

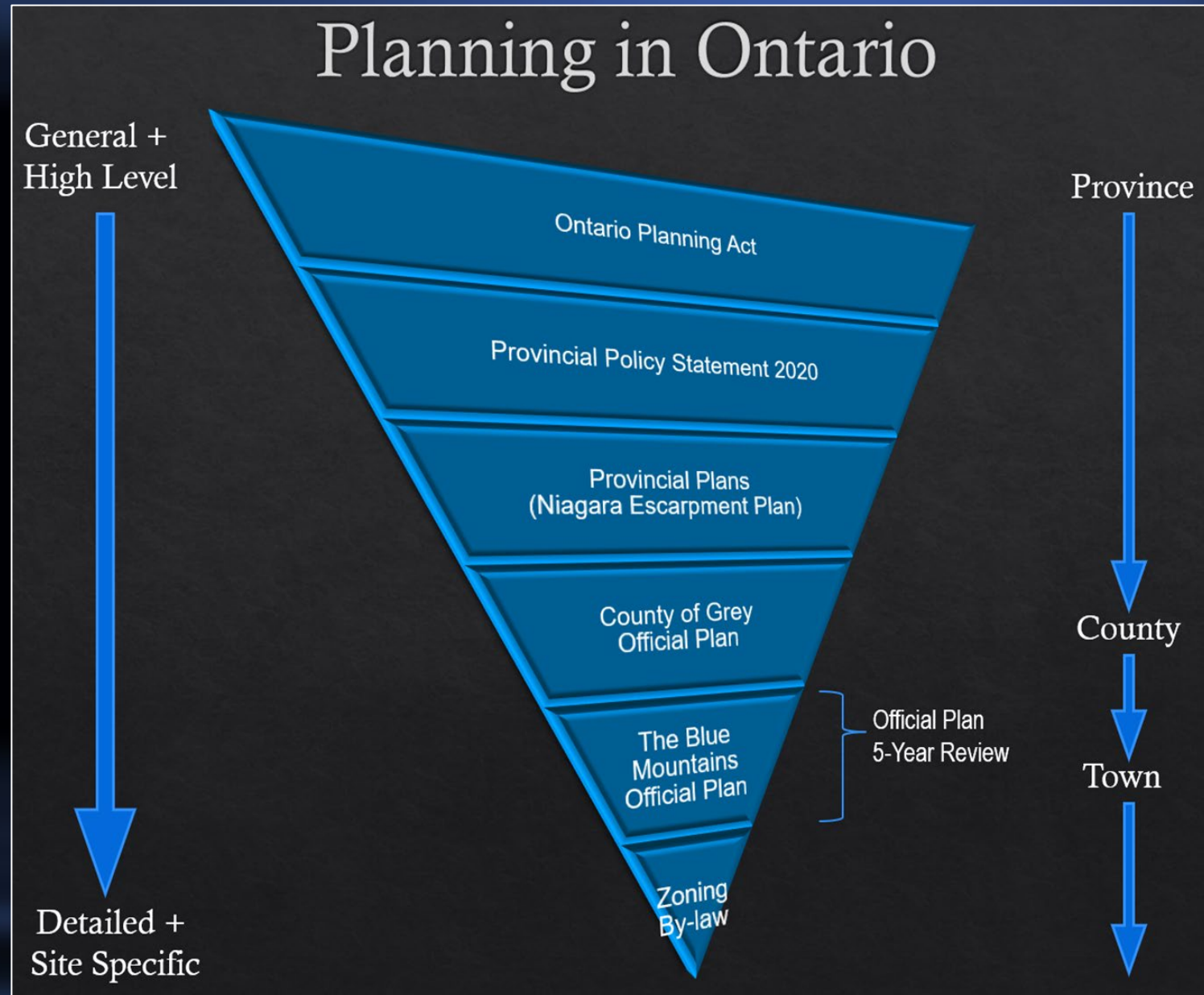
Town of The Blue Mountains

# **OFFICIAL PLAN 5-YEAR REVIEW**

Committees of Council April 2022

# Our Official Plan

- ▣ Sets Vision, Goals and Objectives of Community
- ▣ Includes policies on how land can be used/developed
- ▣ Created in 2007
- ▣ Updated in 2016



# Official Plan Review

- ▣ Keep Plan Current with other Planning Documents
  - Planning Act Changes
  - Provincial Policy Statement
  - Niagara Escarpment Plan
  - Recolour Grey
- ▣ Update with other Municipal Plans
  - Strategic Plan
  - Community Improvement Plans
  - Leisure Activities Plan
  - Transportation Plans
  - Integrated Community Sustainability Plan
  - Source Water Protection Plans
- ▣ Update on other Municipal Projects
  - Tree Preservation
  - Community Design Guidelines
  - Engineering Standards
  - Residential Intensification
  - Others...



