

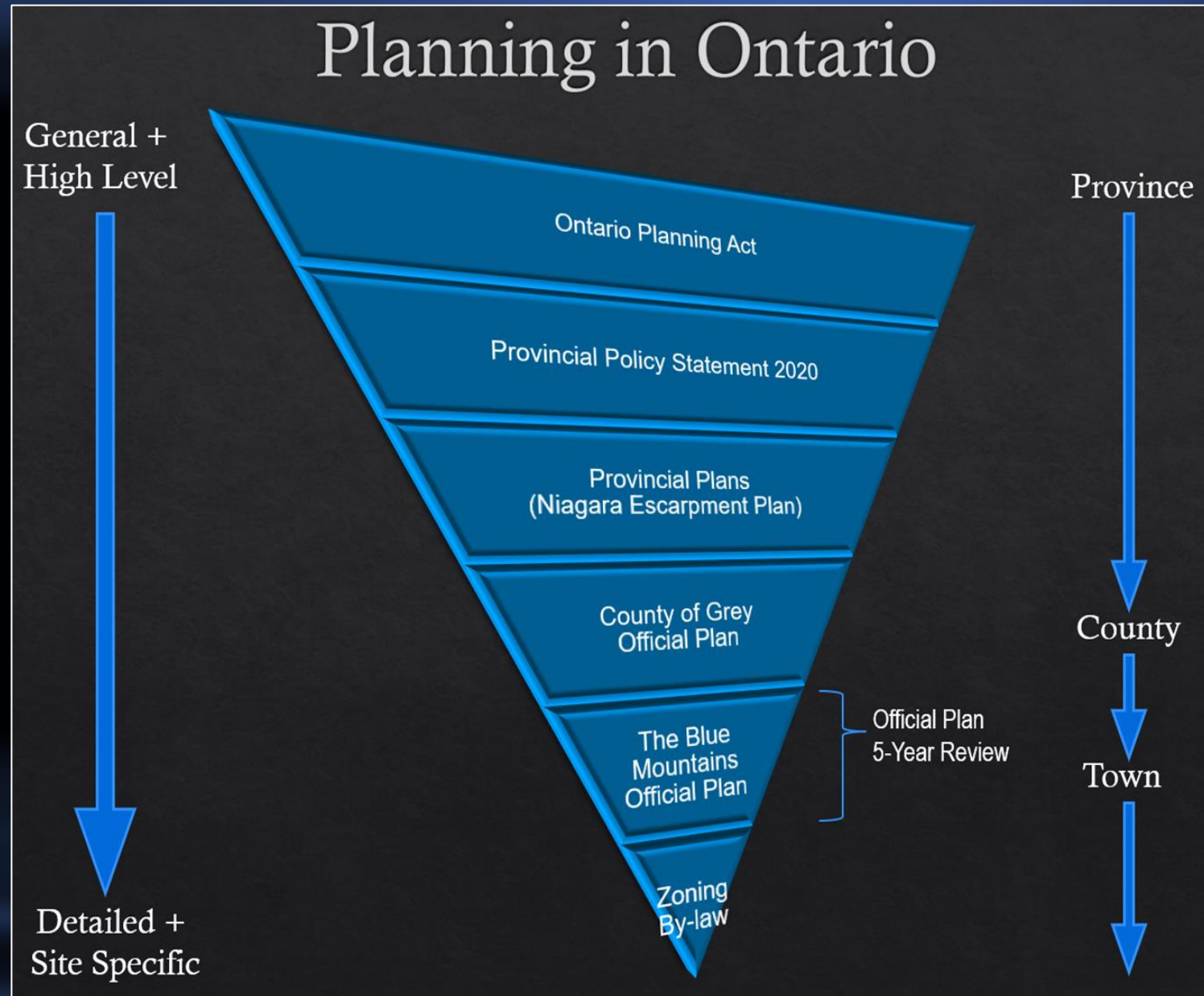
Town of The Blue Mountains

# **OFFICIAL PLAN 5-YEAR REVIEW**

Blue Mountain Village Association 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
  - Background Papers
  - Stakeholder Meetings
  - Public Information Centers



