



Staff Report

Planning & Building Services – Planning Division

Report To: Council Meeting
Meeting Date: June 2, 2025
Report Number: PBS.25.040
Title: Update Report – Official Plan 5 Year Review
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PBS.25.040, entitled “Update Report – Official Plan 5 Year Review”;

AND THAT Council enact a By-law to adopt Official Plan Amendment No. 5 being the Town of The Blue Mountains Official Plan 5-year Review;

AND THAT Council authorize Town Staff to make application to the County of Grey for review and final approval of Official Plan Amendment No. 5 being the Town of The Blue Mountains Official Plan 5-year Review.

B. Overview

The purpose of this report is to advise Council that all May 12 recommendations have been inserted into the latest Draft Official Plan 5-Year Review, and to request Council to adopt the proposed changes and authorize Staff to submit to the County of Grey for final approval.

C. Background

Planning Staff has provided a series of Recommendation Reports regarding to a final set of items for consideration in the Official Plan 5-Year Review. During the May 12 Council meeting further adjustments from the April 29 Committee of the Whole meeting were provided. The full resolutions from Council are provided below in Figure 1.

Figure 1: May 12, 2025 Council Resolutions regarding Official Plan 5-year Review

Resolution - Majority (Voted), Recorded		
1	<p>Moved: Councillor Ardiel Seconded: Councillor Porter Result: The motion is Carried</p>	<p>THAT with respect to Staff Report PDS.25.005, entitled "Official Plan Follow-up Report to the February 4th COW Discussion" and with regards to Building Height; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 2C with the removal of 5 storeys and to permit up to 4 storeys (with community benefit) only along Highway 26 in Thornbury from Peel Street to Elma Street and from Elgin Street to Russell Street right-of-way, for inclusion in the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption.</p>
Resolution - Majority (Voted), Recorded		
2	<p>Moved: Councillor Hope Seconded: Councillor Porter Result: The motion is Carried</p>	<p>THAT with respect to Staff Report PDS.25.005, entitled "Official Plan Follow-up Report to the February 4th COW Discussion" and with regards to Density for the Residential Recreational Area; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 3A for inclusion in the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption.</p> <p>Yes - 4 No - 1</p>
Resolution - Majority (Voted), Recorded		
3	<p>Moved: Councillor Ardiel Seconded: Councillor Porter Result: The motion is Carried</p>	<p>THAT with respect to Staff Report PDS.25.005, entitled "Official Plan Follow-up Report to the February 4th COW Discussion" and with regards to Parkland Dedication; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 4B for inclusion in the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption.</p>
Resolution - Majority (Voted), Recorded		
4	<p>Moved: Deputy Mayor Bordignon Seconded: Councillor Ardiel Result: The motion is Carried</p>	<p>THAT, with respect to Staff Report PDS.25.005, entitled "Official Plan Follow-up Report to the February 4th COW Discussion" and with regards to Georgian Trail Crossings and Access; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 5B for inclusion in the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption.</p>

Resolution - Majority (Voted), Recorded		
5	Moved:	Councillor Ardiel
	Seconded:	Councillor Porter
	Result:	The motion is Carried
THAT with respect to Staff Report PDS.25.005, entitled "Official Plan Follow-up Report to the February 4th COW Discussion" and with regards to Tree Protection; Council directs staff to make the necessary edits to the Official Plan in accordance with Option 6A for inclusion in the final Draft Version of the Official Plan 5 Year Review to the May 12, 2025 Council meeting for final adoption.		
Resolution - Majority (Voted), Recorded		
6	Moved:	Councillor Ardiel
	Seconded:	Councillor Porter
	Result:	The motion is Carried
THAT, with respect to Staff Report PDS.25.005, entitled "Official Plan Follow-up Report to the February 4th COW Discussion", with regards to Affordable Housing, Council directs staff to make the necessary edits to the Official Plan in accordance with Option 1C, for inclusion in the final Draft Version of the Official Plan 5 Year Review, to the May 12, 2025 Council Meeting, for final adoption.		
Resolution - Majority (Voted), Recorded		
7	Moved:	Councillor Ardiel
	Seconded:	Councillor Porter
	Result:	The motion is Carried
THAT Council receive Staff Report PDS.25.005, entitled "Official Plan Follow-up Report to the February 4th COW Discussion";		
Motion - Majority (Voted), Recorded		
8	Moved:	Councillor Hope
	Seconded:	Councillor Porter
	Result:	The motion is Carried
THAT, with respect to Staff Report PDS.25.005, entitled "Official Plan Follow-up Report to the February 4th COW Discussion", Council direct staff to provide a staff report that provides a definition of community benefit, including examples		
Yes - 5 No - 0		

