



Public Information Session

June 2022

THE BLUE PRINT

OFFICIAL PLAN REVIEW

Phase 1 Survey Results



Survey ran from April 4 to April 29, 2022 and received 595 responses.

THE BLUE PRINT
OFFICIAL PLAN REVIEW



The Town of the Blue Mountains is updating its Official Plan and we want your feedback!

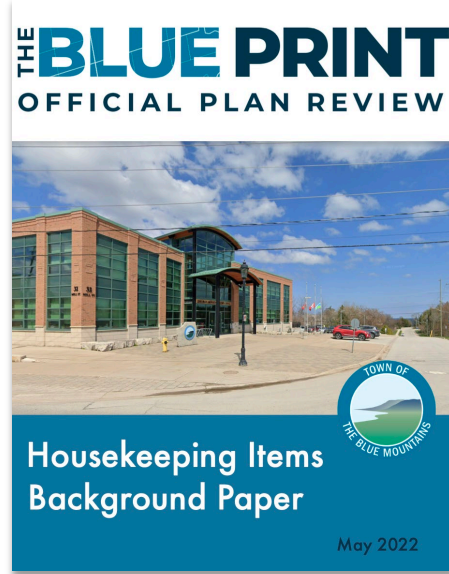
The Official Plan Review will assess current policies on how land in the community should be used. It's a legal document which will set the vision and direction that shapes the growth, development and protection of the Town to the year 2046.

Share your thoughts at:
www.thebluemountains.ca/survey

Ten common themes emerged:

1. Community character
2. Preserve what is already great
3. Manage growth and plan for the long term
4. Ensure a mix of housing affordability and density
5. Efficiency in servicing & infrastructure
6. Prioritize public spaces and active transportation
7. Protect and enhance rural/agricultural lands
8. Leverage existing tourism opportunities
9. Develop a strong Official Plan with clear goals
10. Find a balance between height and density

Phase 1 Background Papers



Vision and Objectives

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 Blue Mountains is and wishes to be. Guiding Principles support and help to define the updated Vision Statement and to provide policy direction for the next 25 years.

Official Plan Opportunities:

- Continue to support all relevant and successful principles
- Further recognize importance of Community Character and integrating respectful/compatible development
- Expand housing choices by promoting increased range of housing types and price points
- Better recognize importance of the Environment and Climate Change
- Seek out new opportunities to better connect our neighbourhoods, communities and points of interest

Guiding Principles:

1. Communities
2. Growth Management
3. Parks /Open Space
4. Compact Neighbourhoods
5. Character
6. Natural Heritage
7. Public Access
8. Housing
9. Employment
10. Downtowns
11. Transportation
12. Infrastructure
13. Decisions
14. Agriculture

