

THE BLUE PRINT

OFFICIAL PLAN REVIEW



Vision, Strategic Directions & Land Use Concept Background Paper

May 2022

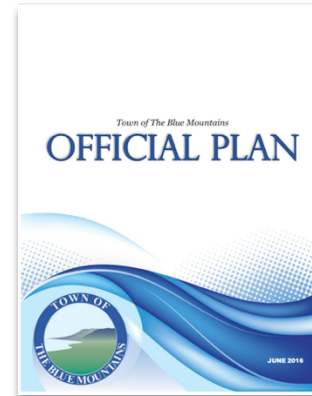
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1 Vision

The Official Plan is the primary planning document that will direct the actions of the Town and shape growth and development and on this basis, this plan establishes a vision for the future land use structure of the Town. This Plan is intended to create a land use planning policy and regulatory framework that is unified in its vision and detailed enough to ensure that the vision is implemented.



The Official Plan Vision

“The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the Town’s unique character, diversity, civic identity, recreational and tourism resources, rural lifestyle and heritage features and to do so in a way that has the greatest positive impact on the quality of life in The Blue Mountains”

The Official Plan 5-Year Review shall assess the continuing relevance of the vision that forms the basis of all policies found in the Plan. A Public Survey was released during April 2022 seeking feedback on the current vision and to provide input into what the Town vision should include for the next 25 years.

Question 7 of the survey asked respondents if the current Vision Statement still resonates with them:

88% of respondents said the vision statement still resonates with them.



Question 8 of the survey asked respondents how they would want the Town to change over the next 25 years. Responses were varied, and the word cloud below shows the frequency of answers with larger words indicating more common responses:



Table 1 below compares the current Vision Statement key words to the key word responses to **Question 8** of the survey.

Table 1. Vision Statement Keywords – Current Official Plan and April 2022 Public Survey

Keywords from Official Plan Vision	Keywords from April 2022 Survey
<ul style="list-style-type: none"> • Manage Growth • Character, Diversity, Civic Identity • Recreation / Tourism • Rural lifestyle, Heritage Features • Positive impact • Quality of life 	<ul style="list-style-type: none"> • Affordable and Efficient • Environment, Green, Sustainable, Natural • Character, Diversity, Civic Identity • Managed Growth, Housing Options • Recreation / Tourism • Positive Impact / Quality of Life

Based on survey results and community feedback, it appears that the current Vision Statement remains relevant. Survey responses were generally positive and optimistic in describing their vision for the Town. Based on the feedback, minor updates could be considered to the Vision to also incorporate a stronger Environmental Protection and Affordability component. Below in **Table 2** are two sample Vision Statements incorporating the additional themes. These opportunities will be discussed and refined further through public consultation including Public Information Centre (PIC), Public Open House and Public Meeting.

Table 2. Official Plan Vision Revisions

2016 Official Plan Vision	Revision #1	Revision #2
<p>“The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the Town’s unique character, diversity,</p>	<p>“The primary purpose of the Official Plan is to provide the basis for managing growth and protecting the environment that will support and emphasize the Town’s</p>	<p>“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,</p>

<p>civic identity, recreational and tourism resources, rural lifestyle and heritage features and to do so in a way that has the greatest positive impact on the quality of life in The Blue Mountains”</p>	<p>unique character, diversity, civic identity, recreational and tourism resources, rural lifestyle and heritage features and to do so in a way that is efficient, affordable and has the greatest positive impact on the quality of life in The Blue Mountains”</p>	<p>recreational and tourism resources, and rural and heritage features. The Blue Mountains’s communities will be better connected, more efficient and do so in a way that has the greatest positive impact on the quality of life in The Blue Mountains”</p>
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As illustrated in **Table 3**, the Town of The Blue Mountains is also guided by vision statements in place at: upper tier government levels (County of Grey and Province of Ontario) and provided within other Town Projects.

Table 3. Other Vision Statements

Document	Vision Statement
Provincial Policy Statement (2020)	The long-term prosperity and social well being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.
Grey County Official Plan	Grey County looks to be the place where people feel genuinely at home and naturally inspired – enjoying an exceptional blend of active healthy living and economic opportunity.
Town Strategic Plan	Strategic Priority 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. Strategic Priority 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.
Integrated Community Sustainability Plan	The Blue Mountains’ communities are world renowned as stewards of a healthy environment and as champions of well-being, sociocultural diversity, innovation and regeneration to make this the best place to live, work and play for future generations.
Sustainable Path	In 2060, The Blue Mountains is an international showcase for rural sustainability. We are a connected and caring Community that blends our heritage with a thriving diverse economy based on the continual preservation and protection of nature. Generations of families live, work and play in our safe, happy and inclusive Town. We are a Community “Built to Last.”
Going Green in Grey: (Grey County Climate Action Plan)	The County of Grey is a clear and visible climate change leader; taking actions to address climate change throughout municipal operations and in the community. By embracing energy conservation, innovative and nature-based solutions, promoting awareness, and working with residents and businesses, Grey County is creating a more prosperous, sustainable and healthier future that is equitable, accessible and inclusive of urban and rural lifestyles
Economic Development Strategy (Red Hot & Blue)	A healthy and prosperous, four-season destination that values our rural lifestyle. The Blue Mountains will become a place where people value quality of life, live lightly on the land, work close to their homes, and have convenient access to affordable services.

2 Guiding Principles

To implement the vision of the Town, Guiding Principles have been developed that are forward thinking and speak to the type of healthy and complete community the Town of The Blue Mountains is and wishes to be. These principles were established early and then relied upon in preparing the 2016 Official Plan.



It is important to note that these Guiding Principles are all encompassing and not listed in any order of importance and therefore, are intended to be read together. These Guiding Principles are assessed and updated as part of the 5-Year Review. Proposed opportunities and modifications outlined below (shown in red) further support and define the updated Vision and 25 year direction for the Town of The Blue Mountains.