# 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

General +  
High Level

**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  
prepares for  
New Official  
Plan (2026)

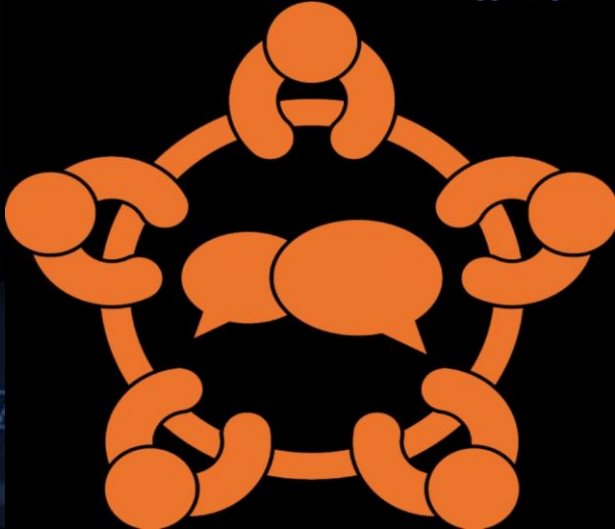
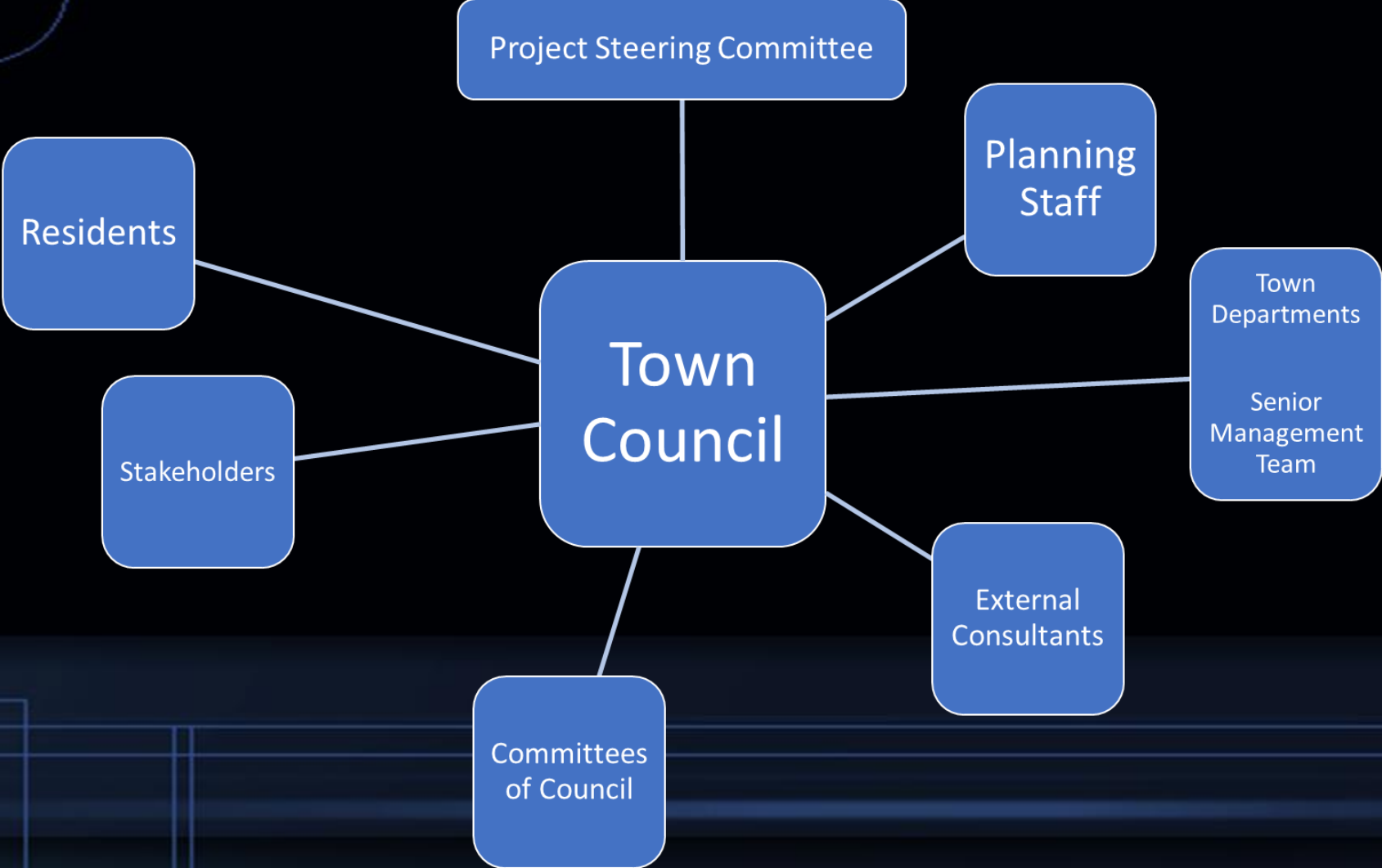
**Phase 3:**  
Creation of  
Community  
District Plans

