nor “appropriate to the local context”.

10. Incomplete Consideration of the Impact of Height and Density Policies on Infrastructure

The most prominent examples of infrastructure issues that have not yet been addressed relate to transportation. The Town is currently completing a *Transportation Master Plan*, which will serve as a much needed and critically important planning document. However, findings from the *Transportation Master Plan* have not been considered in the OPR to date. In fact, there is no reference to transportation in either the *Growth Allocations & Fiscal Impact Report* or the *Density and Height Background Paper*. No evaluation of transportation is scheduled until Phase 2 of the OPR.

Although transportation has not yet been considered, it is one of the most important factors that will limit growth management capacity in TBM. Traffic congestion along Highway 26, in particular as it passes through Thornbury, is a long-standing issue that is familiar to all residents and visitors and confirmed by available traffic data. Alternatives to Highway 26 that would bypass Thornbury/Clarksburg have been discussed but are years or decades from realization.

The proposed OPA would add 6-storey buildings at densities of up to 100 units per hectare at precisely the location where traffic congestion is already most problematic. This is an obvious and fundamental reason why the proposed OPA is should not proceed at this time. An analysis of the impact of high-density development along Highway 26 on traffic congestion is required.

11. No Specific Policies to Require Action on Environment and Climate Change

In theory, high-density development in fully serviced settlement areas enables more sustainable transportation options and conservation of vital natural ecosystems such as wetlands, watersheds and woodlands. These measures, in turn, play key roles in climate change mitigation and adaptation, which are policy priorities at the national, provincial and local level. In practice, extracting environmental and climate change benefits from high-density development is more complex.

Simple increases in height and density are insufficient unless they are accompanied by equally clear policies that ensure a full range of accessible services in close proximity, provide sustainable transportation infrastructure, protect open spaces and natural assets, and require state-of-the-art climate change resilience/adaptation measures. The proposed OPA addresses environmental/climate change priorities as general goals and objectives, but does not yet include specific, measurable and enforceable policies.

12. No Information Regarding a Legal Review of the Proposed OPA

There is a long history in TBM of participation by the Town in OLT/LPAT/OMB hearings that are extremely expensive – in terms of both Town finances and staff time – with results that are unpredictable and often unaligned with Town policy.

No information has been made available to indicate whether the proposed policies have been reviewed by legal experts to ensure that they will strengthen the Town's ability to avoid costly hearings, and successfully defend the enforcement of Official Plan policies when hearings are necessary.

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [council](#); [SMT](#); [Town Clerk](#); [Shawn Postma](#); [Karen Long](#)
Subject: RE: On the Official Plan Amendment: asking for patience, and respect.
Date: Friday, August 5, 2022 9:15:34 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning Lorne,

I acknowledge receipt of your emailed correspondence as it relates to the August 8 Public Meeting: Official Plan Review and note that you have copied Council and staff to your email for information and consideration. Your comments will be included in the followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Lorne Gladstone [REDACTED] >
Sent: Friday, August 5, 2022 9:12 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: On the Official Plan Amendment: asking for patience, and respect.

Dear Council of the Town of the Blue Mountains

In my opinion, council should demonstrate:

Patience - by waiting until the Official Plan Review process have been completed

Respect - for the population of the town, by waiting for the election so the next Council is NOT bound by an outgoing council.

Thank You

Lorne Gladstone
[REDACTED]
[REDACTED]

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [SMT](#); [Scott Taylor](#); [Town Clerk](#); [council](#); [Shawn Postma](#); [Karen Long](#)
Subject: RE: My Thoughts on the Official Plan Review Process
Date: Friday, August 5, 2022 10:54:05 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning Richard,

I acknowledge receipt of your emailed correspondence as it relates to the August 8 Public Meeting: Official Plan Review and note that you have copied Council and staff to your email for information and consideration. Your comments will be included in the followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: richard lamperstorfer [REDACTED] >
Sent: Friday, August 5, 2022 10:52 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: SMT <SeniorManagementTeam@thebluemountains.ca>; Scott Taylor <Scott.Taylor@grey.ca>
Subject: My Thoughts on the Official Plan Review Process

<< what are YOUR thoughts >>?

MY thoughts are, the BMRA should NOT be sending mass-emailing/emailings on August 5th deadline with Direct-LINK-button to Town Clerk, with the subject line pre-prepared 'My Thoughts on the Official Plan Review Process' <<what are YOUR thoughts >>?

It's not about 'Process' for the Blue Mountain Ratepayers Association, for NIMBYs! It's about NOT understanding development, Developers, density v sprawl, basic mathematics!

Good luck to younger generations! Good luck getting gov-buy-in on 3-storey-max Campus!

Good Grief!

Richard Lamperstorfer

.



Land Use Planning, Development Approvals & Project Management Services

August 5th, 2022

Mayor Soever & Members of Council
Town of The Blue Mountains
32 Mill Street
Thornbury, ON
N0H 2P0

Dear Mayor Soever & Members of Council,

***Re: Lucie Virginie Gauvin
Part Lot 24, Concession 7
Town of The Blue Mountains, County of Grey***

We act on behalf of Lucie Virginie Gauvin, owner of the lands noted above.

Prior to the Town's passage of Comprehensive Zoning By-law 2018-65, we informed the Town that site-specific Zoning By-law Amendment No. 2002-25, passed on May 6th, 2002, was in place on the subject lands. By-law 2002-25 permits the construction of a single dwelling within a delineated building envelope on the subject property, as well as accessory buildings or structures.

The Town recognized this site-specific ZBA and brought it forward into Comprehensive Zoning By-law 2018-65 and zoned the property Open Space with an exception (OS-108-h28) to permit the uses established under By-law 2002-25.

OS-108-h28 One single detached dwelling and accessory buildings and structures may be permitted on a lot without frontage on an open and maintained road for those lands located and being in the Town of The Blue Mountains, comprised of Part of Lot 24, Concession 7.

A single detached dwelling shall have a maximum height of 1.5 storeys and shall only be located within the building envelope identified on the Schedule.

We have reviewed the Town's draft Official Plan dated July 19, 2022, as it pertains to the subject lands and offer the following comments.

The draft Official Plan designates the property 'Escarpment', as does the current 2016 Official Plan. Under this designation permitted uses are limited to recreational uses that require slopes to function and essential transportation and utility facilities may be permitted, provided that no reasonable alternative is available outside the Escarpment designation. A single detached dwelling and accessory uses are not permitted under this designation.

In order to alleviate any future confusion and/or concerns when a building permit is sought, we would request that the draft Official Plan contain a site-specific policy on the subject lands, under Section B3.15.8 – Special Site Policies, indicating that a single detached dwelling and accessory buildings and structures are permitted on this property.

Please note that the above noted comments are preliminary, bearing in mind the short timeline to review this draft Official Plan.

We trust that you will give due consideration to these comments, as you consider the draft Official Plan, and we request that you ask staff to specifically respond to the comments identified herein.

Kindly ensure that we are notified of any future meetings, reports and/or decisions made by Council concerning the proposed Official Plan.

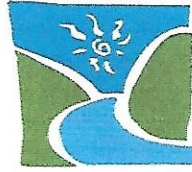
Please do not hesitate to contact us if you have any questions or if you would like to discuss this matter further.

Yours truly,
PLAN WELLS ASSOCIATES

A black rectangular redaction box covering the signature of Miriam Vasni.

Miriam Vasni, *MCIP, RPP*

c.c.: Corrina Giles, Clerk, Town of The Blue Mountains
Adam Smith, Director of Planning & Development Services, Town of The Blue Mountains
Shawn Postma, Senior Policy Planner, Town of The Blue Mountains
Natalya Garrod, Planner, Town of The Blue Mountains
Scott Taylor, Director of Planning, County of Grey
Lucie Virginie Gauvin, Registered Owner
Shelley Wells, Plan Wells Associates



Land Use Planning, Development Approvals & Project Management Services

August 5th, 2022

Mayor Soever & Members of Council
Town of The Blue Mountains
32 Mill Street
Thornbury, ON
N0H 2P0

Dear Mayor Soever & Members of Council,

***Re: 1290337 Ontario Inc. and 10 Keith Avenue Inc.
Part Lots 35 & 36, Concession 10
Town of The Blue Mountains, County of Grey***

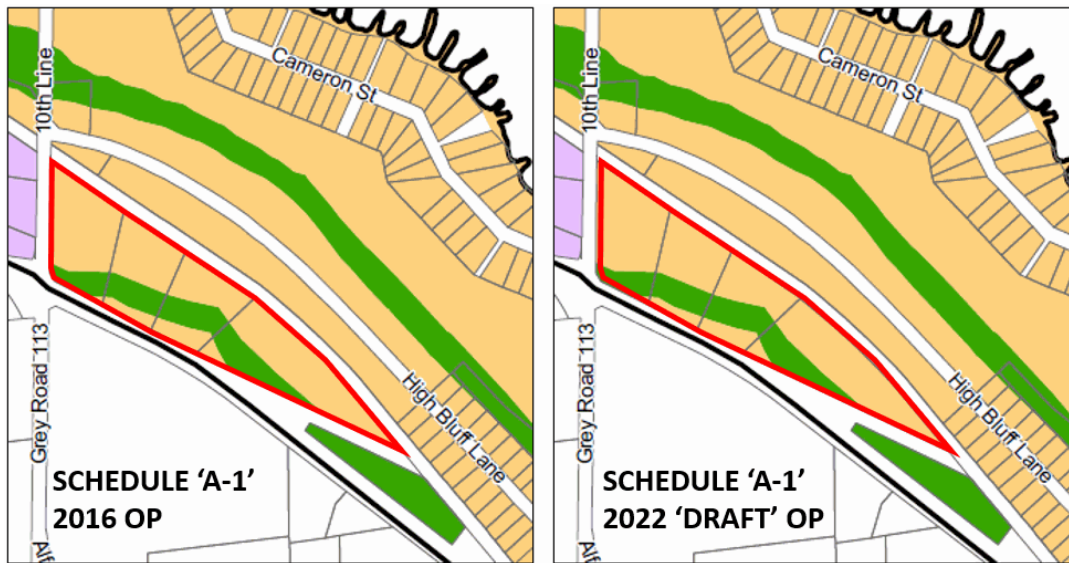
We act on behalf of 1290337 Ontario Inc. and 10 Keith Avenue Inc., owner of the lands noted above, generally known as the 'Lora Greens' subdivision.

In 2018, 1290337 Ontario Inc. and 10 Keith Avenue Inc. appealed the Town's Comprehensive Zoning By-law 2018-65, with respect to the proposed Hazard zoning on the lands, which identified an intermittent watercourse. The Parties resolved all issues between them and agreed that the appeal should be allowed by the Tribunal and that re-channelization of the intermittent watercourse can proceed and that the Zoning By-law is to be modified on a site-specific basis. On June 24th, 2021, Minutes of Settlement were executed between 1290337 Ontario Inc. and 10 Keith Avenue Inc. and the Town of The Blue Mountains (LPAT Case No. PL190003).

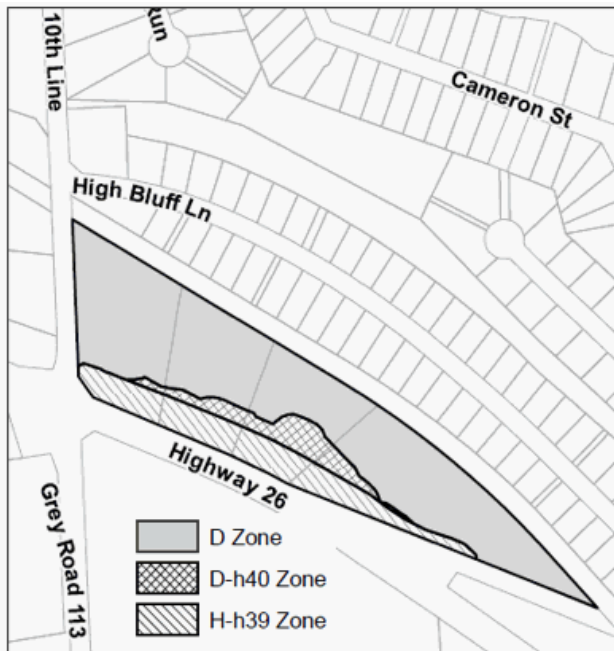
The Town and the GSCA acknowledged and agreed that based on the site-specific Environmental Impact Study prepared by Tarandus Associates Limited, the property does not contain or is not near any significant natural heritage features. The proposed re-channelization of the intermittent watercourse includes a sufficient buffer to any future development of the balance of the property.

We have reviewed the Town's draft Official Plan dated July 19, 2022, as it pertains to the subject lands and offer the following comments.

The delineation of the lands designated Hazard has been brought forward from the 2016 Official Plan into the draft 2022 Official Plan and does not reflect the site-specific change in zoning, as mandated in the Minutes of Settlement.



ZONING BY-LAW AMENDEMENT PER MINUTES OF SETTLEMENT



We do note that Clause #7 to the Minutes of Settlement states:

“The Town agrees that once the natural hazard on the property has been relocated within the re-channelized floodway, Town Staff will administratively update and revise the Town’s Official Plan Schedule, pursuant to s. E8.2, to depict the relocated hazard.”

The Fluvial Assessment and Channel Design are currently under way and will be completed shortly. These technical documents, along with those required for a complete submission as detailed in the January 6th, 2022 Pre-consultation Comments, will be submitted with our applications for a thirty-eight lot Plan of Subdivision and implementing Zoning By-law Amendment.

Based on the location of the subject lands and the surrounding residential development, it is our professional planning opinion that these lands are best suited to single family lot development that would not be considered affordable/attainable housing.

Please note that the above noted comments are preliminary, bearing in mind the short timeline to review this draft Official Plan.

We trust that you will give due consideration to these comments, as you consider the draft Official Plan, and we request that you ask staff to specifically respond to the comments identified herein.

Kindly ensure that we are notified of any future meetings, reports and/or decisions made by Council concerning the proposed Official Plan.

Please do not hesitate to contact us if you have any questions or if you would like to discuss this matter further.

Yours truly,
PLAN WELLS ASSOCIATES

A black rectangular redaction box covering the signature of Miriam Vasni.

Miriam Vasni, *MCIP, RPP*

c.c.: Corrina Giles, Clerk, Town of The Blue Mountains
Adam Smith, Director of Planning & Development Services, Town of The Blue Mountains
Shawn Postma, Senior Policy Planner, Town of The Blue Mountains
Natalya Garrod, Planner, Town of The Blue Mountains
Scott Taylor, Director of Planning, County of Grey
Daniel Pasta, 1290337 Ontario Inc. and 10 Keith Avenue Inc.
Shelley Wells, Plan Wells Associates

Encl.

Ontario Land Tribunals

Local Planning Appeal Tribunal

655 Bay Street, Suite 1500

Toronto ON M5G 1E5

Telephone: (416) 212-6349

Toll free: 1-866-448-2248

Website: olt.gov.on.ca

Tribunaux de l'aménagement du territoire Ontario

Tribunal d'appel de l'aménagement local

655 rue Bay, bureau 1500

Toronto ON M5G 1E5

Téléphone: (416) 212-6349

Sans Frais: 1-866-448-2248

Site Web : olt.gov.on.ca



CASE NO(S).: PL190003

PROCEEDING COMMENDED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellants: 1290337 Ontario Inc. and 10 Keith Avenue Inc.

Subject: By-law No. 2018-65

Municipality: Town of the Blue Mountains

LPAT Case No.: PL190003

LPAT File No.: PL190003

LPAT Case Name: 1290337 Ontario Inc. et al. v. The Blue Mountains (Town)

MINUTES OF SETTLEMENT

WHEREAS 1290337 Ontario Inc. and 10 Keith Avenue Inc. (collectively, “Appellants”) are the owners of vacant parcels of land located at the northeast corner of Highway 26 and 10th Line, legally described as Parts of Lots 35 and 36, Concession 10, in the Town of the Blue Mountains, in the County of Grey (“Properties”);

AND WHEREAS the Town of the Blue Mountains (“Town”) enacted a comprehensive zoning by-law being No. 2018-65 (“Zoning By-law”) which zoned a portion of the Properties as “Hazard”;

AND WHEREAS the Appellants filed a site-specific appeal to the Local Planning Appeal Tribunal (“Tribunal”) pursuant to s. 34(19) of the *Planning Act*;

AND WHEREAS the Parties have resolved all issues between them and have agreed that the within appeal should be allowed by the Tribunal and that the Zoning By-law is to be modified on a site-specific basis with respect to the Properties in accordance with the terms set out below;

NOW THEREFORE in consideration of the entering into these Minutes of Settlement, the mutual promises hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Recitals are true.

2. The Parties will jointly request the Tribunal to allow the appeal and modify the zoning on the Properties by creating a new Hazard (H) zone subject to a holding provision (h39) encompassing a total width of 30m to run parallel to Highway 26 to accommodate the re-channelization of an intermittent watercourse on the Properties in accordance with the attached Schedule A. The holding provision shall only be permitted to be removed once the holding conditions are completed to the satisfaction of the Town.
3. The Parties will jointly request the Tribunal to amend the current Hazard zone on the Properties not being zoned h39 to a Development (D) zone subject to a holding provision (h40), which holding provision shall only be permitted to be removed once the holding conditions are completed to the satisfaction of the Town but the holding provision shall not prevent any authorized site-alteration for the Properties.
4. The Parties acknowledge and agree that a permit may be required from the Grey Sauble Conservation Authority (“GSCA”) in order to effect the re-channelization of the intermittent watercourse, and that a site alteration permit from the Town may also be required.
5. The Town acknowledges and agrees that based on the site-specific Environment Impact Study dated December 5, 2019 by Tatham Engineering Ltd. which has been reviewed and accepted by the Town and the GSCA, the Properties do not contain or are not near any significant natural heritage features, including any provincially significant wetlands or coastal wetlands, significant wildlife or wildlife habitat, or areas of scientific and natural interest (ANSIs), and the re-channelization of the intermittent watercourse which is depicted in Schedule A includes a sufficient buffer to any future development of the balance of the Properties.
6. The Parties acknowledge and agree that the Appellants intend to submit development applications for the Properties in the near future. Any studies which may be required to confirm the re-channelization of the intermittent watercourse may be processed as part of the Appellants’ future development applications. The Town acknowledges and agrees that completion of the re-channelization of the work described in paragraphs 2 and 3 of these Minutes of Settlement is not intended to be a pre-condition to the Town’s processing of any future development applications submitted by the Appellants.
7. The Town agrees that once the natural hazard on the Properties has been relocated within the re-channelized floodway, the Town Staff will administratively update and revise the Town’s Official Plan Schedule, pursuant to s. E8.2, to depict the relocated hazard.
8. The Parties shall bear their own costs of this proceeding.