D. Analysis

Based on the direction provided by Council, the Official Plan project team has made the following changes:

1. Height policies are set to 3 storeys across the municipality save and except for:
 - a. Maximum of 5 storeys for the Blue Mountain Village Resort Core Area
 - b. Maximum of 4 storeys for the Highway 26 Corridor in the Downtown Area Designated lands in the former Town of Thornbury from Peel Street to Elma Street and from Elgin Street to Russell Street.
 - c. Other height exemptions for buildings and structures such as barns, silos, bridges, telecommunication towers, water towers and similar structures.

2. Density Policies for the Residential Recreational Area designation are updated to maintain the maximum 10 units per hectare for new development, and to remove requirements to provide a minimum density.
3. Parkland Dedication policies have been updated with new text to further emphasize that parkland dedication is required over cash-in-lieu and linking the policy back to the Parkland siting and design criteria, and classification details by parkland type.
4. Georgian Trail policies have been updated with stronger language to recognize the significance of the Georgian Trail in the Town, as well as for the analysis and evaluation of trail connections and vehicular crossings of the Georgian Trail.
5. Tree Preservation/Protection policies were deemed acceptable and no further changes have been made.
6. Affordable Housing policies have been updated with additional text inserted that provides a menu for affordable housing considerations as part of a new development proposal.
7. Text changes throughout the Plan have been made with clarifications regarding the term “Community Benefit” that has been discussed over time. The term has been clarified as “Facilities, Services and Matters” with a new definition being:

Facilities, Services and Matters

Refers to the community benefits provided in exchange for a specified height or density of development. In the context of this Plan, such facilities, services and matters generally refer to physical buildings, structures or places, and publicly-accessible amenities that support the social, environmental and economic well-being of the Town. Such amenities can include, but are not limited to, affordable housing units, parks and other open spaces, community centres, and public art.

The naming from ‘Community Benefits’ to ‘Facilities, Services and Matters’ refers to the same overall intention, however the updated name is consistent with other policy references throughout the plan, in particular with the proposed Community Planning Permit System and naming conventions provided through those sections of the Planning Act.

Based on the above, Planning Staff recommend that Council now adopt by By-law, the Town of The Blue Mountains Official Plan 5-Year Review and authorize Staff to forward the Plan to the County of Grey for final approval.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Policies contained within the Official Plan 5-Year Review provided an enhanced level of recognition and protection of Natural Heritage features. It is noted that additional measures will be considered through implementation of the recommendations within the Natural Asset Inventory and Natural Heritage Study.

G. Financial Impacts

Policies contained within the Official Plan 5-Year Review provide for modernization and efficiencies for long term community growth with expectations that those efficiencies can also lead to long term financial benefits. Appeals to the Official Plan 5-Year Review may also be subject to appeals, which are required to be considered by the Ontario Land Tribunal.

H. In Consultation With

SGL Planning Consultants, Town Council, Internal Town Departments, External Agencies, Town Committees, Community Stakeholders, Area Residents

I. Public Engagement

The topic of this Staff Report has been subject to extensive Public Consultation including numerous Workshops, Information Centres, Open Houses, Public Meetings, and Council Reports. A dedicated project page on the Town website, newspaper notices, regular press

releases, and project updates have been provided. Any comments regarding this report should be submitted to Shawn Postma, planning@thebluemountains.ca.

J. Attached

1. Attachment 1: By-law to Adopt Official Plan Amendment No. 5

Respectfully submitted,

Shawn Postma
Manager of Community Planning

For more information, please contact:
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Report Approval Details

Document Title:	PBS.25.040 Update Report - Official Plan 5 Year Review.docx
Attachments:	Attachment 1: By-law to Adopt Official Plan Amendment No. 5
Final Approval Date:	Jun 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Adam Smith - Jun 16, 2025 - 9:15 AM