

THE BLUE PRINT

OFFICIAL PLAN REVIEW

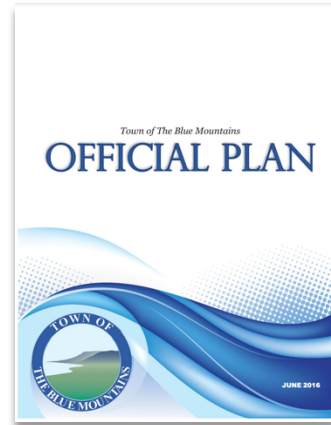


Housekeeping Items Background Paper

May 2022

Housekeeping Items

Housekeeping items are minor items that require technical change or amendment for clarification or correction and that do not alter the intent or purpose of the Official Plan. Housekeeping Items are tracked as they arise and are typically inserted into the Official Plan through the 5-Year Review process and/or via a Housekeeping Official Plan Amendment.



The following housekeeping items have been identified with Staff comments and proposed actions listed in **Table 1** below:

Table 1. Official Plan Review Phase 1 Housekeeping Items

Item	Issue	Staff Response	Proposed Amendment
1	Should a “Non-Farm Residential Use” be added under the list of permitted uses in the Rural Designation?	A Farm Dwelling and a Dwelling unit not associated with a Farm are intended to be permitted on Rural designated lands as Rural lands may or may not include farmland.	Insert a new permitted use to Section B4.4.3 after subsection b) as follows: <i>c) a non-farm residence”</i> And renumber following sections accordingly
2	Should a “Kennel” be added as a permitted use in the Rural, Agricultural and Special Agricultural land use designations?	A Commercial Dog Kennel may be permitted only in the Rural land use designation and is subject to general development policies and requires a Zoning By-law Amendment approved by Council and Site Plan Agreement prior to operation. Agricultural lands are intended to be maintained in agricultural production and not used for	No modifications

		Commercial Dog Kennel purposes. Limited kennel permissions may be considered as an on-farm diversified use under strict control.	
3	Current Community Living Area infill policies limit new development to a maximum of 2 storeys. Should 2.5 storeys and 3.0 storeys be considered based on zoning standards for same uses?	Substantial direction is provided on infill within existing neighbourhoods to establish character and scale for intensification. Following the completion of the Density/Height and Housing Background Papers the infill policies to be reviewed in their entirety with proposed modifications being considered.	Refer to the Density/Height and Housing Background Papers and recommended direction provided for infill and intensification sites as part of Phase 1.
4	Rural Resource Based Recreational uses are permitted within the Rural designation. Should further policy direction be provided to clarify what is/isn't considered a rural resource based recreational use, and what development standards should apply to the use? How should Resource Based Recreational Uses be considered within lands designated Hazard/Escarpment/Wetland?	Resource Based Recreational uses are defined (Page 264) and improved policy direction is required. It is noted that the Goals and Objectives of the Official Plan encourage passive low-intensity recreational and eco-tourism uses in the rural area provided such uses maintain the character of the surrounding area. The establishment of new recreational facilities which diversify recreational opportunities are also encouraged in support of the areas recreation and tourism. Policies can be considered within the Rural designation and outside the Agricultural and Special Agricultural designations to permit a range of low-intensity recreational uses and facilities subject to scale, land needs, environmental impact, rehabilitation and other criteria.	Deferred to Phase 2

		Phase 2 of the Official Plan Review will consider a background paper on Agricultural and Rural Lands and will provide commentary and recommendations on Rural Resource Based Recreational Uses.	
5	Lot Addition / Lot Creation criteria within the A / SA / Rural land use designations	The County of Grey Official Plan was updated to include new lot addition and lot creation requirements for the rural and agricultural areas of the Town. These policies as well as a detailed review of the Agricultural and Rural areas will be reviewed as part of Phase 2 of the Official Plan 5-Year Review and update policies will be considered at that time.	Deferred to Phase 2
6	Should policies be updated to consider infill opportunities on private services within our serviced settlement areas? I.e.- Clarksburg, Cottage Roads, etc.	Phase 2 of the Official Plan 5-Year Review will look at updated servicing policies and will also provide options for the Clarksburg community and other un-serviced areas.	Deferred to Phase 2
7	Should the Official Plan contain policy direction on the appropriateness of Deeming By-laws that remove viable building lots within serviced settlement areas?	Deeming By-laws (By-laws that merge two or more lots into one lot) remove viable building lots from the Town inventory. The Density/Height and Housing paper will provide further direction on deeming by-laws with new policy direction to be provided.	Refer to the Density/Height and Housing Background Papers and recommended direction provided for Deeming By-laws as part of Phase 1.
8	The Downtown Area land use designation includes a long prescriptive list of Permitted uses under Section B3.3.3. Should this list be scoped down into more general	Updated Goals and Objectives for the Downtown Areas include providing a more diverse and flexible list of permitted uses. Phase 2 of the Official Plan Review will consider Commercial and Employment Lands and	Deferred to Phase 2