- Lora Bay
- Thornbury
- Clarksburg
- Camperdown
- Craigleith
- Blue Mountain Village Core
- Castle Glen
- Rural Areas

Detailed +  
Community  
Specific



# Project Teams and Support:



# Phase 1

# Background Papers



**THE BLUE PRINT**  
OFFICIAL PLAN REVIEW



**VISION, STRATEGIC  
DIRECTIONS & LAND USE  
CONCEPT BACKGROUND PAPER**

May 2022



**THE BLUE PRINT**  
OFFICIAL PLAN REVIEW




**HOUSEKEEPING ITEMS  
BACKGROUND PAPER**

May 2022




**THE BLUE PRINT**  
OFFICIAL PLAN REVIEW



**DENSITY & HEIGHT  
BACKGROUND PAPER**

SGL  
Planning & Design Inc.

May 2022



**THE BLUE PRINT**  
OFFICIAL PLAN REVIEW



**GROWTH ALLOCATIONS  
& FISCAL IMPACT REPORT  
PARCEL**

May 2022




**THE BLUE PRINT**  
OFFICIAL PLAN REVIEW



**HOUSING  
BACKGROUND PAPER**

SGL  
Planning & Design Inc.

May 2022



# 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

### Phase 1 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





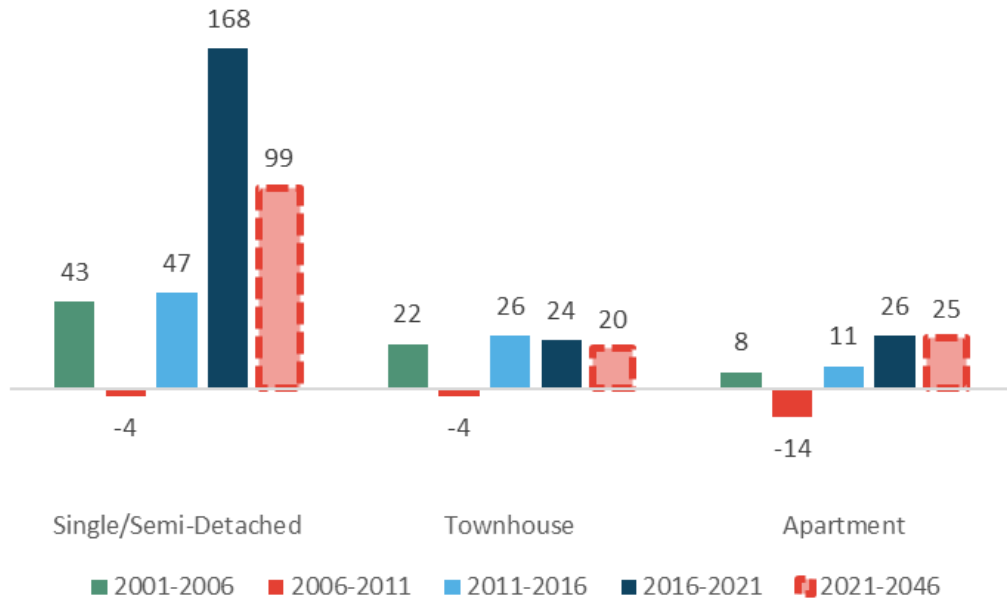
# Growth Management

## Growth Allocations



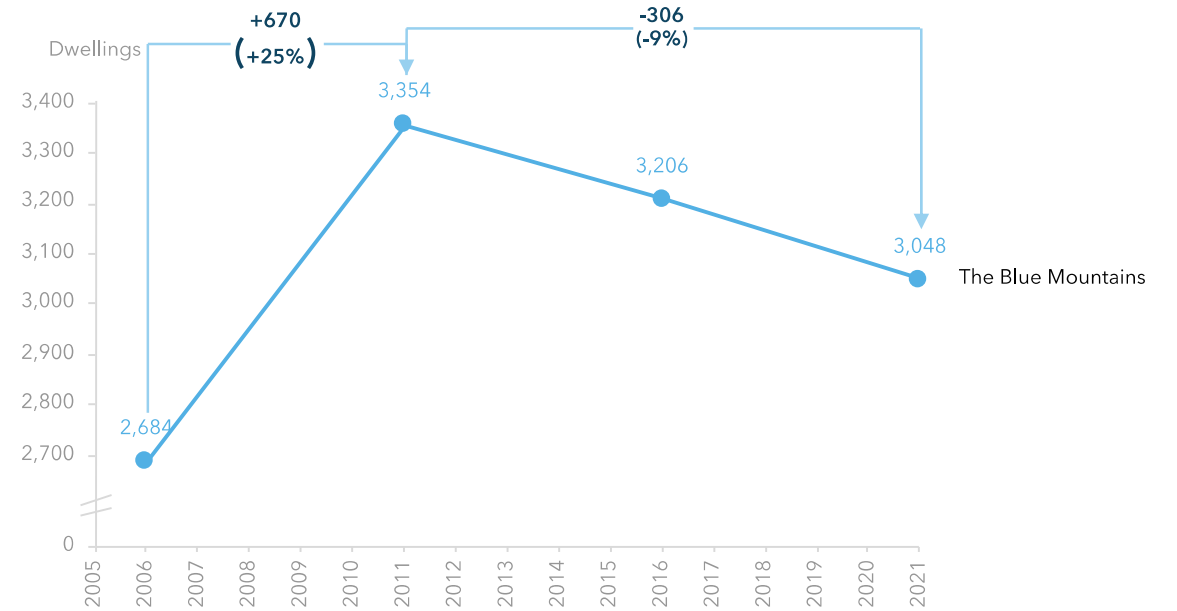
Forecasts in County OPA 11 are lower than recent growth (2016-2021), but higher than historical average.

### 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

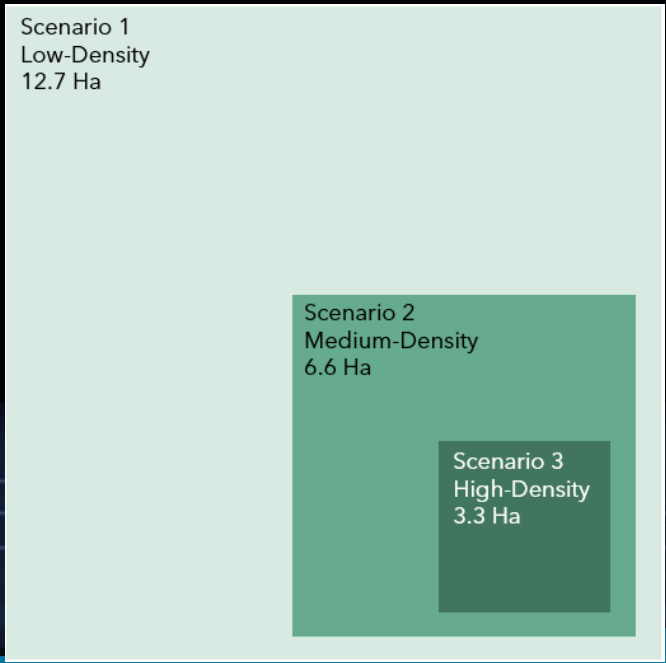





# Growth Management



## 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)
			
<b>Population and Housing</b>			
Number of Persons	500	501	500
Persons Per Unit (PPU)	2.63	1.89	1.51
No. of Units	190	265	331
<b>Land Needs</b>			
Density (uph)	15	40	100
Land Area (Ha)	12.7	6.6	3.3
<b>Municipal Infrastructure</b>			
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