# Official Plan Review

## Project To Date:

- ▣ Summer 2021
  - Public Meeting
  - Council Information Report
- ▣ Fall 2021
  - Council Interviews
  - Terms of Reference
  - Senior Management Team
- ▣ Winter 2021-22
  - Council Endorsement of Project
  - Request For Proposal
  - Secure Consulting Services
- ▣ Spring 2022
  - Project Kick Off
  - Official Plan Survey
  - Stakeholder Meetings

## Project Proposal:

- ▣ Project Framework and Phasing
- ▣ Project Terms of Reference
- ▣ Roles/Responsibilities Staff/Consultants
- ▣ Public Consultation Plan





# Project Phasing:

## Official Plan 5–Year Review

Phase 1&2  
completes  
5-Year  
Review

### Phase 1:

Act Requirements  
and Priority Items

Conformity to Upper Tier Planning Documents  
Vision, Guiding Principles, Goals & Objectives  
Growth Management  
Housing, Density, Height and Character  
Housekeeping, Plain Language

### Phase 2:

Other Priority Items

- Environment / Climate Change
- Transit and Transportation
- Indigenous Engagement
- Parks and Open Space
- Commercial/Employment Lands
- Source Water Protection
- Community Design Guidelines
- Servicing
- Agricultural/Rural Lands
- General Development Policies

### Phase 3:

Creation of  
Community  
District Plans

Lora Bay

Thornbury

Clarksburg

Camperdown

Craigleith

Blue Mountain  
Village Core

Castle Glen

Rural Areas

General +  
High Level



Detailed +  
Community  
Specific

Phase 3  
prepares for  
New Official  
Plan (2026)

# Project Teams and Support:



# Project Terms of Reference: PHASE 1

## ■ Vision, Goals and Objectives-

- Assess continued relevance of Vision
- Assess the degree to which Goals and Objectives are/aren't being met

## ■ Planning Documents Conformity-

- Planning Act, Provincial Policy, Provincial Plans, County Plan
- Town Approved Plans –Strategic Plan

## ■ Growth Management, Density, Housing, Height, Character-

- Update growth forecasts (2019 D.C. Background Study)
- Synchronize with Grey County Growth Management
- Inventory of available lands, housing types, approved developments
- Consider Development Scenarios (Density, Housing Type and Height)
- Clarify Primary, Secondary, Tertiary and Rural Settlement Area Boundaries

# Project Terms of Reference: PHASE 2

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- **Environment and Climate Change**
  - Update to upper tier documents, Consultation with County Manager of Climate Change
  - Provide land use directions from 'Declaration of Climate Emergency'
  - Synchronize with Integrated Community Sustainability Plan
- **Transportation and Transit**
  - Synchronize with Transportation Master Plan and County Transportation Plan
  - Improved Active Transportation and Alternative Transportation policies
- **Indigenous Engagement**
  - Update to upper tier documents, seek improvements to existing consultation processes
- **Parks and Open Space**
  - Update Official Plan with recommendations from Leisure Activities Plan
  - Improve policy direction for new parkland/parkettes and cash-in-lieu decisions
  - Direct consultation and input with Community Services
- **Commercial Employment Lands**
  - Findings from Growth Management Strategy to assess non-residential needs and supply
  - Prepare policy updates to make non-residential lands more 'shovel ready'



# Project Terms of Reference: PHASE 2

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- Source Water Protection
  - General mapping and policy updates as per approved Source Water Protection Plans
- Servicing
  - Updates to upper tier documents
  - Water/Sewer servicing objectives to be updated including timing of services with development
  - Addition of Broadband Internet objectives into Plan
  - Consultation and input from Development Engineering and Operations Staff
- Community Design Guidelines
  - Update/modernize existing policies that promote high quality design, green building techniques and character preservation
- Agricultural / Rural Lands
  - Update permitted uses, farm sizes, severance requirements, and Minimum Distance Separation
  - Include promotion of eco-tourism, agri-tourism, wineries and cideries policies
- Other General Development Policies
  - Cannabis, Bruce/Marsh Corridor, Community Planning Permit System

# Coming Next (Phase 1):

- Finish Request for Proposal Process ➤ February 2022
- Secure External Consultant ➤ March 2022
- Complete Project Timelines (Phase 1 and 2) ➤ March 2022
- Initiate Public Engagement and Background Research ➤ March 2022
- Prepare Draft Background Documents ➤ March – May 2022
- Meet with the Public and Stakeholders ➤ May 2022
- Finalize Draft Official Plan Amendments ➤ June 2022
- Public Open House / Public Meeting ➤ July 2022
- Recommendations Report ➤ August 2022
- Decision of Council ➤ August 2022

# Coming Next (Phase 2):

- September 2022

# Project Terms of Reference: PHASE 3

- Creation of District Plans into Official Plan
- Area specific policy direction under the umbrella of Town Policy
- Phase 3 is subject to future Staff Report and Council Direction
- Staff to present options in late 2023

Phase 3	Project Budget Project Start	Budget Consideration Process for 2024 January 2024
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# Transportation Committee

- Planning and Operations Staff Partnership
- Existing Policy Framework
  - TBM Official Plan Section D2 – Transportation Policies
    - Road Classifications, Development Restrictions
    - Traffic Impact Studies
    - Active Transportation
  - TBM Official Plan Schedule 'B' – Transportation Schedule (Road Class, Future Road/Trails)
- Integration with Transportation Master Plan
  - Synchronize Official Plan Project with TBM Transportation Master Plan
  - Phase 2 (Winter 2022) for Transportation Policies Review
- Other Transportation Items
  - Grey County Official Plan (complete transportation systems, active transportation, transit)
  - Updated parking policies
- Other Items/Advice?



# Questions or Comments?



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