Table 4. Guiding Principle Modifications

2016 Official Plan Guiding Principle	April 2022 Survey Input	Continued Relevance	Proposed Modifications
1. Communities			
To recognize that the Town is made up of a number of desirable, safe and vibrant neighbourhoods that all combine to make this four seasons recreational resort community a desirable place to live, establish roots, learn, visit and create diverse economic opportunities.	<ul style="list-style-type: none"> • That TBM communities have a unique small town feel • Desirability of area supports and draws in residents and visitors • Pandemic has increased this desirability • Resident base is outdoor and active 	Fully relevant	Recognize that each community has its own distinct identity while still being associated with and connected to other communities
2. Growth Management			
To ensure that the land use planning decisions made in the Town provide the	<ul style="list-style-type: none"> • Focus is required on reviewing environmental impact, protection of sensitive 	Fully relevant	None

<p>basis for managing growth that will support and emphasize the Town's unique <i>character</i>, diversity, civic identity, recreational based/rural lifestyle, tourism destinations, natural heritage and cultural heritage and to do so in a way that has the greatest positive impact on the health of our community and the quality of life enjoyed by residents and business owners alike.</p>	<p>features, and ensuring a long term, healthy, connected, natural system</p> <ul style="list-style-type: none"> • Growth to reflect the unique area and amenities that contribute to the character of TBM • Housing affordability and improved mix of housing types is required 		
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3. Parks/Open Space

<p>To invest in, program and optimally maintain a diverse and interconnected system of public spaces that feature convenient, and comfortable access, encourage safe and healthy environments, minimize hazards, are culturally appropriate and attract and serve all components of the population.</p>	<ul style="list-style-type: none"> • Preservation of existing woodlands, watercourses and natural heritage features. • Enhancing urban green space areas • All communities connected to parks and trails • Long term protection/acquisition of hazard lands, escarpment lands, ridge lands, into a connected system 	<p>Fully relevant</p>	<p>None</p>
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4. Compact Neighbourhoods

<p>To provide the opportunity to create compact neighbourhoods with a range of services that includes necessary amenities and transportation options and affords</p>	<ul style="list-style-type: none"> • Require Housing affordability • Require good Neighbourhood and Community Design • Encourage more mixed housing types within existing 	<p>Principle remains relevant, however stronger results are required and policy updates need to better outline neighbourhood development and build out</p>	<p>To provide the opportunity to create compact and efficient neighbourhoods with a range of housing types, price points and mix of services that</p>
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<p>equitable access to the ingredients of what makes for economically and socially viable neighbourhoods.</p>	<p>neighbourhoods and greenfield sites</p> <ul style="list-style-type: none"> • Mixed responses on maintaining existing height/density limits vs. increasing height/density limits • Minimize sprawl and land consumption • Connected communities by sidewalks/trails • Promote active transportation • Encourage additional housing options beyond single detached units • Consideration of strategic neighbourhood commercial amenities beyond those available in downtown areas 	<p>requirements such as housing affordability, unit mix, density, height, and growth opportunities within existing neighbourhoods and on greenfield sites.</p>	<p>provide the necessary amenities, transportation options and access to components of what makes for economically and socially viable neighbourhoods.</p>
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5. Character

<p>To ensure that the <i>character</i> of existing and well-established residential neighbourhoods is maintained and <i>enhanced</i> by ensuring that <i>development</i> and <i>redevelopment</i> is <i>compatible</i>, in terms of built form and street pattern, with the <i>character</i> of adjacent buildings and neighbourhoods and the scale and density of existing <i>development</i>.</p>	<ul style="list-style-type: none"> • Defining (updating) community character is required • Recognize that character is different and unique for each community area • Preservation of existing established neighbourhoods is important • Consideration of limited intensification opportunities within existing neighbourhoods that enhance character • Consideration of higher intensification opportunities on greenfield sites 	<ul style="list-style-type: none"> • Principle focuses on residential neighbourhood character. This can be expanded to also include broader community character and long term goals • Survey results speak to finding a balance between protecting what exists and also to allow for gentle intensification where appropriate. • Policies to be developed to describe how this 	<p>To recognize that every community in the Town incorporates its own unique character that must be respected and enhanced. To ensure that the <i>character</i> of existing and well-established residential neighbourhoods is maintained and <i>enhanced</i> by ensuring that <i>development</i> and <i>redevelopment</i> is <i>compatible</i>, in terms of built form and street pattern, with the <i>character</i></p>
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	<ul style="list-style-type: none"> • Consider Heritage districts for Downtown areas • Consider controls on dwelling reconstruction to match existing development 	<p>will be accomplished.</p> <ul style="list-style-type: none"> • Need to recognize that neighbourhoods are always changing, maturing. • Need to direct changes to be enhancements to what is there able to respond to the changing world 	<p>of adjacent buildings and neighbourhoods respecting the scale and density of existing <i>development</i>.</p>
6. Natural Heritage			
<p>To protect <i>natural heritage features and areas</i> and their associated <i>ecological functions</i> 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.</p>	<ul style="list-style-type: none"> • Consider climate change impacts, mitigation and adaptation measures • Better recognize that the natural elements are one of the major defining features of TBM • Preserve and enhance existing wooded areas, watercourses and other natural heritage features • Protect and enhance urban greenspace • Promote energy efficiency • Enhance local water quality (stormwater and source water) • Support compact communities that efficiently use land and reduce dependence on vehicle trips • Recognize the Climate Change Emergency declaration • Seek out net-gain improvements to natural features 	<ul style="list-style-type: none"> • Principle remains relevant. Consider adding 'enhancement' of natural areas not just 'protection' of. • Insert a new Guiding Principle related to climate change. 	<p>To protect and enhance <i>natural heritage features and areas</i> and their associated <i>ecological functions</i> 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.</p> <p>To direct 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.</p>