IN WITNESS WHEREOF the Parties have duly executed these Minutes of Settlement as of the date(s) outlined below.

Signed this 24 day of June, 2021.

1290337 ONTARIO INC. AND 10 KEITH AVENUE INC., by their solicitors,
Thomson, Rogers




Print Name: Al Burton

I have the authority to bind the corporations.

Signed this 24 day of June, 2021.

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS, by
its solicitors, Aird & Berlis LLP



Print Name: LEO F. LONGO

I have the authority to bind the Town.

Schedule A

The Corporation of the Town of The Blue Mountains

By-Law Number 2021 – XX

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The Blue Mountains Zoning By-law";

And Whereas the Local Planning Appeal Tribunal deems it necessary in the public interest to amend By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, the Local Planning Appeal Tribunal may, in a by-law passed under Section 34, use the holding symbol "H" (or "h") in conjunction with any use designation, and specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law;

Now Therefore the Local Planning Appeal Tribunal hereby orders:

1. That Schedule A, Map 8 of Zoning By-law 2018-65 is amended by changing the zoning symbol for the lands legally described as Parts of Lots 35 and 36, Concession 10, from the from the Development (D) and Hazard (H) Zones to the Development (D), Development (D-h40) and Hazard (H-h39) Zones, as shown on the attached Schedule 'A-1';
2. That Table 10.1 – Site-specific Holding Provisions of Zoning By-law 2018-65 is amended by adding holding number 39 and holding number 40 as follows:

Holding Number	Zone	Conditions for Removal
39	H-h39	<p>These lands are proposed to be a re-channelized floodway of a maximum width of 30m, inclusive of any buffer lands, required to convey natural hazard (flooding) events.</p> <p>The holding '-h' symbol shall not be removed from these lands until such time as the following has been completed to the satisfaction of the Town:</p> <ol style="list-style-type: none"> i. Acceptance of the recommendations of an updated Floodplain Analysis, if required, in consultation with the GSCA including erosion hazard setbacks. ii. Acceptance of the recommendations of an updated Environmental Impact Assessment (EIS), if required, in consultation with the GSCA. iii. The re-channelized watercourse must be accompanied by a naturally vegetated buffer on both sides of the watercourse and be designed by a geomorphologist in consultation with an engineer. iv. The issuance of a permit for the site alteration as required for the re-channelized floodway works and associated buffers and adequate erosion hazard setbacks by the GSCA and the Town, and in consultation with Fisheries and Oceans Canada (DFO) and the Ministry of the Environment, Conservation and Parks (MECP).
40	D-h40	<p>These lands are currently subject to natural hazard (flooding) events.</p> <p>The holding '-h' symbol shall not be removed from these lands, and no development shall take place except for site alteration authorized by permit, until such time as the following has been completed to the satisfaction of the Town:</p> <ol style="list-style-type: none"> i. That the site alteration as required for the re-channelization of a floodway to convey natural hazard (flooding) events within the Hazard (H) zoned lands abutting to the south have been constructed and that the new hazard limits of the re-channelized works have been accepted by the GSCA.

3. That Schedule 'A-1' is declared to form part of this By-law.

Approved by the Local Planning Appeal Tribunal this ____ day of _____ 2021


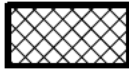

LPAT Order No. _____ Case No. PL19003

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

Legend

-  D Zone
-  D-h40 Zone
-  H-h39 Zone





Land Use Planning, Development Approvals & Project Management Services

August 5th, 2022

Mayor Soever & Members of Council
Town of The Blue Mountains
32 Mill Street
Thornbury, ON
N0H 2P0

Dear Mayor Soever & Members of Council,

***Re: Town Plot Lot 13 to 15 Alice, E/S Lot 13 & 14 Louisa W/S, Pt. Lots 46 to 49 Louisa E/S
ARN# 424200001700300
Town of The Blue Mountains, County of Grey***

Plan Wells Associates act on behalf of the owner of the above noted lands.

On October 31st, 2021, we submitted a letter to the Town requesting that the ongoing Official Plan Update consider adding a retirement home/long-term care facility, with an affordable accessory rental residential component for staff housing, as site specific additional Institutional uses on the subject lands (see attached). The letter was individually circulated to all members of Council, the Clerk, as well as Town Planning Staff. There has been no acknowledgement of receipt or any response to our letter from anyone that was circulated.

We have reviewed the Town's draft Official Plan dated July 19, 2022, as it pertains to the subject lands and offer the following comments.

The existing Commercial Corridor designation and permitted uses thereto have been brought forward into the draft Official Plan. No changes to the permitted uses were made.

The Commercial Corridor designation permits Institutional uses. The Official Plan defines Institutional uses - *"Means a use that caters to the social, educational and/or religious needs of humans."*

In our opinion, a retirement home/long term care facility and associated affordable rental housing for staff qualifies as social needs of humans. Therefore, we again request that a retirement home/long term care facility and associated affordable rental housing for staff be added as site specific additional Institutional uses under the Commercial Corridor designation.

The County of Grey has put forth a 'Housekeeping' amendment to their Official Plan (OPA #11). This amendment includes additional innovative residential uses such as tiny homes and co-housing. These progressive and timely types of residential units/uses can contribute to affordability, employee housing, retirement/seniors' accommodation.

While we fully support the existing permitted uses under the Commercial Corridor designation, it is our opinion that additional mixed-uses such as additional residential uses above ground floor commercial retail and business office uses, tiny homes, co-housing can address the unmet needs for specific resident groups, including seniors, and will contribute to a complete community.

The above noted forward thinking units/uses are not mentioned in the Town's draft Official Plan. The proposed policies of OPA #11 should be given consideration in this proposed document.

The 2016 Official Plan identifies deer wintering areas associated with valleylands on and adjacent to the subject lands. A deer winter habitat survey was completed for the Blue Meadows development on the east side of Little Beaver Creek in late winter (March), when sign of winter deer use would be most apparent. The survey included assessment of evidence of winter deer use on the subject lands and adjacent lands – tracks, trails, pellet group accumulations, browsing of shrubs/trees, etc. The results of the survey revealed no sign of winter deer use on the subject lands or adjacent valleylands.

We have reviewed the Town's draft Official Plan dated July 19, 2022, as it pertains to the subject lands; in particular, Appendix 1 – Constraint Mapping and offer the following comments.

The delineation of the deer wintering area on the subject lands has been brought forward from the 2016 Official Plan into the draft 2022 Official Plan and does not reflect the ground truthing performed by Azimuth during their deer winter habitat survey.

Based on the findings of the Azimuth study, we would request that Appendix 1 – Constraint Mapping to the draft 2022 Official Plan be modified to remove the deer wintering area constraint on the subject lands and adjacent valleylands, as these lands were also assessed in the Azimuth deer winter habitat survey.

We trust that you will give due consideration to these comments, as you consider the draft Official Plan, and we request that you ask staff to specifically respond to the comments identified herein.

Please note that the above noted comments are preliminary, bearing in mind the short timeline to review this draft Official Plan.

Kindly ensure that we are notified of any future meetings, reports and/or decisions made by Council concerning the proposed Official Plan.

Please do not hesitate to contact us if you have any questions or if you would like to discuss this matter further.

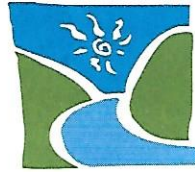
Yours truly,
PLAN WELLS ASSOCIATES

A black rectangular redaction box covering the signature of Miriam Vasni.

Miriam Vasni, *MCIP, RPP*

c.c.: Corrina Giles, Clerk, Town of The Blue Mountains
Adam Smith, Director of Planning & Development Services, Town of The Blue Mountains
Shawn Postma, Senior Policy Planner, Town of The Blue Mountains
Natalya Garrod, Planner, Town of The Blue Mountains
Scott Taylor, Director of Planning, County of Grey
Daniel Pasta
Shelley Wells, Plan Wells Associates

Encl.



Land Use Planning, Development Approvals & Project Management Services

October 4th, 2021

Mr. Shawn Postma, *MCIP, RPP*
Senior Policy Planner – Planning Services
Town of the Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, Ontario
NOH 2P0

Dear Mr. Postma,

***Re: Town of the Blue Mountains Official Plan Update
Request for Site Specific Additional Permitted Uses-Commercial Corridor Designation
Town Plot Lot 13 to 15 Alice, E/S Lot 13 & 14 Louisa W/S, Pt. Lots 46 to 49 Louisa E/S
ARN# 424200001700300***

Purpose

Plan Wells Associates is the planning consultant for the above noted lands. Under the current Town of the Blue Mountains Official Plan, the subject property is designated Commercial Corridor. Institutional uses are permitted under this designation.

The purpose of this letter is to request that the ongoing Official Plan Update consider adding a retirement home/long-term care facility, with an affordable accessory rental residential component for staff housing, as site specific additional Institutional uses on the subject lands. Interest has been shown for these lands by several retirement home/long term care providers and our request responds to this confirmed need and interest.

Subject Lands

The approximate 6.5 ha (16 ac) property is located just east of the western gateway into the Town of Thornbury and is bounded by Arthur Street (Highway 26) to the north and Alice Street West to the south. Alice Street West is a local public road, maintained year-round. The property is within walking distance to the Thornbury Foodland and LCBO and is in close proximity to the downtown core and waterfront.

Provincial Policy Statement 202 (PPS)

The PPS states that Settlement Areas shall be the focus of growth and development.

Healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of municipalities over the long-term. In part, this can be achieved by:

- Accommodating an appropriate affordable and market-based range and mix of residential types, affordable housing for older persons, employment (including long-term care homes), recreation, park and open space, and other uses to meet the long-term needs.
- Improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society.
- Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Planning authorities shall provide for an appropriate range and mix of housing options by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities.

Comment

- The subject lands are within a Primary Settlement Area.
- The additional uses will permit the development of a retirement home/long term facility for seniors arising from on-going demographic changes
- The proposed additional uses will create employment opportunities and provide affordable rental opportunities for facility staff
- The development will be on full municipal services
- Community service facilities and recreation amenities are readily available and accessible
- The request for the proposed additional uses is consistent with the PPS

County of Grey Official Plan

The County of Grey Official Plan designates the subject property Primary Settlement Area and Hazard Lands.



The County Plan promotes the development of Primary Settlement Areas for a full range of residential, commercial, industrial, recreational, and institutional uses. These areas are to be the focus of growth.

Section 2.4(2) – Updating the Local Official Plan to the County Plan, local municipalities will:

- Develop policies and/or guidelines to ensure that new development does not conflict with the surrounding development
- Ensure a variety of housing and development opportunities within Settlement Area land use types
- Ensure convenient access to retail facilities, recreational facilities and services via motor vehicle, bicycle, and pedestrian travel
- Ensure development will provide a wide range of housing types, including special needs housing

The County Plan considers Social and Special Needs Housing ‘non-market’ housing and refers to housing that is provided or owned only by public or private non-profit organizations, targeted towards a specific at-risk population. Long-term Care facilities are considered Social & Special Needs housing. The County recognizes the need to direct new social housing units toward Primary Settlement Areas to ensure residents live close to essential services and supports and by promoting ease in carrying out a healthy lifestyle.

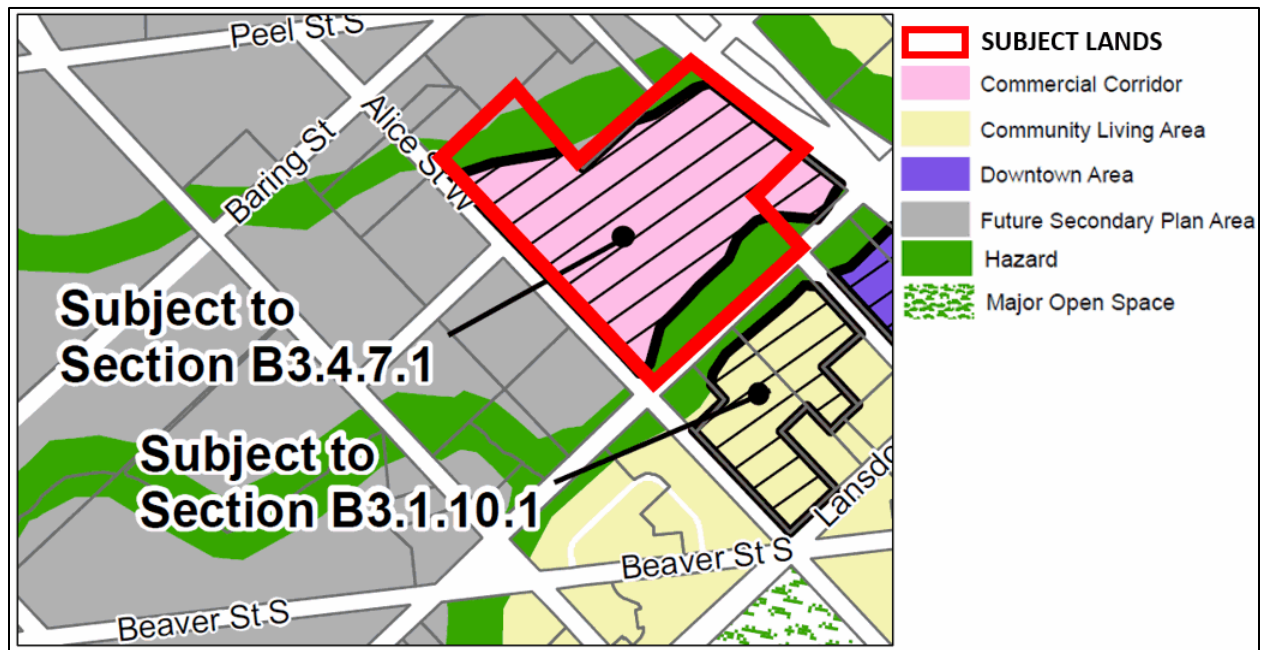
The County Plan promotes opportunities for flexible, experimental seniors housing to assist in accommodating an aging population. As populations age, their housing needs change. The County is focused on providing for a variety of options that would account for psychological, physical, and social needs. The County Plan supports safe and accessible community design for all ages, including facilities such as senior citizen homes, nursing homes and rest homes in urban areas where other supportive services exist.

Comment

- The proposed additional permitted uses (retirement/long term care facility and staff residential component) will not conflict with the surrounding development
- The subject lands are close to essential community services and supports
- The proposed additional uses will provide housing for the aging population and their changing needs
- The proposed additional uses will create employment opportunities and provide affordable rental opportunities for facility staff
- The proposed request to permit the additional uses maintains the intent and direction of the County of Grey Official Plan

Town of the Blue Mountains Official Plan

The subject lands are currently designated 'Commercial Corridor' and 'Hazard.'



To the west and south are lands in the future Secondary Plan Area. To the east are lands designated Community Living, some of which have been developed (Meadowbrook Lane, Far Hills) and the future Blue Meadows residential and commercial development.

Proposed Additional Uses within the Commercial Corridor Designation

The subject property has an area of approximately 6.5 ha (16 ac). This area is quite large given the compact size of the Town of Thornbury for the uses permitted under the Commercial Corridor designation (supermarkets, restaurants, department stores, retail uses, automotive commercial, service uses, wholesale establishments, institutional uses, and business offices). Collingwood and Owen Sound are designated primary centres where larger box stores serving a regional market are to be located. The subject property has not been developed over the life of the current Official Plan due to lack of interest by the type of uses permitted, whereas there is a pressing need for suitable sites (size/location) to accommodate a retirement/long term facility with accessory affordable housing for staff.

The Commercial Corridor designation permits Institutional uses. The Official Plan defines Institutional uses - *"Means a use that caters to the social, educational and/or religious needs of humans."*

This definition is somewhat subjective. In our opinion, a retirement home/long term care facility and associated affordable rental housing for staff qualifies as social needs of humans. Therefore, we request that a retirement home/long term care facility and associated affordable rental housing for staff be added as site specific additional Institutional uses under the Commercial Corridor designation.

As noted above, lands to the west and south of the subject property are within the Future Secondary Plan Area. It is likely that these lands will be designated Community Living Area under the Secondary Plan for future residential uses.

The optimal orientation for a retirement home/long term care facility and staff housing would be along Alice Street West, which would provide a transitional buffer between the future Secondary Plan Area uses and the remaining Commercial Corridor lands fronting onto Arthur Street.

Section B3.1.6.1 provides the criteria for the establishment of Long-term Care Facilities and Retirement Homes:

- The site has adequate access to a County or Collector Road
- The site has adequate land area to accommodate the building, an outdoor amenity area, on-site parking and appropriate buffering to ensure compatibility of the use with adjacent land uses
- The use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads
- The use can be serviced by municipal water and sewer

Comment

- The site has adequate land area to accommodate the proposed development
- The proposed use is compatible with adjacent land uses
- The use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads
- The use can be serviced by municipal water and sewer
- The subject property does not directly access a county or collector road. The site has frontage on Highway 26 and Alice Street West, which is a local road. The site is in close proximity to Alfred Street West, which is a county road. Bruce Street South is the only other county road in the Town and is developed on both sides. There is no opportunity to develop a retirement/long term care facility along Bruce Street South. The only collector road in the Town is Clark Street (Grey Road 2), which is identified as a Major Collector Road on Schedule 'B2' to the Official Plan. Clark Street is not an optimum location for a retirement/long term care facility, as it is on the eastern outskirts of the Town.

Community Benefit

The demographics of the Georgian Triangle has matured through the years as permanent residents are aging and more retirees are moving from larger urban centres to the area. The majority of the Town of the Blue Mountains is rural by nature, with interspersed hamlets and villages, with Thornbury being the only 'town.' Thornbury is the primary population centre, offering a full range of community services and recreational amenities.