Vision and Objectives

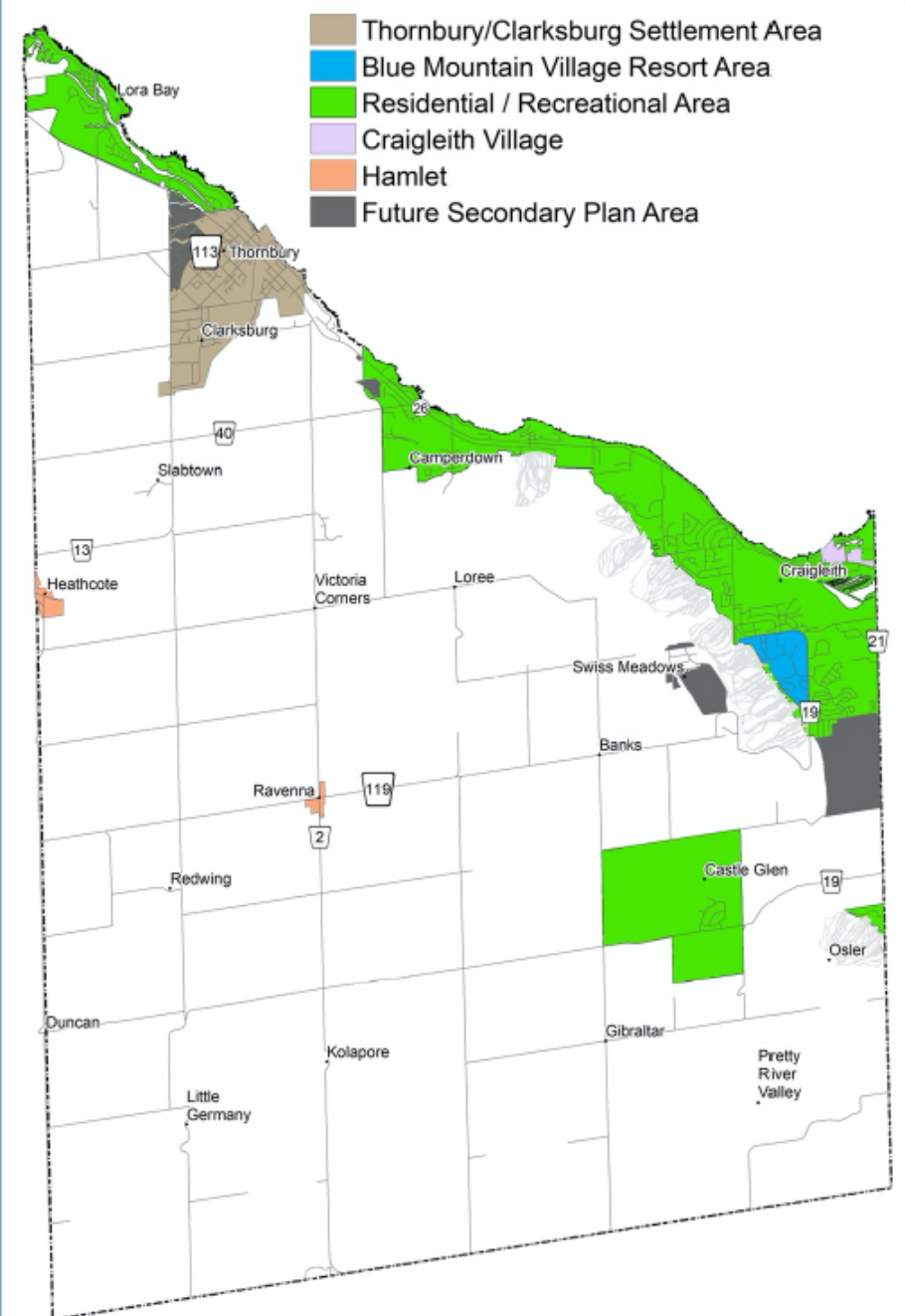


Community Structure

Refine Provincial Policy and County Policy Requirements by Community Area:

- Clarify/Define role of all Settlement Areas
- Recognize settlement areas have different growth needs, land uses, and servicing requirements
- Focus of Growth in the Town is directed to Settlement Areas
- Establish general parameters for growth, land uses, and levels of service
- Identify limits for full municipal Water and Sanitary Sewers
- Identify Community Gateways and enhanced Sense of Place
- Role and application of Provincial Plans:
 - Niagara Escarpment Plan, Greenbelt Plan, Growth Plan, ...

Town of The Blue Mountains Official Plan



Vision and Objectives



Goals and Objectives

Goals and Strategic Objectives implement the vision and guiding principles of the Town.

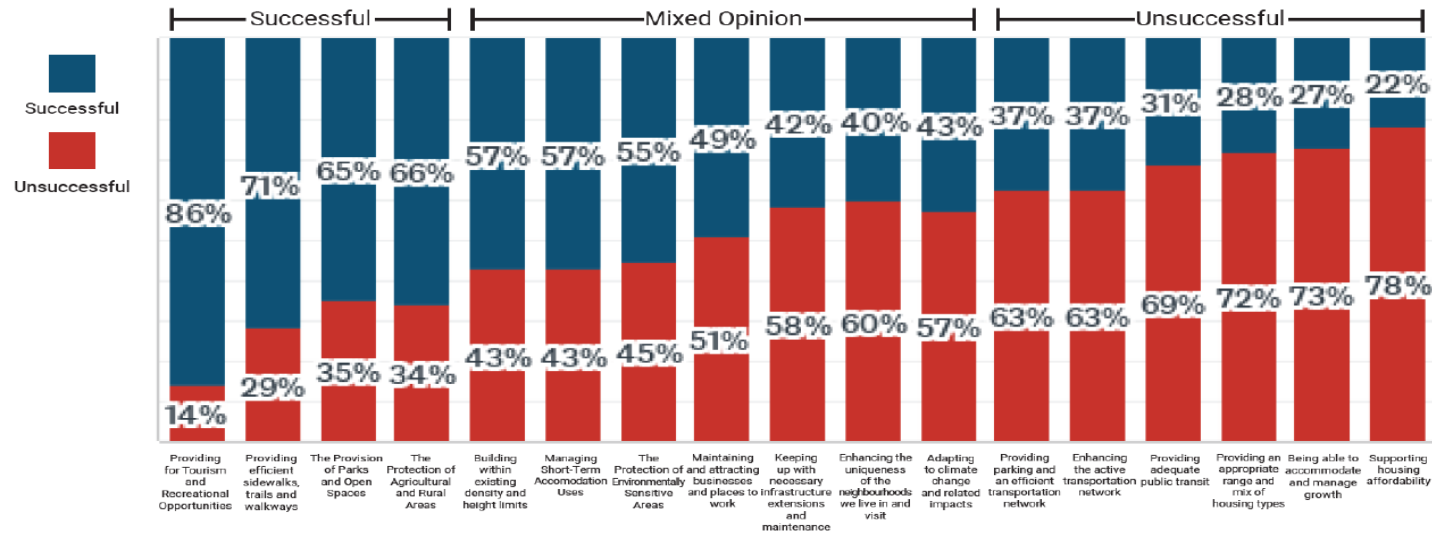
Goals are broad, long-term aims.