7. Public Access			
<p>To encourage the provision of a wide range of publicly accessible recreational opportunities to meet the needs of present and future residents.</p>	<ul style="list-style-type: none"> • Providing more Parks/Trails/Open Space was identified as a very important priority • Survey results indicate that the Town has been successful in this regard, and that there is room for improvement • Waterfront access, parks access and other outdoor areas are a major need of residents and visitors • Overcrowding and privatization of waterfront and scenic locations is a concern 	<p>Principle remains relevant. Emphasis can be considered to incorporate lands, amenities, linkages and supply.</p>	<p>To encourage the provision of a wide range of linked and publicly accessible recreational lands and amenities that meet the needs of present and future residents and visitors.</p>
8. Housing			
<p>To ensure that housing is available to all ages, abilities, incomes, and household sizes and be located near public transportation where possible, jobs, and <i>essential</i> goods and services.</p>	<ul style="list-style-type: none"> • Housing Affordability is one of the top issues identified in the survey. Also identified as the most un-successful goal identified in the 2016 Official Plan • Improved housing mix is required through the provision of additional multiple and low-rise apartment units • Minimize land consumption and sprawl • Consideration of housing intensification options within existing neighbourhoods and future neighbourhoods • Protection of small town feel and unique neighbourhood character is required 	<ul style="list-style-type: none"> • 2016 OP strived to accomplish a balanced housing inventory. Stronger results are required. Policy updates need to better outline housing affordability, unit mix, and land needs. 	<p>To ensure that a variety of housing options are available to all ages, abilities, incomes, and household sizes and be located near public transportation where possible, jobs, and <i>essential</i> goods and services.</p>

	<ul style="list-style-type: none"> • Mixed comments on stop/slow growth, maintain existing growth patterns, and increase height/density limits to be considered where appropriate • Consider creation of more mixed housing types within all developments rather than one housing type per development. • Need to efficiently use existing and planned infrastructure 		
9. Employment			
<p>To support the protection and growth of industry and tourism-recreation sectors, and the transition of existing industry sectors, toward practices, products and services that increase their overall viability by establishing a competitive business environment that is able to easily adapt to changing circumstances and priorities.</p>	<ul style="list-style-type: none"> • Protection and growth of recreation and tourism related uses identified as the top successful theme accomplished by the 2016 Official Plan. • Expansion of Downtown commercial core areas and service industries can be improved • Conflicts between existing industrial uses and sensitive land uses needs to be minimized • Opportunities for employment growth in rural/agricultural areas through on-farm diversified uses such as agritourism • Opportunities for additional growth due to changing remote-work environment. • Need to make it easier for new business and industry to locate in TBM 	<p>Principle remains relevant. Implementation through policy updates is required</p>	<p>None</p>

10. Downtowns			
<p>To encourage the continued revitalization of the Thornbury and Clarksburg Downtowns, which reflects their heritage significance and promotes a mix of uses and attractions for community activities that reinforce the function of the two Downtown areas as cultural, administrative, entertainment, retail and social focal points of the community.</p>	<ul style="list-style-type: none"> • Expansion of Downtown commercial core areas and service industries can be improved • Protection of heritage charm to be considered. • Consider commercial connections to Bruce Street North and the Harbour area • Review significance of Bruce/Marsh Commercial Corridor policies 	<ul style="list-style-type: none"> • Principle remains relevant. • Consider policy updates to efficiently promote growth of Downtown areas. Consider need for rental/owned apartments above commercial uses. Further implementation through policy updates is required 	<p>None</p>
11. Transportation			
<p>To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including walking, cycling, automobiles and trucks.</p>	<ul style="list-style-type: none"> • Expansion of sidewalk, trail, bikeway networks required • More attention is required on community active transportation • Consider how to use of Town right of ways for vehicles and other forms of transportation • Improve public transportation between communities and connections to GTA networks <ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Principle to be expanded to also include non-motorized transportation, active transportation routes, ROW use, and public transit. • Policy direction to also consider Town Transportation Master Plan that is underway. 	<p>To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including walking, cycling, public transit, automobiles and trucks. Promote a connected and safe active transportation (non-motorized) network between neighbourhoods, downtown areas, places to work, schools, other amenities and adjacent municipalities</p>

12. Infrastructure			
<p>To 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 and with a minimum of social and environmental impact.</p>	<ul style="list-style-type: none"> • Consideration of utilizing efficiencies of existing infrastructure • Minimize financial impacts of infrastructure lifecycle and replacement costs 	<ul style="list-style-type: none"> • Principle to be expanded to identify opportunities in utilizing existing infrastructure to accommodate growth. 	<p>To utilize available capacities of existing infrastructure and to 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 and with a minimum of social and environmental impact.</p>
13. Decisions			
<p>To require that local decision-making processes are transparent and evident to the public through the provision of information, participatory tools, education, and an open process.</p>	<ul style="list-style-type: none"> • Community consultation remains priority for Town decision processes. 	<p>Principle remains relevant</p>	<p>None</p>
14. Agriculture			
<p>To protect agricultural and rural areas, including specialty crops, and to encourage the establishment of a broad range of <i>agricultural uses</i>, agriculture related uses and <i>on-farm diversified uses</i> to ensure that the agricultural industry can continue to thrive and innovate.</p>	<ul style="list-style-type: none"> • Survey identified that the 2016 Official Plan has been successful in Agricultural and rural land protections and enhancements. • Agricultural and Rural areas remain a proud and significant component of TBM. • 2016 Official Plan provided new opportunities for Rural/Ag. On-farm diversified, agri-tourism, eco-tourism, 	<p>Principle remains relevant</p>	<p>None</p>