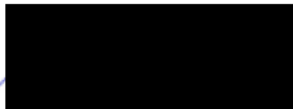
Currently, Errinrung Long Term Care & Retirement Community is the only facility of its kind in the Town of Thornbury, providing care for approximately sixty individuals. Errinrung is located on Bruce Street South, within the Bruce Street/Marsh Street Corridor of the Town and occupies an approximate .5 ha (1.3 ac) parcel of land. All abutting parcels are developed and at this time there is no possibility for Errinrung to expand.

Statistics provided by the County indicate that in 2019 there were approximately 2,542 seniors over the age of seventy-five within a 15-minute drive from the Town of Thornbury. It is expected that by the year 2029, this number will climb to approximately 3,086.

Adding a retirement home/long-term care facility and an affordable rental residential component for facility staff will fulfill an important need in the Town of the Blue Mountains. It will provide existing and future senior residents the option of staying in the community where they have lived for many years.

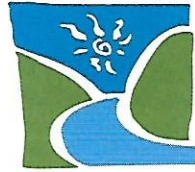
The proposed additional permitted uses represent good planning, and we respectfully ask that our request be granted.

Yours truly,
Plan Wells Associates



Miriam Vasni, *MCIP, RPP*

c.c.: Alar Soever, Mayor
Rob Potter, Deputy Mayor
Peter Bordignon, Councillor
Paula Hope, Councillor
Andrea Matrosovs, Councillor
Rob Sampson, Councillor
Jim Uram, Councillor
Corrina Giles, Clerk, Town of the Blue Mountains
Trevor Houghton, Manager of Community Planning, Town of the Blue Mountains
Randy Scherzer, Director of Planning & Development, County of Grey
Daniel Pasta, 2275568 ONTARIO LTD.
Shelley Wells, Plan Wells Associates



Land Use Planning, Development Approvals & Project Management Services

August 5th, 2022

Mayor Soever & Members of Council
Town of The Blue Mountains
32 Mill Street
Thornbury, ON
N0H 2P0

Dear Mayor Soever & Members of Council,

***Re: Blue Meadows Inc.
Arthur/Louisa Street
Town of The Blue Mountains, County of Grey***

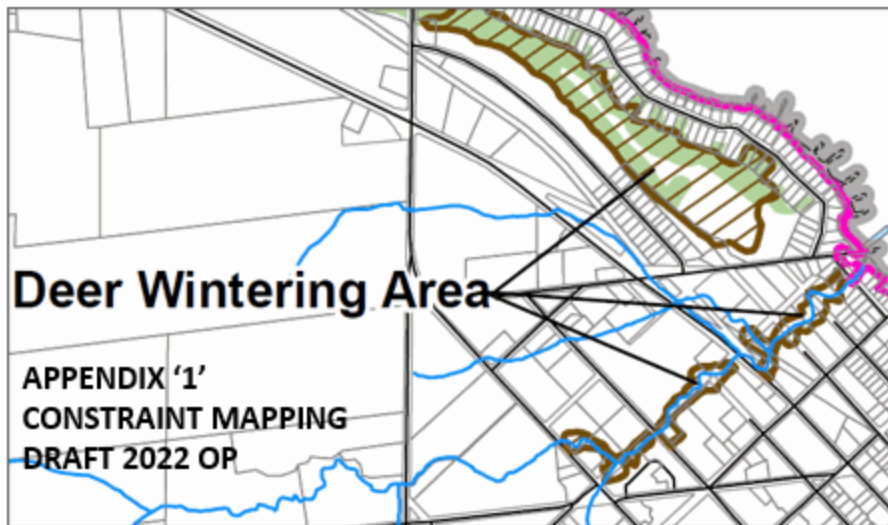
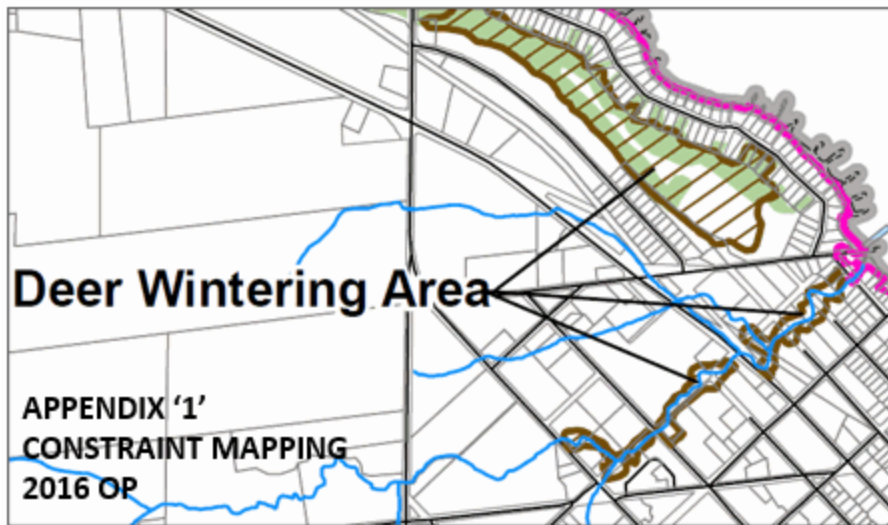
We act on behalf of Blue Meadows Inc., owner of the lands noted above, known as the 'Blue Meadows' development.

On March 11th, 2022, we submitted applications for a Plan of Subdivision and Zoning By-law Amendment. As a requirement for a complete submission, an Environmental Impact Study (EIS) prepared by Azimuth Environmental Consulting Inc. was included.

The 2016 Official Plan identifies deer wintering areas associated with valleylands adjacent to the subject lands. A deer winter habitat survey was completed during late winter (March), when sign of winter deer use would be most apparent. The survey included assessment of evidence of winter deer use on the subject lands and adjacent lands – tracks, trails, pellet group accumulations, browsing of shrubs/trees, etc. The results of the survey revealed no sign of winter deer use on the subject or adjacent valleylands.

We have reviewed the Town's draft Official Plan dated July 19, 2022, as it pertains to the subject lands; in particular, Appendix 1 – Constraint Mapping and offer the following comments.

The delineation of the deer wintering area on the subject lands has been brought forward from the 2016 Official Plan into the draft 2022 Official Plan and does not reflect the ground truthing performed by Azimuth during their deer winter habitat survey.



Based on the findings of the Azimuth study would request that Appendix 1 – Constraint Mapping to the draft 2022 Official Plan be modified to remove the deer wintering area constraint on the subject lands and adjacent valleylands.

Please note that the above noted comments are preliminary, bearing in mind the short timeline to review this draft Official Plan.

We trust that you will give due consideration to these comments, as you consider the draft Official Plan, and we request that you ask staff to specifically respond to the comments identified herein.

Kindly ensure that we are notified of any future meetings, reports and/or decisions made by Council concerning the proposed Official Plan.

Please do not hesitate to contact us if you have any questions or if you would like to discuss this matter further.

Yours truly,
PLAN WELLS ASSOCIATES



Miriam Vasni, *MCIP, RPP*

c.c.: Corrina Giles, Clerk, Town of The Blue Mountains
Adam Smith, Director of Planning & Development Services, Town of The Blue Mountains
Shawn Postma, Senior Policy Planner, Town of The Blue Mountains
Natalya Garrod, Planner, Town of The Blue Mountains
Scott Taylor, Director of Planning, County of Grey
Shekhar Dalal, Blue Meadows Inc.
Shelley Wells, Plan Wells Associates

August 5, 2022

**To: The Mayor and Members of Council
Town of the Blue Mountains**

**From: Blue Mountain Ratepayers Association (BMRA)
Planning Subcommittee**

RE: Proposed Town of the Blue Mountains Official Plan Amendment 3

The proposed Official Plan Amendment (OPA) should not be approved at this time, prior to the completion of Phase 2 of the Official Plan Review (OPR) and prior to the Municipal Election on October 22, 2022.

The OPA addresses some, but not all, of the items included in Phase 1 of the OPR. However, the most significant changes, and the items most likely to generate diverse opinions, are policies that would double maximum allowable building heights from 3 to 6 storeys and increase maximum allowable densities from 60 to 100 units per hectare.

These policies would create significant challenges for the next Council, which would assume responsibility for a major shift in community planning, without the data, resources, tools, design guidelines and public support needed to enable successful implementation.

The OPA would also eliminate or restrict a major opportunity: Until this point the OPR has been positive and constructive, involving some of the broadest public engagement ever seen in our Town. Public comments, along with background studies and reports, have revealed multiple options for achieving all of our goals related to housing, infrastructure and services, natural systems, climate change, design and other key areas, while simultaneously preserving the unique character of our municipality. The full range of options has not yet been evaluated.

Outlined below are specific reasons why the proposed OPA is incomplete, premature and problematic. A much more thoughtful and rigorous approach to height, density and other fundamental planning issues is both possible and required.

1. Inadequate Public Engagement

The OPR process was introduced to the public in staff report PDS.21.152. For many residents, support of the process was based on the commitment that items addressed in Phase 1 (Vision, Guiding Principles, Goals & Objectives, Growth Management, Housing, Density, Height and Character) would not be finalized until items in Phase 2 (Environment/climate change, Transit and Transportation, First Nations Engagement, Parks and Open Space, Commercial/employment lands, Storm Water Protection, Community Design Guidelines, Servicing, Agricultural/Rural Lands, General Development Policies) were reviewed. Town officials assured the community that there would be ample opportunity for public engagement in both Phases. Many of the Phase 2 items are extremely important to residents and deserve broad and meaningful public consultation before finalizing height and density policies that will make major, permanent changes to our community.

The possibility of an OPA at the end of Phase 1 was discussed publicly for the first time at the Public Information Centres (PICs) held on June 1 and 4, 2022. Members of the public in attendance at both sessions reacted strongly in opposition to an OPA at this point in the OPR process. The OPA documents

were released on July 19, 2022 – just 20 days ago – and introduced by PDS staff for the first time at the Public Open House less than two weeks ago on July 27, 2022. Again, members of the public articulated their concerns clearly and raised many important questions.

To date, public comments and questions on the proposed OPA have not been addressed. Fast-tracking approval of the OPA with an absolute minimum of public engagement, in mid-summer, when very few residents are aware of the significant changes being considered or have the capacity to review the lengthy and complex documents posted only recently on the Town’s website, will do significant damage to public trust and confidence in the OPR process moving forward.

2. Approval by an Outgoing Council

It appears that staff and Council are attempting to rush the proposed OPA so that it is approved before the upcoming municipal election. This degree of fast-tracking is possible only with an absolute minimum of public consultation, as noted. Further, survey results compiled by PDS staff for the OPR process indicate mixed and diverse opinions concerning height and density. Approval of the OPA would result in a major change in planning policy, by an outgoing Council with no responsibility for implementation. This may be technically possible, but it is inappropriate and undemocratic.

The proposed OPA, if approved by the current Council, will create significant challenges for the next Council, which will be responsible for continuing an OPR process in which key decisions have already been made, and for implementing major policy changes that have not been adequately studied or fully considered by members of the public.

3. No Specific Policies to Mandate Affordable and Attainable Housing Options

The proposed OPA provides no specific language, mechanisms or assurances that 6-storey buildings will address the critical need for affordable and attainable housing options in TBM. The OPA includes important references to attainable housing and employee housing, but these are not linked directly to height and density policies in a manner that is measurable and enforceable. Without a clear connection to effective housing policies, the likelihood that the proposed height and density increases will produce attainable and affordable units is based on the hope that developers will be “encouraged” to provide these options, and that they will remain affordable and attainable over time as occupancies and ownerships change. *The reality, given market conditions in TBM, is that 6-storey buildings will more likely become luxury condos and unlicensed short-term accommodation, rather than attainable housing.*

Preparation of a housing strategy based on a community needs assessment has been authorized by Council. This is an important and long-overdue initiative that will define our housing needs and help to inform how these can best be met through OP policies, but no data are yet available.

Policies are required to ensure that the intensification of development results in measurable and sustainable additions to the Town’s affordable and attainable housing stock. More work is required to identify best practices from municipalities that have been leading in this area, and to review the potential application of tools under the Planning Act such as Community Planning Permit Systems. This work must be completed prior to simplistic changes to height or density policies.

4. No Data to Support Additional Growth Capacity

Section A1: Community Vision and Guiding Principles states that “Between the years of 2021 and 2046, it is anticipated that the permanent population in the Town of the Blue Mountains will increase by approximately 6,750 residents (3,590 households).” According to the *Growth Allocations & Fiscal Impact Report*: “There are currently over 4,500 units in the Town’s development pipeline, the majority of which are approved or approved with conditions.” This report also concludes that there is more than enough land available within settlement areas in TBM to accommodate all of the development anticipated for the next 25 years.

According to studies prepared by Grey County and TBM, the Town is well positioned to accommodate growth for the next 25 years within currently defined settlement areas. No data or studies of any kind are available to support major policy changes that would double maximum building heights from 3 to 6 storeys and permit densities of up to 100 units per hectare as requirements for growth management.

5. No Data on Whether 6-Storey Buildings are Required to Meet Housing and Intensification Goals

Intensification – increasing the density of development in existing, fully serviced areas – is a top planning priority with multiple benefits for service/infrastructure efficiency, housing diversity, environmental protection, climate change mitigation and the creation of compact communities.

TBM is making significant progress toward intensification. *The Growth Allocations & Fiscal Impact Report* notes that: “The shift to row and apartment units is already evident in the Town’s development pipeline where approximately 29% of units under application are row units and 17% are apartment units.” *The Density and Height Background Paper* concludes that there are ample opportunities to continue and accelerate this trend, within the current height and density policy framework:

- “The maximum 2.5 storey height for single detached, semidetached and duplex dwellings and 3 storeys for townhouses, multiple units and apartments should be maintained. The Official Plan Update should consider how to further encourage development up to three-storeys which is already permitted by the existing policy framework. This opportunity ties back to stronger encouragement within the official plan to accommodate a range of dwelling types as already permitted and the provision of a diverse community within Thornbury/Clarksburg in order to provide housing opportunities for all current and future residents while making use of existing infrastructure, service and developable land.”
- “Many large residential lots exist within the town offer opportunities for infill and intensification. The update of the official plan should consider how to encourage and possibly increase the number of consents while still providing for appropriate development that respects the existing surrounding character.”

Section A1 of the proposed OPA states that “359 new dwelling units must be accommodated as *intensification* in the Thornbury/Clarksburg Settlement Area to 2046. For the Town, this means an average of 14 to 15 units per year should be provided through *intensification*.”

Limiting sprawl by employing intensification strategies is clearly necessary. TBM is well positioned to meet intensification targets within the current height and density policy framework, using a combination of townhouses and multi-unit buildings that are scaled appropriately to a small, rural Ontario municipality, and familiar to Town staff and all local construction, service and maintenance

industries. Policies in the proposed OPA to allow 6-storey buildings and 100 units per hectare appear arbitrary, with no substantive justification. If there are other reasons why these height and density standards are required, they have not yet been made public.

6. Unanswered Questions About 6-Storey Buildings in the Downtown Area

Section B2.13 of the proposed OPA states that “The maximum height of all buildings and structures in the municipality shall generally be eleven (11) metres and three (3) storeys. 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 low-rise Thornbury Downtown Core, subject to criteria set out in *Section B2.16* of the Plan. For the purpose of this Plan, the Thornbury Downtown Core consists of properties within the Downtown Area designation fronting onto Bruce Street North and Bruce Street South.”

The long-term effect of this policy could be the development of two 6-storey corridors, one on each side of Thornbury, while leaving the basic form and structure of Bruce Street intact. This would be a major, unprecedented change to the built form, appearance, and character of Thornbury. No visual impact studies, design concepts or analyses of any kind have been completed to help Council, staff, property owners and members of the public understand how these 6-storey corridors would appear on the ground, and how they would impact open space, views, traffic and other key issues. A strong majority of respondents to the OPR Survey support maintaining the character of our Town, yet no work has been done to demonstrate how this can be achieved within the 6-storey corridors.

7. Unanswered Questions about the Scope and Enforceability of Planning and Design Criteria

The criteria referenced in *Section B2.16* are intended to define a list of conditions 6-storey buildings and other intensification developments must satisfy. These are generally important and desirable conditions that range from access to services and infrastructure to minimal impact on adjacent areas. However, the full range of design options has not been evaluated and many questions remain unanswered. There are no metrics to define what qualifies as an appropriate 4, 5 or 6-storey design.

Language used to articulate the criteria in *Section B2.16* includes words and phrases such as “encourage”, “where appropriate”, and “where possible” that are subject to interpretation. It is common practice to reference design guidelines in an OP, but the Town’s Design Guidelines are outdated, focused primarily on streetscapes, and have no relevance to 6-storey buildings. In this context, poorly designed development proposals are inevitable, excessive staff and Council time will be required for evaluation, and the Town’s ability to enforce design criteria or defend good planning and design principles at OLT hearings will be extremely limited.

8. Undefined Potential for 6-Storey Buildings in Community Living and Residential/Recreation Areas

Section B2.13 also includes the following statement: “Outside the Downtown Area designation, intensification up to 6 storeys may be considered within the Community Living Area designation or Residential Recreational Area designation through an amendment to this Plan based on criteria set out in *Section B2.16*.” This policy is referenced again in *Section B3.1.4*, where it is stated that buildings of up

to 6 storeys will be considered in Community Living Areas, and again in *Section B3.7.4*, where similar consideration is proposed in Residential/Recreation Areas.

The proposed OPA would create a very broad range of possible locations for 6-storey buildings across most of the Town’s settlement areas, from Lora Bay on the west to Craigleith on the east. More specific locations are not defined and mapped. The Town has no effective design tools, no specialized resources, and no precedents to guide site selections, and the criteria in *Section B2.16* are subject to interpretation, as noted. Likely outcomes of this approach include low-quality proposals in inappropriate locations, expensive OLT hearings and, ultimately, large buildings that damage our area’s character, natural assets, and capacity to provide efficient infrastructure and services.