Objectives are specific targets to accomplish a Goal.

Goals and Objectives:

- Sustainable Development
- Natural Environment
- Growth and Settlement
- Urban Community Character
- Rural and Open Space Character
- Agriculture
- Economic Development
- Tourism and Recreation
- Infrastructure
- Housing
- Mineral Aggregate Resources
- Cultural Heritage

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:



Vision and Objectives

Goals and Objectives

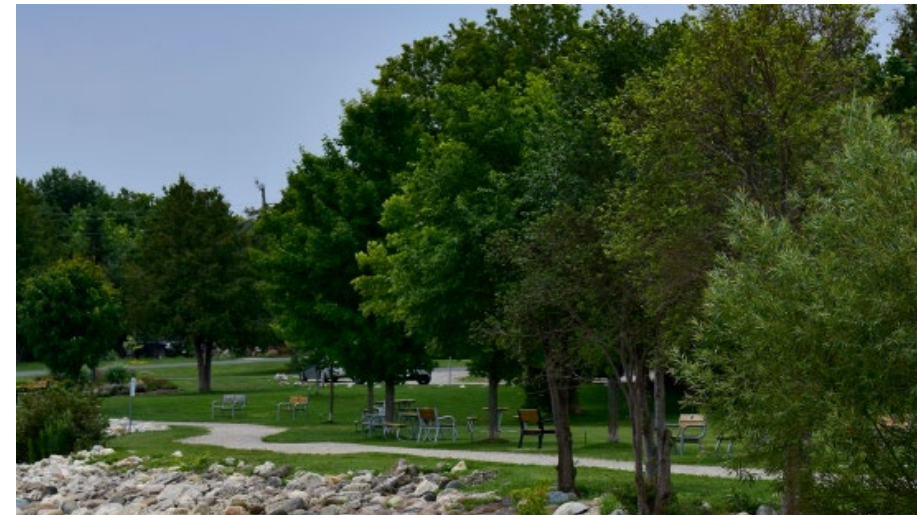
Successful: Tourism, Recreation, Trails, Parks and Open Space, Agricultural / Rural Lands

Mixed Opinion: Density, Height, STA's, Environment, Economy, Infrastructure, Character

Unsuccessful: Roads/Traffic, Active Transportation, Transit, Housing (mix and affordability), Managing Growth

Official Plan Opportunities:

- Insert new Goal for 'Climate Change Action' with Objectives that recognize need to adapt and mitigate the impacts of climate change
- Strengthen Downtown Cores and attract new commercial development
- Recognize new and existing residential areas with: varying intensification targets, housing types, character, compatibility, connectivity
- Enhance agricultural and rural connections and economic opportunities
- Support continued growth/expansion of the arts and culture industries
- Expand Active Transportation priorities and community network