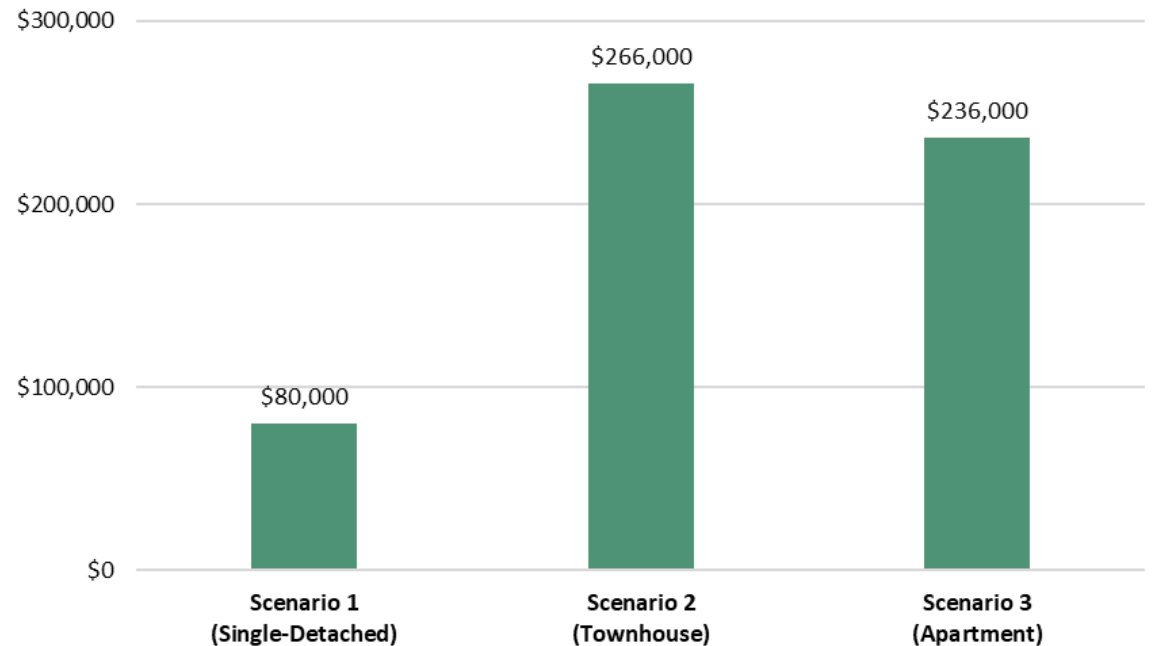


**Scenario 2** (townhomes) is anticipated to generate the most municipal revenue (\$862,000 per year).

**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)



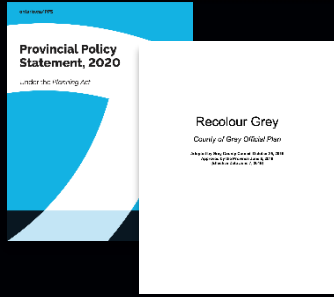
# Density and Height



## The Blue Mountains Settlement Areas

### 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

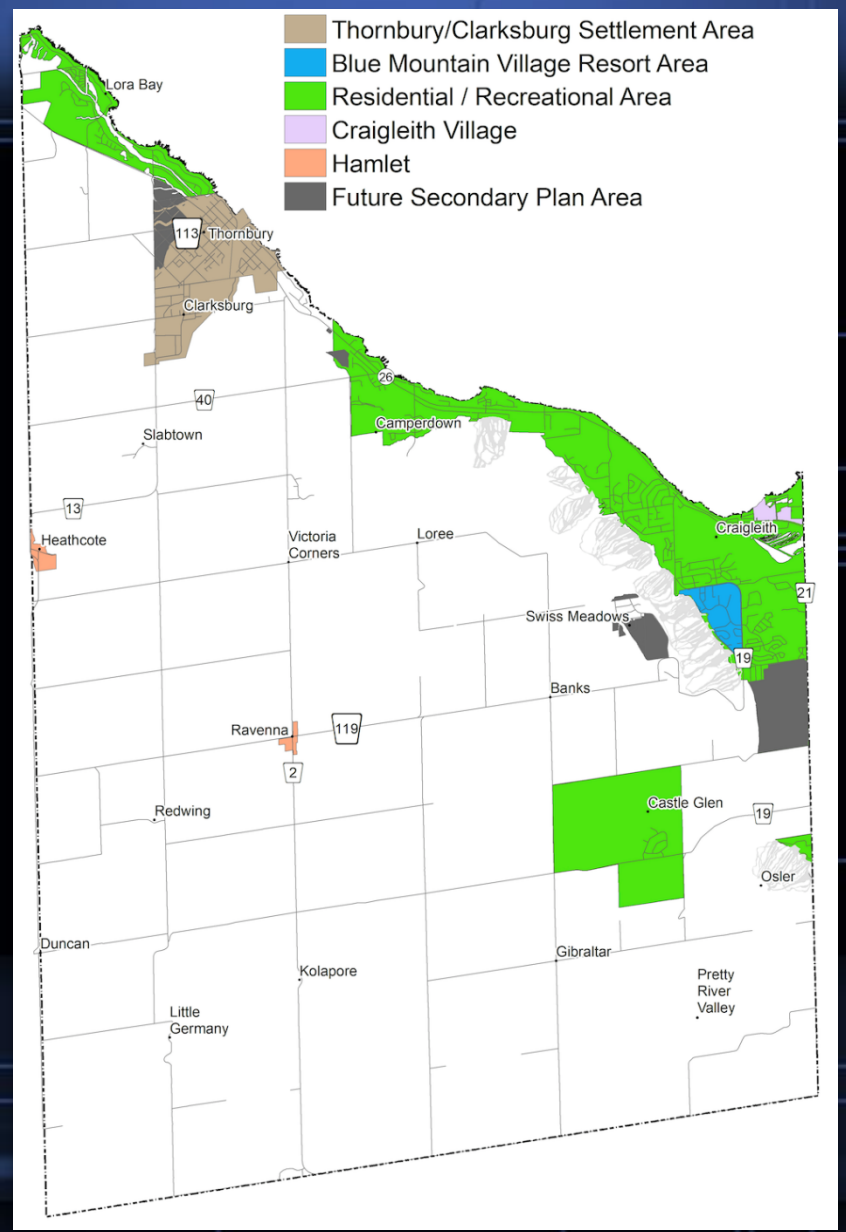