9. Increasing Maximum Building Height Before the Required Building Height Study is Completed

Section B2.13 states that “The Town shall prepare a Building Height Study to provide a design-led approach to building heights in the Downtown Area and other areas where taller buildings may be permitted. It is recognized that taller buildings can provide benefits such as additional and affordable housing close to the core, however it is important that taller buildings are appropriately designed and are appropriate to the local context. The Building Height Study shall analyze existing character, prevailing heights and constraints. It shall identify areas that may be appropriate for taller buildings, advise on parameters for appropriate building heights and consider the pre-zoning of certain lands with minimum and maximum building heights.”

The authors of the proposed OPA recognize that a Building Height Study is required to support a the proposed building height increase. However, implementing Official Plan policies that would permit and encourage 6-storey buildings before a Building Height Study is completed is a backward and unnecessarily risky approach that will result in buildings that are neither “appropriately designed” nor “appropriate to the local context”.

10. Incomplete Consideration of the Impact of Height and Density Policies on Infrastructure

The most prominent examples of infrastructure issues that have not yet been addressed relate to transportation. The Town is currently completing a *Transportation Master Plan*, which will serve as a much needed and critically important planning document. However, findings from the *Transportation Master Plan* have not been considered in the OPR to date. In fact, there is no reference to transportation in either the *Growth Allocations & Fiscal Impact Report* or the *Density and Height Background Paper*. No evaluation of transportation is scheduled until Phase 2 of the OPR.

Although transportation has not yet been considered, it is one of the most important factors that will limit growth management capacity in TBM. Traffic congestion along Highway 26, in particular as it passes through Thornbury, is a long-standing issue that is familiar to all residents and visitors and confirmed by available traffic data. Alternatives to Highway 26 that would bypass Thornbury/Clarksburg have been discussed but are years or decades from realization.

The proposed OPA would add 6-storey buildings at densities of up to 100 units per hectare at precisely the location where traffic congestion is already most problematic. This is an obvious and fundamental reason why the proposed OPA is should not proceed at this time. An analysis of the impact of high-density development along Highway 26 on traffic congestion is required.

11. No Specific Policies to Require Action on Environment and Climate Change

In theory, high-density development in fully serviced settlement areas enables more sustainable transportation options and conservation of vital natural ecosystems such as wetlands, watersheds and woodlands. These measures, in turn, play key roles in climate change mitigation and adaptation, which are policy priorities at the national, provincial and local level. In practice, extracting environmental and climate change benefits from high-density development is more complex.

Simple increases in height and density are insufficient unless they are accompanied by equally clear policies that ensure a full range of accessible services in close proximity, provide sustainable transportation infrastructure, protect open spaces and natural assets, and require state-of-the-art climate change resilience/adaptation measures. The proposed OPA addresses environmental/climate change priorities as general goals and objectives, but does not yet include specific, measurable and enforceable policies.

12. No Information Regarding a Legal Review of the Proposed OPA

There is a long history in TBM of participation by the Town in OLT/LPAT/OMB hearings that are extremely expensive – in terms of both Town finances and staff time – with results that are unpredictable and often unaligned with Town policy.

No information has been made available to indicate whether the proposed policies have been reviewed by legal experts to ensure that they will strengthen the Town's ability to avoid costly hearings, and successfully defend the enforcement of Official Plan policies when hearings are necessary.

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [REDACTED]; [council](#); [SMT](#); [Town Clerk](#); [Shawn Postma](#); [Karen Long](#)
Subject: RE: My Thoughts on the Official Plan
Date: Friday, August 5, 2022 1:19:29 PM
Attachments: [image001.png](#)
[image003.png](#)

Good afternoon Heather and David,

I acknowledge receipt of your emailed correspondence as it relates to the August 8 Public Meeting: Official Plan Review and note that you have copied Council and staff to your email for information and consideration. Your comments will be included in the followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: HEATHER MACNAUGHTON <[REDACTED]>
Sent: Friday, August 5, 2022 12:56 PM
To: Town Clerk <townclerk@thebluemountains.ca>; Corrina Giles <cgiles@thebluemountains.ca>
Cc: David Dunphy [REDACTED]
Subject: My Thoughts on the Official Plan

Good Afternoon!

I understand the Town is looking to increase the density in certain areas of TBM to 6 stories.

We are concerned that if the buildings are allowed to be higher than current by-laws allow the Town may lose it's abundant charm.

It also does seem rushed in that TBM are having an election this fall. Since the new council will be responsible for implementing the official plan, it does make sense that the Official Plan not be passed until the new council is in place.

Thank you,

Respectively Submitted,

Heather Macnaughton and David Dunphy
Full Time Residents

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [Website Committee](#)
To: [Planning General](#); [Shawn Postma](#)
Subject: Webform submission from: Contact the Official Plan Review
Date: Monday, August 8, 2022 8:04:20 AM

Submitted on Mon, 08/08/2022 - 08:04

Submitted by: Anonymous

Submitted values are:

Name:

Maria Reinhard

Email:

Share your feedback regarding the Official Plan Review:

Thank you for acknowledging the issue of light pollution in the Official Plan.

The Town needs to develop clear guidelines for commercial, residential and municipal light pollution, and ideally a lighting bylaw to address the dramatic increase of light pollution in the context of the emergence of ubiquitous LED lighting.

Examples of local light pollution include:

- (municipal): fish ladder, unshielded lights on the trestle bridge.
- (commercial): prison-grade flood lights on parking lots, year-round Christmas lights, bare-bulb strings of lighting, whole facades being lit up over night.
- (residential): whole facades lit up for decoration, white-glare porch lights facing neighbouring properties, blinding passing traffic.

Most of these examples do not contribute to public safety but are decorative only and need to be addressed. The problem of light pollution is spinning out of control (and is as bad as Tim Hortons cups in highway ditches in the middle of nowhere).

I'm disappointed to see that the Town's commitment to reduce and address light pollution as outlined in the "The Blue Mountains Sustainable Path : 2010-2060" document has been almost completely abandoned. I urge the Town to revisit the original plans to be included in the Official Plan:

- Develop a Dark Sky Action Plan
- Examine local light use and develop Dark Sky Action Plan and implement policies within the Town Official Plan
- Tailor the Action Plan to our community recognizing and identifying areas that require outdoor lighting
- Consult with the Royal Astronomical Society of Canada
- Collaborate with Sustainable Tourism operators in the development of the plan "

Thank you and best wishes,

Maria Reinhard

I would like a copy of my submission sent to my email address.

Yes

Any accompanying files are attached.

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [council](#); [SMT](#); [Town Clerk](#); [Shawn Postma](#); [Karen Long](#)
Subject: RE: My Thoughts on the Official Plan Review Process
Date: Monday, August 8, 2022 8:54:29 AM

Good morning John and Susan,

I acknowledge receipt of your emailed correspondence as it relates to the August 8 Public Meeting: Official Plan Review and note that you have copied Council and staff to your email for information and consideration. Your comments will be included in the followup staff report regarding this matter.

Kyra Dunlop
Deputy Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: John Young [REDACTED] >
Sent: Saturday, August 6, 2022 10:33 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: My Thoughts on the Official Plan Review Process

We support the conclusions and recommendations put forward by the Blue Mountain Ratepayers' Association. Council should defer consideration of the building height and density changes to the OPA until it has the benefit of the impact studies proposed for building height, environment, transit and transportation and parks and recreation. To do otherwise, invites the situation where we have buildings that subsequent studies conclude have negative impacts on the Town. The impact studies must be completed before Council considers the policy changes.

John and Susan Young
[REDACTED]

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [Council](#); [SMT](#); [Town Clerk](#); [Shawn Postma](#); [Karen Long](#)
Subject: FW: My Thoughts on the Official Plan Review Process
Date: Monday, August 8, 2022 8:56:21 AM
Attachments: [BMRA Comments Re Proposed OPA DRAFT August 5 2022.pdf](#)
[image001.png](#)
[image003.png](#)

Hello Michaelene,

I acknowledge receipt of your emailed correspondence as it relates to the August 8 Public Meeting: Official Plan Review and note that you have copied Council and staff to your email for information and consideration. Your comments will be included in the followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Michaelene O'Malley [REDACTED] >
Sent: Sunday, August 7, 2022 10:55 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: My Thoughts on the Official Plan Review Process

<< what are YOUR thoughts >>?

I agree with the issues raised by the Rate Payers Association. In particular the recommendation to raise the limit of buildings from 3 to 6 stories.

Once one building is approved it for 6 stories it will definitely become precedent setting and become the norm.

There is not enough concrete criteria in the proposal to make an informed decision or set boundaries and it's too open ended to having every building qualifying for 6 stories. I see it as a money grab for the developer and the town without consideration for the environment the small town atmosphere we strive to maintain.

Regards, Michaelene O'Malley
[REDACTED]

https://linkprotect.cudasvc.com/url? a=https%3a%2f%2fmcusercontent.com%2fba775c1afe1f5e35bef942c88%2ffiles%2f12f9258a-7b45-cd2f-3d28-576f6318c375%2fBMRA_Comments_Re_Proposed_OPA_DRAFT_August_5_2022.pdf&c=E,1,isSLO69FBja7wY9-M122TsOJS1m5CCBbrzY5Vz4tqopuMo6io6OglaiAWWpPpAEmGqYMbHLU8RBmeTowBoNQKEx7MtM5Vhola9QKCLUd&typo=1

Sent from my iPhone

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [council](#); [SMT](#); [Town Clerk](#); [Shawn Postma](#); [Karen Long](#)
Subject: RE: My Thoughts on the Official Plan Review Process
Date: Monday, August 8, 2022 8:56:59 AM
Attachments: [image001.png](#)
[image002.png](#)

Hello Kelly,

I acknowledge receipt of your emailed correspondence as it relates to the August 8 Public Meeting: Official Plan Review and note that you have copied Council and staff to your email for information and consideration. Your comments will be included in the followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Kelly Tomenson-Haas <[REDACTED]>
Sent: Sunday, August 7, 2022 12:37 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: My Thoughts on the Official Plan Review Process

<< what are YOUR thoughts >>?

I am opposed to changing the official plan by increasing the building height to 6 stories. This would change the aesthetics of our beautiful town of Thornbury. I also believe it is unnecessary. We do not need higher density housing then currently exists.

Sincerely,

Kelly Tomenson-Haas

[REDACTED]

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [council](#); [SMT](#); [Town Clerk](#); [Shawn Postma](#); [Karen Long](#)
Subject: FW: Virtual attendance at Official Plan Review Public Meeting
Date: Monday, August 8, 2022 11:39:23 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning Paul,

I acknowledge receipt of your emailed correspondence as it relates to the August 8 Public Meeting: Official Plan Review and note that you have copied Council and staff to your email for information and consideration. Your comments will be included in the followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Paul Blythe <[REDACTED]>
Sent: August 8, 2022 11:12 AM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Re: Virtual attendance at Official Plan Review Public Meeting

Corina,

Is there any logic for six stories, other than that emotively that is the likely maximum number of stories that would be acceptable to a sufficient consensus within TBM, at least at this time? Have any of the following been considered:

Is 6 stories (or more) the best solution for construction and operating carbon footprints? Web searches seem ambiguous on "higher is better".

Does 6 stories (or more) have the potential to provide the lowest cost, as it pertains to affordable / sustainable housing? Intuitively, yes, but has anything more rigorous been done?

Regards

Paul Blythe

[REDACTED]
[REDACTED]

On Aug 8, 2022, at 9:17 AM, Paul Blythe [REDACTED] > wrote:

Thanks.

I did have a question, but probably too late to submit?

Regards

Paul Blythe

[REDACTED]
[REDACTED]

On Aug 8, 2022, at 8:28 AM, Corrina Giles <cgiles@thebluemountains.ca> wrote:

Good morning Mr. Blythe,
I acknowledge receipt of your email below. Do you wish to provide your comments at the public meeting, or simply wish to watch the livestreaming of the meeting? If you wish to just watch the livestreaming, I confirm you can access the meeting via the link below:

<https://www.thebluemountains.ca/town-hall/council-committees/council-meeting-live-stream>

We look forward to hearing from you.

<image002.png> **Corrina Giles, CMO**
Town Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0
Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723
Email: cgiles@thebluemountains.ca |
Website: www.thebluemountains.ca

From: Paul Blythe <[REDACTED]>
Sent: August 8, 2022 8:08 AM

To: Town Clerk <townclerk@thebluemountains.ca>

Subject: Virtual attendance at Official Plan Review Public Meeting

Can I register to attend the above virtually this afternoon please?

Regards

Paul Blythe

[REDACTED]

[REDACTED]

[REDACTED]

From: [Website Committee](#)
To: [Planning General](#); [Shawn Postma](#)
Subject: Webform submission from: Contact the Official Plan Review
Date: Monday, August 8, 2022 11:57:26 AM

Submitted on Mon, 08/08/2022 - 11:57

Submitted by: Anonymous

Submitted values are:

Name:

David P. Hinchcliffe

Email:

Share your feedback regarding the Official Plan Review:

Hi there,

I'm wondering if TBM has any plans to educate the public (residential and businesses) about light-pollution?

Already existing light-pollution was aggravated during the past pandemic year with both residents and businesses using more excessive and useless outdoor overnight lighting. Really bad examples are the Foodland parking lot, the Foodland complex altogether, downtown businesses, the municipal all-night-lights on the trestle bridge, and private residences backing onto the Georgian Trail. Properties on the waterfront (harbour and various residential neighbourhoods) contribute excessively to the light polluting the shore -- which is especially sad because this pollutes several kilometers up and down the shoreline.

Some Ontario municipalities with a track record of environmental stewardship even have light-pollution by-laws in place mandating the use of shielded lights, limiting the use of recreational lights and avoiding light-trespassing. If TBM does not plan such a by-law, maybe educating people (especially businesses) and encouraging them to utilize light more carefully and thoughtfully and avoid over-illumination would at least be a start. BMPL (even though light-pollution "offender" itself with all-night parking lot illumination and piercingly bright all-night window displays) ran an online event last year on the topic, attended only by a handful of people.

Light-pollution has an effect on human health (there even seems to be a link to higher cancer frequencies), ecosystems and astronomy. Please take this into consideration when finalizing the new Official Plan.

Dave Hinchcliffe

I would like a copy of my submission sent to my email address.

Yes

From: [Shawn Postma](#)
To: [REDACTED]
Cc: [Paula Hope](#); [council](#); [Town Clerk](#); [Karen Long](#)
Subject: RE: RE: OP input
Date: Tuesday, August 9, 2022 4:23:53 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Rosalyn, thank you for your comments. I am forwarding your email to the Town Clerk and all of Town Council for their review and consideration. Your comments will be included in a followup staff report regarding the Official Plan 5 Year Review.

Should you wish to connect sooner, my contact details are provided below.

Shawn



Shawn Postma, MCIP RPP

Senior Policy Planner – Planning Services

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 248 | Fax: 519-599-7723

Email: spostma@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: roselyn.morrison roselyn.morrison [REDACTED] >
Sent: August 8, 2022 12:38 PM
To: Shawn Postma <spostma@thebluemountains.ca>
Cc: Paula Hope <phope@thebluemountains.ca>
Subject: Re: RE: OP input

Hi Shawn -

I am looking forward to today's public meeting this afternoon on the review of the Official Plan recommendations.

First, I want to congratulate you and your staff team for the process of the review with an emphasis on community engagement. It was very informative to read the survey results and to see how they are informing the evolving OP recommendations.

As you may know, I am a resident of Craigleith and volunteer as Chair of the Institute of Southern Georgian Bay www.tisgb.com and we have been helping to expand community engagement and knowledge sharing of best practices from other

jurisdictions on the theme of sustainability. We have also had online community conversations about the Sustainable Development Goals in particular, **SDG 11 - Sustainable Cities and Communities**. The milestones for this goal echo many of the interconnected issues reflected in the OP survey results: **affordable housing, proactive approaches to environmental challenges, low carbon and networked transportation systems, protecting natural and cultural heritage, and integrated planning**. Canada signed on the UN SDGs with 192 other countries in 2015. We can connect to many successful new projects happening across the country to accelerate our own progress in TBM, working with other towns in the region.

Here are some high level comments and suggestions for the OP:

-if we are creating the new OP to ensure the enhancement of quality of life, then the singular idea of growth should not be guiding our priorities, given the survey results from residents. However, in order to be strategic and recognize the interconnected nature of quality of life issues, I would suggest wherever possible we use the term "strategic growth". One example - growth at this point should be based on our community needs - focus on land use, policies, and projects which will enhance the viability of retaining and attracting **next generation** service industry, health, recreation, hospitality, etc workers, with an emphasis on the needs and implications of a clearly aging demographic. We could discuss many more examples, especially relating to the "why we need" density and intensification to help with many things not the least of which is climate change and affordability.

- in the survey themes, "Be bold...strong OP...clear and measurable goals" indicated the need for intentional setting of data indicators, baseline collection, analysis and new thinking for measuring and reporting on progress. I would like to discuss with you at some point the idea of creating a matrix based on relevant indicators related to SDG 11, which could be informed by further community input.

-the OP revisions could include stronger emphasis in the Guiding Principle - currently #4 on the concept of "complete communities". Could add the word "complete" - "to provide the opportunity to provide complete, compact, and efficient...."

- it would be important to see more emphasis in the OP on protecting agricultural lands given their economic and social importance. Incentives could also be created; the next generation needs to be able to farm. It would also help to achieve the "reduction in land consumption" that residents are concerned about.

- a community campaign on the interconnected reasons for why we need affordable housing (no more than 30% of residents gross household income spent on shelter costs) would be a valuable project coming out of this planning process. It would help develop a common understanding as to why we need medium and long-term apartments/rental units, where we need them, and how we will have to think and partner differently to achieve affordable units. Our service industries pay between \$15 and \$20 an hour - so we need rental units where people pay \$1000 a month...how many such workers are there (or do we need) for our town?)

-the idea of innovation - thinking and doing differently to get better results is

mentioned a few times in the OP document. We need to emphasize that in the Guiding Principles. Another project that could come out of this planning process is the need for an Innovation Hub for The Blue Mountains, which could ideally be networked with other Innovation Hubs across the region to tackle some of our collective issues.

-innovation also needs to be practiced when it comes to imagining how to develop our 21st century integrated economy in TBM. Tourism is important, however, much can be done to create an economy with more enterprises helping to achieve the evolving goals in the OP.

Please let me know if you would like to discuss further some of these ideas.