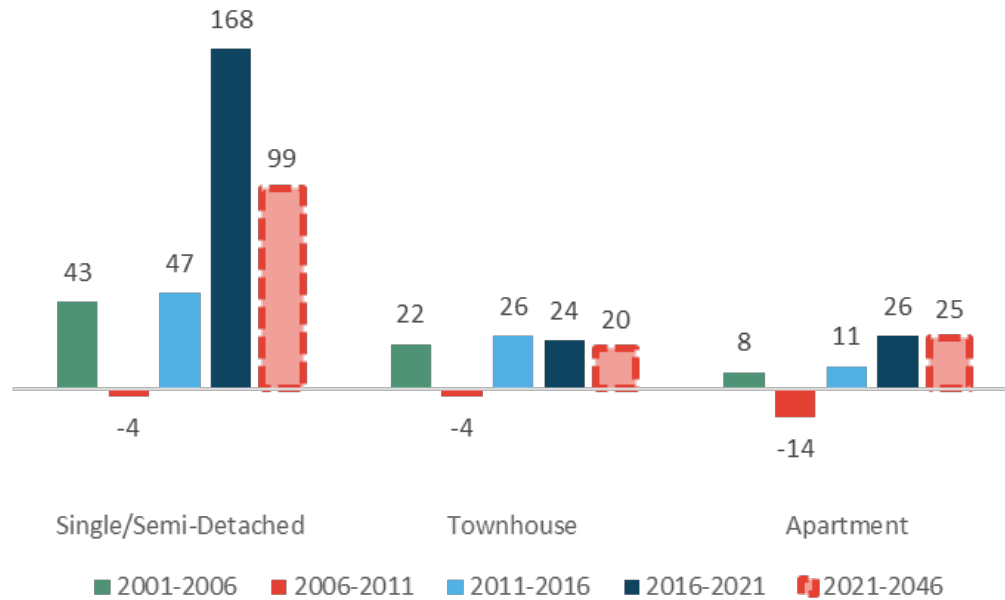
Growth Management

Growth Allocations



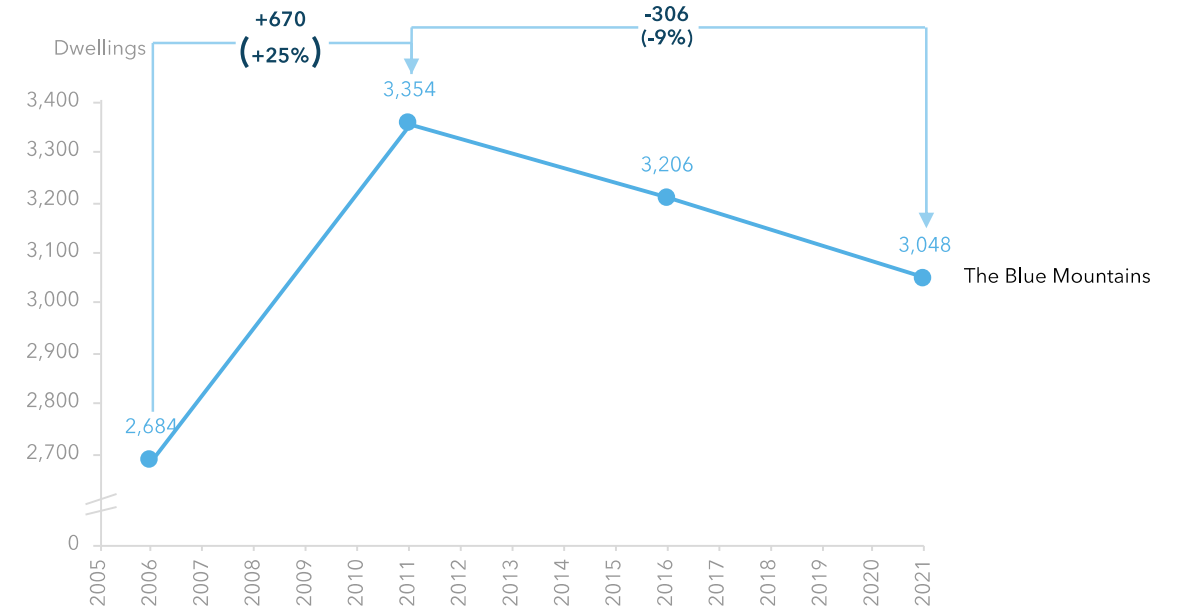
Forecasts in County OPA 11 are lower than recent growth (2016-2021), but higher than historical average.

Average Annual Household Growth



The number of seasonal recreational dwellings has trended lower. Forecasts in County OPA 11 identify continued decline in seasonal recreational units.