Make efficient use of existing infrastructure and services



### Hierarchy for Growth and Intensification

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



# 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



# Height

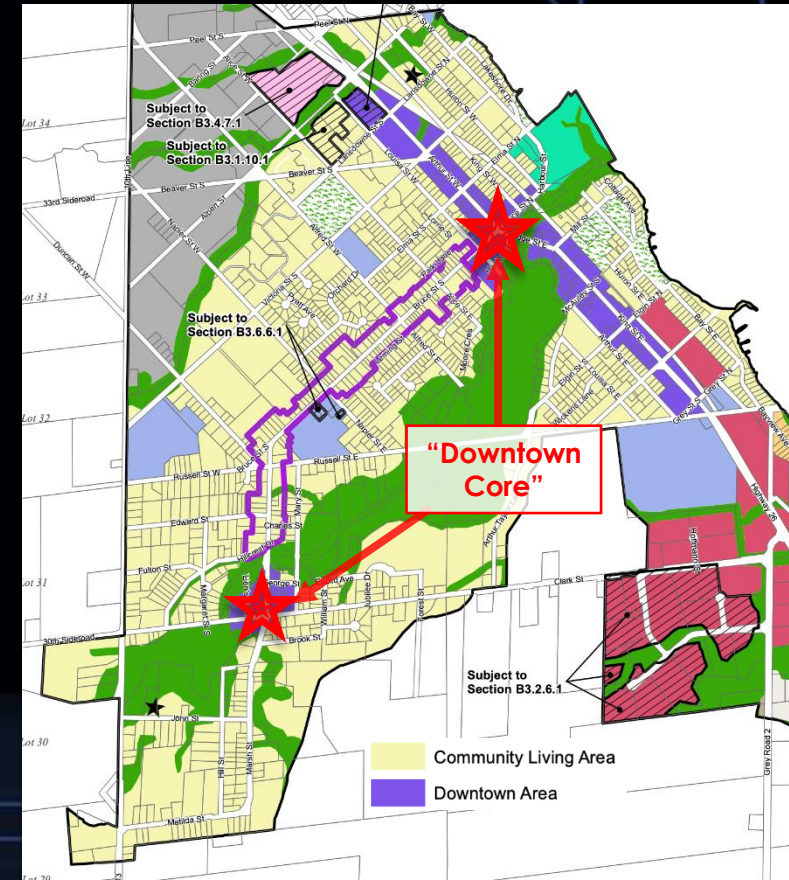


## Official Plan Opportunities

- 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