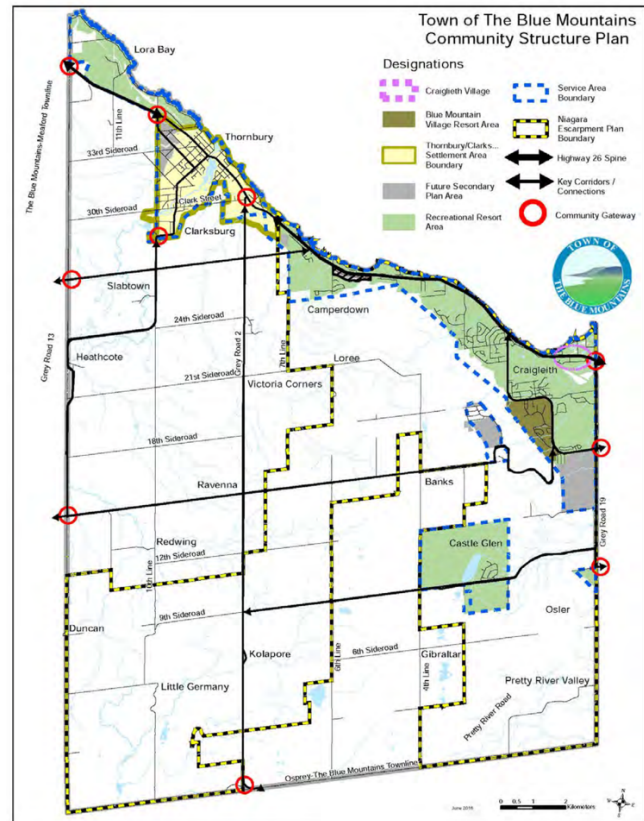
	recreation and other supporting uses. Some new business has resulted, however review of these policies is required.		
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3 Community Structure

The Community Structure conceptually illustrates the major structural elements of the Town including settlement areas, resort areas and key corridors and connections. It is intended to articulate the structure of the community and how the community is intended to evolve over time.

Additional clarity can be provided in the Community Structure section of the Official Plan with regards to:

- 1. Settlement Areas:** Their Location, Settlement Area Type, and to provide terminology to better understand the relationship to the County Official Plan and Provincial Policy Statement.
- 2. Provincial Plans:** Commentary on which Provincial Plans apply/do not apply, and how.



Current Community Structure Plan

3.1 Settlement Areas

The Province of Ontario recognizes Settlement Areas as urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are: built up areas where development is concentrated and which have a mix of land uses; and lands which have been designated in an Official Plan for development over the long term.

The County of Grey refines the Provincial Settlement Areas further into Primary Settlement Areas, Secondary Settlement Areas, Recreation Resort Area (Settlement Areas) and Escarpment Recreation Area (Settlement Areas). The County has additional Settlement Area classes that do not apply within the limits of the Town of The Blue Mountains. The County Official Plan provides further policy direction and growth targets by Settlement Area type.

The Town of The Blue Mountains refines the County of Grey Settlement Areas further again with six Settlement Areas, each having further policy direction and growth targets. **Table 5** below illustrates the various settlement area types and their locations. Opportunities to enhance the terminology applied to each settlement area can be considered to improve clarity and understanding the relationship with settlement areas under the County Plan and Provincial Policy Statement.

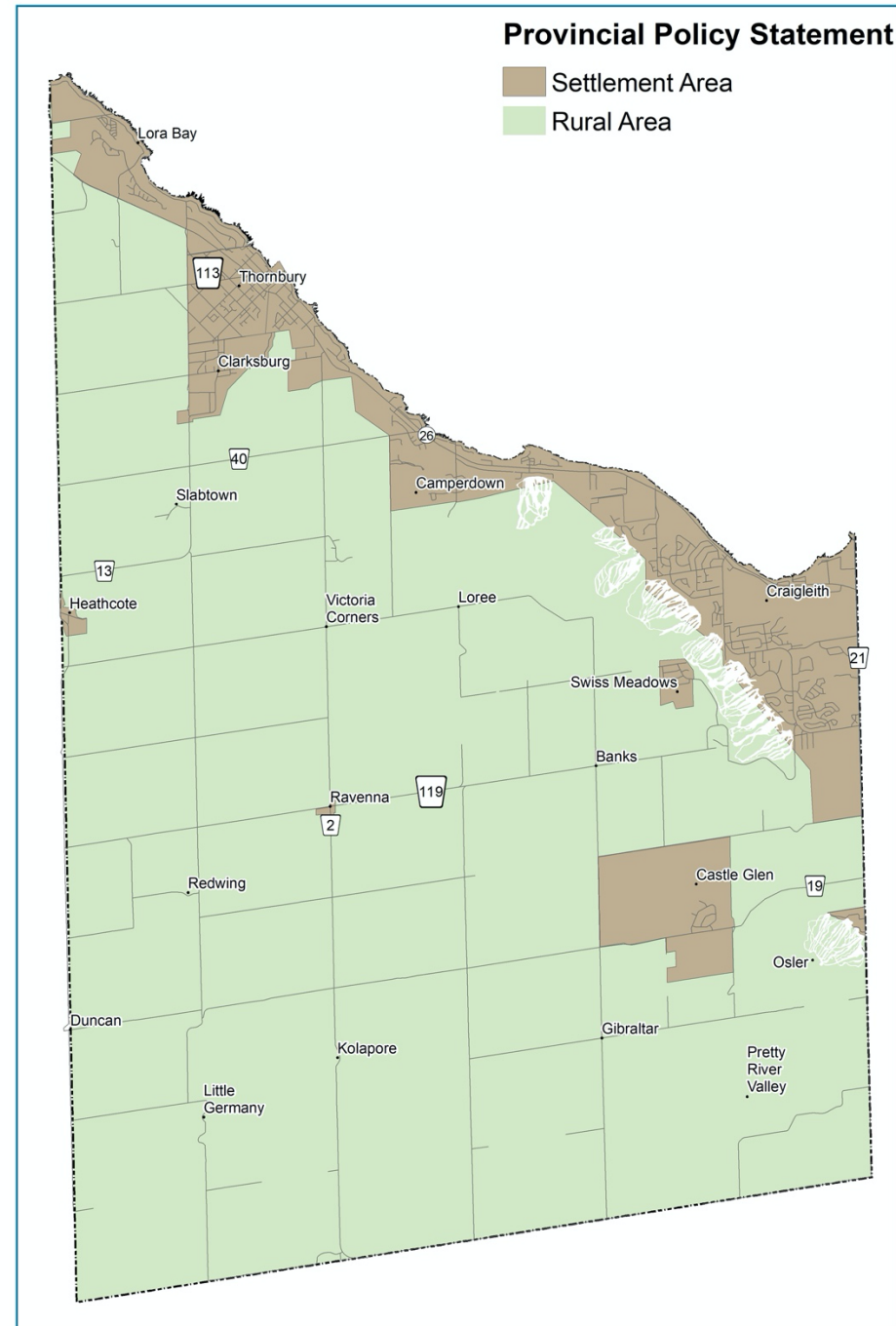
Table 5. Settlement Area Descriptions by Province, County and Town