Seasonal Recreational Units



Growth Management

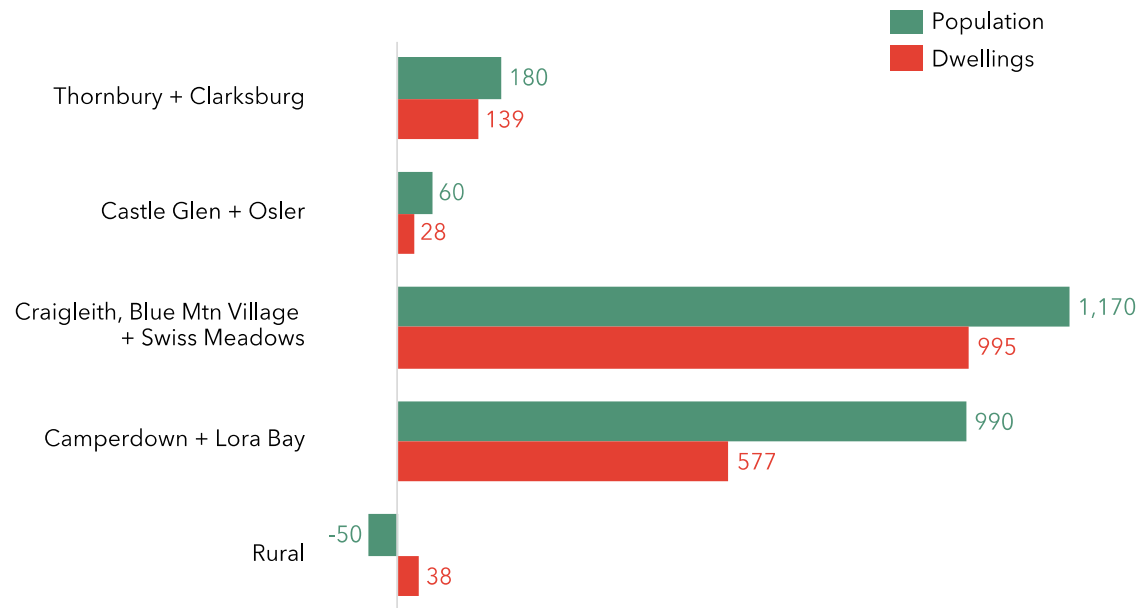
Growth Allocations



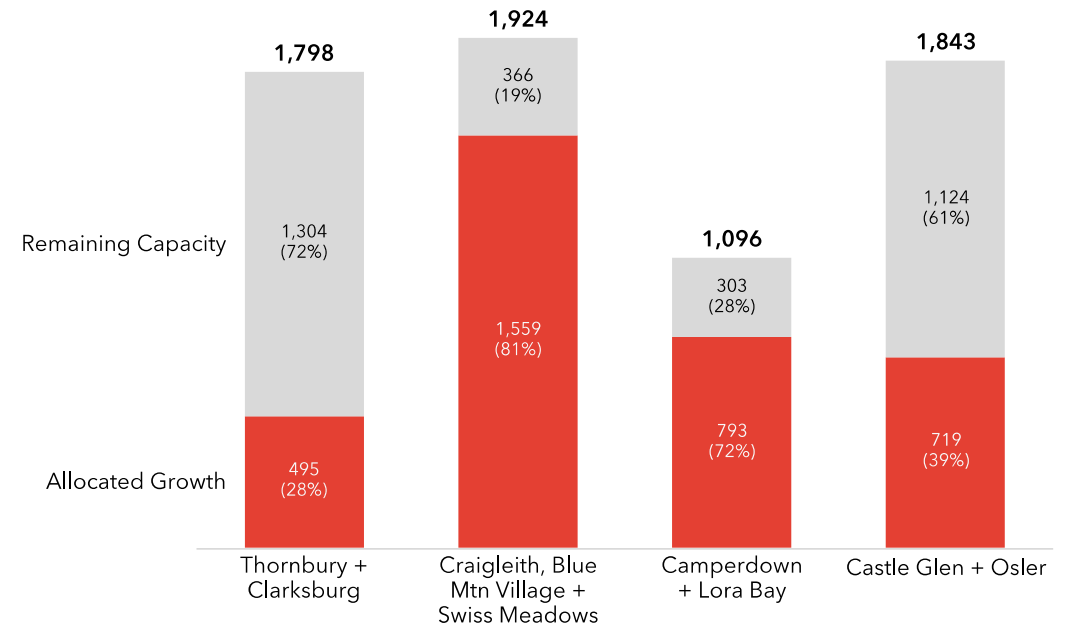
Craigleith, Blue Mountain Village, Swiss Meadows and Lora Bay have accounted for the majority of growth.

By 2046, there is anticipated to be remaining land capacity in each settlement area.

Growth by Settlement Area (2006-2021)



Remaining Capacity by Settlement Area



Growth Management

Fiscal Impact



Three development scenarios and associated land needs considered in completing fiscal impact analysis.