See you soon as today's meeting.

Regards,

Rosalyn

Rosalyn Morrison

----- Original Message -----

From: spostma@thebluemountains.ca

To: [REDACTED]

Sent: Thursday, July 28, 2022 8:48 AM

Subject: RE: OP input

Good Morning Rosalyn,

Your input would be great on the Official Plan Review project. Comments are welcome anytime, and if you are able to submit your comments before the August 8 public meeting a summary of your comments will be provided to council and the public during the meeting.

I will be out of the office after today until August 8.

Shawn

From: rosalyn.morrison rosalyn.morrison

[REDACTED] >

Sent: July 26, 2022 3:21 PM

To: Shawn Postma <spostma@thebluemountains.ca>

Subject: OP input

Hi Shawn,

I am away until August 5, but would very much like to provide some input on the OP review.

Hopefully, that timing will work.

Thank you,

Rosalyn

Rosalyn Morrison, Chair, The Institute of Southern Georgian Bay
www.tisgb.com

Goal	Objectives	Commentary
<p>Sustainable Development:</p> <p>To promote and encourage sustainable forms of land use and development.</p>	1. Minimize the Town’s ecological footprint and the impacts of growth by encouraging new <i>development</i> that is based on the principles of sustainable <i>development</i> .	1. This should be the Goal!
	2. Promote the use of leading edge sustainable <i>development</i> and energy conservation policies designed to reduce greenhouse gas emissions.	2. Reinforce this objective through stronger policy direction Change to “Reduce greenhouse gas emissions by creating policies for sustainability and energy conservation solutions in proposed developments” or use wording from ICSP
	3. Provide human and social services within the Town’s responsibility that help establish a complete community where people of all ages, backgrounds and capabilities can meet their needs throughout the various stages of their lives.	3. Delete. Clearer direction of this objective is covered in other Goal/Objectives sections Retain as speaks to attainable housing, seniors housing, and supports a housing needs mix
	4. Reduce the per-capita consumption of energy, water, land and other non-renewable resources.	4. No change
	5. Promote practices, which conserve water, and protect or <i>enhance</i> water quality.	5. No change. Further direction is provided under Infrastructure Objectives
	6. Promote a compact urban form and develop an energy-efficient mix of land uses, where appropriate, to provide liveable, healthy communities.	6. No Change. Further direction is provided under Urban Community Character. Thread sustainable development objectives throughout other Objectives sections.
	7. Encourage reductions in the use of private automobiles by promoting active transportation and the use of Transportation Demand Management measures, such as public transit, cycling and walking.	7. No Change. Active transportation networks also covered under infrastructure objectives.
	8. Encourage efficient site design, and building design and construction techniques that minimize space heating and cooling energy consumption, and encourage the upgrading/retrofitting of existing buildings and facilities.	8. Addition of neighbourhood design to site design and building design though new or updated community design guidelines
	9. Support land use and <i>development</i> patterns that minimize adverse impacts on air quality.	9. No change
	10. Develop design standards that encourage the use of natural and/or naturalized landscapes in new <i>developments</i> to improve air quality throughout the community.	10. Reinforce this objective through stronger policy direction Strongly agree and need to add promote green building standards
	11. Minimize and mitigate land use conflicts between <i>sensitive land uses</i> , and noise, vibration and emission sources in accordance with all applicable Provincial, County and Town regulations and guidelines.	11. No change
	12. Reduce the occurrence of excessive light emissions while still ensuring that adequate levels are maintained for public safety.	12. Addition of protection of night sky principles
	13. Preserve and promote local agricultural production.	13. No change
	Additions: 14. Insert new objective to incorporate direction found under the Integrated Community Sustainability Plan and to recognize enhanced need for climate resiliency.	
<p>Natural Environment:</p> <p>To protect and enhance</p>	1. Protect <i>significant</i> natural heritage and hydrologic features and their associated habitats and <i>ecological functions</i>	1. No change
	2. Ensure that an understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Town.	2. No change

<p>significant natural heritage features, areas and functions in the Town and to work towards the establishment of a Natural Heritage System by 2025.</p>	<p>3. Make planning decisions that contribute to the protection, conservation and enhancement of water and related resources on a watershed and sub watershed basis.</p>	<p>3. Seek out opportunities for net-gain enhancements to natural heritage features</p>
	<p>4. Maintain and <i>enhance</i> surface and <i>groundwater resources</i> in sufficient quality and quantity to meet existing and future needs on a sustainable basis.</p>	<p>4. Addition of source water to groundwater and surface water resources.</p>
	<p>5. Discourage the loss or fragmentation of <i>significant</i> woodlands and the habitats and <i>ecological functions</i> they provide.</p>	<p>5. Consider stronger wording from Discourage to Prevent</p>
	<p>6. Recognize that an interconnected system of open spaces and natural heritage features contributes to the health and <i>character</i> of a community.</p>	<p>6. No change. Reinforce this objective through stronger policy direction</p>
	<p>7. Prohibit the loss or fragmentation of <i>Provincially Significant Wetlands</i> and <i>significant</i> habitat of endangered and <i>threatened species</i>.</p>	<p>7. No change. Maintain prohibition</p>
	<p>8. Maintain and <i>enhance significant</i> areas of natural and scientific interest, <i>significant</i> valleylands, escarpment slopes and related landforms, and <i>significant wildlife habitat</i> areas</p>	<p>8. No change</p>
	<p>9. Promote and establish programs to increase the forest cover of the Town.</p>	<p>9. Addition of expanding urban tree / forest canopy in parks, streets and parking lots.</p>
<p>Growth and Settlement:</p> <p>To direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of</p>	<p>1. Direct the majority of new residential and employment growth to areas where full municipal services exist.</p>	<p>1. No Change</p>
	<p>2. Reinforce the function of the Downtown areas as the primary cultural, business, entertainment and commercial focal points of the community.</p>	<p>2. Provide stronger Downtown Area objectives including changing the Craighleith Village Commercial from its current 'strip' oriented form of development to a 'core' oriented form more similar to the built form of the Thornbury and Clarksburg commercial core areas. Downtown areas need to attract a wider range of commercial uses and have appropriate design guidelines</p>
	<p>3. Encourage infilling, <i>intensification</i> and <i>redevelopment</i> in appropriate locations and with appropriate built form and design.</p>	<p>3. Divide objective to provide intensification recommendations for existing neighbourhoods (intensification based on design guidelines) and for greenfield sites</p>
	<p>4. To permit <i>development</i> within the Hamlets that maintains and <i>enhances</i> hamlet <i>character</i> and scale in accordance with the policies contained within this Plan.</p>	<p>4. Recognize that Hamlets also have specific identities, history and experiences. Need to enhance these focal points of rural areas and as tourism destinations, develop a sense of place, high quality public spaces and connectivity to other communities</p>

land in these areas.	5. Ensure that there is an appropriate balance between residential and non-residential assessment in the Town.	5. Reinforce this objective through stronger policy
	6. Ensure that all <i>development</i> is appropriately phased and in conjunction with required <i>infrastructure</i> improvements where appropriate.	6. Reinforce this objective through stronger policy
<p>Urban Community Character:</p> <p>To protect and enhance the character of existing urban areas.</p>	1. Maintain and <i>enhance</i> urban areas as diverse, livable, safe, thriving and attractive communities.	1. No change Change urban area or better define urban area to downtown or community or settlement areas
	2. Encourage appropriate <i>intensification</i> and use of lands within the downtown areas and to make every effort to improve the economic health of these areas by encouraging <i>redevelopment</i> and the broadest mix of <i>compatible</i> uses.	2. Downtown areas need to build on their individual inherent strengths as unique districts by enhancing and building on distinct heritage characteristics, civic and gathering space functions, pedestrian scaled orientation and accessibility that enhance the sense of place. Expand on “broad mix” to also include a more diverse and vibrant mix. Uses can occur both horizontally and vertically depending on the scale and intensity of the community.
	3. Maintain and <i>enhance</i> the <i>character</i> and stability of existing and well-established residential neighbourhoods by ensuring that <i>development</i> and <i>redevelopment</i> is <i>compatible</i> with the scale and density of existing <i>development</i> .	3. Consider limits of intensification options and ‘compatible’ definition. Compatible development does not mean identical development, but rather stresses harmony with the existing character of surrounding communities or neighbourhoods. In new development, distinction and uniqueness needs to be encouraged for those developments that can complement the overall theme and character of a community.
	4. Encourage the <i>development</i> of neighbourhoods which are: compact; provide for an integrated network of pedestrian-oriented streets, pathways and cycling facilities; and provide an appropriate mix of housing types, community facilities, commercial and service uses, and open spaces.	4. Reinforce this objective through stronger policy. Include references to improve energy efficiency in neighbourhood design, and green construction standards
	5. Provide community facilities that are safe, visible and accessible to residents in each neighbourhood.	5. Support this policy with the addition of connected facilities and neighbourhood scaled public spaces
	6. Foster a sense of civic identity through a high standard of community design in all future <i>development</i> that considers: <ul style="list-style-type: none"> o the appropriate integration of the design of public and private spaces; o the design guidelines outlined in the Blue Mountains Community Design Guidelines documented in By-law 2012-47, or any successor thereto o a well-defined public realm, including an interconnected open space network; o sustainable and energy efficient building and site design; o the sensitive integration of new <i>development</i> with existing <i>development</i>; and, o a pedestrian oriented <i>development</i> pattern. 	6. Objective to be updated incorporating the January 2021 Community Improvement Plan Recommendations. Objective reference to the Community Design Guidelines to be replaced with new direction to complete new Community Design Guidelines and provide Building Height study criteria to design guidelines . Also consider strengthening the term ‘sensitive’ to also include ‘respective’ Create green development standards by 2023
	7. Work towards increased opportunities and participation in arts and cultural activities.	7. Delete objective. Does not provide direction on land use
	8. Encourage and support public art and cultural facilities and opportunities for place-making, events and experiences throughout the Town as a means to foster community and neighbourhood identity and contribute to a vibrant and creative Town.	8. Delete objective. Does not provide direction on land use refer to ICSP for input
	<p>Additions:</p> <p>9. Recognize that each community should have its own distinct identify while remaining connected to all other communities of the Town. Agree</p>	

		<p>10. Encourage maximizing natural and built heritage assets such as Georgian Bay and the Beaver River what does maximizing mean and why is it context of GB and Beaver R?</p> <p>11. Consider additional objective updates as described under the Density/Height and Housing Background papers</p>
<p>Rural and Open Space Character:</p> <p>To preserve and enhance landscape amenities wherever possible to maintain the visual quality and open space character of the Town.</p>	1. Protect and <i>enhance</i> the natural <i>character</i> of the Georgian Bay shoreline.	1. Preserve, Protect and enhance the Georgian Bay shoreline, Niagara Escarpment, and Beaver River as incredible natural assets and important features to the Town. Agree except for the word enhance
	2. Preserve and <i>enhance</i> the Niagara Escarpment as a unique and important feature of the Town.	2. Delete (merged with Objective #1 above)
	3. Preserve and improve access to open space and shoreline areas, including the Niagara Escarpment, Nipissing Ridge and the Georgian Bay shoreline.	3. Insert 'public access to open space' and 'Beaver River and Millpond' to the including list. Change to Preserve open space at Niagara Escarpment and Nipissing Ridge and shoreline areas on Georgian Bay while improving public education and access to these important features
	4. Encourage the <i>development</i> of passive low-intensity recreational and eco-tourism uses in the Town, provided such uses maintain the <i>character</i> of surrounding areas.	4. Add environmental protection agree
	5. Protect the natural and cultural heritage features, which comprise the open landscape <i>character</i> .	5. Protect and enhance remove enhance and change to increase
	6. Integrate new buildings and structures into the topography, avoiding steep slopes, the crests of hills and the brow of the Niagara Escarpment, in order to absorb <i>development</i> into the visual landscape.	6. No change Change "integrate" to Situate new buildings and structures into the topography appropriately set back from toe and brow of steep slopes, crest of hills and the Niagara Escarpment in order to blend into the visual landscape
<p>Agriculture:</p> <p>To preserve areas demonstrating high capability for agricultural production, and to ensure that agriculture remains an integral part of the economy of the Town and the County.</p>	1. Ensure that the scale of new non-farm uses and development is compatible with the role and function of agriculture.	1. No change
	2. Prohibit the further fragmentation of good agricultural lands and encourage consolidation of farming parcels to improve efficiencies and productivity where possible.	2. No change
	3. Encourage the maintenance of the <i>character</i> of agricultural areas by maintaining farm buildings and other elements of the built and natural landscapes that contribute to that <i>character</i> .	3. No change
	4. Encourage the establishment of <i>small-scale on-farm diversified uses</i> on farm properties to improve the livelihood of area farmers.	4. No change
	5. Maintain and protect specialty agricultural lands given the importance of these lands to the region and contribution to the economy of the Town.	5. No change
	6. Appropriately control land division and land use on specialty crop lands.	6. No change
	7. Provide opportunities for appropriately scaled <i>agriculture-related uses</i> in the agricultural area.	7. Enhance objective too to capitalize on the strong Agricultural Economy of the area by listing farm stands, on-farm education/tours, wineries, cideries, and other agri-tourism uses. Include connecting these places to other communities.
	8. Work with all levels of government and the agricultural community to promote and <i>enhance</i> the agricultural industry through marketing.	8. No change
	9. Encourage the participation of the agricultural industry and community in dealing with concerns of an agricultural nature.	9. No change

	10. Foster innovation in a range of agricultural production opportunities, focusing on resource stewardship, sustainability and building rural communities.	10. No change
	11. Promote best management practices, including reducing fertilizer and pesticide usage, so as to conserve a farm's soil and water resources without sacrificing productivity.	11. No change refer to direction from ICSP
Economic Development: To provide opportunities for economic development and the creation of jobs.	1. Foster a competitive and positive business climate in the Town.	1. Also recognize that The Blue Mountains can provide great opportunities for remote work
	2. Provide for the broadest range of employment and commercial uses and flexible development standards, where appropriate.	2. No change refer to direction from Economic Strategy/Plan and increase supply of available serviced commercial and institutional lands
	3. Pre-zone lands for employment and commercial uses wherever possible and appropriate.	3. Reinforce this objective through stronger policy agree and employee housing and services
	4. Facilitate the provision of a range of goods and services to the public within the Town by ensuring that the land use planning framework is supportive of <i>development</i> , as appropriate.	4. Delete. Objective is similar to Objective #2 and to #5
	5. Encourage opportunities for a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents and visitors to the Town.	5. No change
	6. Ensure that a sufficient supply of <i>employment lands</i> are available for <i>development</i> at all times and in appropriate locations.	6. Reinforce this objective through stronger policy. Commercial/Employment Lands Paper to also determine how to ensure supply is more 'shovel ready' Remove or integrate #2 or #3?
	7. Encourage wherever possible through the land use planning process the retention of existing businesses in the Town.	7. No change How does planning retain businesses?
	8. Protect lands that have the potential of being used for agricultural purposes from incompatible <i>development</i> and ensure that farming operations can operate with the maximum degree of flexibility and efficiency.	8. No change
	9. Encourage the <i>development</i> of home-based businesses and home industries provided the proposed use is <i>compatible</i> with adjacent uses.	9. No change Also recognize that The Blue Mountains can provide great opportunities for remotework
	10. Encourage the protection of the Town's <i>cultural heritage resources</i> in order to maintain and <i>enhance economic development</i> and tourism opportunities.	10. No change
	11. Ensure a balance between the demand for <i>development</i> and associated capital facilities and other municipally funded activities.	11. No change
	Additions: 12. Support continued growth and expansion of the arts and culture industries.	
Tourism and Recreation: To enhance opportunities for	1. Facilitate the <i>development</i> of recreational/resort <i>development</i> within the context of a four seasons recreational resort community.	1. No change change 2 nd development to businesses or activities
	2. Recognize the importance of the tourism industry in providing economic and employment opportunities, and to encourage expansion of this vital industry.	2. No change refer to Economic Development strategy and plan