Jurisdiction	Settlement Area Description	Location
Provincial Policy Statement (Map 1 Below)	<p>Settlement Areas:</p> <ul style="list-style-type: none"> Settlement areas are urban and rural areas that include cities, towns, villages and hamlets. Settlement areas may differ in terms of population, land uses, infrastructure, and other factors Settlement areas are lands that are designated in an Official Plan. Settlement areas shall be the focus for growth and development <p>Rural Areas:</p> <ul style="list-style-type: none"> Rural areas means a system of lands that may include rural settlement areas, rural lands, prime agricultural areas and other areas. 	<p>Provincial Settlement Areas include: Lora Bay, Thornbury, Clarksburg, Camperdown, Craigleith, Osler, Swiss Meadows, Castle Glen, Ravenna and Heathcote.</p> <p>Provincial Settlement Areas do not include: Banks, Gibraltar, Slabtown, Red Wing and other <i>Rural Lands</i>.</p>
County of Grey Official Plan (Map 2 Below)	<p>County Official Plan must be consistent with the Provincial Policy Statement</p>	
	<p>Primary Settlement Areas: Larger settlements with full services and a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth.</p>	<p>Includes: Thornbury and Clarksburg</p>
	<p>Secondary Settlement Areas: Towns, Villages and larger Hamlets which generally have significant populations and wide range of uses but may be limited due to external, physical, policy and/or lack of infrastructure.</p>	<p>Includes: Ravenna and Heathcote</p>
<p>Recreational Resort Settlement Areas: Applies to areas of The Blue Mountains and Grey Highlands comprised of seasonal/permanent residential and recreational growth on full services. These areas do not contain the same range of uses as a Primary Settlement Area.</p>	<p>Includes: Lora Bay, Camperdown, Craigleith, Osler</p> <p>*Swiss Meadows is located within the Niagara Escarpment Plan and designated</p>	

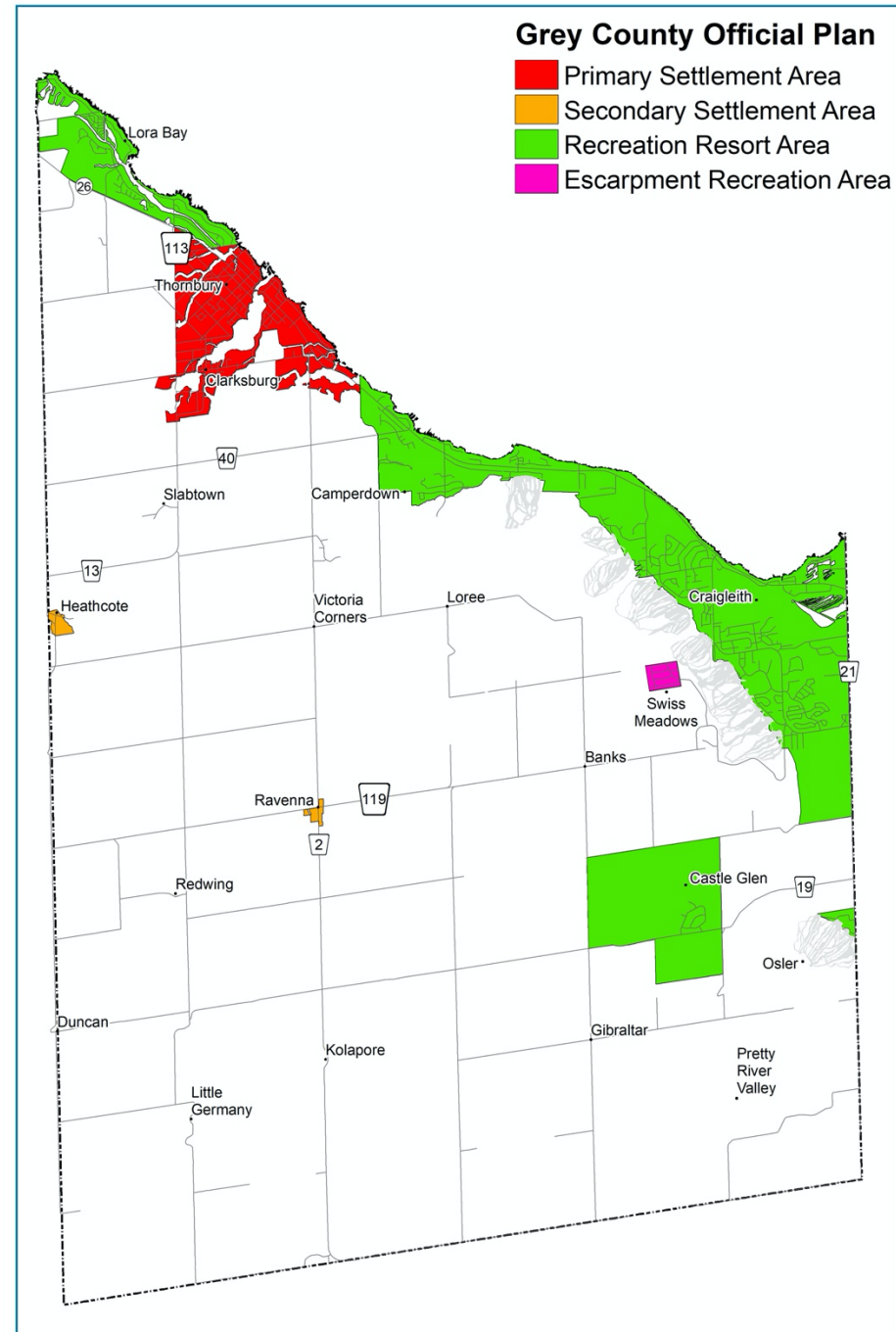
		Escarpment Recreation Area under the County Plan *Castle Glen is located within the Niagara Escarpment Plan and designated under Special Exception under the County Plan referring back to the Castle Glen Secondary Plan found in the Town Official Plan
	* The County of Grey also identifies an 'Inland Lake and Shoreline' and 'Sunset Strip Area' and 'Industrial Business Park' Settlement Areas that do not apply to the Town of The Blue Mountains.	N/A
Town of The Blue Mountains Official Plan (Map 3 Below)	Town Official Plan must be consistent with the Provincial Policy Statement and conform to the County Official Plan.	
	Thornbury/Clarksburg Settlement Area: The main concentration of urban activities, intended to function as a place of symbolic and physical interest for residents and visitors, a range of housing types and efficient use of infrastructure is supported.	Includes: Thornbury and Clarksburg
	Blue Mountain Village Resort Area: The primary resort area that complements the existing recreational base with residential, recreational, commercial and additional opportunities for year-round recreation.	Includes: Blue Mountain Village Core bounded by Grey Road 19 and the Escarpment slopes.
	Craigleith Village: A Settlement Area that is similar to but smaller in scale than the Thornbury/Clarksburg Settlement Area, servicing the Craigleith and surrounding area.	Includes: A general area north and south of Highway 26 from Fraser Crescent/Timmons Street (west) to Long Point Road/Grey Road 21 (east)
	Residential/Recreational Area: The area as designated under the County of Grey Official Plan providing a resort-related residential and recreational function.	Includes: The Recreation Resort Area identified under the County of Grey Official Plan except the Blue Mountain Village Resort Area, Craigleith Village Area, and Future Secondary Plan Areas.
	Future Secondary Plan Areas: Areas that are identified as requiring more detailed planning prior to future development occurring.	Includes: Those lands designated Future Secondary Plan Area. (Thornbury West,