Scenario 1
Low-Density
(Single-Detached)



Scenario 2
Medium-Density
(Townhomes)



Scenario 3
High-Density
(Apartments)



Population and Housing

| | | | |
|------------------------|------|------|------|
| Number of Persons | 500 | 501 | 500 |
| Persons Per Unit (PPU) | 2.63 | 1.89 | 1.51 |
| No. of Units | 190 | 265 | 331 |

Land Needs

| | | | |
|----------------|------|-----|-----|
| Density (uph) | 15 | 40 | 100 |
| Land Area (Ha) | 12.7 | 6.6 | 3.3 |

Municipal Infrastructure

| | | | |
|--------------------------------------|-------|-----|-----|
| Parkland (Ha) | 1.9 | 1.9 | 1.9 |
| Road Length (m) | 1,650 | 860 | 430 |
| Linear Wastewater and Wastewater (m) | 1,650 | 860 | 430 |
| Stormwater Management Pond (Ha) | 0.5 | 0.3 | 0 |

Growth Management

Fiscal Impact

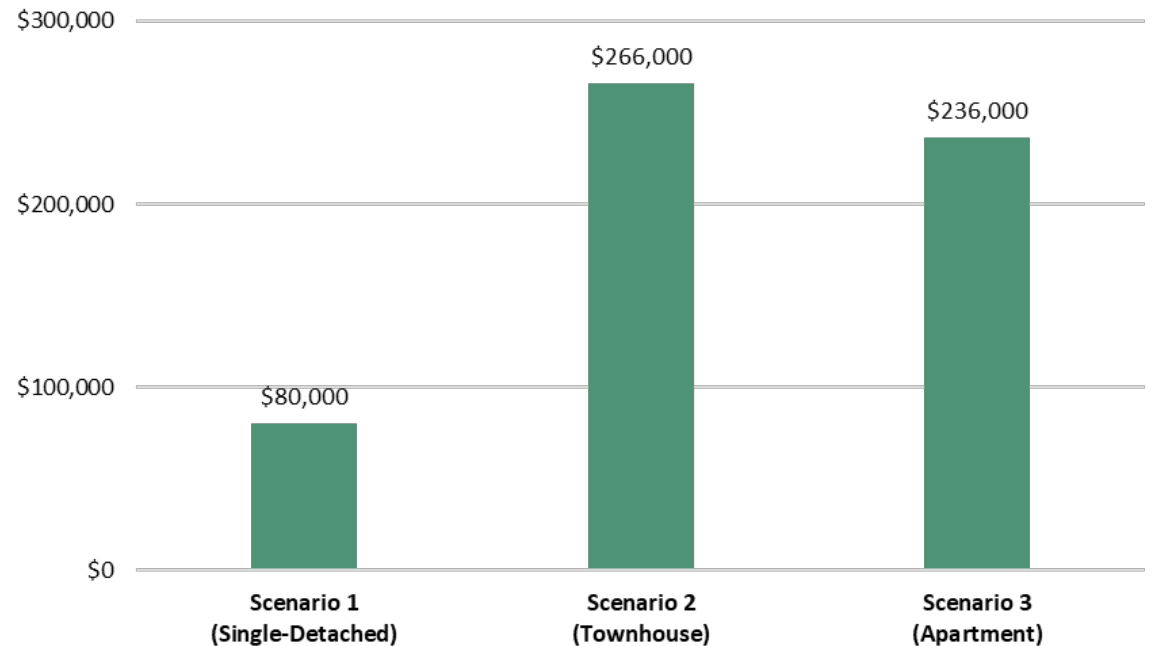


Scenario 2 (townhomes) is anticipated to generate the most municipal revenue (\$862,000 per year).

Scenario 3 (apartments) is anticipated to have the lowest operating and replacement costs for the Town (\$740,000 per year).


The net positive fiscal impact of **Scenario 2** is anticipated to be highest, followed by **Scenario 3** and **Scenario 1** (single-detached).


Net Fiscal Impact (Annual)



Housing

A range of dwelling types are **already permitted** under the current Town Official Plan, however:

Single and semi-detached dwellings make up **the vast majority** of dwellings 

Denser housing forms (townhouses and apartments) are **underrepresented** 

Official Plan Opportunities

Encourage a **broader range** of dwelling types by emphasizing:

- The importance of creating of a diverse, walkable and inclusive community
- The development of mixed use buildings within Downtown
- The requirement for context-sensitive and compatible development

Allow for more **gentle intensification** by:

- Permitting up to 2 accessory apartments on all residential properties
- Permitting the conversion of large homes for multiple units where appropriate

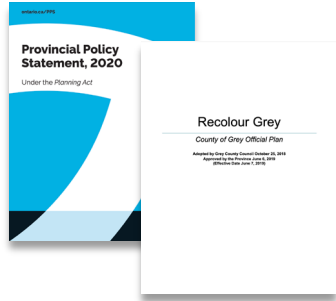


Density and Height



Why Intensify?