	wording and examples of types of uses?	opportunities to improve the list of permitted uses to broaden the commercial potential of downtown areas.	
9	Accessory Apartments (Second Units) are required to go through a Site Plan Approval process if located in a separate building. Is there a benefit to removing this requirement?	Reducing red tape and unnecessary approvals is part of the Official Plan Review Phase 1 and 2 work. Based on working experience of applying Site Plan Approval to second units, there is benefit to removing the requirement and streamlining setbacks and parking requirements under the Zoning By-law to the Building Permit review process.	Delete the following text from Section B2.7 (g): “The accessory apartment is proposed in a detached building, site plan control shall apply.”
10	Bed and Breakfast Establishments (BNB) are required to go through a re-zoning and site plan approval process. Is there a benefit to remove the re-zoning and/or Site Plan Approval requirement? It being noted that new general provisions are now in place under the Zoning By-law, and that new licensing requirements are in place under the Town Licensing By-law	Council enacted By-law 2021-59 and after appeal the Local Planning Appeal Tribunal (LPAT) approved By-law 2021-59 including new Bed and Breakfast provisions in February 2022. All Bed and Breakfast uses are subject to a Zoning By-law Amendment and Council Approval, subject to Site Plan Control, and subject to licensing. Official Plan policies have been in effect since 2016 and requirements for Site Plan Control are no longer warranted and can be removed from the Official Plan.	Delete Section B2.5.1 (e): “That bed and breakfast uses may be subject to site plan control.” in its entirety.
11	Should new policies be considered where land is dedicated to the Bruce Trail Conservancy?	In many instances, dedicated land may be land locked and intended for the long term protection for the continuation of the Bruce Trail Optimum Route and not for future development. Phase 2 will consider updated policies for Parks and Open Space. Comments will be provided on lands to be	Deferred to Phase 2

		dedicated for Conservation purposes and general policy direction can be provided at that time.	
12	The Official Plan describes 'active' and 'passive' recreational uses. Should additional clarity be provided as to what these uses are meant to include?	Similar to Item #4 listed above, The Agriculture and Rural Lands Background Paper will review recreational uses and clarity can be provided on Active and Passive recreational uses at that time.	Deferred to Phase 2
13	Since the approval of the 2016 Official Plan the following Approved OMB/LPAT/OLT Decisions need to be translated into the Official Plan 5 Year Review	Eden Oak Windfall Mountain House Gibraltar Pit	Insert Text, Exception and Mapping edits to implement the approved tribunal decisions.
14	Approved Official Plan Amendments	Short Term Accommodations OPA #1 – Scenic Caves Parking Area	Insert Text, Exception and Mapping edits as approved through Official Plan Amendment #1
15	General Mapping Corrections	Mapping Edits	<ol style="list-style-type: none"> 1. New Parcel Data requires re-alignment of all land use designations 2. 47 Mill Street Residential / Park 3. Bochna Self Storage from Institutional to Industrial 4. Building Lot located at Grey County Road 19 as per previous GSCA Approvals
16	Other General Formatting and Typo Corrections:	Formatting Edits	<ol style="list-style-type: none"> 1. Formatting errors need correction under Section B4.4.1 2. B2.11 revise "consistent with Niagara Escarpment Plan" to "not conflict with the Niagara Escarpment Plan"

			3. Delete references to "Ontario Municipal Board" and replace with "Local Planning Appeals Tribunal" where appropriate.
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