		Craigeith South, Swiss Meadows)
	Tertiary Settlement Areas / Hamlets: Those areas designated under the County of Grey Official Plan. Discrepancy from County Plan (Secondary Settlement Area) vs. Town Plan (Tertiary Settlement Area / Hamlet)	Includes: Ravenna and Heathcote

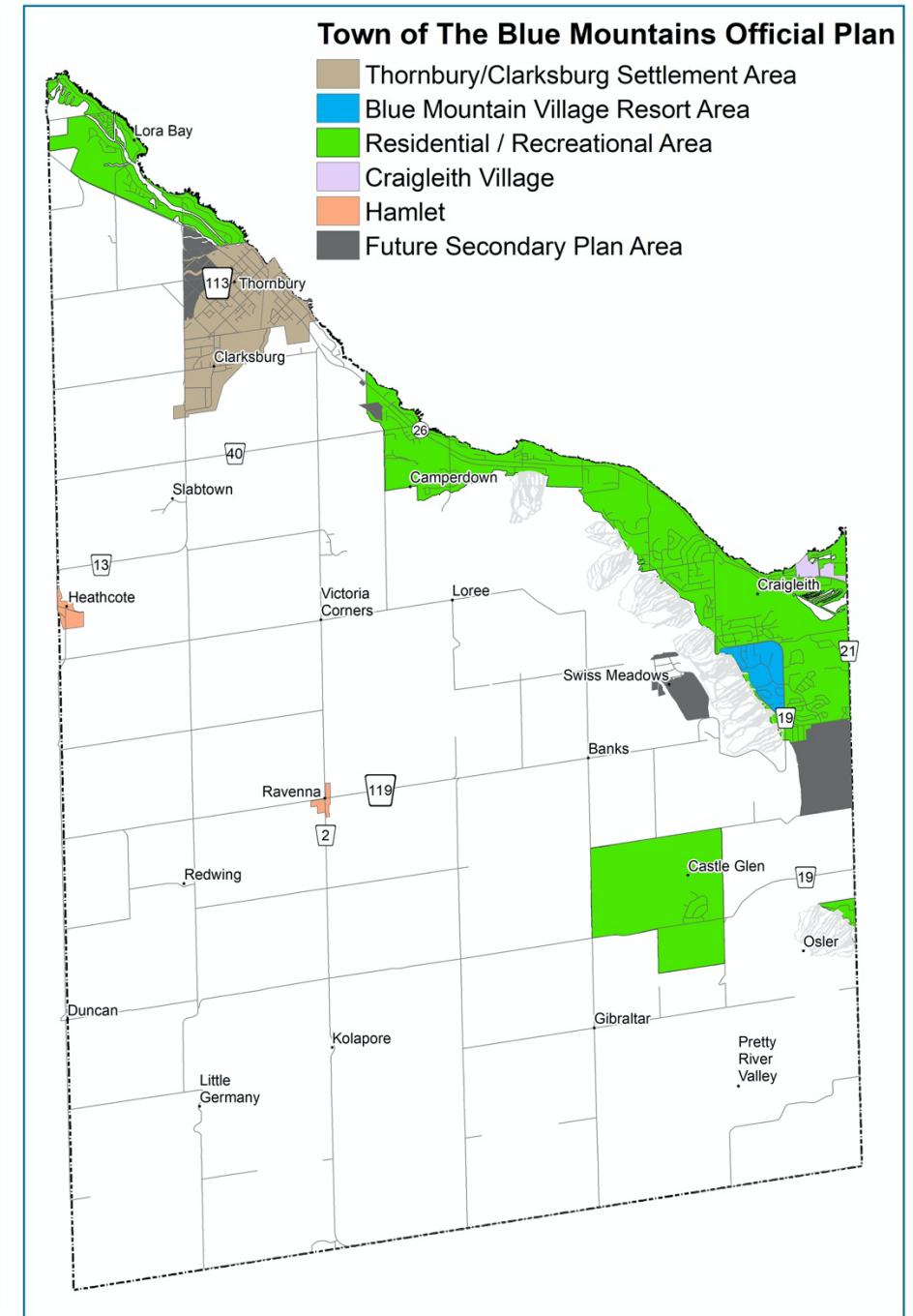
SETTLEMENT AREAS DESCRIPTIONS BY PROVINCE, COUNTY AND TOWN



Map 1



Map 2



Map 3

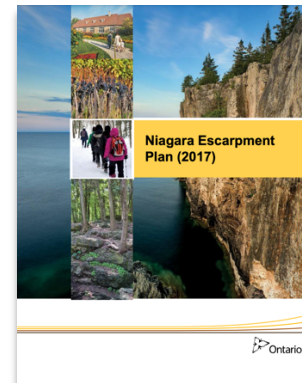
3.2 Other Provincial Plans

The Province of Ontario releases new and updated Provincial Plans from time to time. These Plans provide more detailed and geographically specific policies to meet certain objectives such as managing growth, protecting agricultural lands, and protecting the natural environment. These Plans work together with the Provincial Policy Statement with municipal decisions having to “conform to” or “not conflict with” the policies of these Plans including:

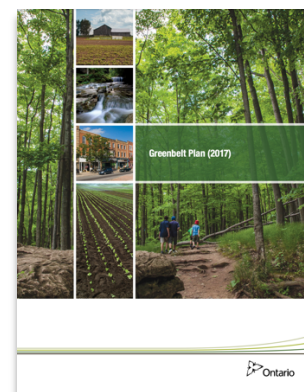
- The Niagara Escarpment Plan;
- The Greenbelt Plan;
- The Oak Ridges Moraine Conservation Plan;
- Growth Plan for the Greater Golden Horseshoe (Growth Plan); and
- Growth Plan for Northern Ontario (Lands North of Parry Sound and Highway 60).

The Provincial Plans that apply to the Town of The Blue Mountains includes the Niagara Escarpment Plan and Greenbelt Plan. The Plans are in place to recognize the Provincial interest in maintaining the Niagara Escarpment (and land within its vicinity) substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment.

The Niagara Escarpment Plan (NEP) applies to approximately 1/3 of the Town of The Blue Mountains. The Official Plan provides policy direction within the Niagara Plan areas based on the direction of the NEP and in no case shall the policies of the TBM Official Plan conflict with the NEP. In instances where there is conflict, the NEP policies shall prevail.