Direction to intensify settlement areas from Province and County



Provide for a range of housing choices and attainable options



Minimize land consumption and reduce urban sprawl



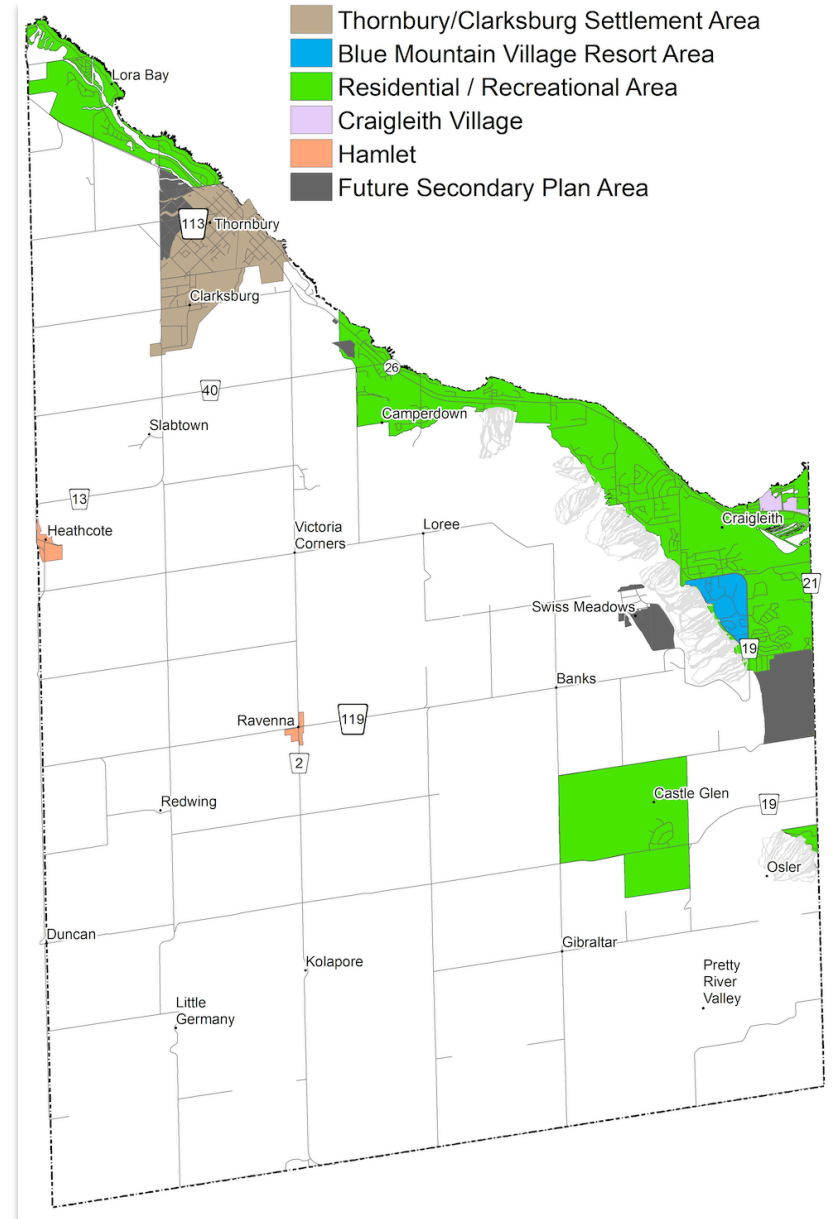
Make efficient use of existing infrastructure and services



Hierarchy for Growth and Intensification

1. Thornbury/Clarksburg Primary Settlement Area
2. Residential/Recreational Areas + Blue Mountain Resort Area + Craigleith
3. Hamlets (Heathcote + Ravenna)