# 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



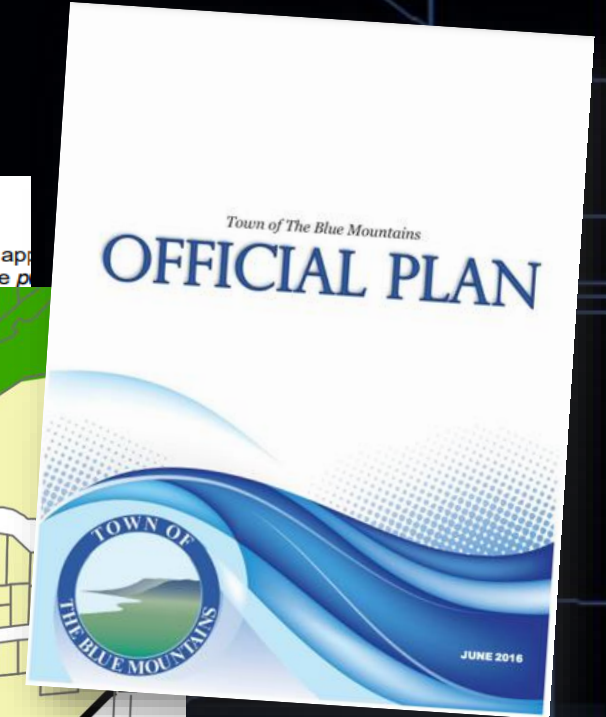
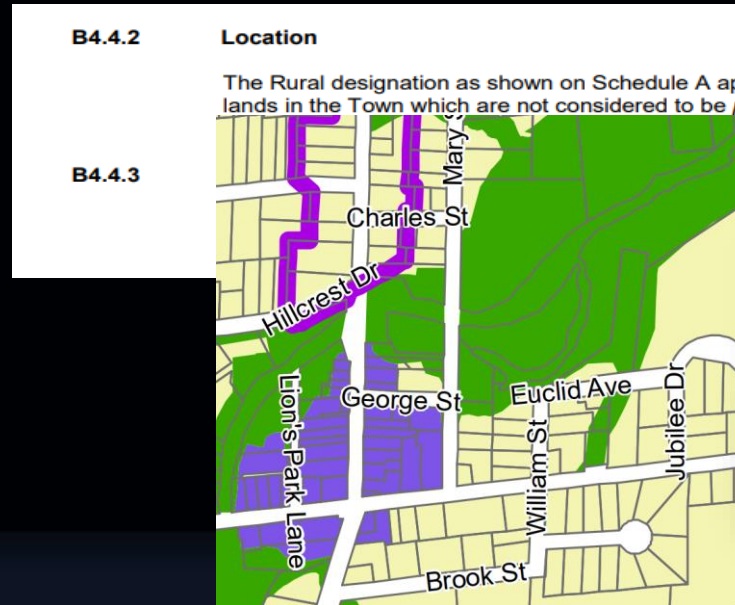
# Housekeeping Items

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



Official Plan Amendment #1  
(OPA1)



# Questions or Comments?



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