The Greenbelt Plan, together with the NEP and Oak Ridges Moraine Conservation Plan (ORMCP), identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape. The Greenbelt Plan, together with the Growth Plan, the NEP and the ORMCP, builds on the Provincial Policy Statement to establish a land use planning framework for the GGH that supports a thriving economy, a clean and healthy environment and social equity.



A Place to Grow: Growth Plan for the Greater Golden Horseshoe builds upon the 2006 Growth Plan created under the 'Places to Grow' Act. It is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. Like other provincial plans, this Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas located outside of the limits of the Town of The Blue Mountains and is focused to the Greater Golden Horseshoe of Ontario.

The Growth Plan does not apply to the Town of the Blue Mountains. However, some policy direction and objectives of the Growth Plan can be found throughout the Town of The Blue Mountains Official Plan.

4 Goals and Objectives

A series of goals and strategic objectives have been developed in an effort to implement the vision and guiding principles of the Town, as described above. Goals are intended to be broad long-term aims that attempt to define how the vision will be implemented. Strategic objectives are intended to be specific and realistic targets that measure the accomplishment of a goal.



These goals and strategic objectives are intended to work together in the pursuit of a sustainable balance between the environment, society, culture and the economy, and to support development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Question 12 of the April 2022 Survey asked respondents to rate the success of accomplishing and responding to various key issues. The results are shown below:

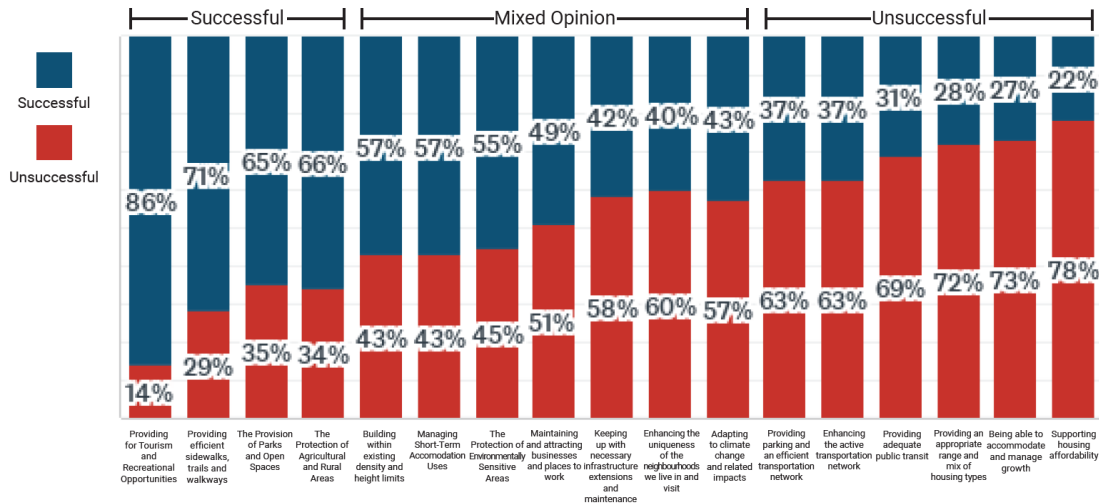


Table 6 below sets out the current goals and strategic objectives, as well as Staff commentary for each objective with recommendations for updates or additions.