<p>tourism and recreational uses and related development.</p>	<p>3. Promote the maintenance, expansion and upgrade of existing tourism and tourist destination-oriented uses in the Town and encourage the establishment of additional high-quality attractions, facilities, accommodations, services, and events</p>	<p>3. No change</p>	
	<p>4. Discourage any re-designation and/or rezoning to remove permissions for tourism-related uses.</p>	<p>4. No change</p>	
	<p>5. Encourage the maintenance of existing recreational uses and the establishment of new recreational facilities which diversify recreational opportunities within the context of a year-round recreational community, particularly skiing, fishing, golfing, walking, hiking, biking, low-impact camping and nature trail uses, marina or water access and equestrian activities, in a manner consistent with the preservation of the natural environment.</p>	<p>5. No change</p>	
	<p>6. Recognize and maintain the Georgian Trail as a regionally <i>significant</i> trail link, and to encourage appropriate access points in the long-term <i>development</i> of a Town-wide trail system.</p>	<p>6. No change</p>	
	<p>7. To encourage the <i>development</i> of a system of open spaces and recreational areas which incorporate provisions for expanding both the number and areal extent of public access points to the shoreline of Nottawasaga Bay and to the Niagara Escarpment.</p>	<p>7. Include Beaver River along with Georgian Bay and Escarpment. Add "while not degrading the environment of the features"</p>	
	<p>8. To create a high quality, all season trail system, contributing to the <i>development</i> of the Town as a world-class tourism destination.</p>	<p>8. Reinforce this objective through stronger policy. Also include active transportation routes, and identify a need for an interconnected system that seamlessly and efficiently connects residents and visitors to all areas of the Town.</p>	
	<p>9. To provide for a broad range of open space settings, activities and programs in order to expand <i>recreation</i> and leisure opportunities in the area for residents and visitors.</p>	<p>9. No change</p>	
	<p>10. Recognize and protect the economic importance of the Town's natural attributes, such as its rural countryside <i>character</i> and <i>natural heritage features and areas</i>, and to ensure that the recreational and tourism uses that rely upon these attributes continue to thrive.</p>	<p>10. No change Change to "Recognize the economic importance of the Town's natural attributes such as its rural countryside character and natural heritage features and areas and protect so as not to degrade the natural attributes to ensure that the recreational and tourism uses that rely upon these attributes continue to thrive"</p>	
	<p>Infrastructure: To ensure that all infrastructure, including sanitary sewers, water distribution and stormwater management facilities, roads and municipal facilities meet the needs of present and future</p>	<p>1. Consider the economics of providing services to the residents and businesses of the Town through the review of any <i>development</i> proposal to ensure that the <i>development</i> pattern is efficient and does not lead to inefficiencies or a decline in the level of municipal service.</p>	<p>1. Reinforce this objective through stronger policy. Refer to the fiscal analysis completed as part of the Growth Management background paper. Refer to infrastructure as 'resilient'.</p>
		<p>2. Ensure that all <i>infrastructure</i> required to serve urban areas is built prior to, or coincident with, <i>development</i>.</p>	<p>2. No Change</p>
<p>3. Encourage the establishment of an integrated transportation system that safely and efficiently accommodates various modes of transportation including cycling, walking, automobiles and trucks, and public transit where feasible.</p>		<p>3. Delete the words 'where feasible'.</p>	
<p>4. Ensure that the construction of all <i>infrastructure</i>, or expansions to existing <i>infrastructure</i>, occurs in a manner that is <i>compatible</i> with adjacent land uses, is cost effective and with a minimum of social and environmental impact.</p>		<p>4. No change Add sustainable</p>	
<p>5. Encourage the provision of <i>infrastructure</i> that is energy efficient, promotes water conservation and water efficiencies, and supports improvements to air quality.</p>		<p>5. Expand to also include considerations for green infrastructure, low impact designs (LID), addition of tree canopy, and improvements to storm water quality. See ICSP</p>	

residents and businesses.	6. Consider innovative <i>infrastructure</i> financing tools, including public/private partnerships and developer front-end financing to provide community facilities and infrastructure.	6. No Change
<p>Housing:</p> <p>To provide an appropriate housing supply and range of housing choices to meet the needs of present and future residents.</p>	1. Ensure that there is an appropriate supply of land for residential <i>development</i> subject to the availability of water and wastewater capacity.	1. No Change
	2. Assist in the achievement of <i>residential intensification</i> and <i>affordable housing</i> by encouraging opportunities for mixed-use <i>development</i> in appropriate locations.	2. Reinforce this objective through stronger policy. Change this to state that the priority will be to create, implement and enforce a housing strategy that includes attainable, affordable and employee housing complete with quotas and targets and criteria. Provide policies on tiny homes, modular, rental, other ownership options and alternative housing types to address housing mix solutions. Modify to also include requirement for housing at all price points for all ages and stages of life. Stronger requirements to meet density targets, and an appropriate mix of housing types for each community. Also need to recognize the need to respect existing neighbourhood character as described under the Character Objectives.
	3. Ensure that a full range of housing opportunities is available for residents in the Town.	3. Reinforce this objective through stronger policy.
	4. Encourage the <i>development of seniors housing</i> in the Town.	4. No Change refer to housing strategy
	5. Ensure that a viable amount of rental housing continues to be available.	5. Reinforce this objective through stronger policy. refer to housing strategy
	6. Participate in <i>County</i> , Provincial and/or Federal housing programs that support appropriate housing <i>development</i> in the Town.	6. No Change refer to housing strategy
	7. Support universal physical access and encourage the building industry to incorporate such features in new residential structures.	7. No Change
	<p>Mineral Aggregate Resources:</p> <p>To protect mineral aggregate resource areas for long-term use while ensuring that extraction occurs in a manner that</p>	
1. Protect areas exhibiting high potential for aggregate extraction from encroachment and their use by potentially incompatible land uses to ensure the potential future extraction of such deposits.		1. No Change
2. Ensure the proper management of <i>mineral aggregate operations</i> to minimize environmental and social impacts.		2. No Change
3. Ensure that all operations are progressively rehabilitated in an environmentally responsible fashion, including exploring opportunities for enhancement.		3. No Change
4. Encourage <i>comprehensive rehabilitation</i> planning where there is a concentration of mineral aggregate operations.		4. No Change
5. Ensure that roads are appropriate and built to a standard that can accommodate truck traffic	5. No Change	

minimizes environmental and social impacts.	associated with mineral aggregate extraction operations 6. Recognize existing <i>mineral aggregate operations</i> and protect them from activities that would preclude or hinder their continued use.	6. No Change
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<p>Cultural Heritage:</p> <p>To identify, conserve and enhance the Town's cultural heritage resources, whenever practical.</p>	1. Enhance the character of the Town by protecting and maintaining the Municipality's <i>cultural heritage resources</i> and rich heritage for future generations.	1. No Change
	2. Foster civic pride by educating the public on the Town's history and achievements, and recognizing the contribution that <i>cultural heritage resources</i> make to the rural and urban fabric of the Town.	2. No Change
	3. Use <i>cultural heritage resources</i> as a tool to attract additional economic <i>development</i> , increase tourism opportunities and <i>enhance</i> the <i>character</i> and vitality of neighbourhoods and districts.	3. No Change
	4. Pursue the designation, or other means of protection, under the Ontario Heritage Act, of <i>significant cultural heritage resources</i> .	4. No Change
	5. Prevent the demolition, destruction, inappropriate alteration or use of designated <i>cultural heritage resources</i> .	5. No Change
	6. Promote the conservation of <i>significant cultural heritage resources</i> on lands that are adjacent to proposed <i>development</i> and to encourage the adjacent <i>development</i> to be of an appropriate scale and <i>character</i> .	6. No Change
	7. Ensure that the nature and location of cultural heritage and <i>archaeological resources</i> are known and considered before land use decisions are made.	7. No Change
	8. Encourage <i>development</i> that is adjacent to <i>significant cultural heritage resources</i> to be of an appropriate scale and <i>character</i> .	8. No Change
	9. To protect the cultural heritage resources on the Nipissing Ridge, including the Plater-Martin and Plater-Fleming archaeological sites, and to support the proposed park along the Ridge.	9. No Change These resources have been given away...#9 should be removed There are only trails no park left!!!
	10. Consult with Aboriginal Communities with respect to the identification and protection of <i>archaeological resources</i> .	10. Improve objective to also include addition of enhanced consultation on development applications

I strongly support sound planning principles for the benefit of our community, the Town's authority to regulate land use, and Town by-laws regulating land use. We need your help to save our community and neighbourhood.

It is disturbing that so much time of staff and council was spent on a clearly unsatisfactory proposal. This should have been sent back to the drawing board earlier. Clearly there are insufficient policies or metrics in the current OP on design guidelines and housing strategy to direct better development proposals. (Pamela Spence re development project)

From Town website:

The Town of The Blue Mountains is updating its [Official Plan](#). When completed, the Official Plan will guide all future land-use decisions in the Town, including residential and commercial development, the type of permitted housing, density and intensification standards, and how agricultural and natural features will be protected. Residents and stakeholders will have the opportunity to share their feedback and vision for the Town's future by participating in the Official Plan Review.

The main goals of Phase 1 of the Official Plan Review are:

- Conformity with Upper Tier Planning Documents
- Review of the Official Plan Vision, Guiding Principles and Goals and Objectives
- Growth Management, Housing, Density Height and Character
- General Housekeeping Updates

From the PLAN Matrix:

The overall intent of this Official Plan has at its core the desire to enhance the quality of life for Town of The Blue Mountains residents and business owners, support the tourism and recreation sector in the Town the recognition of its economic importance locally and regionally, and to establish and maintain a very desirable community that is supported by a clear, concise land use planning framework.

A1 The Community Vision and Guiding Principles The primary purpose of the Official Plan is to provide the basis for guiding growth, protecting the environment and enhancing the Town's unique character, diversity, civic identity, recreational and tourism resources, and rural and heritage features. The Blue Mountains communities will be connected, efficient, improve affordability and do so in a way that has the greatest positive impact on the quality of life in The Blue Mountains. • Based on survey results and community feedback, it appears that the current Vision Statement remains relevant. • Minor update to also incorporate a stronger focus on environmental protection, community connections, efficient land and infrastructure use and affordability. Phase 1

4. To provide the opportunity to create compact and efficient neighbourhoods with a range of housing types, price points and mix of services that provide the necessary amenities and transportation options and equitable access to the ingredients of what makes for economically and socially viable neighbourhoods. 5. To recognize that every community in the Town incorporates its own unique character that must be respected and enhanced. To ensure that the character of existing and well-established residential neighbourhoods is maintained and enhanced by ensuring that development and redevelopment is compatible, in terms of built form and street pattern, with the character of adjacent buildings and neighbourhoods and the scale and density of existing development. 6. To protect and enhance natural heritage features and areas and their associated ecological functions so that they can be enjoyed by current and future generations and serve as a legacy of the community's desire to protect their role and function. 7. To guide climate change mitigation and/or adaptation actions that result in reduction in greenhouse gases, promote energy efficiency, and other measures to increase our community's resilience to the effects of climate change. 8. To encourage the provision of a wide range of linked and publicly accessible recreational lands and amenities to meet the needs of present and future residents and visitors. 9. To ensure that a full and balanced variety of housing options are available to all ages, abilities, incomes, and household sizes and be located near public transportation where possible, jobs, and essential goods and services. 12. To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including walking, cycling, public transit, automobiles and trucks. The system promotes a connected and safe active transportation (non-motorized) network between neighbourhoods, downtown areas, places to work, schools, parks/open space, other amenities and adjacent municipalities. 13. To utilize available capacity of existing infrastructure and to ensure that the construction of all infrastructure, or expansions to existing infrastructure, occurs in a manner that is compatible with adjacent land uses and with a minimum of social and environmental impact. o Stronger direction on environment protection and impacts of climate change; o Create better connected communities; and o To improve the efficient use of land an

A3.3 Climate Change Action (New Section – Remaining Sections to be Renumbered) A3.3.1 Goal The crisis caused by the rapidly changing climate affects many aspects of land use. The way land is used and developed will continue to be affected by dramatic fluctuations in temperature and extreme weather events. These changes have significant impacts on our economy, health and wellbeing of our residents and our environment. The Town of The Blue Mountains needs to increase our communities' climate resilience through energy conservation, innovation and nature based solutions that result in adaptation and mitigation to the impacts of climate change. • New Goals and Objectives section. Recognize the importance of climate change and how land use policies can aid in adaptation and mitigation. • Formally recognize the Town declaration of Climate Emergency in the Official Plan.

A3.9 Infrastructure – A3.9.2 Strategic Objectives 1. Consider the economics of providing services to the residents and businesses of the Town through the review of any development proposal to ensure that the development pattern is efficient, resilient, and does not lead to inefficiencies or a decline in the level of municipal service. 3. Encourage the establishment of an integrated transportation system that safely and efficiently accommodates various modes of transportation including cycling, walking, automobiles and trucks, and public transit where feasible. 5. Encourage the provision of green infrastructure, low impact designs, supplement tree canopy that is energy efficient, promotes water conservation and water efficiencies, and supports improvements to air and water quality. • Add climate change and environment factors in infrastructure design. Phase 1 A3.10 Housing – A3.10.2 Strategic Objectives 3. Ensure that a full range of housing opportunities by providing a mix and range of housing types at various price points for all ages and stages of life. is available for residents in the Town. 8. Ensure a full range of housing opportunities for those who work in the Town of The Blue Mountains. 9. Provide opportunities for purpose-built employee housing. 10. Establish minimum density requirements for greenfield development sites to achieve density targets. • Bolster the need for mix/range of housing • Establish minimum density targets, pre-zoning, and direction for additional attainable housing units. Phase 1

B2.14 Existing Residential Neighbourhoods (Previously Policy B3.1.5.1) Existing residential neighbourhoods are intended to retain their existing character with limited change while accommodating additional dwelling units. However, this does not mean that new housing must mimic the character, type and density of existing housing but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Infill and intensification may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of this Plan. • Policy moved up from Section B3.1.5 to Section B2 General Policies to apply across all residential designations as appropriate. • Additional updates to this policy will be further addressed as part of Phase 2 where character and development within existing neighbourhoods will be further assessed. • This policy sets a good framework for context-sensitive and compatible development within existing residential neighbourhoods, and importantly emphasizes that housing does not need to “mimic the character, type and density of existing housing, but rather, it shall fit into and reinforce the stability and character of the neighbourhood”. This provides for diversity in neighbourhoods while still ensuring existing physical character if reinforced. Moved in Phase 1. Further policy text updates in Phase 2.

B2.15 Infill Development (Previously Policy B3.1.5.2) Infill development, which includes the creation of lot(s) for single detached and semi-detached dwellings between existing residential lots, may be permitted provided Council is satisfied that: a) the proposed development, including building form and density, is compatible with the character of the existing neighbourhood; b) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings; c) proposed building height reflects the pattern of heights of adjacent housing and shall not exceed two storeys; d) a similar lot coverage to adjacent housing is provided to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing; e) the predominant or average front yard setback for adjacent housing is maintained to preserve the streetscape edge, and character; f) similar side yard setbacks are provided to preserve the spaciousness on the street; • Policy moved from Section B3.1.5 to Section B2 General Policies to apply across all residential designations as appropriate. • Updates to this policy will be further addressed as part of Phase 2 following further evaluation of how and where growth is to occur within the Town. Overall this policy generally provides a strong foundation for guiding development and touches on a number of key areas of concern raised by residents. • Phase 2 will consider increasing the flexibility of the Town’s infill policies, which may include removing specific numerical targets as these can be difficult to implement on a site. Moved in Phase 1. Further policy text updates in Phase 2

g) the frontages of new interior lots are generally no less than 70% of the average lot frontages on the same side of the public road to provide for, to the greatest extent possible, appropriate separation between new and existing dwellings; h) the frontages of new corner lots are generally no less than 80% of the average lot frontages on the same side of the public road to provide for an appropriate setback from the exterior side lot line; i) the depth of the new home provides for a usable sized rear yard amenity area and minimizes the potential impacts of the new home on the enjoyment of adjacent rear yards; j) the use will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy; k) existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood; and, l) the proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads. specific basis (such as policy g and h) and may prohibit appropriate gentle intensification.

B2.16 Intensification Criteria (Previously Policy B3.1.5.3) In considering Planning Act application(s) to permit intensification and Greenfield development, Council shall be satisfied that the proposal: a) is located in a highly accessible area where community services, amenities and open space areas are in close proximity or walking distance; b) retains and enhances existing trees and vegetation where possible and provides additional landscaping will be provided to integrate the proposed development with the existing neighbourhood; c) is compatible with the surrounding existing and planned context; d) will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads; e) is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site; f) will have minimal adverse impacts on adjacent properties, the public realm or adjacent neighbourhoods, in relation to shadow, overlook, massing, grading, drainage, access and circulation, and privacy;

g) buffers any loading and storage facilities that are provided so as to minimize disruption and to protect the enjoyment of neighbouring residential properties; for adjacent residential areas; and h) provides a built form that reflects the variety of façade details and materials of adjacent buildings, such as porches, windows, cornices and other details; i) considers the following additional criteria for Townhouse development: i. the development respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing; ii. building height(s) reflect the pattern of heights of adjacent housing; iii. Is designed in consideration of lot coverages of adjacent housing; iv. the development considers the predominant or average front yard setback for adjacent housing to preserve the streetscape edge, and character; v. the development provides for similar side yard setbacks to preserve the spaciousness on the street; • Policy moved from Section B3.1.5 to Section B2 General Policies to apply across all residential designations as appropriate. • Set of criteria set out specifically for intensification proposals, requiring context appropriate built form, transition to low rise residential and site location. • General policies applicable across all intensification proposals, however specific criteria for townhouses and apartments has also been set out to provide further direction in either scenario. • Policy updated to rely on the criteria in choosing to pre-zone sites. Phase 1

vi. the development is designed in order that new lots backing onto existing single detached residential lots have rear yards that are comparable in size to these existing residential lots; vii. if applicable, creates a street and block pattern, which serves as a seamless extension of the surrounding neighbourhoods by providing an interconnected block structure and the extension of the existing local road network; j) considers the following additional criteria for Apartments and mixed-use buildings greater than 3 storeys: i. development shall be located on the edge of neighbourhoods or along major roads; ii. where appropriate, development considers the role of topography and natural vegetation in minimizing the impacts of taller buildings on adjacent land uses; iii. the building provides an appropriate setback and transition in height and density adjacent to low-rise neighbourhoods such as incorporating step backs, stepping down or incorporating variation in building form; iv. new buildings that are adjacent to low rise areas are designed to respect a 45 degree angular plane measured from the boundary of a lot line which separates the lot from an adjacent lot with a low rise residential dwelling; v. the building will not obstruct views of Georgian Bay along streets that terminate at or close to the water's edge; and, vi. where appropriate, higher density buildings are buffered by use of intervening mid-rise built form and tree plantings between existing low-rise buildings as a transition. The Town may consider the pre-zoning of certain lands to permit medium and high density residential uses as appropriate, based on the site's ability to accommodate the above criteria, as well as through a Building Height Study set out in Section B2.13. In cases where lands are pre-zoned, the lands shall be subject to a Holding provision, with such a provision not being lifted until Council is satisfied that the above conditions have been satisfied.”

B2.18 Employee Housing Employees, whether part time or full time, shall have the opportunity to access affordable and livable employee housing. The Town will promote a diversity of housing types, densities, and tenures to support the needs of the Town's range of workforce groups. This diverse range includes purpose-built employee housing that is occupancy restricted to at least one of its occupants being employed by the business. Full and part time employees are included in these provisions. Employee housing shall be permitted in any residential designation in close proximity to major employment uses and centers subject to an implementing zoning by-law amendment that shall detail the conditions under which employee housing may be permitted. • New general policy to identify an additional permitted housing type to support employee housing. Generally permitted in any residential designation subject to a Zoning By-law Amendment. Phase 1

B3.7 Residential/Recreational Area B3.7.1 Objectives It is the intent of this Plan to: • recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses; and, • recognize areas where some residential uses are located to support and provide access to resort and recreational amenities; and, • Objectives updated to encourage the development of a range of dwelling types. Phase 1

• encourage the provision and development of a range of seasonal and permanent dwelling types within the Town's Residential/Recreational area. B3.7.3 Permitted Uses Permitted uses on lands designated Residential/Recreational Area include: a) single detached dwellings; b) semi-detached dwellings; c) duplex dwellings; d) townhouse, and low-rise multiple units and apartment dwellings subject to Section B2.16; e) accessory apartments secondary dwelling units in single detached, semi-detached and townhouse dwellings subject to Section B2.7; f) bed and breakfast establishments subject to Sections B2.5.1; g) home occupations subject to Section B2.10; h) private home

daycare; i) recreational lands and/or facilities in appropriate locations. Recreational uses may include uses such as parks, open space, trail uses, equestrian facilities, community centres, cultural facilities, recreational clubs, racquet facilities and other similar day use facilities may be permitted; and j) golf courses subject to Section B3.7.4.6 and all other policies of this Plan. Infill and intensification in existing residential neighbourhoods may be permitted subject to Section B3.14 and B2.15. Development in new greenfield areas is subject to the criteria set out in Section B2.17.”