The Blue Mountains Settlement Areas



Height

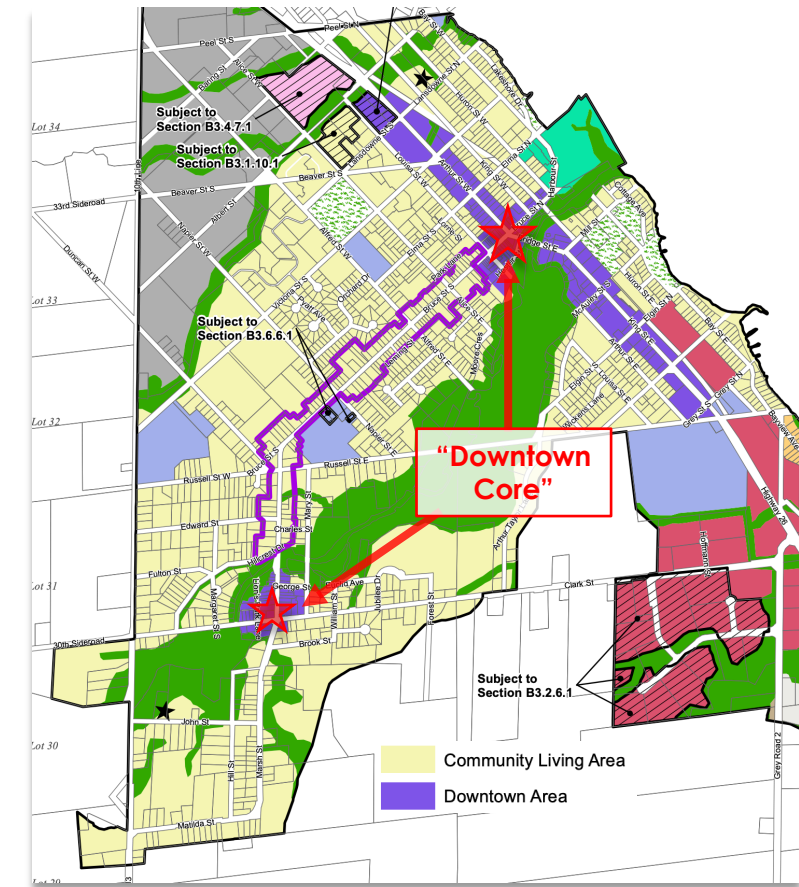


Official Plan Opportunities

- Maintain maximum **3 storey height** across the Town
- Encourage **higher density (up to 6 storeys)** in appropriate locations
 - **Option 1:** Permit based on locational, site design and built-form criteria
 - **Option 2:** Map and designate lands for higher density
- Maintain historic low-rise **“Downtown Core”** character
 - Focus the Town's highest densities on the periphery of the core and along the Highway 26 Corridor
- Focus on higher density throughout Residential/Recreational Areas for **seasonal and resort units**



Thornbury/Clarksburg Official Plan Land Uses



Density



Official Plan Opportunities

- Allow for more **dense development, varied housing** types and **flexibility in built form** by:
 - Increasing townhouse and apartment density ranges
 - Increasing the minimum density for new greenfield areas
- Establish a maximum density of **100 units per gross hectare** **AND/OR** policies that dictate how dense development can be based on site-context and built form measures such as:
 - Setbacks
 - Floor plate size
 - Building length
 - Stepbacks
 - Transitions to low-rise neighbourhoods



100 Units Per Gross Hectare Example



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.



Official Plan Changes:

- Table of 16 modifications:
 - General Mapping and Formatting Errors
 - Missing Items
 - Inconsistent Policies
 - Clarification
 - Improved Efficiencies
 - Insert Ontario Land Tribunal Decisions and Official Plan Amendments

B4.4.2

Location

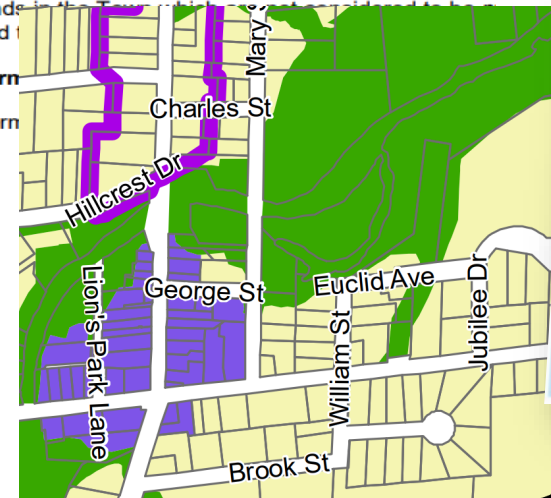
The Rural designation as shown on Schedule A ap; lands and

B4.4.3

Perm

Perm

a)



Official Plan Amendment #1 (OPA1)

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Thank You