Table 6. Commentary on Goals and Objectives

Goal	Objectives	Commentary
<p>Sustainable Development: 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. No change
	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
	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
	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
	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
	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
	<p>Additions: 14. Insert new objective to incorporate direction found under the Integrated Community Sustainability Plan and to recognize enhanced need for climate resiliency.</p>	
<p>Natural Environment: 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.</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>Additions:</p> <p>10. Insert a new goal 'Climate Change Action' with a new description "To embrace energy conservation, innovation and nature based solutions that result in adaptation and mitigation to the impacts of climate change."</p> <p>11. Recognize The Blue Mountains declaration of Climate Change Emergency for the purpose of enhancing and accelerating action on our commitment to protect our community, our economy, and our ecosystems from the impacts of climate change.</p> <p>12. Consider additional Objectives that support creating climate solutions, building sustainable neighbourhoods, growing an innovative and thriving community and collaboration/action items that result from the Integrated Community Sustainability Plan when completed.</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 Downtown Area 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.</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 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
	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. Also consider strengthening the term ‘sensitive’ to also include ‘respective’
	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
	<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.</p>	

		<p>10. Encourage maximizing natural and built heritage assets such as Georgian Bay and the Beaver River</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>	<p>1. Protect and <i>enhance</i> the natural <i>character</i> of the Georgian Bay shoreline.</p>	<p>1. Preserve, Protect and enhance the Georgian Bay shoreline, Niagara Escarpment, and Beaver River as incredible natural assets and important features to the Town.</p>
	<p>2. Preserve and <i>enhance</i> the Niagara Escarpment as a unique and important feature of the Town.</p>	<p>2. Delete (merged with Objective #1 above)</p>
	<p>3. Preserve and improve access to open space and shoreline areas, including the Niagara Escarpment, Nipissing Ridge and the Georgian Bay shoreline.</p>	<p>3. Insert 'public access to open space' and 'Beaver River and Millpond' to the including list.</p>
	<p>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.</p>	<p>4. Add environmental protection</p>
	<p>5. Protect the natural and cultural heritage features, which comprise the open landscape <i>character</i>.</p>	<p>5. Protect and enhance</p>
	<p>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.</p>	<p>6. No change</p>
<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>	<p>1. Ensure that the scale of new non-farm uses and development is compatible with the role and function of agriculture.</p>	<p>1. No change</p>
	<p>2. Prohibit the further fragmentation of good agricultural lands and encourage consolidation of farming parcels to improve efficiencies and productivity where possible.</p>	<p>2. No change</p>
	<p>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>.</p>	<p>3. No change</p>
	<p>4. Encourage the establishment of <i>small-scale on-farm diversified uses</i> on farm properties to improve the livelihood of area farmers.</p>	<p>4. No change</p>
	<p>5. Maintain and protect specialty agricultural lands given the importance of these lands to the region and contribution to the economy of the Town.</p>	<p>5. No change</p>
	<p>6. Appropriately control land division and land use on specialty crop lands.</p>	<p>6. No change</p>
	<p>7. Provide opportunities for appropriately scaled <i>agriculture-related uses</i> in the agricultural area.</p>	<p>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.</p>
	<p>8. Work with all levels of government and the agricultural community to promote and <i>enhance</i> the agricultural industry through marketing.</p>	<p>8. No change</p>
	<p>9. Encourage the participation of the agricultural industry and community in dealing with concerns of an agricultural nature.</p>	<p>9. No change</p>

	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
<p>Economic Development:</p> <p>To provide opportunities for economic development and the creation of jobs.</p>	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
	3. Pre-zone lands for employment and commercial uses wherever possible and appropriate.	3. Reinforce this objective through stronger policy
	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
	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'
	7. Encourage wherever possible through the land use planning process the retention of existing businesses in the Town.	7. No change
	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
	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
	<p>Additions:</p> <p>12. Support continued growth and expansion of the arts and culture industries.</p>	
<p>Tourism and Recreation:</p> <p>To enhance opportunities for</p>	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
	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

tourism and recreational uses and related development.	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	3. No change	
	4. Discourage any re-designation and/or rezoning to remove permissions for tourism-related uses.	4. No change	
	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.	5. No change	
	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.	6. No change	
	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.	7. Include Beaver River along with Georgian Bay and Escarpment.	
	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.	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.	
	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.	9. No change	
	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.	10. No change	
	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	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.	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'.
		2. Ensure that all <i>infrastructure</i> required to serve urban areas is built prior to, or coincident with, <i>development</i> .	2. No Change
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.		3. Delete the words 'where feasible'.	
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.		4. No change	
5. Encourage the provision of <i>infrastructure</i> that is energy efficient, promotes water conservation and water efficiencies, and supports improvements to air quality.		5. Expand to also include considerations for green infrastructure, low impact designs (LID), addition of tree canopy, and improvements to storm water quality.	

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. 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</i> of <i>seniors housing</i> in the Town.	4. No Change
	5. Ensure that a viable amount of rental housing continues to be available.	5. Reinforce this objective through stronger policy.
	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
	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 minimizes environmental and social impacts.</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 associated with mineral aggregate extraction operations.	5. No Change
	6. Recognize existing <i>mineral aggregate operations</i> and protect them from activities that would preclude or hinder their continued use.	6. No Change
		<p>Additions:</p> <p>8. Housing Background Paper to also inform how to develop Goals and Objectives</p>

<p>Cultural Heritage:</p> <p>To identify, conserve and enhance the Town's cultural heritage resources, whenever practical.</p>	<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.</p>	1. No Change
	<p>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.</p>	2. No Change
	<p>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.</p>	3. No Change
	<p>4. Pursue the designation, or other means of protection, under the Ontario Heritage Act, of <i>significant cultural heritage resources</i>.</p>	4. No Change
	<p>5. Prevent the demolition, destruction, inappropriate alteration or use of designated <i>cultural heritage resources</i>.</p>	5. No Change
	<p>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>.</p>	6. No Change
	<p>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.</p>	7. No Change
	<p>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>.</p>	8. No Change
	<p>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.</p>	9. No Change
	<p>10. Consult with Aboriginal Communities with respect to the identification and protection of <i>archaeological resources</i>.</p>	10. Improve objective to also include addition of enhanced consultation on development applications



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