• Permitted uses updated to align with the Community Living Area designation. Phase 1 B3.7.4 Density, Height and Open Space Requirements It is the intent of the Plan that all development within the Residential/Recreational areas of the Town shall provide generous amounts of open space to facilitate recreational opportunities, and to maintain the resort, open landscape character and image of the area. In these areas, subdivision design shall be required to provide a open space component as a separate block(s) of land and where appropriate, distributed throughout the design of each subdivision. The open space component should constitute a major consideration of subdivision design. It is intended that all development shall be of the clustered form, compact in nature, and interspersed with open space areas and recreational uses. The majority of lots or units in any development should have direct access to the public or private open space. All lots shall have access to public open space pedestrian walkways, with linkages to sidewalks along roadways. The following table sets out maximum density and minimum open space requirements for lands designated Residential/Recreational Area. Maximum Density (Units / Gross Hectare) Minimum Open Space Component Blue Mountain Village Area 15 40% All other areas 10 40% • New maximum height and densities set out to align with the Community Living Area designation. • The maximum density target for the designation has been increased to 15 units per gross hectare. The minimum density requirements increased for townhouses and multiple units in order to encourage or require higher density forms of housing. This still allows for single detached dwellings but also encourages the development of higher density housing types to provide for a more compact built form. • Where higher densities are deemed appropriate, the policy now establishes a maximum density that does not to exceed 100 units per gross hectare. • The policy has been revised to allow for opportunities to permit higher density multiple unit and apartment dwellings in appropriate areas subject to specific criteria. • As part of Phase 2, the continued appropriateness of the 40% open space requirement will be assessed. Phase 1 Open space requirement assessed in Phase 2 22 PHASE 1 OFFICIAL PLAN AMENDMENT MATRIX

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

*Limited multiple unit and apartment dwellings up to 6 storeys may be considered under r strict control based on the locational criteria set out in Section B2.13, the intensification criteria set out in Section B2.16 and the greenfields criteria set out in Section B2.17..

B3.10 The Blue Mountain Village Resort Area B3.10.4 Blue Mountain Village Resort Area Low Density Residential B3.10.4.1 Permitted Uses and Policies

a) The primary intent is to recognize existing development and to permit single detached residential dwellings on existing lots in registered plans of subdivision. b) New lots for single detached residential may be created on an infilling basis in accordance with the policies for infilling in Section B3.1.5.2 B2.15. c) Secondary dwelling units subject to Section B2.7; d) Bed and breakfast establishments may be permitted subject to Section B2.5.1 • Policy updated to ensure secondary dwelling units are permitted Phase 1 B3.10.5 Blue Mountain Village Resort Area Medium Density Residential B3.10.5.1 Permitted Uses and Policies a) Permitted uses may include single detached and semi-detached dwellings, duplex dwellings, horizontally and vertically attached dwellings, townhouse, rowhouse or link dwellings, multiple and apartment dwellings, commercial resort unit uses and recreational facilities. It is recognized that recreational components have been provided to facilitate year-round recreational opportunity. b) Secondary dwelling units are permitted subject to Section B2.7. c) Bed and breakfast establishments may be permitted subject to Section B2.5.1 d) Maximum density for any block shall not exceed 35 units per gross hectare (15 units / gross acre). • Updated to ensure secondary dwelling units are permitted. • Updated terminology of dwelling types to align with other designations and provide clarity. Phase 1 23 PHASE 1 OFFICIAL PLAN AMENDMENT MATRIX e) Parking facilities for the Village Core

Resort Area may also be permitted, subject to a Zoning By-law Amendment and site plan control. f) Wherever a Blue Mountain Village Resort Area Medium Density Residential designation abuts an existing Blue Mountain Village Resort Area Low Density Residential designation, adequate buffering shall be provided within the Blue Mountain Village Resort Area Medium Density Residential designation lands to provide for privacy and a smooth transition between uses.

D4.2 New Lots By Consent **D4.2.1 General Criteria** Prior to considering an application to create a new lot for any purpose, the Town shall be satisfied that the proposed lot: a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis; b) will not cause a traffic hazard as a result of its location on a curve or a hill; c) can be serviced with an appropriate water supply and means of sewage disposal; d) will not have a negative impact on the drainage patterns in the area; e) will not affect the developability of the remainder of the lands, if they are designated for development by this Plan; and, f) will not have a negative impact on the features and functions of any environmentally sensitive feature in the area and lot lines should avoid bisecting environmental features. • There is an overlap of the criteria for infill development within Section B3.1.5.2 and the consent criteria of Section D4.2. Further assessment of these policies as part of Phase 2 will consider potential updates. There is an opportunity to streamline the criteria and their applicability to all types of infill development, including severances. • Phase 2 should consider how to encourage and possibly increase the number of consents while still providing for appropriate development that respects the existing surrounding character. Many large residential lots exist within the Town and offer opportunities for infill and intensification. • There is an opportunity to streamline the existing criteria for infill development and severances and their applicability across the Town's residential designations. Phase 2

D7.3 Housing Mix It is the policy of this Plan to ensure the provision of a range of housing types in the Town's settlement areas. New development that assists in achieving this housing mix shall be encouraged. In addition, Official Plan Amendment applications that propose the down-designation of sites from medium and high density housing shall be discouraged, since these sites will ultimately assist in achieving an appropriate balance of housing in the Town. Affordable housing policies should be drafted following implementation of the Phase 1 policies to monitor their success and any required additional policies. • There is opportunity to update the Town's monitoring program policies and criteria in order to ensure the provision of a range and mix of dwelling types, with emphasis on attainable housing prices and further encouragement for dwelling types beyond single detached dwellings. • New attainable/affordable housing policies could be drafted to be encouraging or require a specific target to be met for specific development applications. A monitoring program shall be established by the Town to: a) review historic housing production levels by location, type and tenure; b) identify the location and spatial distribution of the supply of vacant designated residential land within the Official Plan; c) identify the number of draft approved and vacant registered residential lots; d) identify the price of housing available on the market; e) describe the location, spatial distribution, the amount and pricing of housing available for rent; f) describe the type, location and spatial distribution of infill housing development that has occurred; and, g) identify how many accessory apartments have been legally created in accordance with this Plan. The results of this monitoring program will be reported to Council on an annual basis and will be analyzed at the time of a five-year Official Plan review. • The importance of implementing affordable/attainable housing policies within the Official Plan is recognized. It is recommended these changes be drafted and implemented under a separate Study to ensure a full review of the County's policies and programs, best practice policies from other municipalities and a specific engagement process. • Many of the policy changes recommended in Phase 1, including the encouragement of intensification and a broader mix of densities and dwelling types, are already intended to help implement more affordable and attainable housing options in the Town. **Separate Study D7.2 Housing Supply** It is a policy of this Plan to maintain a ten year supply of land through residential intensification, redevelopment, and if necessary lands designated and available for residential development, and a three year supply of land zoned for residential intensification and residential lots/units in registered and draft plan approved subdivisions within the context of the population target contained in this Plan.

Glossary/Definitions: Employee Housing Means housing intended for employees that is affordable and attainable relative to their household size and income and, restricted to employee occupancy. Employee housing may be

subject to eligibility, occupancy, rent, term or other restrictions. • Further define employee housing as a defined and permitted use, distinct from residential dwelling types. Phase 1 Affordable/Attainable Housing • It is recognized that a definition for affordable/attainable housing is required in the Official Plan. This is recommended to be drafted and implemented through a separate OPR Phase/Study which includes a review of the County of Grey's definition and policies, best practices and public engagement. Separate OPR Study

Survey Results:

Ten common themes emerged in the survey results: 1. Community character is paramount. It defines who we are, where we are, and what we want to become 2. To preserve what has already been made to be great - environment, parks and trails, recreational opportunities, small town charm 3. Manage growth and plan for the long term 4. Ensure a mix of housing affordability and density 5. Utilize existing amenities, servicing and infrastructure more efficiently 6. Prioritize public spaces, connect neighbourhoods and strengthen active transportation networks 7. Reduce land consumption, protect and enhance rural / agricultural lands 8. Leverage existing tourism opportunities and attract complimentary development, industrial, rural and agricultural businesses 9. Be bold in developing a strong Official Plan with clear and measurable goals 10. Focus on finding a balance between height and density, and consider how height and density can fit into vacant development sites and within existing built up areas

Questions 1 and 2 asked about resident status. 95.5% of respondents were residents of the Town. 75% of respondents were full-time, year round residents and an additional 12% living in the Town between 6 to 11 months a year. 8.7% of respondents indicated they own a business in the Town of The Blue Mountains.

The survey received strong response rates from throughout the Town representing settlement areas and rural communities.

Protecting the natural environment was the most popular response with 69% of respondents selecting it as an answer. Managing population growth, preserving the Town's urban and rural character, providing adequate parks, trails and open spaces, and providing an appropriate range and mix of housing types rounded out the top 5 answers.

Question 12 asked respondents to rate the success of accomplishing and responding to various key issues. Four were considered successful (>60% successful response rate), six were mixed opinion (40-60% successful response rate) and seven were unsuccessful (<40% success)

for Tourism and Recreational Opportunities Building within existing density and height limits Providing parking and an efficient transportation network The Provision of Parks and Open Spaces Enhancing the uniqueness of the neighbourhoods we live in and visit The Protection of Environmentally Sensitive Areas Providing adequate public transit Being able to accommodate and manage growth Providing efficient sidewalks, trails and walkways Keeping up with necessary infrastructure extensions and maintenance Managing Short-Term Accommodation Uses Enhancing the active transportation network The Protection of Agricultural and Rural Areas Adapting to climate change and related impacts Maintaining and attracting businesses and places to work Providing an appropriate range and mix of housing types Supporting housing affordability

The need to minimize land consumption (sprawl) to accommodate new growth The need to increase density and housing options within existing neighbourhoods The need to maintain existing density limits and continue building similar neighbourhoods The need to provide for a wide range of housing types across the Town of The Blue Mountains The need to maintain existing height limitations and continue building at the same height limits The need to more efficiently use existing infrastructure (roads, water, sewer services) The need to preserve existing neighbourhood design The need to minimize impacts to taxation and reconstruction costs associated with infrastructure when it reaches its end of its useful life

Extremely important was the most common response for all of the questions except for the need to increase density and housing options within existing neighbourhoods. Questions regarding sustainability received the highest weighted averages, with respondents answering that it is most important to minimize sprawl, efficiently use existing infrastructure and minimize the impacts of taxation and reconstruction costs. The need to increase density and

housing options within existing neighbourhoods was ranked as the least important among respondents, but the second least important was the need to maintain existing density limits and continue building similar neighbourhoods that exist today. This indicates there is an appetite for increased density in the Town among respondents, but not in existing neighbourhoods

Answers indicated that respondents are generally optimistic about the Town and its current trajectory. Positive words such as 'love', 'hope', 'beautiful' and 'opportunity' were commonly used by respondents in their answers. Growth and overdevelopment remains the predominant concern in the community. Respondents would like growth to be controlled and well thought out for the long-term in order for the Town to retain its character and charm. Respondents cite natural beauty as a reason for living in or moving to the community and green space must be protected. Development of rural and agricultural lands should be avoided and infrastructure needs to keep pace with growth to help sustain a healthy community. Sustainability and being on the forefront of climate change mitigation and adaptation frequently appeared in comments and concerns. Respondents see enormous potential in getting ahead of the curve and protecting the natural features that make the Town a world class destination.

To: The Mayor and Members of Council
Director of Planning
Town of the Blue Mountains

August 8, 2022

From: Robert Turner, 209691 Highway 26, The Blue Mountains

RE: Official Plan Amendment: 5-Year Review – Public Meeting August 8, 2022

MY BACKGROUND

We purchased our property in Craighleith in 2002 and have been a permanent resident since 2017.

My income comes from being a management consultant in Board Governance and Human Resources – the former allowing me to consult to Board's of Directors on their approval of critical decisions coming forward from Management. Mayor Soever, you often liken Town Council to that of a Board of Directors.

I have served this town as an order in council appointment to sit on their Council Compensation Committee (CCC) for the current term of office with the CCC beginning it work in January 2019, months after this council's term of office began.

THE POSITION I AM TAKING TODAY IS FOR CURRENT COUNCIL TO DEFER THE MATTER IT HAS BEFORE IT (THIS OFFICIAL PLAN AMMENDMENT) TO THE NEXT COUNCIL

Thank you for the opportunity to address council and staff on this critical policy change. I have reviewed what has been provided to the community and attended information sessions. While not fully informed on Planning matters, I am here today to speak to the speed with which this matter is moving forward.

The initial Open House held June 4th was roughly 60 days ago. In that time the public has had to absorb considerable documentation and has had to make their comments known in a timely matter. This is a considerable burden on the community when we are excited to enjoy this fine summer, travel beyond our community and to enjoy the company of friends after two years of restrictions

This Council has managed a lot of challenges and handled the municipal affairs of this Town with wisdom and thoroughness which has been much appreciated by my family and in my opinion, this community. Please do not let your legacy be one of hasty and controversial decisions made at the 11th hour of your current term of office.

LET ME USE MY ROLE ON THE COUNCIL COMPENATION COMMITTEE TO PROVIDE YOU WITH FOOD FOR THOUGHT

In 2019, the CCC brought forward its recommendation to increase Councillor compensation from (using rounded numbers) \$18,000 to \$29,000 (a number that approximated minimum wage). The Committee's intent was to further recommend on compensation matters in 2022 – before this term of Council expires. The idea was “not to eat the elephant all at once” as minimum wage is not a living wage for TBM and Councillors are required to live in TBM.

Earlier this year, the second and final report from the Council Compensation Committee recommended an increase to Councillor compensation so it would come closer to providing a “living wage” over the next term of Council. It would mean increasing Councillor compensation from its current (using round numbers) \$30,000 to \$63,000 over the next four years starting at \$36,500 in January 2023.

This would allow those contemplating running for council to better understand their ability to commit to this critical full-time role and still be able to support their families. It could allow for a more diverse council going forward as Councillors might be able to afford forgoing the greater income from their current jobs to take a step back and serve this town for the next 4 years.

This recommendation was defeated by Council as our Compensation Committee perceived that this Council did not want to burden the next Council with the budget impact of their decision. For information, total compensation for Mayor and Council is less that 1% of the total annual operating budget for this Town.

As such – my view as a member of this community is that this Planning amendment should be considered with this same lens given the more significant budgetary impacts of the decision you now have before you **The considerable change proposed should be carefully considered by the future Council, not this one.**

SENT BY EMAIL ONLY

August 8, 2022

Town Clerk
Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
Thornbury, Ontario
N0H 2P0

Dear Sirs/Mesdames:

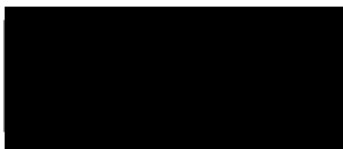
**Abbotts re Lots 35-39, Southwest of Bay Street, Former Town of Thornbury, Town of The Blue Mountains
Town of the Blue Mountains Official Plan Review
Our File No. 500760**

We are the lawyers for Tammy Abbotts who owns lands described as Lots 35-39, Southwest of Bay Street, in the former Town of Thornbury (“Property”). The Property was the subject of two appeals to the Ontario Land Tribunal (“Tribunal”) which were granted in part by the Tribunal on June 10, 2022 (“Tribunal Decision”).

We note that the Town’s draft Official Plan does not contain any measures which are inconsistent with the Tribunal Decision. Our client’s land use as approved by the Tribunal Decision is a permitted use and does not require the provision of any affordable housing.

We wish to be notified of any decision Council may make with respect to a new Official Plan.

Yours very truly,





Al Burton

AB/ab

cc: Client
cc: K. Loft

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [council](#); [SMT](#); [Town Clerk](#); [Shawn Postma](#); [Karen Long](#)
Subject: RE: Official Plan
Date: Tuesday, August 9, 2022 9:47:54 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning Robert,

I acknowledge receipt of your emailed correspondence as it relates to the August 8 Public Meeting: Official Plan Review and note that you have copied Council and staff to your email for information and consideration. Your comments will be included in the followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Robert Newman [REDACTED]
Sent: Tuesday, August 9, 2022 9:39 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Official Plan

I realize I am late to have this read at council but want council to know that I oppose finalizing the official plan at this time. I would prefer that the new council, who-ever that may be, have an opportunity to review and modify it. I do not agree in particular with the building heights. They are not in keeping in my view with the country feel of this area. I agree with the BMRA position on this issue.

Best Regards

Bob and Joan Newman

From: [Kyra Dunlop](#)
To: [REDACTED]
Cc: [council](#); [SMT](#); [Town Clerk](#); [Shawn Postma](#); [Karen Long](#)
Subject: RE: Official Plan
Date: Tuesday, August 9, 2022 11:34:04 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning Carolyn,

I acknowledge receipt of your emailed correspondence as it relates to the August 8 Public Meeting: Official Plan Review and note that you have copied Council and staff to your email for information and consideration. Your comments will be included in the followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: carellis [REDACTED]
Sent: Tuesday, August 9, 2022 11:30 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Official Plan

I would like to go on record to postpone the finalization of the Official Plan until after the new council is elected. I oppose the building of tall buildings. They are not in keeping with the character of the area. I believe the councils in the area are too beholden to developers who want to build up to add more "value" to their properties. I support the position of the Blue Mountains Ratepayers. Please pass my opinion on to the town council and any other appropriate officials.

Regards,

Carolyn Ellis
[REDACTED]
[REDACTED]
[REDACTED]

From: Website Committee <webcommittee@thebluemountains.ca>
Sent: Thursday, August 11, 2022 2:15 PM
To: Planning General <planning@thebluemountains.ca>; Shawn Postma <spostma@thebluemountains.ca>
Subject: Webform submission from: Contact the Official Plan Review

Submitted on Thu, 08/11/2022 - 14:15

Submitted by: Anonymous

Submitted values are:

Name:

Alexandria Pike

Email:

[REDACTED]

Phone:

[REDACTED]

Share your feedback regarding the Official Plan Review:

Question: for the changes to the secondary unit policies - why would this policy apply to recent subdivisions that were already granted significant density (particularly as compared to neighbouring historic neighbourhoods)? Also, what new developments would have to consider TWO secondary units in their design - those that had not yet been approved for rezoning?

thank you

I would like a copy of my submission sent to my email address.

No

Any accompanying files are attached.

Comments submitted:

To: Town of the Blue Mountains Council: Mayor Soever, Deputy Mayor Bordignon, and Councillors: Abbotts, Hope, Matrosovs, Sampson, Uram

cc: Official Plan Steering Committee

From: Lucy Richmond, BA, BEd, MBA
Resident, Fraser Crescent, Town of the Blue Mountains (TBM)

Date: Public Meeting August 8, 2022

Re: The Official Plan Review (OPR) and how the New Official Plan (OP) will better serve the interests of Town Citizens and the Lands upon which we live/work/play while also serving Town, Provincial, and County Interests.

In this submission, which dwells on the legislative frameworks reinforcing our OP, I submit three suggestions for your consideration about the Official Plan Review (OPR) and the Amendment proposed for Phase1 of the OPR as presented on August 8, 2022, at the OPR Public Meeting.

Suggestion #1: The initial assessment of the current OP document needs to be revisited and the **connections** between the initial assessment, the **BluePrint** Reports, and the Amendment for Phase 1 as suggested, need to be transparently made.

Suggestion #2: As there is no place right now in the Town of the Blue Mountains that meets the criteria of either the PPS or the Places to Grow Act for approving new development, re-development, or intensification, further approvals of plans of subdivision by the County, and/or Zoning By-Law Amendments by the Town, need to be delayed.

Suggestion #3: The OPR Committee needs to be directed to follow, and demonstrate conformity with the Official Plan Review Process, as described in the Town's current OP (Section E9).

The following text explains how these conclusions were derived.

Simply put, we can all stand together on our existing foundation of Laws and By-Laws because they apply, equally, to all. We strengthen our OP and By-Laws by supporting them and by amending them, with caution. Stability, in our slowly evolving democratic legislative framework, is preferred to liquidity. Although some changes in legislation are for "the good", constant rapid change is exhausting because implementation and accountability become impossible.

The new Town Official Plan must comply, or be consistent with, all legislation that applies; Federal, Provincial, and County. In the interim, the current, Provincially approved Official Plan remains in effect.

There are many requirements for conducting an Official Plan Review (OPR). They are listed in our current OP

(See: OP Section E9, attached on the last page of these comments.)

The first step in an Official Plan Review (OPR) i.e., the assessment of the current OP itself, appears to have been missed, so far.

Staff and Consultants are meant to examine the current OP to identify how the Town is meant to fulfill its role within the County and its relationship with other municipalities, and the Province. Is the Town's OP consistent with, or inconsistent with the current Provincial Policy Statement (PPS) and legislation of the upper tiers, i.e., Grey County Official Plan and ALL Ontario Provincial Acts that apply? A Municipality is a legislative body and needs to fit into the larger, legislative framework of the County and Province.

We were assured at the OPR meeting on August 8, 2022, that the "assessment" step was taken and incorporated into the **BluePrint** Reports that the Consultants provided at the beginning of the process. Highlighting the current OP shortcomings in that document, and, highlighting the information in the **BluePrint** Reports that reflect concerns about these shortcomings, as they are written, would be helpful. Highlighting could then be used to identify the wordings in the Amendment for Phase 1, as written, that eliminate these shortcomings.

Connections between the initial assessment of the current Official Plan, the **BluePrint** Reports and the Amendment for Phase 1 need to be made transparent. It's not too late to make these connections and corrections.

As you have observed during 3 Open Houses and this Public Meeting, the Amendment for Phase 1, as it stands, cannot be explained (i.e., it is not easily understood in the context of an Official Plan Review process) by those who did not write it. The proposed Amendment is not generally being well received in TBM by those who are expressing interest in it.

Suggestion #1: The initial assessment of the current OP document needs to be revisited and the **connections** between the initial assessment, the **BluePrint** Reports, and the Amendment for Phase 1 need to be transparently made.

The NEW Official Plan must serve the interests of the Province, the County, and the Town.

A. Provincial Interests are described in the Provincial Policy Statement (PPS) and reflected in all Provincial Legislation.

The PPS is a principle-based, umbrella document designed to direct the development of all other Provincial Legislation. Provincial Laws must comply with, or be consistent with, the PPS. A quick reading of the first few pages of the PPS document makes it clear that its main purpose is to direct new development to settlement areas in the province where infrastructure is in place, or planned, so as to conserve vs squander provincially collected tax-payer dollars. The province will build provincial infrastructure (Highways, Hospitals, Schools, etc.) where they are most urgently needed i.e., in areas designated for growth.

Growth in the province is legislated under the "Places to Grow Act" 2005. The "Places to Grow Act" APPLIES TO ALL OF ONTARIO, and divides the province, geographically into two portions; the northern portion and the southern portion (O. Reg. 416/05: Growth Plan Areas). The Town is not named as a place to grow in Ontario under this legislation - not in the Northern portion, and, not in the Southern portion. Simcoe County is one of the 16 areas, named, under the Act's southern area, which is called the "Greater Golden Horseshoe growth plan area"; Parry Sound is one of the 10 places to grow, named, under the "Northern Ontario growth plan area".

In other words, TBM and Grey County, although they were considered because they are in Ontario, are not identified as places to grow by the Province under the "Places to Grow Act 2005" which was reviewed in 2009 and remains current. The Act is administered by the Ministry of Infrastructure to ensure that growth does not occur where provincial infrastructure is not in place or planned, by the Province.

The expansion of existing Settlement Areas, or the creation of new ones, is also legislated under the "Places to Grow Act". The process includes a comprehensive review of the new area nominated for designation as "Settlement Area" and, subsequently, a confirmation of the designation by the Ministry of Infrastructure. Approval must be given under the authority of this act to legitimize the designation of a New Settlement Area, or the expansion of an existing Settlement Area in the Province.

Viewed strictly from this perspective, there is no place, right now, in the Town of the Blue Mountains that meets the criteria of either the PPS or the Places to Grow Act for approving new development, re-development, or intensification.

Adequate, supportive infrastructure is not in place for what is already built. I submit that the recurring and recent incidents of storm-related and seasonal flooding and/or sewage back-up, in the Lora Bay, Craigleith and Monterra Road areas of the Town, as testament to the fact that both the roads infrastructure and the town-wide wastewater system (including sewage and drainage) is inadequate, now, and will be for the foreseeable future unless upgrades and expansions are completed in advance of the approval of more residential, commercial, or industrial "build-out".

The water/wastewater upgrades planned for Thornbury/Clarksburg (previously estimated to cost \$70M), is "on hold" pending the sourcing of supportive funding from the County/Province. In the interim, urgent repairs across the Town, are taking precedence over providing capacity for new development hook-ups. Build-out of infrastructure projects continue to cost more than originally estimated as they are continuously delayed by infrastructure emergencies. e.g., Landfill expansion, or TWWTP headworks.

BUT great progress has been made and continues to be made by this Council and Staff in identifying infrastructure shortcomings. Current, town-wide, Municipal Infrastructure Projects, such as: The Transportation Master Plan, Thornbury Wastewater Treatment Plant Expansion, Town-Wide Master Drainage Plan Environmental Assessment, and the Craighleith Wastewater Treatment Plant Sewage Pumping Station Environmental Assessment are underway. Studies must be completed as soon as possible so the job of identifying clear, forward-thinking, town-wide, infrastructure expansion and upgrade projects for the next 25 years can be planned, prioritized, and managed.

Under the principles of the PPS, infrastructure expansion must be paced and limited to what can be put in place before the construction of more residential, commercial, or industrial developments begins.

Adequate financing to support our "infrastructure needs" into the future cannot be estimated until upgrade or expansion plans needs are identified, and plans and projects produced, scoped, and costed. The Province and the County will need detailed plans, and commitments from the Town Purse if they are to assist in the financing of these infrastructure projects. Without financial assistance, the costs of maintaining and expanding infrastructure will be downloaded to taxpayers. Infrastructure must be maintained/upgraded/built so that "more-expensive-to-taxpayer" infrastructure failures that occur from time to time can be avoided. Under the directives of the PPS, the Town, the County, and the Province are all required to direct new development to settlement areas where infrastructure is in place, or planned, so as to conserve vs squander the Town's tax-payer dollars to pay for Town infrastructure.

Finally, Town Citizen/Taxpayers need to be informed, early, by the Council that represents them, of the "costs of growth" to be borne by existing property-owners in property tax increases so they, too, can plan a sustainable future.

Suggestion #2: As there is no place right now in the Town of the Blue Mountains that meets the criteria of either the PPS or the Places to Grow Act for approving new development, re-development, or intensification, further approvals of plans of subdivision by the County, and/or Zoning By-Law Amendments by the Town, need to be delayed.

The problem is not that of growth.

The problem is that adequate infrastructure, is not place or planned, now, and financing support for infrastructure upgrades and the expansions required, in the very near future, has not yet been identified.

Note: when conflicts arise between parties to a development approval on Lands in the TBM, the PPS will prevail.

B. The County Interests as described in the County Official Plan, 2019.

In the previous Grey County Official Plan certain Municipalities, Towns, Villages and Hamlets were already designated Settlement Areas. The digital mapping of these communities as settlement areas that we see, today, on County interactive maps occurred when County Maps were digitized. In the TBM, only Thornbury/Clarksburg was named, and mapped as a Primary Settlement Area; Heathcote and Ravenna were named and mapped as Secondary Settlement Areas. **There were no others.**

As required by the PPS, Grey County must direct new development, legitimately, to where infrastructure is in place or planned. Consistency with this policy of the PPS is imperative if Grey County is to conserve vs squander taxpayer dollars on infrastructure projects that do not serve provincial needs, the needs of the Grey County or of TBM.

The Town's only control in this matter is Council's approval or denial of a request for amendment to the Town's Comprehensive Zoning By-Law so as to allow the development to proceed on Town Lands. The Town is responsible for refusing a development proposal when the Town's as-built infrastructure is inadequate, and no plans are "shovel-ready" and financed. All Municipalities, including Grey County and the TBM must legislate in a manner that is consistent with the intent of the PPS.

The Province's intent is to in-fill, top-up, Settlement Areas named under the authority of the Places to Grow Act, first, before expanding them or creating new Settlement Areas. As for the County's designation of Residential/Recreational Lands in TBM as NEW Settlement Areas in the Town, this matter is under review. Town lands will become "Places to Grow" under the authority of the Ministry of Infrastructure when their designation is confirmed and ratified as prescribed under the authority of the "Places to Grow Act".

The County's newly approved Official Plan, and not-yet-approved Amendment #11 give no direction on Density or Height in the Settlement Areas it names in the County, except for Thornbury/Clarksburg. In that Primary Settlement Area, the County suggests an increase in density from 20 to 25 Units per Hectare. In the response matrix, of the County to comments submitted on their proposed

Amendment #11 to the County OP, County Staff has made it clear that it is awaiting the Town's decisions on the issues of density and height as the Town sees fit in its NEW, Official Plan.

It is estimated that the time to draft a final version of the NEW OP will be about 2 years. It is estimated that the Town will also require at least this length of time to complete the infrastructure studies now underway and to draft and approve the recommended infrastructure plans (for the next 25 years) that emerge from them. The studies will provide essential, minimum information to Council and Staff regarding the extent of infrastructure repairs and expansion required, in the short term, to close the current infrastructure gaps, and to give the Town the opportunity to prioritize the financing of this work. The findings of the studies, when they are concluded, will help frame realistic OP Amendments on the issues of height and density that will affect the ability of the Town's Landowners to finance, and the Land to bear, the growth projected for the next 25 years.

There is no pressure being exerted from the County towards the Town to meet anything more than the growth numbers the County has already allocated to the Town over the next 25 years. Over the last 5 years, the Town has easily exceeded these expectations, without increasing density or height in any Land Use of the Town as described in the Town's OP.

Note: When conflicts arise between the PPS, other Provincial legislation and the "Places to Grow Act" the "Places to Grow Act" shall prevail.

C) It is in the Town's immediate Interest to address and manage the 3 current and on-going Crises the Town faces:

1) The on-going Pandemic Crises

Council has skillfully navigated through the Pandemic Crisis without having to change the Official Plan. Yes, we still need to attract medical professionals and caregivers to our community, but Council is working on that and these people, our future neighbours, need a place to live. What we have to offer is not affordable for skilled wage earners, and impossible for those with fewer skills seeking financial advancement.

2) The Attainable Housing Crisis.

Council and Citizens understand that our Community is at serious risk of being unsustainable simply because housing costs are too high to attract even skilled workers. Housing is too expensive to buy, if already built, and raw materials and labour costs have pushed affordable/attainable housing out of reach of all but the wealthy. Property taxes are on the verge of being increased, substantially.

Council has asked, in several public sessions, that the wording of the NEW Official Plan, when it is in final draft form, reflect the attainable housing crisis we are in, now, and will be in for the foreseeable future. This is the only direct request made from Council to the OPR Committee, in public session, to the best of my recollection. In the interim, the current Official Plan still applies.

The Newly Independent Attainable Housing Corporation has released its first "Request for Proposal" (RFP) for the Gateway Site at a height of 3 stories, which is within the height limitation of the Current Official Plan. This concession has to be noted and appreciated, no matter what information comes forward in response to the RFP issued.

The Corporation can and must find other creative attainable housing alternatives, now, and screen them for attainability in this new, post-pandemic economic environment we find ourselves living in. Recently, Council approved the purchase of a single Attainable Housing Unit behind the Library that suited this need, perfectly. Other alternatives for attainable housing initiatives can be made to work, without changing the OP, for the next 2 years.

- 3) This Council dutifully declared a Climate Crisis, at the request of the Province: NO further action has been taken. Comments on Phase 2 will be forthcoming. Hopefully the Conservation Authorities will become involved in this critical Phase.

As the OPR process continues, please consider the following suggestion for Phase 2:

Suggestion #3: The OPR Committee needs to be directed to follow, and demonstrate conformity with the Official Plan Review Process, as described in the Town's current OP (Section E9).

In conclusion, I request that Council consider the 3 suggestions I have put forward as the OPR process continues:

- Suggestion #1: The initial assessment of the current OP document needs to be revisited and the **connections** between the initial assessment, the **BluePrint** Reports, and the Amendment for Phase 1 as suggested, need to be transparently made.
- Suggestion #2: As there is no place right now in the Town of the Blue Mountains that meets the criteria of either the PPS or the Places the Grow Act for approving new development, re-development, or intensification, further approvals of plans of subdivision, by the County, and Amendments to the Town's Comprehensive Zoning By-Law need to be delayed.
- Suggestion #3: The OPR Committee needs to be directed to follow, and demonstrate conformity with the Official Plan Review Process, as described in the Town's current OP (Section E9).

The Town's principal problems are inadequacies in current infrastructure to support imminent growth, and the lack of adequate financial support for the extensive infrastructure upgrades or expansions we foresee in the near, short-term future.

The problem is not a lack of growth.

In conclusion, I commend Council on its excellent work "in session", over the last 4 years. Your efforts and results are very much appreciated throughout the Town. As you have learned about the way we live, here in the Town of the Blue Mountains, so have we.

Nonetheless, TBM Council continues to bear full responsibility for its obligations, on our behalf, to build a sustainable future for us all. Please put your names forward in the coming election if you are able. Each one of you is uniquely irreplaceable.

Thank you, all, for taking this journey on our behalf.

Respectfully submitted,
Lucy Richmond

PS. For your convenience, please find Section E9 of the TBM OP, below.

EXCERPT, page 236, TBM OP

"E9 OFFICIAL PLAN REVIEW PROCESS

In accordance with Section 26 of the Planning Act, the assumptions, objectives, and policies of this Plan shall be reviewed at least once every five years at a meeting of *Council*, which shall be advertised in accordance with the Planning Act, as amended.

The five-year review shall consist of an assessment of:

1. a) the effectiveness of the Plan in protecting water quality, heritage resources, natural resources and habitat and the general environment within the Town;
2. b) the continuing relevance of the vision that forms the basis of all policies found in this Plan;
3. c) the degree to which the objectives of this Plan have been met;
4. d) the amount and location of lands available for urban *development*;
5. e) whether the Town has realized a desirable balance of commercial and industrial assessment in relation to residential assessment;
6. f) the Town's role within the County and its relationship with other municipalities;
7. g) *development* trends in the County and their effect on *development* in the Town; and,
8. h) the nature of any Province-wide planning initiatives and their implications on the Town."

END

From: [Website Committee](#)
To: [Planning General](#); [Shawn Postma](#)
Subject: Webform submission from: Contact the Official Plan Review
Date: Friday, August 12, 2022 3:34:40 PM

Submitted on Fri, 08/12/2022 - 15:34

Submitted by: Anonymous

Submitted values are:

Name:

Anna Pannabaker

Email:

[REDACTED]

Share your feedback regarding the Official Plan Review:

I would like to refer to A3.1.2. (13) Support the protection of night sky principles.

A few questions and concerns:

1. Should this read "dark sky principles"?
2. Are there plans to educate the public on reducing light pollution -- it's becoming a huge issue in the Blue Mountains (LED lights and the perceived safety of overlighting!).
3. Will there be a lighting by-law (if not, A3.1.2. (13) will be completely meaningless)
4. Public safety will always be used as an excuse to overlight and light-pollute!

Thank you.

I would like a copy of my submission sent to my email address.

Yes

Any accompanying files are attached.